

Item: 14

Appendix 1 Monitoring Report 2017

Introduction

This monitoring report is intended to examine the performance of the Moray Local Development Plan 2015 (MLDP15) and provide an update on land use planning issues. The monitoring report:

- Provides an update on population statistics and projections;
- An update on progress of actions set out within the Moray Local Development Plan Action Programme;
- A review of Local Review Body (LRB) cases;

The MLDP15 includes an Action Programme which supports the delivery of the plan by setting out the actions necessary to implement the strategy and policies. **Appendix 2** of this Report includes an updated Action Programme with updates on progress on the various actions in the final columns.

The monitoring report also provides an evidence base for Local Development Plan reviews.

Demographics

The 2016 population for Moray was 96,070 which is an increase of 0.6% from 2015. The most recent population projections from the National Records of Scotland (NRS) are as follows:

2012	2013	2015	2016	2039
92,910	94,350	95,510	96,070	95,583

Source: NRS

Since 1989, Moray's total population has risen in line with an overall rise across Scotland as a whole. Although the population has risen by 2.9% since 2012, projections show that by 2039 the population of Moray is projected to be 95,583 which is marginally lower than the 2016 figures. By comparison Scotland's population is projected to increase by 7.5% between 2014 and 2039.

Members should be wary of long term population projections. In a report presented to the Environmental Services Committee in 2004 (paragraph 2.2 of the report refers), population projections were of concern as they indicated that Moray's population could fall by 8 percent over the period from 2002 to 2018 to below 80,000. This projection has proven to be significantly incorrect given the current population is 96,070. There is no reason to suggest that the population of Moray will level out or decrease at this time given the continued population growth since 2002.

A breakdown of the population projections in different age groups over the next 25 year period shows that Moray will witness a continuing decline in the number of school age children with an increase in the 75+ age category which is expected to increase the most in size.

Age Group	Base Year	Projected Year				
	2014	2019	2024	2029	2034	2039
0-15	16,591	16,141	15,786	15,471	15,442	15,246
16-29	15,472	14,987	14,549	14,100	13,919	13,655
30-49	24,245	22,796	22,325	23,020	22,805	22,528
50-64	19,454	20,705	20,836	19,210	17,622	17,123
65-74	10,563	11,385	11,766	12,908	13,890	13,479
75+	6,566	7,459	9,262	10,645	12,007	13,542
Total	92,891	93,473	94,524	95,354	95,685	95,583

Source: NRS

This projection trend has not changed significantly since the 2016 Monitoring Report. The projections still indicate that an increasing ageing population in the 75+ category and declining population in the 0 -29 age category is a problem that Moray is going to have to continue to address in the future.

Migration is still a contributing factor to population growth in Moray which was a trend that was also highlighted in the 2012 and 2016 Monitoring Reports. Between 2013– 2015 there was a net inflow of 494 people into Moray per year. The table below shows a breakdown of net migration into different age groups:

Age Group	In	Out	Net Migration
0-15	766	616	150
16-29	953	1,094	-141
30-49	849	630	219
50-64	692	486	206
65-74	306	246	60
Total	3,566	3,072	494

Source: NRS

The 16-29 age category accounts for both the highest number of in and out migrants and is the only category with a net deficit. This trend has not changed significantly from 2016 and suggests that Moray is struggling to retain school leavers and graduates who are essential to the long term sustainability of Moray’s economy and supporting the projected ageing demographics of the area.

The changing demographics highlight that there will be a significant change in household type which has been taken account of in the Council’s Housing Needs and Demand Assessment and will need to continue to be taken into account for the provision of housing for the next 25 years. This creates demand for smaller houses, flats, terraced properties, and houses for the elderly including accessible housing:

Household Type	2014	2039	% change in Moray 2014-2039
1 adult	12,894	16,832	31%
1 adult with 1 or more children	2,017	3,413	69%
3 or more adults	3,251	2,507	-23%
2 or more adults with 1 or more children	8,495	7,157	-16%
Total	41,288	46,832	13%

Source: NRS

The projections show that the number of large households is expected to decrease, with households of 2 or more adults expected to fall by 16%. This is coupled with the number of one adult households projected to increase by 31% and households with 1 adult and more than one child to increase by 69%.

Household by age of head of household	2014	2039	% change in Moray 2014-2039
16-29	3,857	3,625	-6%
30-44	9,090	9,602	+6%
45-59	12,197	11,367	-7%
60-74	10,115	10,763	6%
75+	6,029	11,475	+90%
Total	41,288	46,832	13%

Source: NRS

Analysis of a breakdown of age categories by age of head of household shows that there will be a projected 90% increase in the number of households headed by the 75+ age group. This projected trend again highlights that over the 25 year period the demographics of Moray will become “top heavy”.

