

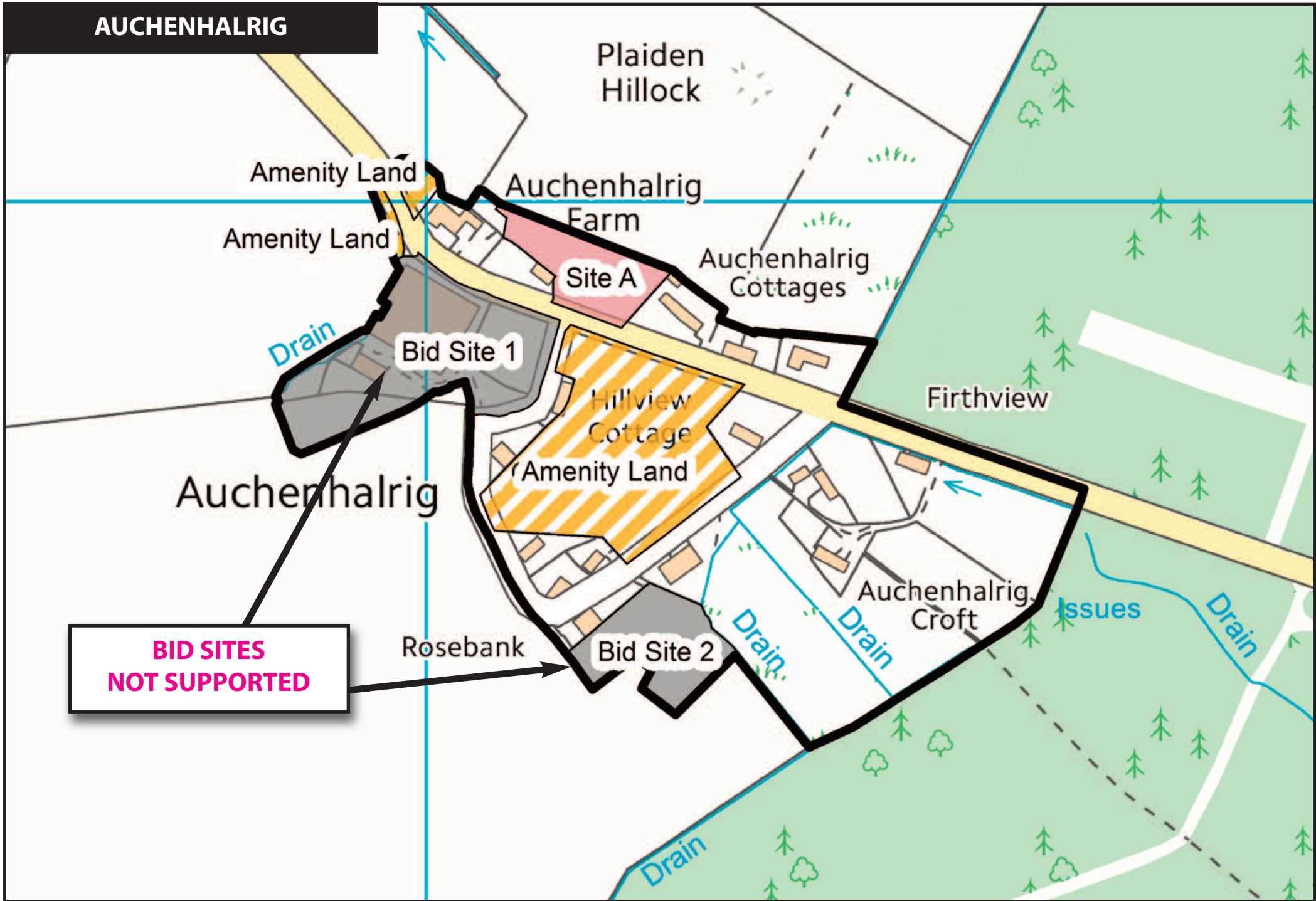
## Appendix 1 – Rural Groupings Supplementary Guidance

Area	Name/Organisation	Comment Summary	Recommendation
Ardivot	Scottish Natural Heritage (SNH)	Ardivot should include reference to the Loch Spynie SPA, SSSI and Ramsar site. Recommend addition of wording “Developers must demonstrate that there will not be an adverse effect on the integrity of the Loch Spynie SPA and associated SSSI and Ramsar site.”	Amend wording.
Arradoul	Scottish Environment Protection Agency (SEPA)	<p>Note the wording in the previous SG “There are known surface water flooding issues in Arradoul and a drainage plan will be required to ensure it is dealt with properly and does not increase the risk of flooding elsewhere. A Flood Risk Assessment may also be required to support proposals.” has been removed/amended.</p> <p>This is acceptable if development occurs on a one to one replacement basis, as currently proposed. However, if there would be an overall increase in the number of properties or the footprint of the development then surface water drainage should be taken into account.</p>	For clarity amend wording to remove the word “essentially” to read “Opportunities for development are restricted to replacement of houses on a one for one basis.” There should therefore be no increase in the overall number of properties and therefore no requirement for information in respect of flood risk associated with surface water flooding issues to be included within the designation text.
	Moray Council Transportation	Amend text on access constraints to read “Additional accesses onto the A98 will not be permitted, see Policy T6 Traffic Management.”	Amend text.

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Auchenhalrig	Scottish Environment Protection Agency (SEPA)	<p>Request wording “No public sewer, ground conditions may not be suitable for soakaway, drain unlikely to provide sufficient dilution for discharge. Note proliferation of septic tanks in area. Buffer strip required. Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.”</p> <p>Note: Clarification was sought on reference to requirement for flood risk assessment within the existing text. This relates to a bid site not taken forward</p>	Amend text to reflect drainage requirements and delete reference to the requirement for an FRA as this relates to a site not taken forward in the guidance.
	Savills Smiths Gore (Crown Estate Portfolio Scotland)	<p>The Council’s analysis accepts that the site is well served by public transport, but expresses concern at the lack of visibility and the potential loss of vegetation to mitigate for this. Ultimately the analysis is concerned that as Auchenhalrig is not close to any major service centres, new housing will not contribute to the ‘crofting’ nature of the grouping.</p> <p>It is important to remember that the draft Supplementary Guidance states on page 3 that for ‘housing developments in rural areas, the Council’s preference is for this to be associated with, and consolidate, existing, cohesive groupings of houses’. Regardless of its proximity to service centres, the Council’s own strategy should surely be to keep housing adjacent to existing groupings, well served by public transport. Appropriate mitigation for any loss of trees or hedges could be put in place.</p>	<p>No change.</p> <p>There is an existing site within the rural grouping allowing for development of housing which supports the Council’s strategy to promote development opportunities in rural areas.</p> <p>The grouping is in a remote rural location and is not close to any major service centre or housing demand hotspot to justify the release of further development sites. The proposed sites would detrimentally alter the character of the grouping as a result of the removal of the beech hedging that is required to meet transportations visibility requirements. The proposed sites would also alter the crofting nature of the group. There is limited demand for housing development in Auchenhalrig, so at this time the sites are deemed unnecessary.</p>

**AUCHENHALRIG**



**BID SITES  
NOT SUPPORTED**

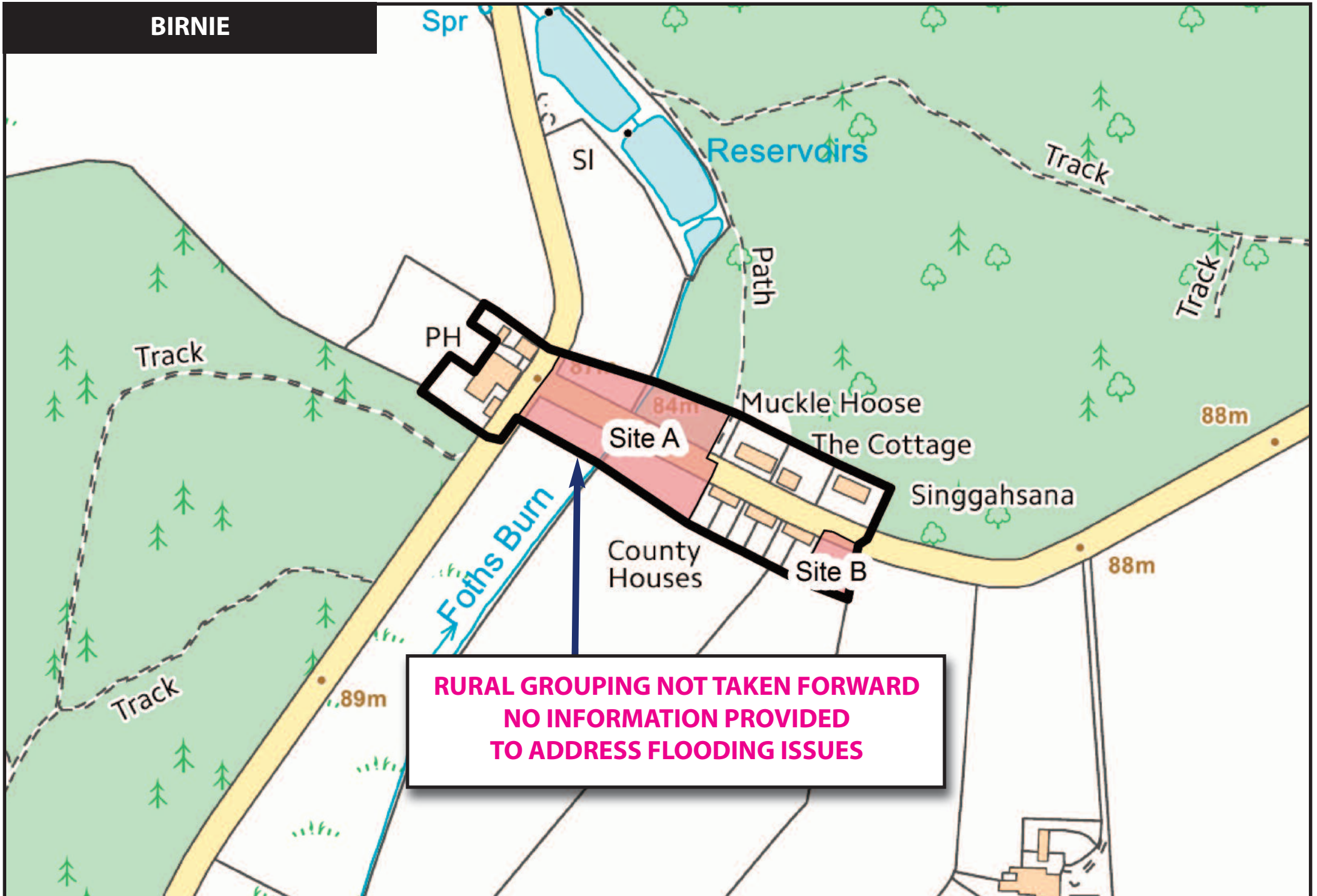
## Appendix 1 – Rural Groupings Supplementary Guidance

Aultmore	Moray Council Transportation	Amend text to read “Road improvements will be required at the junction of the B9014/C74H to improve visibility and this will require third party land.”	Amend text.
Berryhillock	Scottish Environment Protection Agency (SEPA)	<p>The Old Mill site is shown to be entirely at risk of fluvial flooding on the SEPA Flood Map. A FRA would be required and the mill may not be suitable for redevelopment for a more vulnerable use e.g. residential. Request that the site is removed from the SG, unless it is clearly stated that it may only be suitable for a less vulnerable development unless a FRA demonstrates otherwise. A FRA may only confirm that the whole site is at flood risk. Object to the inclusion of this rural grouping with the SG as it stands.</p> <p>Request the addition of the wording "Where discharge indirectly to ground is not suitable the potential to develop the site may be limited." after the statement “A public water supply is available but drainage for any new development must be served by new septic tanks and mounds/soakaways.”</p>	Amend text to reflect drainage requirements and add text as follows “The Old Mill is at risk of fluvial flooding. Proposals will have to be accompanied by a flood risk assessment (FRA) which may reduce the developable area of the site. Opportunities are restricted to replacement and renovation only, which do not result in a change of use to more vulnerable .”
Birnie	Caroline Wilson	Long standing flooding problems at Site B. The adjacent field is waterlogged and is causing damage to the respondent’s garage. What are the Council’s plans for the next cemetery in Elgin?	<p>Delete Birnie as a rural grouping. At the time of writing the required Flood Risk Assessment has not been provided and therefore the developable area of Site A has not been established. In the absence of development opportunities Birnie is not being taken forward as a new rural grouping.</p> <p>No issues were raised by SEPA and Council’s flood team in respect to flooding on Site B. The site already has planning permission for the erection of a house and garage. A cemetery has been identified in the draft Masterplan for South Elgin which is currently out for consultation.</p>

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	Gordon Nicol and Sheila Scott	The wooded area adjacent to Muckle Hoose contains trails used by badgers and other wildlife such as bats which should be included as a protected species. The provision of extra sewage treatment septic tanks so near to a burn and reservoir is a concern. The area suffers from frequent flooding towards the A941 and any extra development near to the other end of Rashcrook Road may cause pollution and cut off the residents at each end from their accesses. Development has been in keeping with the historical 'county houses' with traditional looking buildings. Looking for reassurance that any proposed building will conform broadly in size, aspect and siting to integrate into the settlement. Traffic in the area will increase, the road is classed under the national speed limit, including the A941. This should be reviewed as the junction is already sited at a bend.	Delete Birnie as a rural grouping. At the time of writing the required Flood Risk Assessment has not been provided and therefore the developable area of Site A has not been established. In the absence of any development opportunities Birnie is not being taken forward as a new rural grouping.  SNH were consulted on the site and acknowledge that there are badgers in the area and that the site may contain badger setts. Any development proposal will require a protected species survey due to the possible presence of badgers, water voles, and otters. SEPA were consulted and state that the Foth's burn may pose a risk of flooding. A Flood Risk Assessment (FRA) will be required to demonstrate that a portion of the site is developable prior to it being included in the guidance. SEPA object to the inclusion of this site. Scottish Water advise that there are several assets running through the site and they will be required to be consulted on any proposed development before accurately determining the level of conflict and advising on available options. The Transportation section was consulted and did not object to the site. However, they highlighted the need for additional passing places and visibility splay requirements. The siting and design of any proposal will be assessed during the submission of a planning application at the development management stage. The Moray Local Development Plan 2015 contains policies that state that proposals will only be acceptable that are of an appropriate scale, density and character so that they integrate into the surrounding landscape.
	Scottish Environment Protection Agency (SEPA)	Object to the inclusion of the grouping prior to the submission of an FRA.	Delete Birnie as a rural grouping. At the time of writing the required Flood Risk Assessment has not been provided and therefore the developable area of Site A has not been established. In the absence of development opportunities Birnie is not being taken forward as a new rural grouping.

**BIRNIE**

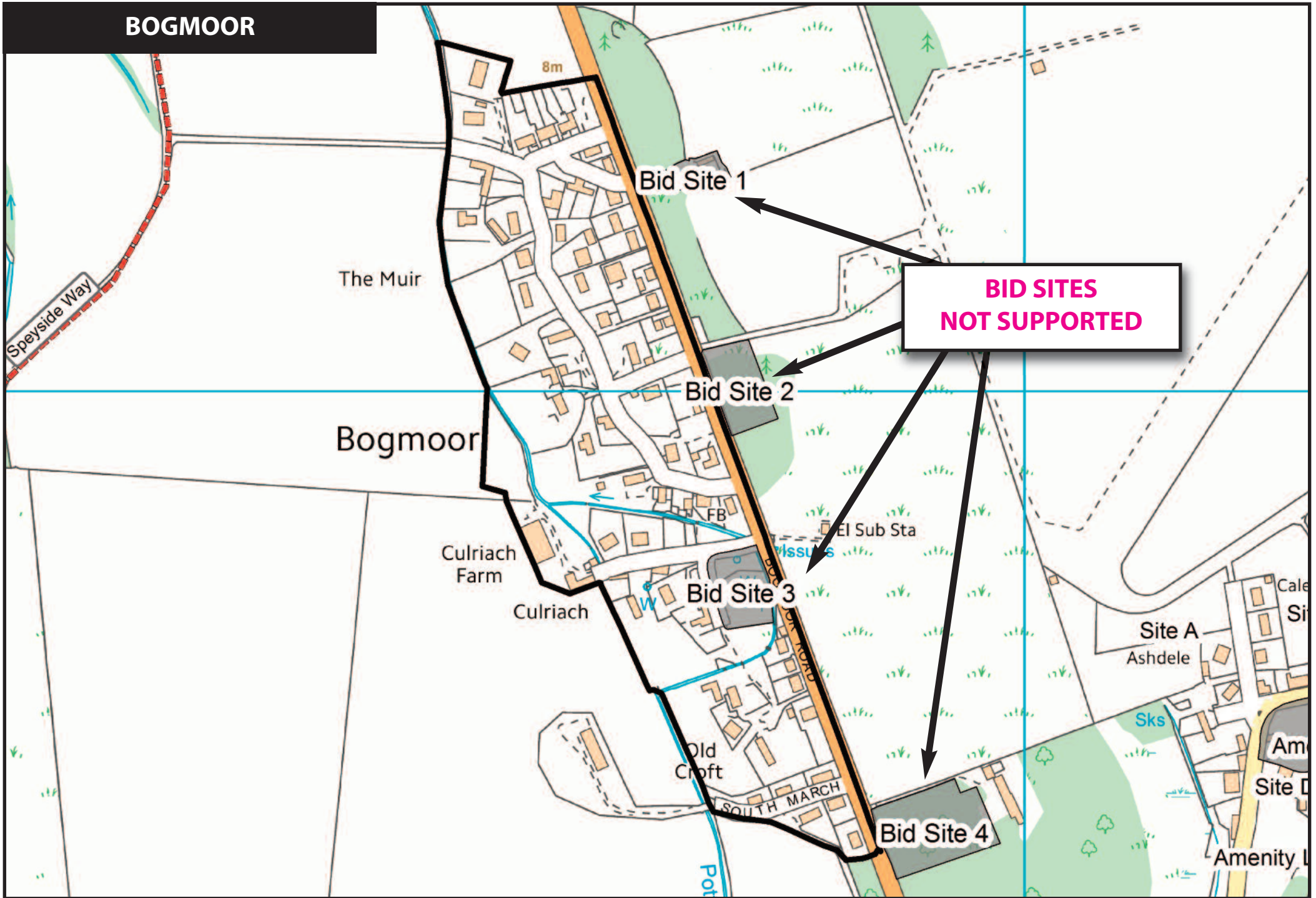


**RURAL GROUPING NOT TAKEN FORWARD  
NO INFORMATION PROVIDED  
TO ADDRESS FLOODING ISSUES**

## Appendix 1 – Rural Groupings Supplementary Guidance

Bogmoor	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording "Where discharge indirectly to ground and dilution in adjacent watercourses are not suitable the potential to develop the site may be limited." after the wording "There are drainage difficulties in some areas."	Amend text.
	Savills Smith Gore (Crown Estate Portfolio Scotland)	<p>The Council's principle objection is that by introducing housing on the east of the main grouping, this will impact on the character. It is considered that many crofting townships feature housing units on both sides of an access road. Given the largely low-density and single storey nature of the grouping, there is no discernible urban gain or critical mass of built form in Bogmoor that would make development incongruous.</p> <p>By encouraging sporadic housing in the countryside, the Council's stated strategy is that 'for housing developments in rural areas, the Council's preference is for this to be associated with, and consolidate, existing, cohesive groupings of houses'. It is considered that development could comfortably be assimilated with the existing grouping.</p>	<p>No Change.</p> <p>There are gap sites between the existing housing development within the rural grouping, so there are potential sites. The proposed development sites are on either side of the B9104, visibility requirements mean that no access points can be accommodated on this road. The development of the eastern side of the B9104 also has a detrimental impact on the landscape character of the grouping.</p>

# BOGMOOR

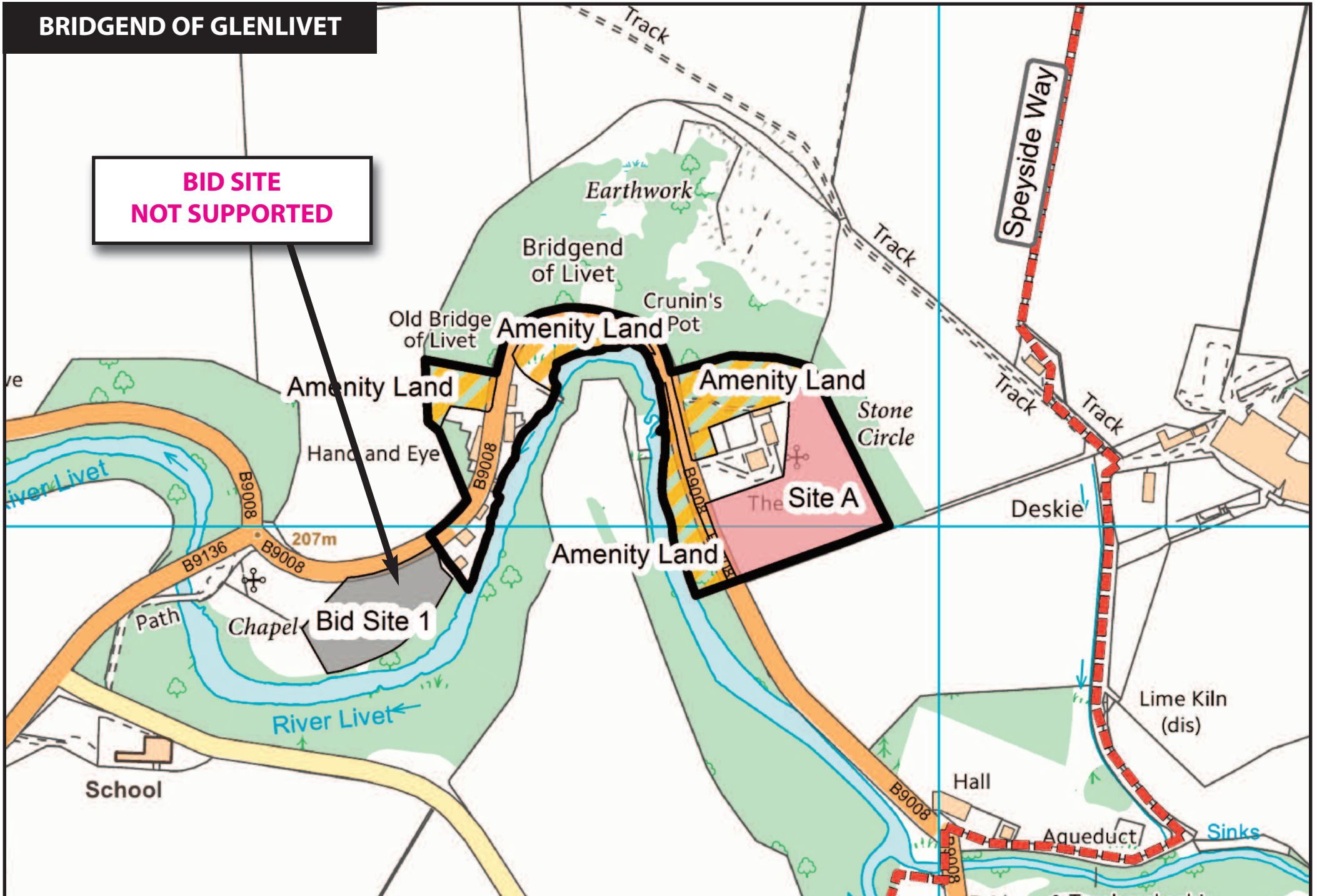


## Appendix 1 – Rural Groupings Supplementary Guidance

Bridgend of Glenlivet	Moray Council Transportation	Add text “Any planning application for the proposed development would need to be supported by information demonstrating the provision of and control over visibility splays of 4.5 metres by 215 metres in both directions at the proposed access onto the public road	Amend text to include sentence regarding visibility.
	Savills Smith Gore (Crown Estate Portfolio Scotland)	The Council’s principle concern is that the existing allocated site at the east end of the grouping has yet to be delivered, and that accordingly no more housing should be allocated at this time. However, it is considered in SPP’s requirement for Development Plans to identify a generous supply of land for each housing market area and to provide for a range of housing (paragraph 110) should mean that the non-development of another site in the grouping need not preclude further sites from coming forward. By contrast context of a still recovering housing market, provision of choice and adequate supply are important considerations.	<p>No Change.</p> <p>The housing demand in this area is low; there is an existing site available for development should there be demand for housing within the grouping. On this basis there is considered to be a sufficient supply of land.</p> <p>The proposed site has restricted visibility due to the bend in the road on which the site sits. The visibility required by Transportation Section cannot be achieved on the site due to the bend in the road. The site therefore cannot provide safe access onto the B9008.</p>

# BRIDGEND OF GLENLIVET

**BID SITE  
NOT SUPPORTED**



## Appendix 1 – Rural Groupings Supplementary Guidance

Broom of Moy		Add the following wording “which do not increase the footprint of the development and do not result in a change of use to a more vulnerable use.” to the end of “Opportunities are restricted to replacement and renovation only.”	Amend wording.
Cardhu	Moray Council Environmental Health	Add text “Any future residential development must consider the potential for excessive noise from existing noise sources in the vicinity. Applicants should have regard to noise measurement criteria which are appropriate.	Add text to follow sentence “New housing here must be at single storey and reflect Victorian (distillery) architecture.
Carron	Scottish Environment Protection Agency (SEPA)	Request wording “Development will largely depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.”	Amend wording.
	Moray Council Transportation	Add text “Road widening along the northern frontage of site and relocation of the Speyside Way as necessary.”	Amend text.
	Mr Kyte	Maps reference Site A as an Opportunity Site. The map does not actually identify Site A, only a red area shown as “Opp1”. It is presumed that these both refer to the same area of land.  What prompted the review of the Rural Groupings?	The reference to Site A is incorrect and the text within the guidance will be updated to read OPP1.  The rural grouping review was carried out to identify existing rural groupings with potential for expansion and potential new groupings where additional sites for development could be located. It was also undertaken as an initial stage of reviewing housing in the countryside policy and creating more development opportunities in the rural groupings rather than in the open countryside.
Clackmarras	Scottish Environment	Request addition of the wording “or the	Amend wording.

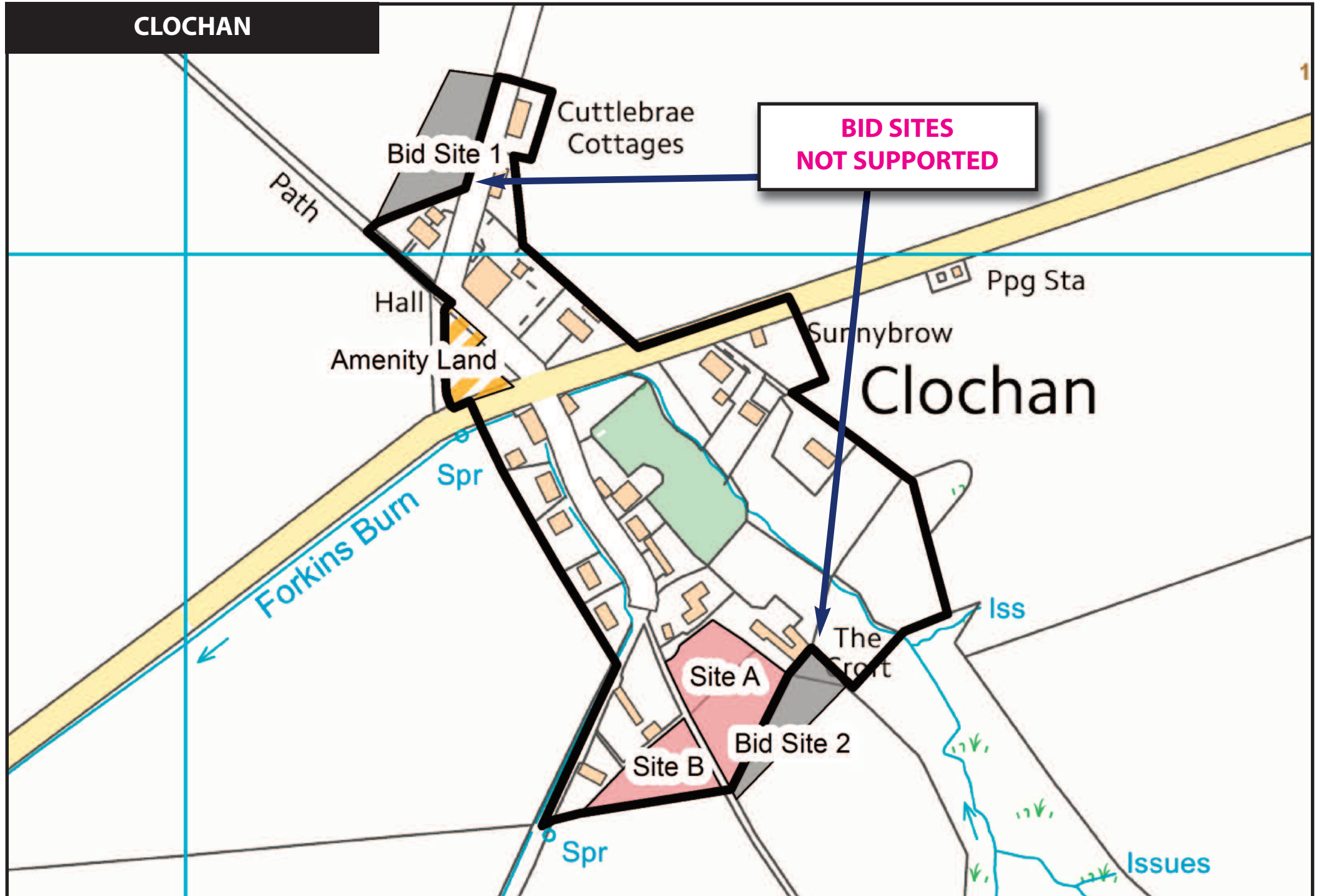
## Appendix 1 – Rural Groupings Supplementary Guidance

	Protection Agency (SEPA)	installation of an appropriate system to a watercourse with sufficient dilution." after the statement "A public water supply is available but public drainage is not, and foul drainage will require to be by septic tanks and soakaways."	
Clochan	Scottish Environment Protection Agency (SEPA)	Request wording "Development will largely depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution."	Amend wording.
	Savills Smiths Gore (Crown Estate Portfolio Scotland)	<p>The Council accept that the sites at Clochan are well served by public transport and are generally unconstrained. The fact that there is currently an apparently low demand for housing is used as justification for making no further allocations for the grouping.</p> <p>SPP requires that Development Plans identify a generous supply of land for each housing market area and provide a range of housing (paragraph 110). This should mean that the non-development of another site in the grouping need not preclude further sites from coming forward. The Council's stated strategy on the draft Supplementary Guidance is that 'for housing developments in rural countryside areas, the Council's preference is for this to be associated with, and consolidate, existing, cohesive groupings of houses'. Therefore, it seems logical that further choice should be</p>	<p>No Change.</p> <p>The bid sites appear to have few constraints, however there are already 2 existing sites identified within the rural grouping where there has been very little demand. The existing sites allow for sensitive integration of development into the rural grouping. There is little demand for development in the area and expansion will only be considered when the existing sites have been developed.</p> <p>The existing 2 sites also provide the rural grouping with an effective land supply enabling it to grow. Therefore at this time the bid sites are unnecessary.</p>