The projections highlight that there will be a significant change in the demographics of Moray with a population that is ageing faster than the Scottish average with a trend towards smaller households. These projections trends will have implications for local service provision such as health care facilities for the elderly and also housing provision. The changing demographics are likely to put new strains on housing supply and house type provision. There will be a greater need for more accessible housing and housing to cater for smaller households such as smaller flats.

Implications for LDP 2020

- **Population of Moray and household formation is steadily increasing;**
- **Maintain a five year effective land supply to deliver housing to meet an increasing population;**
- **Provide more affordable and accessible housing;**
- **Ensure a mix of housing is provided to meet the changing demographics of an ageing population and smaller household size**

Action Programme

Action Programmes are prepared to support the delivery of Local Development Plans and are a requirement of the Planning (Scotland) Act 2006. The Moray Local Development Plan Action Programme sets out the actions necessary to implement the strategy and policies of the plan. The Action programme has been updated for 2017 and provides further updates from the 2016 Monitoring Report as well as identifying new actions. The updated 2017 Action Programme is attached as **Appendix 2**.

A “traffic light” coding has been used to give an overall indication on progress;

- Red – sites/actions in danger of non-delivery;
- Amber – sites/actions where there is little happening but no specific risk to non-development;
- Green – sites/actions being actively progressed.

A “**C**” has been added to actions that are complete or sites that are under construction. An “**O**” has been added to actions that are on-going.

The Action Programme update shows that good progress has been made in the development and adoption of Supplementary Guidance and processes to help deliver development.

Several volumes of Supplementary Guidance and other policy documents have been progressed and adopted since the 2016 Monitoring Report. For example, Accessible Housing SG, Open Space Strategy SG, Forestry and Woodlands Strategy, Elgin Transport Strategy, Dallas Dhu & Elgin South Masterplans and five development briefs.

Monitoring of development through the Housing Land Audit and Employment Land Audit has also been completed annually. The Town Centre Health Checks are currently being progressed with one due to be completed in 2018. Monitoring of the application of LDP policies is on-going through the Policy Log. This identifies any operational issues and provides policy interpretation to Development Management.

Implications for LDP 2020

- **Maintain policy log to monitor application of policies and provide policy interpretation to Development Management;**
- **Progress Supplementary Guidance and other policy documents to support LDP policies;**
- **Ongoing programme of development briefs and key design principles for housing designations to improve design standards.**

Settlement Actions

Aberlour – No new development on designated sites.

Alves – No new development on designated sites. Residential designated site is LONG.

Archiestown – No new development on designated sites.

Buckie – Housing development progressing at R2 Parklands and R7 & R8 Barhill Road. Consent for 112 unit housing development on R11 Barhill Road South granted by Committee in March 2017. Moray Council Estates progressing development of employment land at March Road Industrial Estate. Promotion of the harbour including quayside facilities is still ongoing.

Burghead - No new development on designated sites. A development brief has been prepared for R4 Clarkly Hill

Craigellachie – Consent granted for 7 houses on R4 Brickfield in March 2017.

Cullen – No new development on designated sites.

Cummingston – No new development on designated sites.

Dallas – No new development on designated sites.

Dufftown – No new development on designated sites.

Dyke – Planning permission in principle granted for 12 dwellings on R1 North Darklass Road.

Elgin – Masterplan for Elgin South approved in May 2017. Detailed planning application for Phase 1 (870 houses, sports centre and sites for two primary schools) was approved at a pre-determination hearing in June 2017. A planning application in principle has been received for the first phase of the Findrassie masterplan. Consent was granted for 134 units on R9 Driving Range and part of R8 Glassgreen by Committee in September 2016. Consent was granted in June 2016 for 106 units on R10 Linkwood Steading which is now under construction. Construction of new Elgin High School is progressing well. A shortage of effective employment land has been identified in Elgin and constraints on land must be addressed in addition to new land being identified in the next Local Development Plan.

Findhorn – R2 Dunelands is under construction including completion of employment uses. A masterplan for Dunelands (North Whins) is being developed.

Findochty – No new development on designated sites.

Fochabers – Housing development progressing on site R1 Ordiquish Road and R3 East Duncan Avenue. Development of OPP1 High Street for retail and residential has commenced and car showroom/garage completed on OPP4 Garden Centre.