**Appendix 1 – Rural Groupings Supplementary Guidance**

		provided in recognised groupings within such remote rural areas.	
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# CLOCHAN

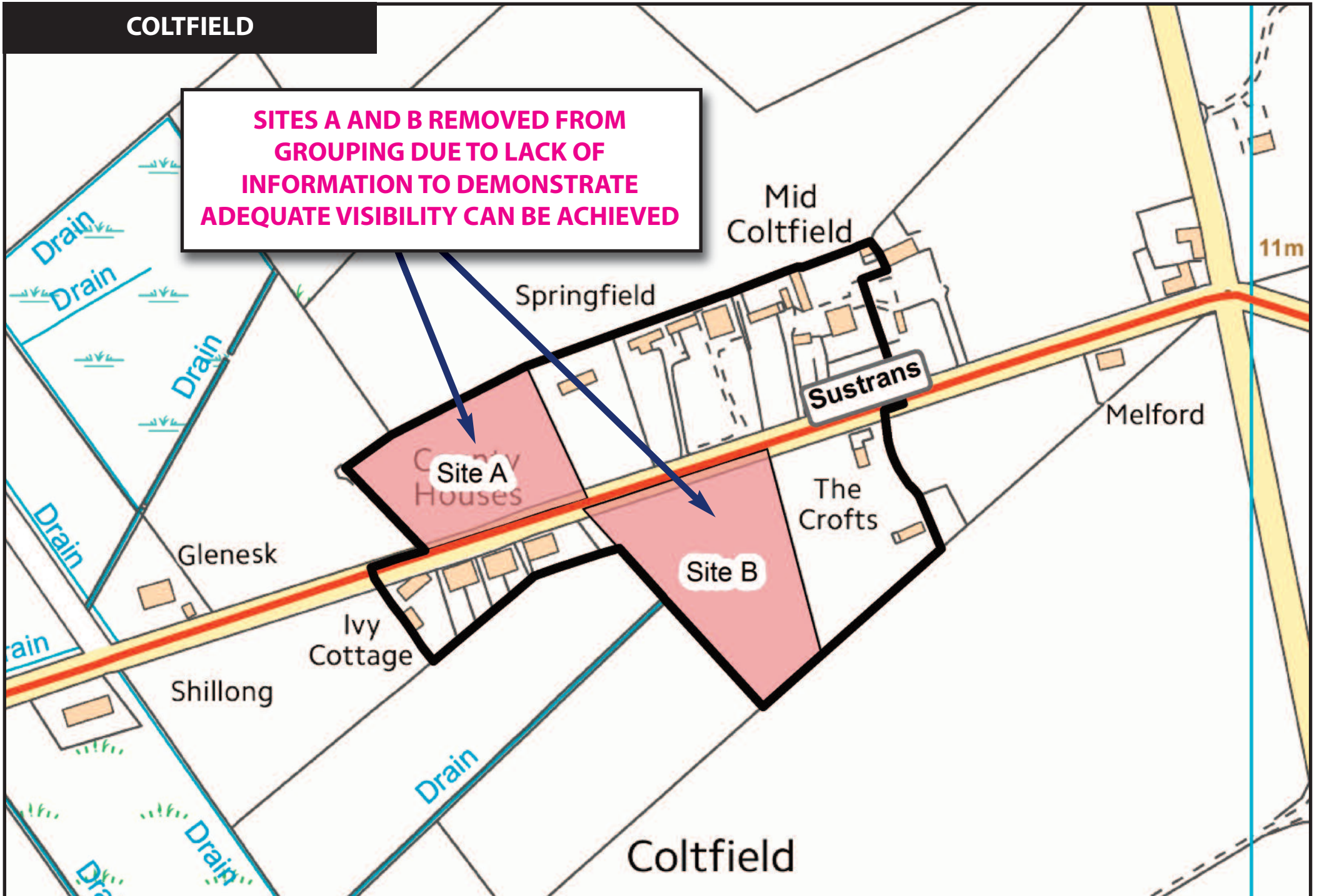


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Coltfield	Mr and Mrs Crockett	Own property situated next to Site A. Oppose any development in the rural grouping. Road through Coltfield is a single track road that is in poor state of repair but it is well used by vehicles, cyclists, runners, pedestrians and animals. Please do not spoil what is already here. To consider housing directly in front of the existing houses is unthinkable.	Delete Sites A and B. At the time of writing neither landowner has provided information to demonstrate adequate visibility can be achieved and therefore it is proposed to delete Sites A and B.  Loss of view is not a material consideration.
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**COLTFIELD**

**SITES A AND B REMOVED FROM GROUPING DUE TO LACK OF INFORMATION TO DEMONSTRATE ADEQUATE VISIBILITY CAN BE ACHIEVED**



## Appendix 1 – Rural Groupings Supplementary Guidance

Conicavel	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording "or the installation of an appropriate system to a watercourse with sufficient dilution." after the statement "There is a public water supply available but no public drainage. New development will depend on the suitability of ground conditions for soakaways."	Amend wording.
Cragganmore	Scottish Environment Protection Agency (SEPA)	Request addition of the wording "or the installation of an appropriate system to a watercourse with sufficient dilution." after the statement " Site A has been identified as being suitable for up to 5 houses depending on the suitability of ground conditions for soakaways."	Amend wording.
Crofts of Dipple	Moray Council Contaminated Land	Any residential development on the former joinery works will require a contamination assessment as part of any planning application.	Amend wording to take account of contamination assessment requirements.
Dailuaine	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording "The development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution." after the statement "A public water supply is available	Amend wording.

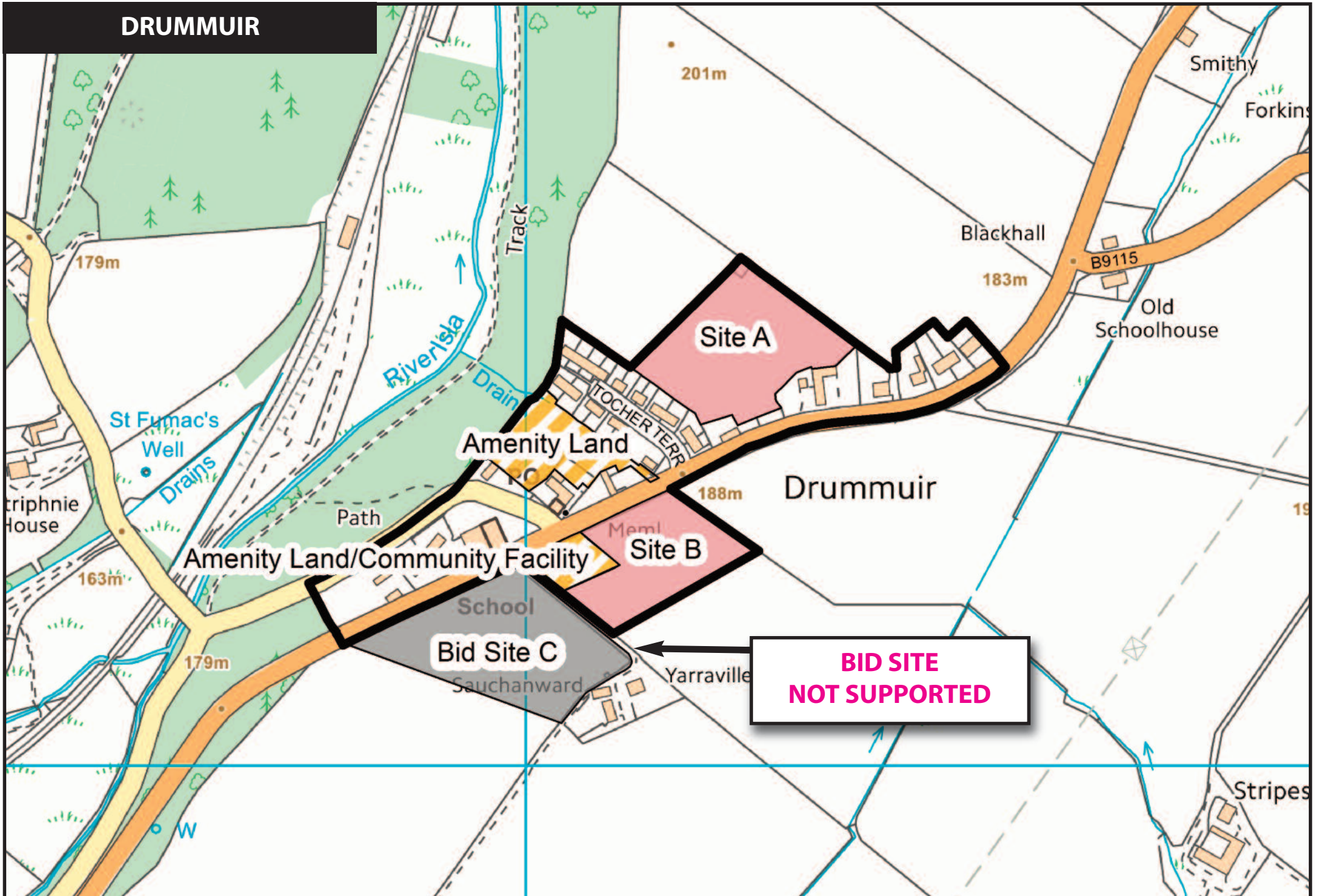
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		but public drainage is not.”	
Drummuir	Savills Smiths Gore (Drummuir Estate)	<p>Drummuir is considered to be a well serviced rural community that needs continuing Development Plan support in order to protect such services and remain an attractive place to live for a wide spectrum of people. As required by SPP the LDP must offer a generous supply of land for housing. The creation of sustainable mixed communities depends on a generous supply of appropriate and effective sites being made available to meet need and demand, and on the timely release of allocated sites.</p> <p>Site C has been submitted as part of the December 2015 consultation as either an addition to or alternative to site B that has already been allocated through the existing Supplementary Guidance. Site C has not been allocated through the draft document, despite the representation highlighting its excellent landscape fit and potential for forming an important ‘edge’ to the grouping. The site was suggested as having scope for approximately 20 houses.</p> <p>The Council note the proposed site is serviced by public transport. The principle concern of the Council is that there are existing sites which have been allocated and are yet to be</p>	<p>No change.</p> <p>The supplementary guidance currently has 2 sites identified for development one on each side of the road. Neither of the identified sites has been developed so there is a provision for 12 or more houses within the rural grouping. There is no current demand for development within the rural grouping so the proposed site is not necessary at this time.</p>

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		<p>developed. The Council's consideration notes that 'Expansions of (the) grouping will only be considered once these sites have been taken up.'</p> <p>SPP requires that Development Plans identify a generous supply of land for each housing market area and provide a range of housing (paragraph 110). This should mean that the non-development of another site in the grouping need not preclude further sites from coming forward. The Council's stated strategy on the draft Supplementary Guidance is that 'for housing developments in rural countryside areas, the Council's preference is for this to be associated with, and consolidate, existing, cohesive groupings of houses'. Therefore, it seems logical that further choice should be provided in recognised groupings within such remote rural areas. It is encourage that the Council considers again the value of a site such as this.</p>	
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# DRUMMUIR



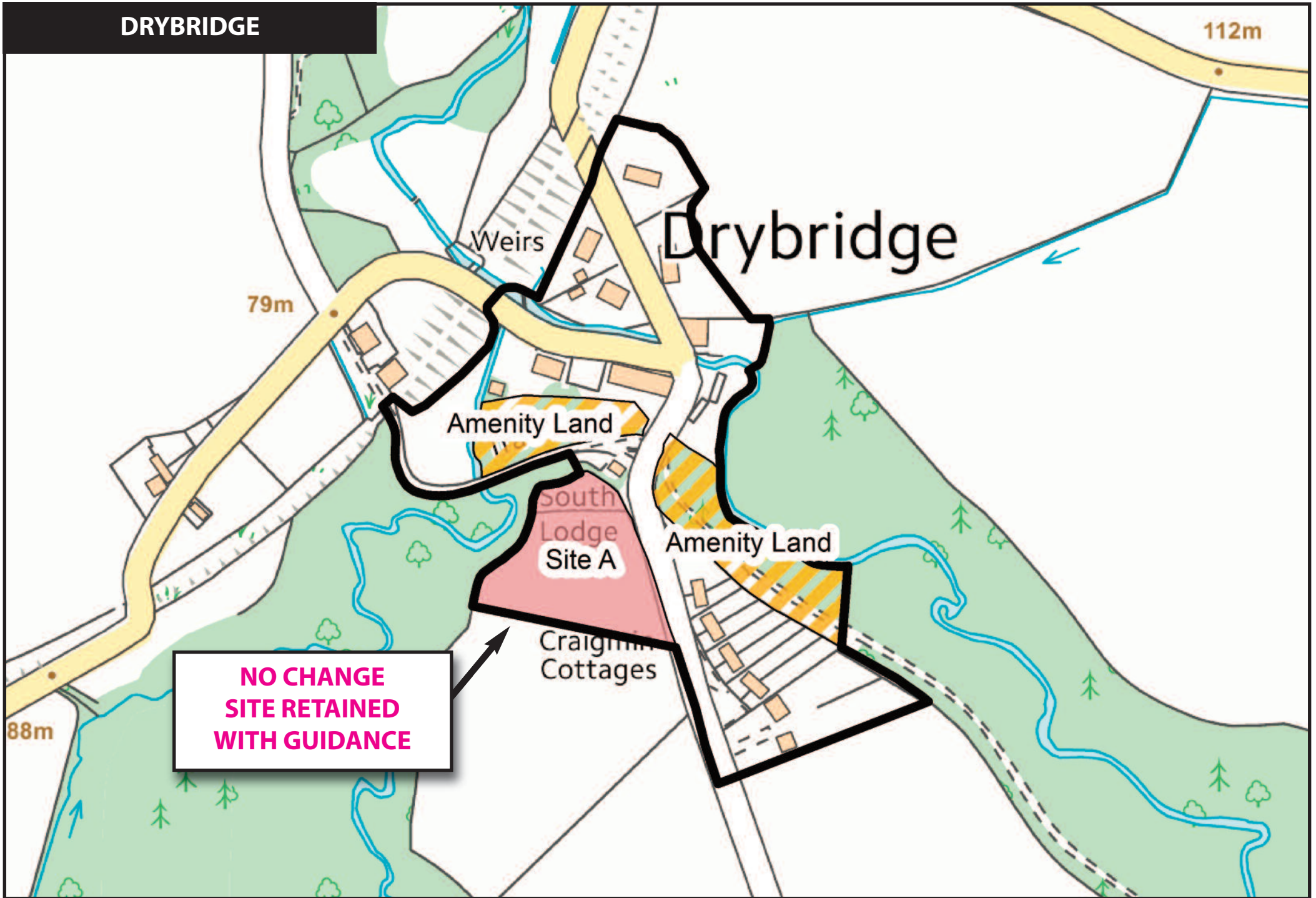
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<p>Drybridge</p>	<p>Mrs P M Greenwood (Buckie &amp; District Community Council)</p>	<p>The access road is narrow, winding and will not lend itself to more passing places. Previously the Council stated “the narrow road infrastructure constrains the capacity to accommodate further housing”. There is also a very bad blind bend leading to the proposed site. BDCC is very concerned about road safety and oppose the inclusion of the site on road safety alone.</p> <p>Public water supply is available but there is no more capacity in the public drainage system. SEPA has advised that considerable investigatory work would be required regarding effluent disposal for multi house development, and although SEPA do not fully object, they would advise against this site being developed for housing.</p> <p>Drybridge is prone to flooding. Flood alleviation work has been carried out but should the site in question be developed the Drybridge residents are concerned that this could cause more flooding problems. BDCC understands that flooding and drainage require to be addressed</p>	<p>No change. This is an existing site within the current Rural Groupings Guidance. The transportation section did not object to the inclusion of the site when it was considered during the preparation of the Moray Local Development Plan 2015.</p> <p>A number of road improvements are required and these are outlined in the Drybridge Rural Grouping text. These improvements will also be considered further through the planning application process. A Flood Risk Assessment is required through the planning application process to identify and address any flooding issues. Drainage of the site will be determined through the planning application process, SEPA has advised that effluent disposal for multi house developments will require considerable investigative work.</p> <p>The Drybridge area is a “hot-spot” for housing in the countryside planning applications. The Council is seeking to identify a modest number of new development opportunities within rural areas to ease pressure of development on the open countryside, particularly in areas of high demand. In terms of impact on character of Drybridge the design and layout of the development should respect the character and appearance of the area.</p>
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		<p>as part of any planning application, so it is obvious that there are flooding concerns.</p> <p>Other planning applications have been refused with the main reason given as “additional accesses onto the A98 will not be permitted”. Should this site be included for development it would access the A98 at Toll Bar, a notorious accident “black-spot”. Surely if other applications have been refused because of A98 access, this site should not even be considered.</p> <p>Drybridge is a small hamlet, with houses but no shops or other amenities. To include this proposed site within the Rural Grouping would change the character and appearance of Drybridge altogether. There is already planning permission for 8 houses at Hilton in Drybridge, so if there was demand for houses in Drybridge these sites would have been snapped up, but they haven’t been.</p> <p>BDCC re-iterates its objection to the inclusion of this site in the Rural Groupings review for the reasons given above.</p>	
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**DRYBRIDGE**



**NO CHANGE  
SITE RETAINED  
WITH GUIDANCE**

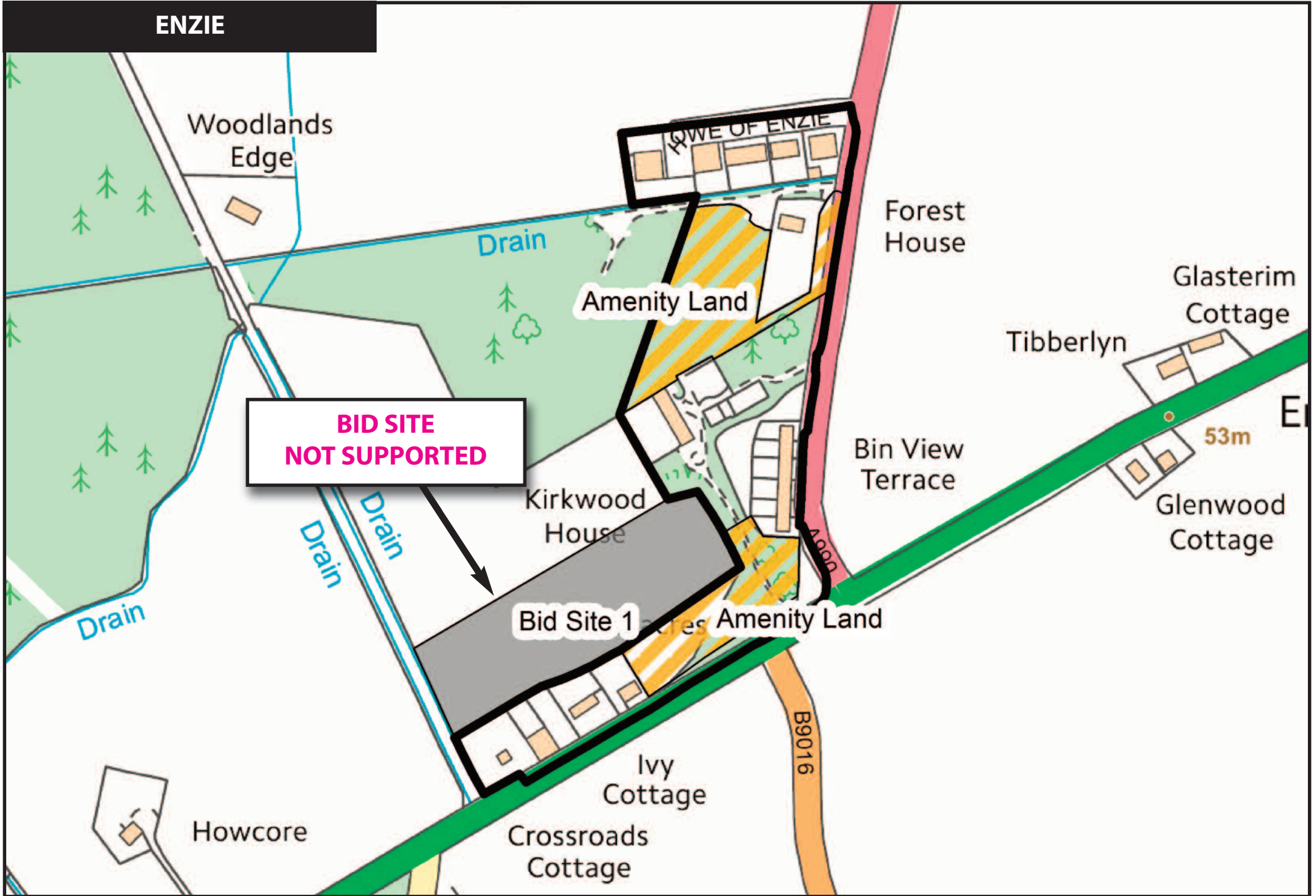
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East Grange	Scottish Environment Protection Agency (SEPA)	Request wording “or the installation of an appropriate system to a watercourse with sufficient dilution.” or similar is added after the wording “Development will largely depend on the suitability of ground conditions for soakaways”	Amend wording.
Easter Lawrenceton	Scottish Environment Protection Agency (SEPA)	Replace last sentence with "The development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution."	Amend wording.
Edinville	Scottish Environment Protection Agency (SEPA)	Note the wording “There is, however, some doubt as to the suitability of ground conditions for additional soakaways within the community. Ground conditions are uncertain for soakaways and all new development may be curtailed if the risk of pollution becomes apparent.” However there are possible opportunities to discharge to surface water so please replace last sentence with "The development will depend on the suitability of ground conditions for soakaways	Amend wording.

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		or the installation of an appropriate system to a watercourse with sufficient dilution."	
Enzie	Moray Council Transportation	Add a reference to MLDP 2015 Policy T6 Traffic Management.	Add text to read "No further development on the A98 frontage will be permitted, in the interests of roads safety, see Policy T6 – Traffic Management."
	Savills Smiths Gore (Crown Estate Portfolio Scotland)	The Council's analysis concedes that the site is well screened from a landscape point of view and is also well served by public transport within 400 metres. It is considered that the site is reasonably unconstrained and would provide a popular location for housing. Issues relating to visibility for vehicles need to be explored further, and it is hoped that the Council can accept that this is a matter that could be appropriately addressed through detailed site design.	<p>No change.</p> <p>The bid site (see Enzie map) is constrained by transportation issues. The minimum visibility splay from the access onto the A98 cannot be achieved. SEPA has identified significant issues in achieving suitable foul drainage solutions in the area. The development of the bid site would also not be in keeping with the character of the grouping. There is also no identified demand for housing in this location and therefore the proposed site is not proposed for inclusion within the rural grouping supplementary guidance.</p>

**ENZIE**



**BID SITE  
NOT SUPPORTED**

Amenity Land

Bid Site 1

53m

B9016

400m

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Farmtown, Grange	Scottish Environment Protection Agency (SEPA)	Note the wording “Development will depend on the suitability of ground conditions for soakaways.” The gradient may make it difficult but there are possible opportunities to discharge to surface water so please replace last sentence with "The development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution."	Amend wording.
Fogwatt	Scottish Environment Protection Agency (SEPA)	Request wording “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways” or similar is added.	Amend wording.
Glenfarclas	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording “or the installation of an appropriate system to a watercourse with sufficient dilution.” after the statement "New development will depend on the suitability of ground conditions for soakaways.”	Amend wording.

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Glentauchers	Scottish Environment Protection Agency (SEPA)	Note the wording “No public water supply or drainage available. Potentially a boggy area so please add “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.” or similar after this statement.	Amend wording.
Grange, Crossroads	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording “or the installation of an appropriate system to a watercourse with sufficient dilution.” after the statement “A public water supply is available but public drainage is not. Development will depend on the suitability of ground conditions for soakaways.	Amend wording.
Grange Station	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording “or the installation of an appropriate system to a watercourse with sufficient dilution.” after the statement “Development will depend on the suitability of ground conditions for soakaways.”	Amend wording.
	Moray Council Contaminated Land	Any residential development on the former railway sidings will require a contamination assessment as part of any planning application.	Amend wording to take account of contamination assessment requirements.

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Kellas	Scottish Environment Protection Agency (SEPA)	Note the wording “A private water supply is available but public drainage is not.” Potentially a boggy area so please add “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.” or similar after this statement.	Amend wording.

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Kintessack	Mike Thornhill	<p>Concerns over the high water table in the area and the inevitable seepage from the field into the adjacent septic sewerage systems. Concern that in the 1990's the landowner emptied silt from the River Nairn and harbour into the field to raise the level. Issues around contamination held within this silt such as oil and heavy metals.</p>	<p>No Change. Kintessack is considered to be a highly desirable area and there has been a take up of existing sites within the rural grouping. The proposed site provides the opportunity for a small expansion to the settlement that will be contained through the provision of advanced planting. The Contaminated Land section has not objected to the inclusion of this site and will be consulted on any subsequent detailed planning application. Part of the site is highlighted as potentially at risk from flooding on the SEPA flood maps. SEPA have no other evidence of flood risk at this location so recommend it be part of the site drainage investigation.</p>
	David Shaw Dyke Landward Community Council	<p>Kintessack is a traditional settlement with a mixture of older and newer properties. Recognise the developer has planted a trees</p>	<p>No Change  The developer has undertaken advanced planting on the site boundary</p>

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		<p>along the site boundary, however the site will still present the view of a modern housing estate alongside this tourist route to Culbin Forest. The grouping plan shows approximately 50 houses within the community boundary. No indication of how many houses Site E could eventually accommodate but site is capable of holding more than 20 well-spaced properties. Potential for a 50% expansion of the village if you include the 5 existing plots. High concentration of private sewage treatment systems in the community and no suitable watercourse to which sewage effluent could be drained. Thought should be given to sewerage the whole community with effluent being pumped to either Dyke or Forres WWTP. The primary school for Kintessack is in the Dyke and is at full capacity. Road network around the locality is served by narrow and single track roads. The road infrastructure is in a poor state of repair and carries a lot of heavy farm and forestry vehicles which contribute to the deterioration of verges and pot holes on the surfaces. Allowing two cars per household and 25 proposed new houses in Kintessack would place a burden of an extra 50 vehicles on these roads.</p>	<p>to provide containment to the site and integrate it into the existing settlement pattern. The designation text also requires further advanced planting on the northern boundary, with feature hedge planting along the western edge to reflect the character of the village. No capacity was given for the whole site as this will be determined through the provision of further landscaping and compliance with Primary Policy PP3 Placemaking which will affect the deliverable area of the site and ensure that any new developed is sensitive and integrated into the surroundings. A long term view has been taken for the expansion of Kintessack with only part of the site being suitable for development within the Moray Local Development Plan 2015 period to allow the advanced planting to mature. The south western edge of the site will only be suitable for three houses, and due to its gateway location, any proposal must be of a high quality design and incorporate traditional features and slate roofs to further integrate into the existing settlement. SEPA was consulted on the site and there are no issues with private drainage with the preference being a shared foul effluent system. Scottish Water will be consulted on any subsequent detailed planning application on the site. No capacity has been given for the site due to the requirement for high design and further landscaping. Approximately one third of the site is safeguarded for three houses and there is no proposal for 25 houses on this site. Transportation has been consulted and has not objected to the inclusion of this site but has stated that access lay-bys and passing places on the single track road are required for each property. Transportation will be consulted on subsequent detailed planning applications where they will provide further detailed comments in relation to access into the site. The addition of potentially 3 houses over the five year period is not considered to impact on the capacity of the school.</p>
	<p>Scottish Environment Protection Agency (SEPA)</p>	<p>Request additional wording "Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for</p>	<p>Amend wording as requested and add in statement regarding potential risk of surface water flooding.</p>

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		<p>soakaways” or similar is added.</p> <p>Part of the site is highlighted as potentially at risk of surface water flooding on the SEPA Flood Maps, no other evidence of flood risk at the location so recommend it be considered as part of the site drainage investigation</p>	
	<p>Moray Council Transportation</p>	<p>Add reference to there being a requirement for passing places.</p>	<p>Following the sentence “Feature hedge planting is part of the character of the village and should be incorporated into the road frontage on the western edge of the site” add “There will be a requirement for passing places to be provided.”</p>



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Kirktown of Deskford	Scottish Environment Protection Agency (SEPA)	Note the wording ““A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present working to capacity”. Potentially a boggy area so please add “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.” or similar after this statement	Amend wording.
Knock	Moray Council Contaminated Land	Any residential development on Site C (Station Yard) will require a contamination assessment as part of any planning application.	Amend wording to take account of contamination assessment requirements.
Knockando (Lower)	Scottish Environment Protection Agency (SEPA)	Note the wording “A public water supply is available but the public drainage system (septic tank, which serves only part of the community) is at present working to capacity.” Please add "Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution." or similar after this statement.	Amend wording.
Lintmill	Scottish Environment Protection Agency	Request additional wording "Development utilising private drainage will depend on the	Amend wording.

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	(SEPA)	suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution."	
	Moray Council Contaminated Land	Site A is possible upfilled ground and any residential development will require a contamination assessment as part of any planning application.	Amend wording to take account of contamination assessment requirements.
Lochhills	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording "Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited."	Amend wording.
Logie	Scottish Environment Protection Agency (SEPA)	Note the wording "Foul drainage must be disposed of by means of septic tanks and soakaways/mounds." Please add "Development will largely depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution."	Amend wording.
Mains of Moy	Scottish Environment Protection Agency (SEPA)	Note the wording "Foul drainage may be disposed of by means of septic tanks and soakaways/mounds." please add "New development will depend on the suitability of	Amend wording.