Forres – Housing development progressing on site R2 Knockomie, R3 Ferrylea (and LONG3) and completed on R5 Burdshaugh. A masterplan for Dallas Dhu was approved by Committee in May 2017. Construction has commenced on a new road link between the A96 and Waterford Road to allow for a new train station and investigations are continuing into the potential for new industrial land to be allocated at Waterford.

Garmouth – No development on designated sites.

Hopeman – No housing development on designated site. Consent granted by LRB for an extension to West Beach Caravan Park.

Keith – Housing developments are complete on R2 Alexandra Road and R10 Broomhill Road. Development is progressing on R8 Edindiach Road. Site R1 at Nelson Road is being developed as single plots, with two houses completed and one consented. Consent granted in May 2017 for 90 affordable units at R6 Banff Road North.

Kinloss – No development on designated sites.

Lhanbryde – No development on designated sites. Construction nearing completion for housing for people with complex needs on part of OPP1 site on Garmouth Road.

Lossiemouth – Development progressing on Sites R1 Sunbank/Kinnedar and R3 Inchbroom.

Mosstodloch – No development on designated sites.

Newmill – No development on designated sites.

Portgordon – No development on designated sites.

Portknockie – No development on designated site.

Rafford – No development on designated site.

Roths – No development on designated sites.

Rothiemay – No development on designated sites.

Urquhart – No development on designated sites.

Implications for LDP

- **Development concentrated in Elgin, Buckie and Forres. Very little development in third tier settlements and Speyside.**
- **Review of the effectiveness of sites;**
- **Consider alternative approach to unlocking large housing designations that have been in several local plans such as a phased approach and promoting plots and self build;**

Housing Land Audit

The Housing Land Audit 2017 shows an effective housing land supply of 4094 units, meeting the requirements to have a five year effective supply. It identifies that in 2016 there were 334 completions which is a decrease from 2015 when 337 were completed.

	2012	2013	2014	2015	2016
Moray	341	295	309	337	334

Table showing completion rate 2012 -2016, HLA 2017

While the overall effective land supply is good, the numbers of completions are below the annual requirements identified in the Housing Needs and Demand Assessment 2012 of 538 units. Projected completions are estimated to increase over the next couple of years as sites within MLDP 2015 are

built out. Completions have generally reflected the settlement hierarchy, with completions highest in the primary centre of Elgin, followed by the second tier settlements of Forres and Buckie respectively. Development rates in Keith and Speyside continue to be low and Officers are looking at how existing sites can be made more effective as part of the preparation of the MLDP 2020.

Implications for LDP 2020

- **Unlocking sites that have been designated in several plans by looking at alternative approaches particularly in third tier settlements;**
- **Focus on delivery of housing to meet the identified demand due to an increasing population and changing demographics;**
- **LDP to focus on a longer term spatial strategy for growth as recommended by the current national planning review.**

Employment Land Audit

The Employment Land Audit 2017 highlighted that there is 80.62 hectares (net) of marketable/effective employment land, of which 18.07 hectares (net) is immediately available. This is a decrease of 18.79 and 0.78 hectares respectively compared to 2016.

In Elgin the Barmuckity Strategic Development Framework was approved on 1 November 2016 to aid delivery of the site and ensure a marketable/effective employment land supply can be maintained in Elgin. The balance of uses in the framework aims to promote delivery by ensuring an economically viable project. The framework gives a level of certainty in respect of land use and developable area, as well as providing consistency and continuity over time. Development is considered to be economically viable and deliverable within five years. This has meant that land at Barmuckity has moved from constrained to marketable/effective which has improved supply levels in Elgin. However, further land will be required to be identified in the next LDP to improve choice and enhance supply.

In Forres, investigations are continuing into the potential for new land to be allocated at Waterford, particularly given the proposed new road link between the A96 and Waterford Road. At Buckie, the Council has progressed the acquisition of a site at March Road and the site will be developed on a phased basis as demand and funding dictates with the first phases expected to start on site this summer.

Implications for LDP 2020

- **Identification of more employment land across settlements in Moray;**
- **Delivering first phase of Barmuckity in alignment with the approved strategic framework;**
- **Resolve issues on identified sites to improve the supply of serviced land across Moray.**

Placemaking and Design

Quality Audit

The MLDP introduced a new primary policy in relation to Placemaking as well as updating the Urban Design SG. The change in policy approach is part of a broader step change in how design is considered which has also included training and the introduction of new processes to raise the standards of Urban Design across Moray.

The 2016 Monitoring Report highlighted that a Quality Audit process was introduced to implement and assess planning applications against the Primary Placemaking Policy. This involves a multi-disciplinary team of Council Officers from Development Plans, Development Management, Housing and Transportation assessing proposals and working with developers to resolve design issues.