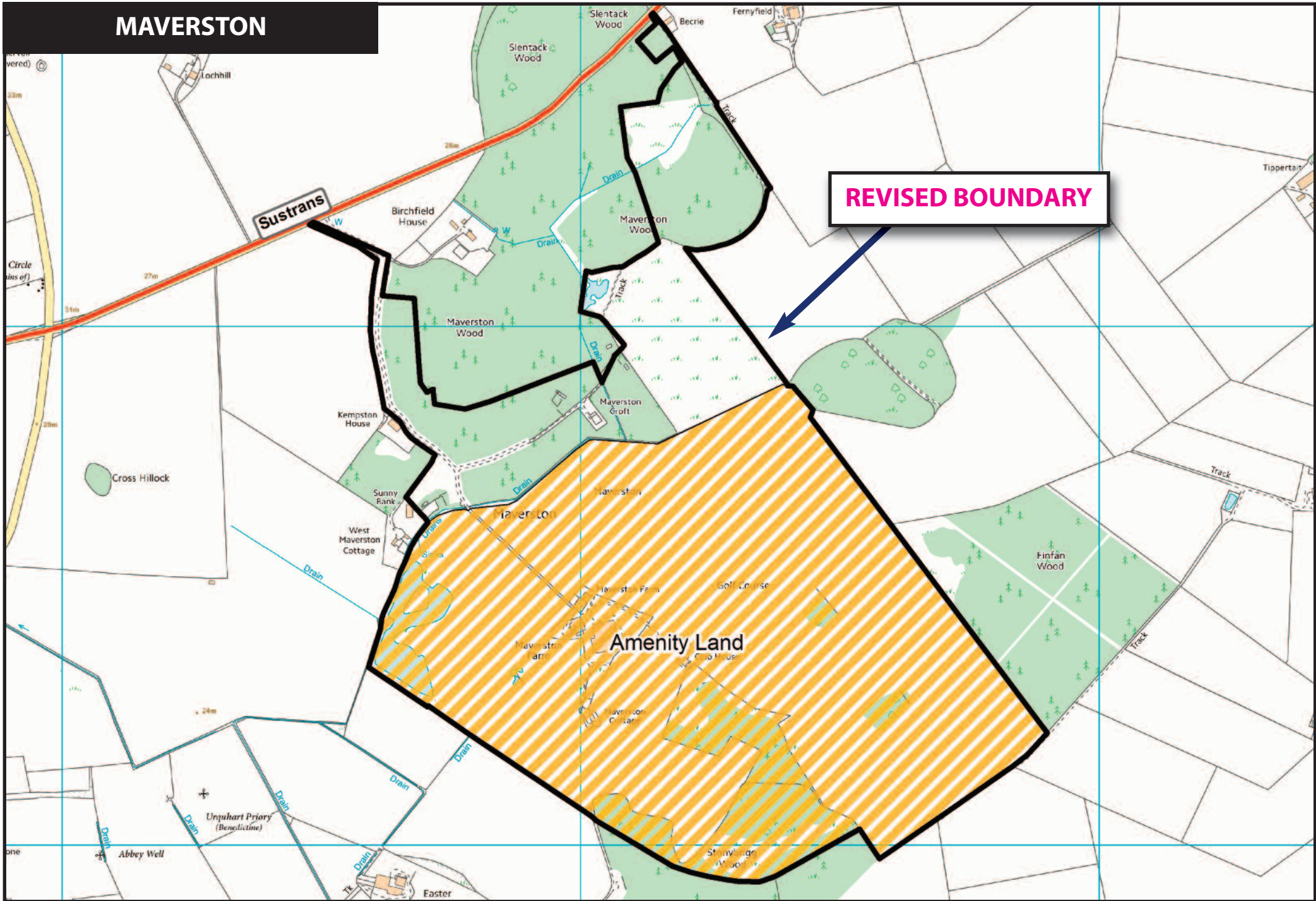
## Appendix 1 – Rural Groupings Supplementary Guidance

		ground conditions for soakaways."	
	Moray Council Transportation	Add a reference to a requirement for passing places	Following sentence "A masterplan for Site A and Moy House should be prepared by the applicant." add "There will be a requirement for passing places to be provided."
	Moray Council Environmental Health	The 2014 Kinloss interim contours result in this issue not being relevant here and can be removed.	Remove sentence "Parts of Mains of Moy lie within aircraft noise contours published by the Ministry of Defence. Development within such areas will be subject to consultation with MoD, and consideration against policy EP8 regarding noise pollution."
Maverston	Halliday Fraser Munro	Agree with the approach outlined by the Council of the proposed Supplementary Guidance that suggests a 'presumption in favour' of development within the groupings boundaries. Request that the boundary is redrawn to better reflect the circumstances of the area. Boundary should include Kempston House B&B, nearby properties, and the golf course, and take full account of the permitted and completed development in addition to the above. The Planning Permission in Principle has now been implemented through Approval of Matters Specified in Conditions. In line with conditions the golf course has been constructed and is operational. The first phase of housing is currently being marketed with further starts anticipated. Disagree with the description "No	Accept in part  The boundary that was drawn in the Draft Rural Groupings Supplementary Guidance consisted of the boundary of the previously approved consent for 40 houses. The reasoning behind this boundary designation was to control any future expansion around this consent to maintain the character and amenity value of the area. It did not extend to cover the golf course. The revised boundary that was provided as part of the representation would extend to cover the golf course and the woodland, with the golf course becoming amenity land. It is accepted that the extension of this boundary would better reflect the spatial context of development at Maverston than the consent for 40 houses. As suggested in the representation, it is recommended that the boundary is revised to include the golf course. The golf course will be designated as Amenity Land to reflect its importance to the character and biodiversity value to the area.

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		<p><i>further opportunities for development have been identified</i>” as it compromises any future growth opportunities for the area and is not conducive to the key principle of the Supplementary Guidance. The description does not take into account existing planning permission for a hotel and clubhouse which was approved in 1997 on the site of the current clubhouse. This consent expired and a separate application for golf related use and clubhouse was lodged and implemented. Propose a new boundary to reflect the spatial context, consented development potential of Maverston, its existing and consented development, and future development potential. Boundary would include golf course and clubhouse, housing, B&amp;B, and woodland. Golf course would be included within the boundary as ‘amenity land’.</p>	
	<p>Scottish Environment Protection Agency (SEPA)</p>	<p>Request additional wording the same to that used for Rathven "all development must be connected to the public sewer" and "The site could potentially have Groundwater Dependant Terrestrial Ecosystems (GWDTE). A phase 1 habitat survey may be needed to confirm the presence/absence of these wetlands."</p>	<p>Amend wording.</p>

# MAVERSTON



**REVISED BOUNDARY**

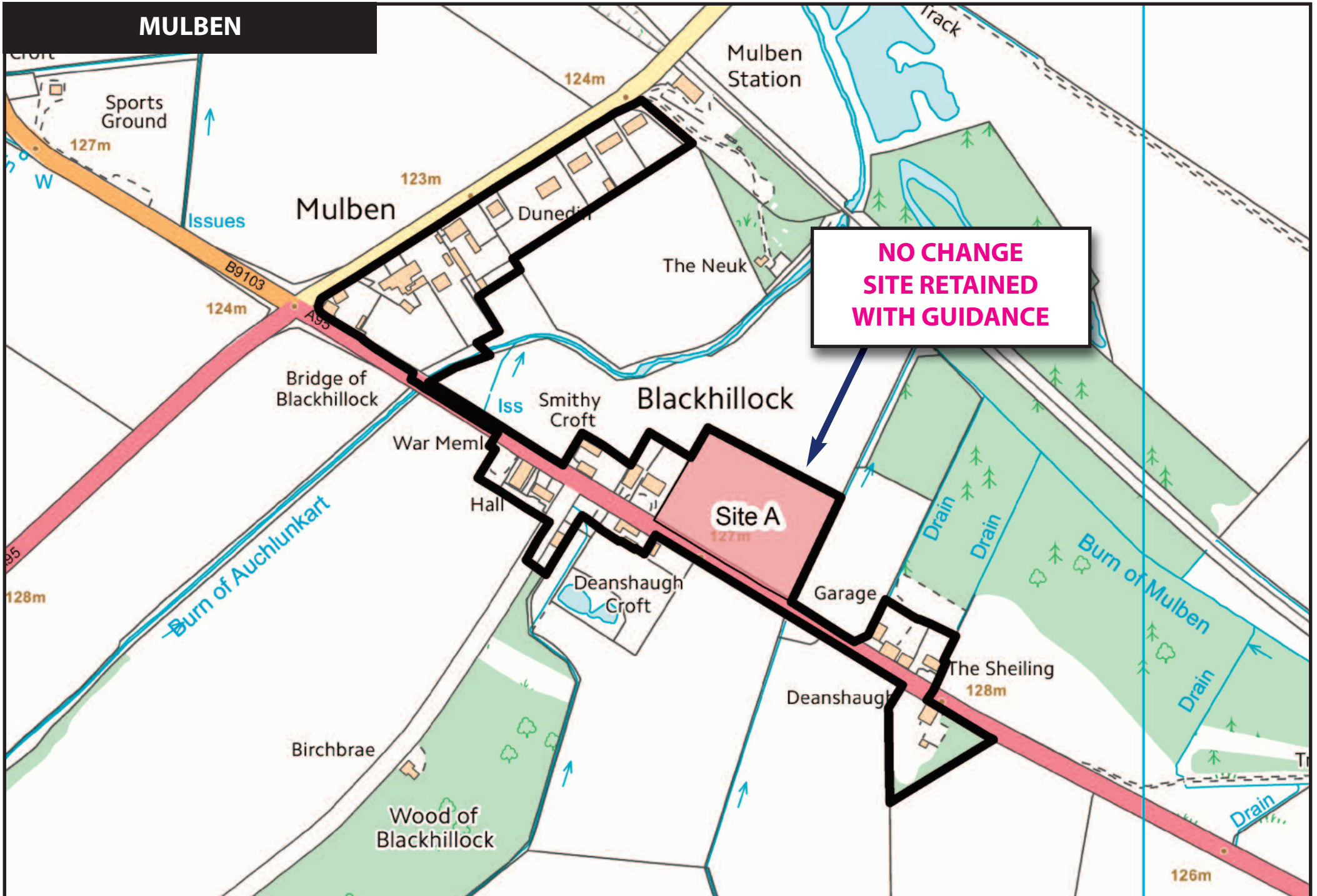
## Appendix 1 – Rural Groupings Supplementary Guidance

Miltoduff (North)	Scottish Environment Protection Agency (SEPA)	Request that the wording "New development will depend on the suitability of ground conditions for soakaways or connection/installation of public sewer network" or similar is added to this grouping statement.	Amend wording.
	Moray Council Transportation	Site B add text "extension of footway from Primary School to connect to site"	Add text to read "An extension to the footway from the Primary School to Site B is required. Development is conditional upon a new path network linked to a new car park..."
Muirton	Moray Council Environmental Health	Policy should read EP 8 instead of EP 7	Amend text to read Policy EP 8
Mulben	Keith Comrie Strathisla Community Council	Concern over the reintroduction of a controversial site that has flooding issues. The site is prone to flooding and flood prevention measures would result in the flooding of lower lying properties. Scottish Planning Policy states that development that would have a significant probability of being affected by flooding should not be permitted and that new housing developments should be integrated with public transport and active travel networks. The development of the proposed scale is unsuitable for a scattered community that has no local services. SEPA has indicated that Mulben Burn is at full capacity for soakaways.	<p>No Change</p> <p>There appears to have been a misunderstanding in this representation with regards to the site that is being proposed for inclusion in the Guidance. At the meeting of the Planning and Regulatory Services Committee on the 1 December 2015, two sites were identified for potential development. One was the existing Site A, which was a site that had previous planning consent for 16 houses which has now lapsed. This is the site referred to in the representation. The second site, Site B, was identified further to the east on a flat agricultural field. At the time of this meeting, a consultation response from Transport Scotland with regards to the suitability of Site B was awaited. This response would have a bearing on the acceptability of the site. Both sites were included in the draft Guidance with the intention to take Site B forward and delete</p>

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		<p>Lack of mains drainage in this area would force the burn beyond capacity. Questions if demand exists for housing in the area. There are more local sites that are suitable and the site should be removed.</p>	<p>Site A if Transport Scotland were happy that a safe and suitable access can be achieved.</p> <p>Following the meeting on 1 December, Transport Scotland confirmed that they were happy that a safe access can be provided directly onto the A95 and that Site B could be included in the Supplementary Guidance. This is subject to consultation and agreement with Transport Scotland on the design and layout of the junction. On this basis the existing Site A, which is referred to in the representation has been deleted. The plan that was sent out in January for public consultation was for the new Site A (Site B in the plans shown at Committee on 1 December).</p> <p>The new site will be included in the Supplementary Guidance to provide development opportunities within Mulben. Any proposals will need to be supported by a Flood Risk Assessment (FRA). An indicative capacity has not been indicated in the guidance. Instead the capacity of the site will be determined by the FRA and requirements from other Moray Local Development Plan Policies such as PP3 Placemaking. Options for waste water drainage should be thoroughly investigated as no discharge to the watercourse will be permitted. This issue will be addressed upon the submission of a planning application for the site.</p>
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# MULBEN

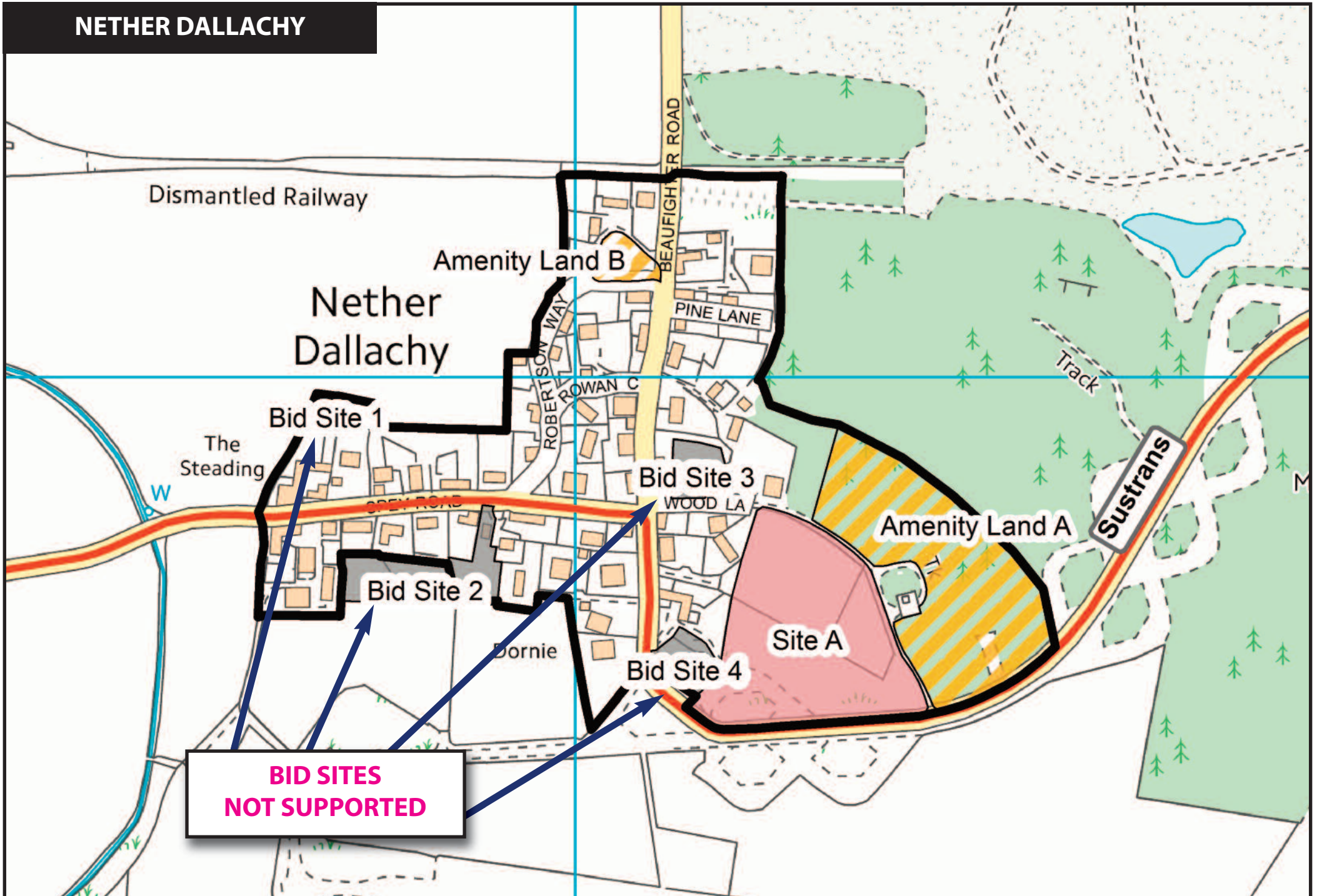


**NO CHANGE  
SITE RETAINED  
WITH GUIDANCE**

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Mundole	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording “Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.”	Amend wording.
Nether Dallachy	Scottish Environment Protection Agency (SEPA)	Request additional wording “development will depend on the suitability of ground conditions for soakaways.” is amended to “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.”	Amend wording.
	Savills Smiths Gore (Crown Estate Portfolio Scotland)	Considered that bid site 2 is reasonably unconstrained and would provide a popular location for housing. Issues relating to visibility for vehicles need to be explored further, and it is hoped that the Council can accept that this is a matter that could be appropriately addressed through detailed site design.	No change.  The bid sites are constrained by the inability to achieve the required visibility splays. The rural grouping already has a site identified with a capacity for up to 15 houses. This site can accommodate the current demand for development in the rural group. Therefore the proposed sites will not be incorporated into the supplementary guidance.

# NETHER DALLACHY



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Newton of Struthers	Scottish Environment Protection Agency (SEPA)	Request wording “development will depend on the suitability of ground conditions for soakaways.” is amended to “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways”  Object to the inclusion of this grouping in the SG unless the requirement for a FRA is included in the grouping statement.	Amend wording to reflect drainage requirements and add text regarding requirement for a FRA.
Pluscarden	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording “Development will depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.”	Amend wording.
Quarrywood	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.”	Amend wording.
	Moray Council Environmental Health	Policy should read EP 8 instead of EP 7	Amend text to read Policy EP 8

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Rathven	Moray Council Transportation	Add text to Site B “If access is to be taken from the C33L Findochty-Rathven Road a minimum visibility splay of 4.5 metres by 95 metres is required in both directions. The extension of the existing footway from No 11 Bede Road to the site is also required to provide a safe access for pedestrians”.	Amend text “Site B has been allocated to provide an alternative location for development. If access is to be taken from the C33L Findochty-Rathven Road a minimum visibility splay of 4.5 metres by 95 metres is required in both directions. The extension of the existing footway from No 11 Bede Road to the site is also required to provide a safe access for pedestrians.”
Roseisle	Strathdee PropertiesHalliday Fraser Munro Planning	The site lies adjacent to Roseisle which is already identified as a rural grouping in the Moray Local Development Plan 2015. The community consists of 23 dwellinghouses ranging from traditional one storey cottages to modern one and a half storey dwellings. The site is bounded to the north by the unnamed road, which meets the B9013. An access track, which leads south to the cluster of houses at Buthill, forms the western boundary. Existing residential development is located to the eastern edge of the site and the southern boundary is defined by an existing field boundary. The site consists of a flat agricultural field, and development will have no impact on the surrounding woodland, with scope for boundary landscaping providing the opportunity to integrate the proposal with the existing development. A fuel supply pipeline which runs to the south of the B9013 to RAF Lossiemouth does present a constraint to development due to the limited buffer zone. The applicant has undertaken the necessary work to confirm that the site is deliverable as a housing site and that	No change.  The area around the settlement of Roseisle is in an area of high demand for housing in the open countryside with a large number of single house approvals within the immediate vicinity. One of the key aims of the Rural Groupings Review was to identify a modest number of new development opportunities within rural areas to ease pressure of development on the open countryside, particularly in areas of high demand. The BID submitted as part of the review proposed an extension to the western edge of the settlement. The proposed site has a fuel pipeline running through it which was a potential constraint to development. The site was included in the Draft Supplementary Guidance to provide the developer the opportunity to undertake the investigative work to demonstrate that the site can be developed. The developer has provided written confirmation from the agents of the owner of the pipeline confirming that they have no objections to the land being submitted to the Council for consideration. This is subject to plans being agreed by the owners of the pipeline and their standard requirements being adhered to. No development will occur over the pipeline and a 3 metre buffer zone at each side of the pipeline will be introduced in line with the legal wayleave requirement. The developer has also consulted the Health and Safety Executive demonstrating that the site does not fall within the Health and Safety Executive Pipeline Consultation Zone. The principle of development on this site is therefore not constrained by the fuel

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		<p>the proposed development would pose no threat to the pipeline. The applicant has confirmed that there are no formal consultation zones around the pipeline that would require the HSE's 'PADHI+' process to be triggered. The layout provided does not propose development over the pipeline, incorporating a 3m buffer zone at each side of the pipeline, in line with the legal wayleave requirement. The applicant has written confirmation from Fisher German on behalf of CLH Pipeline Systems who operate the pipeline confirming that there are no issues with the proposed scheme. This confirms that the site is not constrained by the pipeline and is therefore deliverable as a housing site.</p>	<p>pipeline.</p> <p>The site is located at the western edge of the settlement and is clearly defined with established boundaries to the north, east, and west. The western boundary contains mature woodland which provides a landscaped backdrop to the site. The enclosed nature of the site makes it the best location for a modest expansion to Roseisle and is preferred over any expansion to the eastern edges, which would be more visually intrusive.</p> <p>In order to ensure that any development is integrated into the existing settlement the Supplementary Guidance will contain text limiting the height of properties to one and a half storeys. Properties immediately adjacent to Kinloss Road must have their frontages overlooking it, have individual access points, and have soft boundary treatments to reflect the existing properties fronting the road. A 2m metre footpath connecting the site to the existing settlement must also be provided. There is also a requirement for landscaping along the eastern edge to further integrate the new development into the existing settlement.</p> <p>No indicative capacity was provided for the site in the Draft Supplementary Guidance as that was to be determined by the technical requirements of the pipeline and compliance with Moray Local Development Plan Policies, including Primary Policy PP3 Placemaking. The developer has successfully proven that the site can be developed with regards to the pipeline. It is acknowledged that this will affect the developable area of the site.</p> <p>In order to reflect the existing settlement pattern, the site that was included in the draft guidance and issued for consultation was reduced. This reduction in area still allows a modest expansion of the settlement without altering the overall character.</p> <p>It is therefore recommended that the site is included in the finalised Rural Groupings Supplementary Guidance.</p>
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	<p>Roseisle and District Village Hall Committee</p>	<p>Although the developer has not specified how many houses he would hope to build within Site B, the area depicted is identical to that contained within his 2013 submission when 8 – 10 houses were proposed. The building of another twelve houses (an additional two at Site A are proposed) will have a deleterious impact on the hamlet. There are already several unsold properties within the hamlet. Recent developments have already resulted in local deforestation and increased levels of traffic on access roads, in particular, the single track road serving an ever increasing number of properties down to Mid Buthills. This has a profound effect on the habitat of deer and red squirrels. The remaining inhabitants of the field under the proposed development which include many ground dwelling animals would become decimated. The field has yielded several significant archaeological discoveries and development could cause the loss of other important artefacts. The GPSS (Government Pipeline Storage System) which links Inverness to RAF Lossiemouth goes directly under the field in question. The US Department of Transportation regulations specify domestic property should be built no closer than 20 metres to such oil pipelines, whilst the UK equivalent requires a nominal 10 metre separation. The 10 metre separation criteria would have an impact on the development. No more houses are needed in the Roseisle area, flora and fauna are already disturbed, and the hamlet would lose its true identity and rural appeal forever.</p>	<p>No change to the inclusion of the site.</p> <p>The site was included in the draft Supplementary Guidance to allow the developer the opportunity to undertake the necessary investigative work regarding the fuel pipeline to demonstrate that the site can be developed. The rural groupings review is looking to establish the principle of development on this site. No indicative capacity has been provided as a planning application will be required to be submitted which will have to comply with the relevant Moray Local Development Plan 2015 (MLDP 2015) policies and adhere to the technical requirements of the pipeline. This will determine the site capacity.</p> <p>The US Department of Transportation regulations do not apply to this site. The developer has provided written confirmation from the agents of the owner of the pipeline confirming that they have no objections to the land being submitted to the Council for consideration. This is subject to plans being agreed by the owners of the pipeline and their standard requirements being adhered to upon the submission of a planning application. No development will occur over the pipeline and a 3 metre buffer zone at each side of the pipeline will be introduced in line with the legal wayleave requirement. The developer has also consulted the Health and Safety Executive demonstrating that the site does not fall within the Health and Safety Executive Pipeline Consultation Zone. The principle of development on this site is therefore not constrained by the fuel pipeline. Further consultations with the relevant consultees will be undertaken during the determination of any planning application submitted.</p> <p>The Council's Transportation section has not objected to the inclusion of the site in the Guidance. The Transportation section will be consulted on any planning application submitted which will have to comply with the relevant planning policies in the MLDP 2015. Transportation has provided comments to the developer on the proposed site seeking improvements to the access road. This includes road widening of the existing access road, ensuring that the necessary visibility splays can be achieved, and the provision of a 2 metre footpath connecting the proposed site to the existing settlement.</p>
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			<p>Any planning application that involves the removal of 0.1 ha or more of woodland will be required by Policy ER2 in the MLDP 2015 to undertake compensatory planting to mitigate the effects of woodland removal.</p> <p>Scottish Natural Heritage (SNH) was consulted and has no objection to the inclusion of the site. SNH acknowledges that badgers may be found in the wider area but are satisfied that there would be no impact on any protected species with no mitigation required. While it is acknowledged that historical artefacts may have been found in the past, the Regional Archaeologist was consulted and did not object to the site being included in the Supplementary Guidance.</p> <p>Issues relating to the character and design of any future development will be addressed when a planning application is submitted. Text will be included within the Guidance ensuring that any proposed development integrates into the existing settlement. Buildings will be restricted to being no taller than one and a half storeys and properties adjacent to the main road must have their frontages overlooking it. Buildings fronting the main road will also have individual access points to reflect the existing development. Soft boundary treatments will also be required for these properties, with landscaping along the eastern edge, further integrating the site into the existing settlement.</p>
	Chris and Yvonne Hoyle	Although the developer has not specified how many houses he would hope to build within Site B, the area depicted is identical to that contained within his 2013 submission when 8 – 10 houses were proposed. The building of another twelve houses (an additional two at Site A are proposed) will have a deleterious impact on the hamlet. There are already several unsold properties within the hamlet. Recent developments have already resulted in local deforestation and increased levels of	<p>No Change</p> <p>The site was included in the draft Supplementary Guidance to allow the developer the opportunity to undertake the necessary investigative work regarding the fuel pipeline to demonstrate that the site can be developed. The rural groupings review is looking to establish the principle of development on this site. No indicative capacity has been provided as a planning application will be required to be submitted which will have to comply with the relevant Moray Local Development Plan 2015 (MLDP 2015) policies and adhere to the technical requirements of the pipeline. This will determine the site capacity.</p>

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		<p>traffic on access roads, in particular, own the single track road serving an ever increasing number of properties down to Mid Buthills. This has a profound effect on the habitat of deer and red squirrels. The remaining inhabitants of the field under the proposed development which include many ground dwelling animals would become decimated. The field has yielded several significant archaeological discoveries and development could cause the loss of other important artefacts. The GPSS (Government Pipeline Storage System) which links Inverness to RAF Lossiemouth goes directly under the field in question. The US Department of Transportation regulations specify domestic property should be built no closer than 20 metres to such oil pipelines, whilst the UK equivalent requires a nominal 10 metre separation. The 10 metre separation criteria would have an impact on the development ensuring that no more than 2-3 houses closest to the northern boundary with the B9089, being outwith current building regulations. No more houses are needed in the Roseisle area, flora and fauna are already disturbed, and the hamlet would lose its true identity and rural appeal forever.</p>	<p>The US Department of Transportation regulations do not apply to this site. The developer has provided written confirmation from the agents of the owner of the pipeline confirming that they have no objections to the land being submitted to the Council for consideration. This is subject to plans being agreed by the owners of the pipeline and their standard requirements being adhered to upon the submission of a planning application. No development will occur over the pipeline and a 3 metre buffer zone at each side of the pipeline will be introduced in line with the legal wayleave requirement. The developer has also consulted the Health and Safety Executive demonstrating that the site does not fall within the Health and Safety Executive Pipeline Consultation Zone. The principle of development on this site is therefore not constrained by the fuel pipeline. Further consultations with the relevant consultees will be undertaken during the determination of any planning application submitted.</p> <p>The Council's Transportation section has not objected to the inclusion of the site in the Guidance. The Transportation section will be consulted on any planning application submitted which will have to comply with the relevant planning policies in the MLDP 2015. Transportation has provided comments to the developer on the proposed site seeking improvements to the access road. This includes road widening of the existing access road, ensuring that the necessary visibility splays can be achieved, and the provision of a 2 metre footpath connecting the proposed site to the existing settlement.</p> <p>Any planning application that involves the removal of 0.1 ha or more of woodland will be required by Policy ER2 in the MLDP 2015 to undertake compensatory planting to mitigate the effects of woodland removal.</p> <p>Scottish Natural Heritage (SNH) was consulted and has no objection to the inclusion of the site. SNH acknowledges that badgers may be found in the wider area but are satisfied that there would be no impact on any protected species with no mitigation required. While it is acknowledged that historical artefacts may have been found in the past, the Council's Archaeological consultants were consulted and did not object to the site</p>
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			<p>being included in the Supplementary Guidance.</p> <p>Issues relating to the character and design of any future development will be addressed when a planning application is submitted. Text will be included within the Guidance ensuring that any proposed development integrates into the existing settlement. Buildings will be restricted to being no taller than one and a half storeys and properties adjacent to the main road must have their frontages overlooking it. Buildings fronting the main road will also have individual access points to reflect the existing development. Soft boundary treatments will also be required for these properties, with landscaping along the eastern edge, further integrating the site into the existing settlement.</p>
Jeremy Auchincloss	<p>No logical reasoning behind this development which would bring no advantage to the residents of Roseisle. The proposed development would bring several disadvantages. What is the local demand for housing in the area and what amenities will be desired in a rural area? Apart from the small village hall, there are no amenities in close proximity to the hamlet of Roseisle, and residents wish for none either. Residents both work and use amenities principally in Burghead, Forres, Lossiemouth and Elgin. There is no labour shortage in the immediate vicinity of Roseisle as there are no jobs. The prospective development of Roseisle will alter the character of Roseisle, just as building from the same developer has adversely affected the character of 'Buthills' nearby. The development will impact the rural quality (and the prospect) of the access to Mid Buthill. Were there any sensible reason in developing Roseisle, logic would place such development on approach from Elgin on the east side of the hamlet, possibly on both side of the B9013, however</p>	<p>No Change</p> <p>The site was included in the draft Supplementary Guidance to allow the developer the opportunity to undertake the necessary investigative work regarding the fuel pipeline to demonstrate that the site can be developed. The rural groupings review is looking to establish the principle of development on this site. No indicative capacity has been provided as a planning application will be required to be submitted which will have to comply with the relevant Moray Local Development Plan 2015 (MLDP 2015) policies and adhere to the technical requirements of the pipeline. This will determine the site capacity.</p> <p>The settlement is in an area of high demand for housing in the countryside and there are a large number of single house approvals within the immediate vicinity. The site is enclosed with established boundaries to the north, west, and east. It is deemed an acceptable extension to the grouping and is preferred to any expansion at the east of the settlement. The site is for residential use only and whether there are any jobs in the immediate vicinity of Roseisle is not a valid reason not to include the site.</p> <p>Issues relating to design and character will be dealt with during the planning application stage and compliance with the relevant Moray Local Development Plan 2015 (MLDP 2015) policies. Text will be included in</p>	

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		<p>there is no reason. Any development will be an eyesore, will alter the nature of Roseisle, will adversely affect local fauna and will increase traffic volumes. The fuel pipeline that runs through the site is a constraint to development.</p>	<p>the final Rural Groupings Supplementary Guidance ensuring that any proposed development integrates into the existing settlement. Buildings will be restricted to being no taller than one and a half storeys and properties adjacent to the main road must have their frontages overlooking it. Buildings fronting the main road will also have individual access points to reflect the existing development. Soft boundary treatments will also be required for these properties to further integrate any development.</p> <p>The existing track will likely be used for any proposal. The Council's Transportation section has not objected to the inclusion of the site in the guidance. The Transportation Section will be consulted on any future planning application where it will have to comply with the relevant planning policies in the Moray Local development Plan 2015. Transportation has also provided comments to the developer on the proposed site seeking improvements to the access road. This includes road widening of the existing access road, ensuring that the necessary visibility splays can be achieved, and the provision of a 2 metre footpath connecting to the existing settlement.</p> <p>The developer has provided written confirmation from the agents of the owner of the pipeline confirming that they have no objections to the land being submitted to the Council for consideration. This is subject to plans being agreed by the owners of the pipeline and their standard requirements being adhered to upon the submission of a planning application. No development will occur over the pipeline and a 3 metre buffer zone at each side of the pipeline will be introduced in line with the legal wayleave requirement. The developer has also consulted the Health and Safety Executive demonstrating that the site does not fall within the Health and Safety Executive Pipeline Consultation Zone. The principle of development on this site is therefore not constrained by the fuel pipeline. Further consultations with the relevant consultees will be undertaken during the determination of any planning application submitted.</p> <p>Scottish Natural Heritage was consulted and has no objection to the inclusion of the site. SNH acknowledges that badgers may be found in</p>
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## Appendix 1 – Rural Groupings Supplementary Guidance

			the wider area but are satisfied that there would be no impact on any protected species with no mitigation required.
	Mrs Scott	Unhappy that the site has been included in the review of rural groupings. Same objections as January 2013 with regards to the high pressure fuel pipeline that crosses the site. The development would be detrimental to the rural location of the hamlet, the effect on the natural habitat of the wildlife, historical interest in the site and that residents all have septic tanks and soakaways with the prospect of more in the locality. Concern that once the development starts it could easily extend to cover the whole field.	<p>No Change</p> <p>The site was included in the draft Supplementary Guidance to allow the developer the opportunity to undertake the necessary investigative work regarding the fuel pipeline to demonstrate that the site can be developed. The rural groupings review is looking to establish the principle of development on this site.</p> <p>The developer has provided written confirmation from the agents of the owner of the pipeline confirming that they have no objections to the land being submitted to the Council for consideration. This is subject to plans being agreed by the owners of the pipeline and their standard requirements being adhered to upon a planning application being submitted. No development will occur over the pipeline and a 3 metre buffer zone at each side of the pipeline will be introduced in line with the legal wayleave requirement. The developer has also consulted the Health and Safety Executive demonstrating that the site does not fall within the Health and Safety Executive Pipeline Consultation Zone. The principle of development on this site is therefore not constrained by the fuel pipeline. Further consultations with the relevant consultees will be undertaken during the Development Management process should a planning application be submitted.</p> <p>Scottish Natural Heritage (SNH) was consulted and has no objection to the inclusion of the site. SNH acknowledges that badgers may be found in the wider area but are satisfied that there would be no impact on any protected species with no mitigation required. The Regional Archaeologist was consulted and did not object to the site being included in the Guidance.</p> <p>Issues relating to the character and design of any future development will be addressed when a planning application is submitted. Text will be included in within the Guidance ensuring that any proposed development integrates into the existing settlement. Buildings will be</p>

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			<p>restricted to being no taller than one and a half storeys and properties adjacent to the main road must have their frontages overlooking it. Buildings fronting the main road will also have individual access points to reflect the existing development. Soft boundary treatments will also be required for these properties to further integrate any development.</p> <p>The enclosed nature of the grouping makes it an acceptable expansion. The site has established boundaries to the north and east, with woodland providing a landscaped backdrop to the west. Concern regarding further expansion to the south is noted. Should the site be approved, the new settlement boundary will encompass the site. The Moray Local Development Plan 2015 (MLDP 2015) contains Policy E9 Settlement Boundaries which restricts development immediately outwith settlement boundaries restricting any further expansion to Roseisle unless controlled through the Local Development Plan (LDP) process.</p>
	<p>Paul and Susan Hammond</p>	<p><b>Site A</b> One house has already been built on this land and is still unfinished after several years. The road narrows to a one vehicle track for a short space with problems when two cars use it at the same time. Concern that widening the road would involve removing the footpath that is currently being built, taking away part of the gardens belonging to the county houses.</p> <p><b>Site B</b> The site is at the end of the village leading into a busy road. The site is going to be on land which is at present home to many types of birds and brown hare. The site should remain agricultural land. Building in the immediate area is constantly encroaching on green land with numerous new houses within the immediate vicinity that have encroached into wooded areas. The area is rich in flora and fauna and should be protected.</p>	<p>No Changes</p> <p>The existing guidance contains text that requires that any proposal for Site A must include the widening of the road and provision of a footpath to roads authority specification.</p> <p>Scottish Natural Heritage (SNH) was consulted and has no objection to the inclusion of Site B. SNH acknowledges that badgers may be found in the wider area but are satisfied that there would be no impact on any protected species with no mitigation required. The area around Roseisle has witnessed several single dwellinghouse planning applications over recent years. The proposed expansion of Roseisle allows the opportunity to meet this housing demand reducing the pressure of development in the open countryside.</p> <p>The Council's Transportation section has not objected to the inclusion of the site in the Guidance. The Transportation section will be consulted on any future planning application where it will have to comply with the relevant planning policies in the Moray Local development Plan 2015.</p>

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	Rex Bissell	The development will involve the loss of an area of open space which is an attractive feature of the hamlet. It will be detrimental to the wildlife which habit the field. There is road safety issues with increased traffic on the Kinloss Road due to more housing in the Buthill area and HGV's to and from the Roseisle Distillery. There is an issue with the fuel pipeline that runs directly across the site. The loss of the open space and further ribbon development would spoil the character of the hamlet.	<p>No Changes</p> <p>The site will involve the loss of the open field but it is deemed to be the most appropriate site for the expansion of Roseisle. The site is naturally enclosed as it benefits from established boundaries to the north, east and west limiting further expansion. Issues relating to the character and design of any future development will be addressed when a planning application is submitted. Text will be included within the final Guidance ensuring that any proposed development integrates into the existing settlement. Buildings will be restricted to being no taller than one and a half storeys and properties adjacent to the main road must have their frontages overlooking it. Buildings fronting the main road will also have individual access points to reflect the existing development. Soft boundary treatments will also be required for these properties to further integrate any development.</p> <p>The Council's Transportation section has not objected to the inclusion of the site in the Guidance. The Transportation section will be consulted on any future planning application where it will have to comply with the relevant planning policies in the Moray Local development Plan 2015.</p>
	Susan Galbraith	Concern with the suitability of Site A for further development. Development of Site B could lead to further development in the area where the pipeline runs. The ground in this area has over the years with the prevailing wind become much higher. Concern over lack of mains drainage. Building houses on the higher ground behind the existing properties could compromise the properties in front of them. Roseisle is a small community with minimal services. More new building would detract from the character and appearance of the area. Building behind the existing properties would impact greatly on the privacy and would cause overshadowing of these properties. There are	<p>No Change.</p> <p>Site A is a long standing site that can accommodate two further houses. The condition of the current building is not a valid reason to remove the site from the Rural Grouping Supplementary Guidance.</p> <p>Site B was included in the draft Supplementary Guidance to allow the developer the opportunity to undertake the necessary investigative work regarding the fuel pipeline to demonstrate that the site can be developed. The developer has provided written confirmation from the agents of the owner of the pipeline confirming that they have no objections to the land being submitted to the Council for consideration. This is subject to plans being agreed by the owners of the pipeline and their standard requirements being adhered to. No development will occur over the pipeline and a 3 metre buffer zone at each side of the</p>

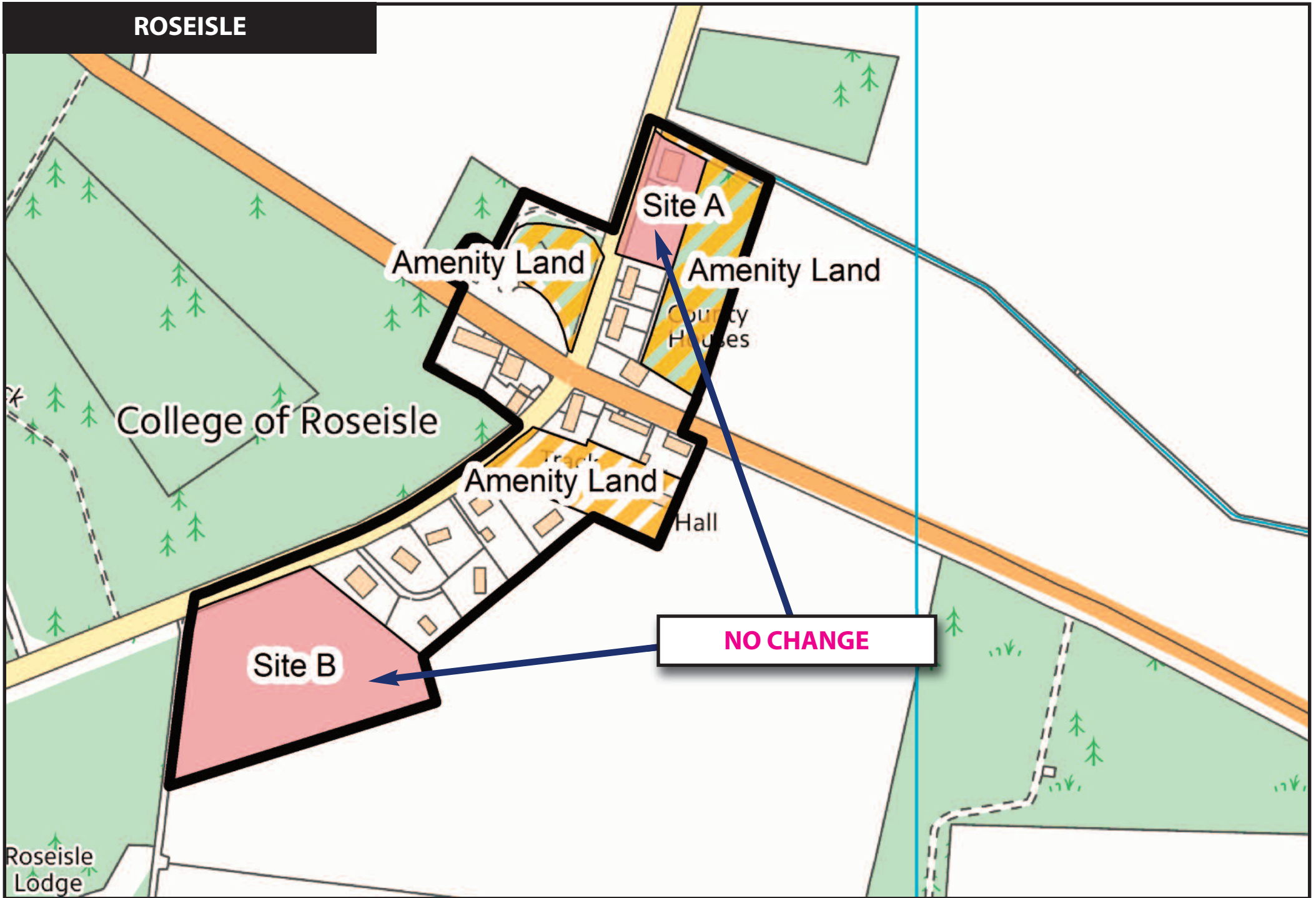
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		<p>no shops, or a school, with infrequent public transport and slow internet facilities. There are properties for sale in the area which has been the case for a long time and it is difficult to see why there is any need for more housing in the area.</p>	<p>pipeline will be introduced in line with the legal wayleave requirement. The developer has also consulted the Health and Safety Executive demonstrating that the site does not fall within the Health and Safety Executive Pipeline Consultation Zone. The principle of development on this site is therefore not constrained by the fuel pipeline. Further consultations with the relevant consultees will be undertaken during the determination of any planning application submitted.</p> <p>Potential issues with drainage will be addressed once a planning application has been submitted where a proposal will be subject to consultation during the planning application process and comply with the relevant policies in the Moray Local Development Plan 2015. Issues such as overshadowing and privacy will be dealt with once a planning application has been submitted.</p> <p>The settlement is in an area of high demand for housing in the countryside and there are a large number of single house approvals within the immediate vicinity. The lack of facilities within the settlement is not a valid reason to remove the site from the Guidance.</p> <p>Issues relating to the character and design of any future development will be addressed when a planning application has been submitted. Text will be included within the Guidance ensuring that any proposed development integrates into the existing settlement. Buildings will be restricted to being no taller than one and a half storeys and properties adjacent to the main road must have their frontages overlooking it. Buildings fronting the main road will also have individual access points to reflect the existing development. Soft boundary treatments will also be required for these properties to further integrate any development.</p>
	<p>Dayna Dickson-Boath</p>	<p>Bought a property at 4 County Houses with the understanding that Site A was subject to planning permission. Solicitor stated that as part of the planning permission for the adjacent property, a 1 metre right of access starting at the boundary fence was to be provided to allow access to empty the septic tank for 1, 2, 3, 4</p>	<p>No change. Issue raised related to Development Management and does not relate to the suitability of the site for future development.</p> <p>Site A is a long established infill site that is suitable for two houses and has been subject to previously approved planning permissions. The issue regarding a condition requiring a 1 metre strip is a Development Management issue. Any new planning application on the site will be</p>

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		<p>County Houses. Informed by owner of the plots after purchasing the house that respondent would not be getting the 1 metre strip. Understands that planning permission is either out of date or needs to be resubmitted soon. Looking for clarification that any new plans submitted would be subject to the same condition that a 1 metre access should be allowed for the disposal of waste from the septic tank from the property.</p>	<p>subject to consultation by the relevant consultees during the Development Management process where the requirements of an access strip to the septic tanks will be determined.</p>
	<p>Scottish Environment Protection Agency (SEPA)</p>	<p>Request the addition of the following wording “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways”</p>	<p>Amend wording.</p>

**ROSEISLE**



Amenity Land

Site A

Amenity Land

County Houses

College of Roseisle

Amenity Land

Hall

Site B

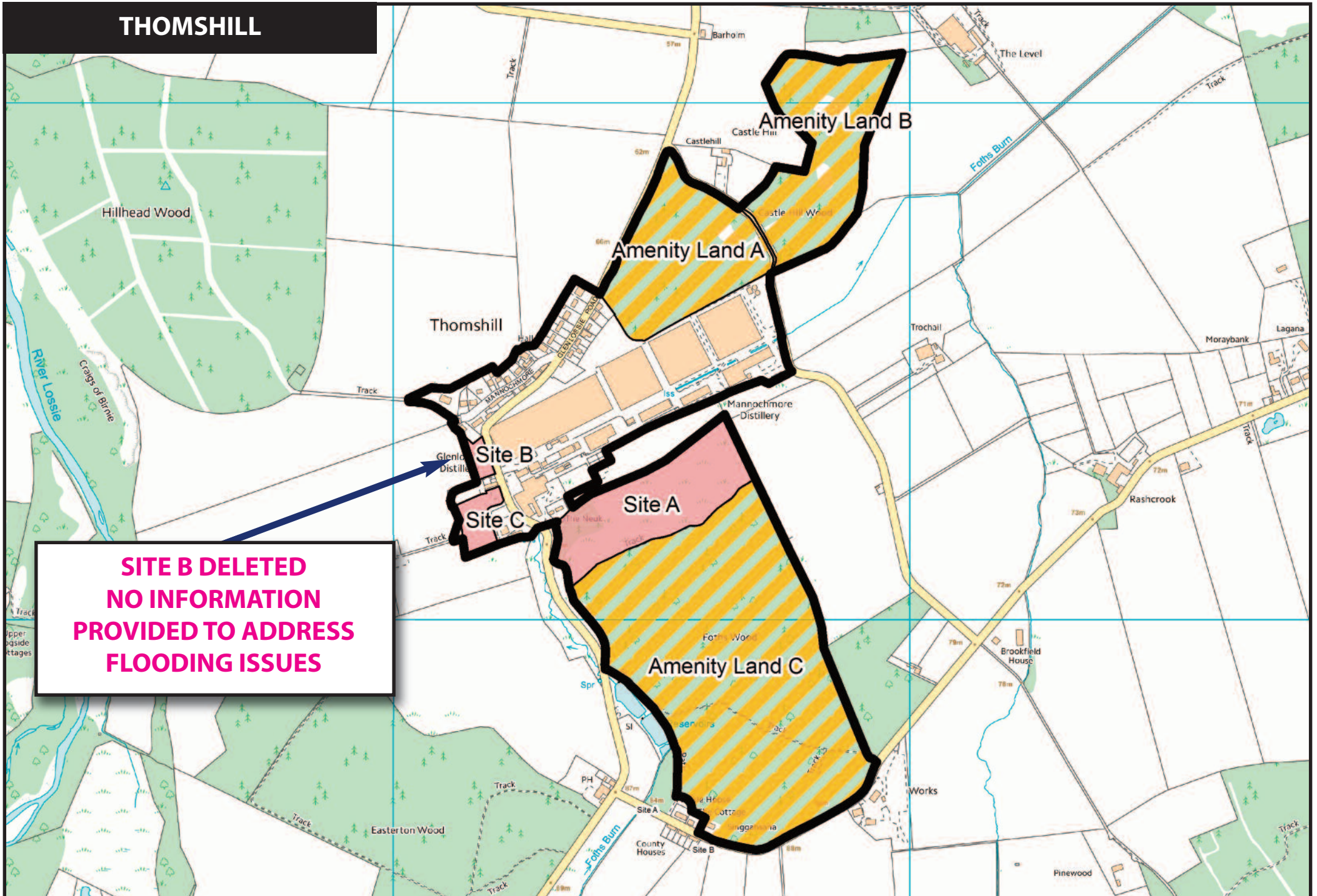
**NO CHANGE**

Roseisle Lodge

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Ruthrie	Scottish Environment Protection Agency (SEPA)	There is a public sewer network at the south side of Ruthrie and a cost-benefit analysis should be carried out to assess the opportunity to connect to this system. In addition request the addition of the wording “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.”	Amend wording as request and add sentence regarding investigation of opportunities to connect to public sewer network.
Thomshill	Scottish Environment Protection Agency (SEPA)	Would object to the inclusion of the grouping prior to the submission of an FRA.	Delete Site B.  The owners of the Site B (understood to be Diageo) were written to and advised that the site was identified for development subject to the submission of a Flood Risk Assessment (FRA) demonstrating the developable area of the site. Diageo was also informed of the intention to include Site C for development. At the time of preparing the responses to representations there has been no reply. On that basis it is proposed to delete Site B due to unresolved flooding issues.

# THOMSHILL



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Tomnabent	Scottish Environment Protection Agency (SEPA)	Note the wording “Foul drainage may be disposed of by means of septic tank and soakaways.” We request this wording is amended to “Development will largely depend on the suitability of ground conditions for soakaways or the installation of an appropriate system to a watercourse with sufficient dilution.”	Amend wording.
Towiemore	Scottish Environment Protection Agency (SEPA)	<p>Request addition of wording “Sites could potentially have ground water dependent terrestrial ecosystems (GWDTE). A phase 1 habitat survey would be needed to confirm the presence/absence of these wetlands.</p> <p>Request the following wording or similar “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.” is added after “Development will depend upon the suitability of ground conditions for drainage.”</p>	Add text to reflect drainage requirements and phase 1 habitat survey.
Troves	Scottish Environment Protection Agency (SEPA)	Request the addition of wording “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.”	Amend wording.

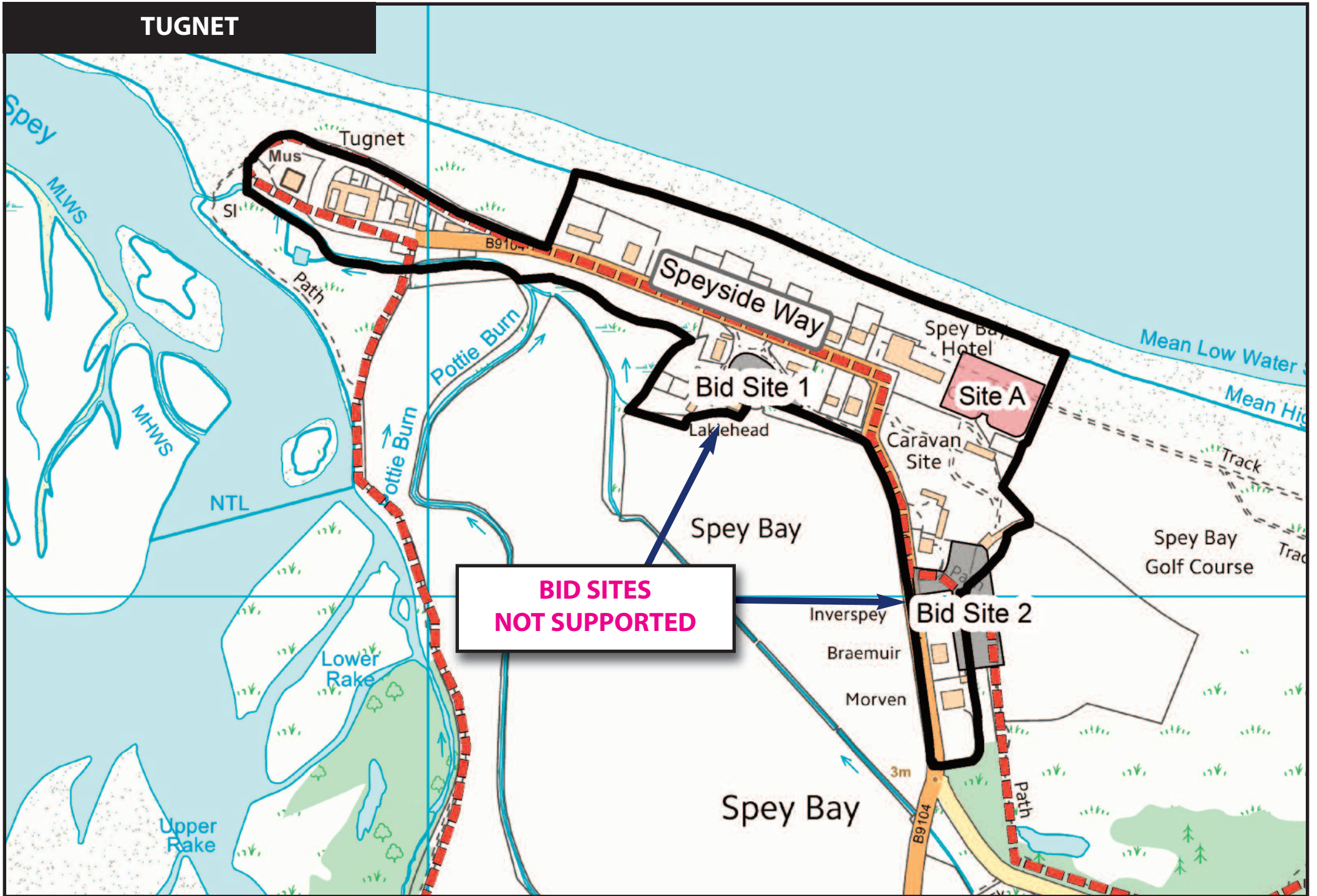
## Appendix 1 – Rural Groupings Supplementary Guidance

Troves Industrial Estate	Moray Council Environmental Health	Add text “At the detailed application stage consideration will be required to potential noise emissions associated with this development and this may necessitate the provision of a detailed Noise Impact Assessment. See Policy EP8 Pollution.”	Add sentence at the end of designation text.
Tugnet	Scottish Environment Protection Agency (SEPA)	<p>Recommend that the wording “Any further development is dependent on the suitability of ground water conditions for soakaways.” is amended to “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways.”</p> <p>Request the following wording “Lakiehead could potentially have Groundwater Dependant Terrestrial Ecosystems (GWDTE). A phase 1 habitat survey would be needed to confirm the presence/absence of these wetlands.” or similar is added to the grouping statement.</p>	Amend wording for drainage and add text in relation to GWDTE.
	Savills Smiths Gore (Crown Estate Portfolio Scotland)	SPP requires that Development Plans identify a generous supply of land for each housing market area and provide for a range of housing (paragraph 110). This should mean that the non-development of another site in the grouping need not preclude further sites from coming forward. The Council’s strategy in the	<p>No change.</p> <p>There is a site identified with planning consent for 6 houses. The sites included within the guidance are considered to provide an adequate land supply required to meet the current housing demand in Tugnet.</p>

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		<p>draft Supplementary Guidance is that 'for housing developments in rural countryside areas, the Council's preference is for this to be associated with, and consolidate, existing, cohesive groupings of houses'. Therefore, it seems logical that further choice should be provided in recognised groupings within such remote rural areas.</p>	<p>Therefore the sites proposed by Savills Smiths Gore are not supported for inclusion in the supplementary guidance.</p>
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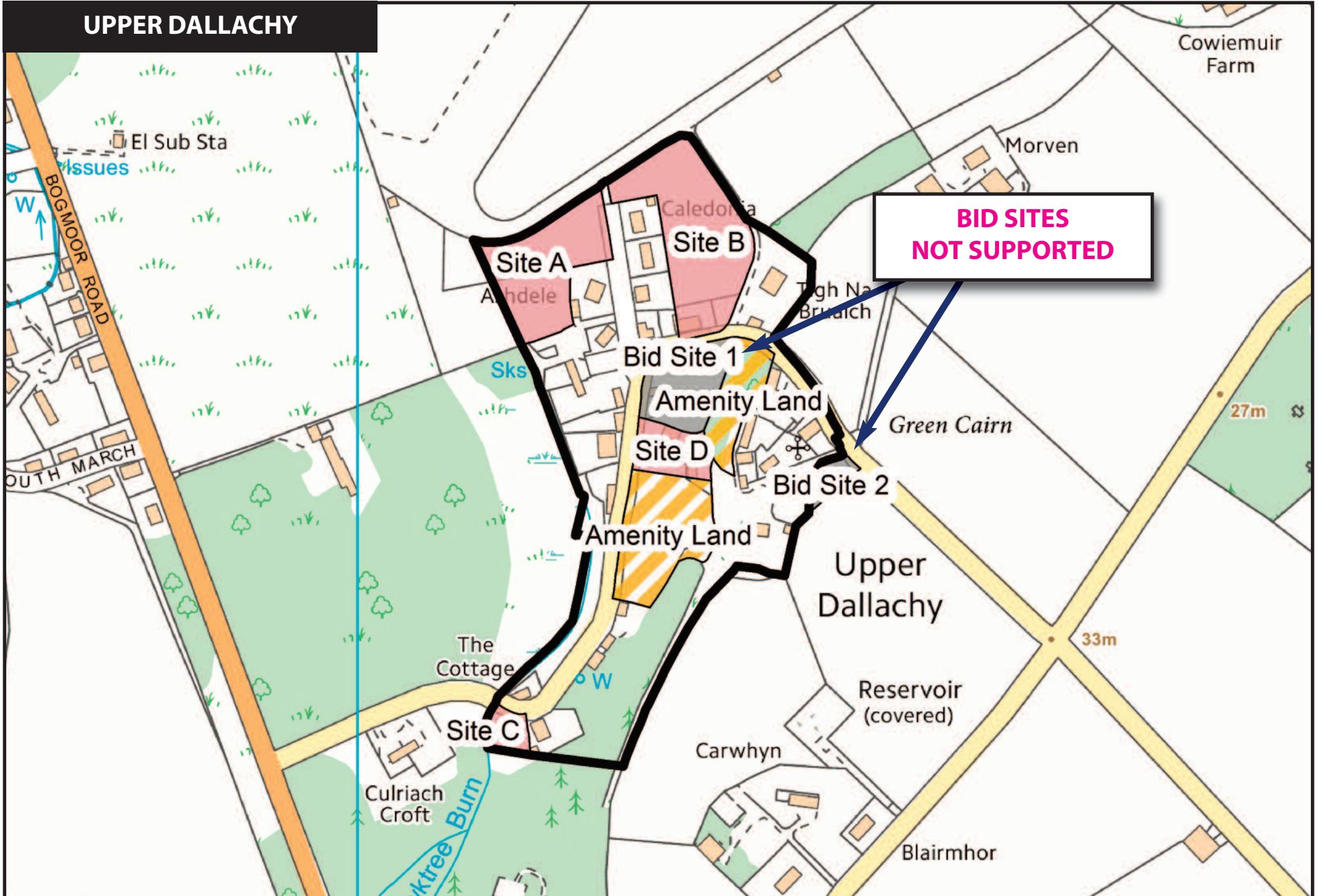
# TUGNET



## Appendix 1 – Rural Groupings Supplementary Guidance

Upper Dallachy	Scottish Environment Protection Agency (SEPA)	Recommend that the wording "Development will depend on the suitability of ground conditions for soakaways." is amended to "Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited and will depend on the suitability of ground conditions for soakaways"	Amend wording.
	Savills Smiths Gore (Crown Estate Portfolio Scotland)	SPP requires that Development Plans identify a generous supply of land for each housing market area and provide for a range of housing (paragraph 110). This should mean that the non-development of another site in the grouping need not preclude further sites from coming forward. The Council's strategy in the draft Supplementary Guidance is that 'for housing developments in rural countryside areas, the Council's preference is for this to be associated with, and consolidate, existing, cohesive groupings of houses'. Therefore, it seems logical that further choice should be provided in recognised groupings within such remote rural areas.	No change.  There are 4 existing sites identified in the rural grouping supplementary guidance, between existing sites A and B there is planning consent for 6 houses and there are further development opportunities at sites C and D. The existing sites means there is an adequate supply of housing land provided within the grouping. The proposed site is not required as there is a sufficient supply of housing land available.

# UPPER DALLACHY



## Appendix 1 – Rural Groupings Supplementary Guidance

Whitemire	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording “or the installation of an appropriate system to a watercourse with sufficient dilution.” after the wording “Development will depend on the suitability of local ground conditions for soakaways.”	Amend wording.
Woodside of Ballintomb	Scottish Environment Protection Agency (SEPA)	Request the addition of the wording “Options for waste water drainage should be thoroughly investigated as options for discharge to the water environment are limited.” After the wording “There is no public drainage system.”	Amend wording.
General Comments	Scottish Natural Heritage (SNH)	For clarity and to ensure developers are aware that other policies apply, recommend that the wording for the last sentence of the first paragraph under heading designations “...These are acceptable in principle” add in “subject to compliance with other relevant policies within the Moray Local Development Plan 2015, but will require...”	Amend wording.

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		<p>Combining groupings that have potential for development with groupings that have already reached capacity is confusing. Recommend separating guidance into 3 sections, groupings with capacity for new development, groupings with limited capacity for new development and groupings with replacement capacity only. The alternative would be to add standard text to the description of each grouping that clearly identifies what scope for development there is.</p>	<p>Text will be added to groupings where necessary to make it clear where identifiable opportunities (designated sites) and gap site opportunities (non designated sites) exist and where development is restricted.</p>
		<p>The proposed wording for allocations with the potential to have a likely significant effect on nearby Natura sites is not sufficiently clear or robust in relation to the Habitats Regulations. Recommend the wording for each relevant grouping is amended to “Developers must demonstrate that there will not be an adverse effect on the integrity of the River Spey SAC” with similar wording applied to other SACs and SPAs.”</p>	<p>Amend wording to read “Developers must demonstrate that there will not be an adverse effect on the integrity of the River Spey SAC” with similar wording applied to other SACs and SPAs.”</p>