Proposals are assessed against 12 Design Principles and are scored using a traffic light system. To date 11 Quality Audits have been completed and where design standards have fallen below the required standard discussions with the applicant have resulted in improvements ensuring that the application complies with the Placemaking Policy prior to determination. Monitoring of the completed Quality Audits has been undertaken to influence the next Placemaking policy in the Moray Local Development Plan.

Moray Council won an award for steps to raise the standards of design which included the Quality Audit process under the title “Creating Places in Moray” at the 2016 Scottish Awards for Quality in Planning. The award was submitted by the Council in partnership with Architecture and Design Scotland and explained the steps that have been taken to improve the design standards of development and promoting better placemaking across Moray.

Implications for LDP 2020

- **Monitoring of the Quality Audit process to influence the next Placemaking Policy;**
- **Key elements that are currently in the Urban Design SG to be included in the policy;**
- **Key design principles on designated sites to improve design standards.**

Masterplans & Development Briefs

Masterplans

Since the 2016 Monitoring Report work has continued to progress on the programme of Masterplan and development briefs. This has involved collaborative partnership working between landowners, developers and the Council with several of these projects now completed. The collaborative partnership approach has helped deliver high quality place led masterplans which have raised standards of design.

The Findrassie masterplan was adopted in 2015 and was subject to the Architecture and Design Scotland (ADS) Design and Review Panel process. This approach to collaborative working was

described by ADS as representing national best practice and was rewarded at the Scottish Awards in Quality in Planning 2016 where it won an award in the partnership category, reflecting the benefits that can be achieved through collaborative working.

The Dallas Dhu masterplan has progressed since the 2016 Monitoring Report and was approved as Supplementary Guidance on 30 May 2017 to be used as a material consideration in the determination of planning applications pertaining to site R6 Mannachy, R10 Dallas Dhu and Forres LONG 2 of the MLDP. The masterplan adopts a landscape led approach and aims to achieve a successful transition from urban to rural character creating a high quality edge to Forres. The masterplan was subject to three design appraisal workshops hosted by ADS which was attended by Council Planning Officers and Altyre Estate Design Teams to evaluate the masterplan and support the Council in delivering higher standards of design and placemaking.

The Elgin South Masterplan was approved as Supplementary Guidance on 30 May 2017 and will be used as a material consideration in the determination of planning applications pertaining to site LONG 2 of the MLDP. The Masterplan includes the site of the proposed Moray Sports Centre, sites for two primary schools, approximately 2,500 houses, a cemetery, retail and community uses. The Masterplan also includes an extensive network of green spaces with a clear hierarchy and function ranging from a large formal park, to play areas, sensory gardens and allotments.

Bilbohall is designated in the LDP 2015 as sites R3 Bilbohall South, R4 South West of Elgin High School, and R12 Knockmasting Wood. A masterplan is currently being prepared jointly by Moray Council, Grampian Housing Association and Scotia Homes for these sites and CF2 Edgar Road and OPP7 as this is no longer required for sport or recreational facilities. It is anticipated that the draft masterplan will be presented to a meeting of this Committee in December 2017.

Development Briefs

Five development briefs have been prepared for sites allocated for residential development in the MLDP. These are;

- R4 Clarkly Hill, Burghead;
- R1 and LONG Manse Road, Hopeman;
- R2 and LONG Braes of Allachie, Aberlour;
- R11 Pilmuir Road West, Forres; and,
- R13 Hamilton Drive, Elgin.

The development briefs set out the design standards for future development of these sites and developers will be expected to reflect these design standards in their proposals. The design standards or principles set out in the development briefs reflect the qualities of a successful place embedded in Scottish Government policy, Placemaking Policy and Supplementary Guidance on Urban Design and take cognisance of the context and characteristics of each site. This design-led approach to planning will help to ensure high quality development that identifies with the settlement within which it is located. The development briefs will be reported to the Planning and Regulatory Services Committee in August 2017.

Implications for LDP 2020

- **On-going programme of development briefs on designated sites to improve design standards**

Open Space

Policy E5 Open Spaces in the MLDP gave a commitment to preparing an Open Space Strategy Supplementary Guidance to provide a better understanding of the open space resource. The Open Space Strategy was prepared by a working group led by Officers from Planning and Development with representation from Land and Parks, Moray Access Manager and Scottish Natural Heritage (SNH). The 2016 Monitoring Report reported that work on the Open Space Strategy had commenced and that an audit of sites in Elgin, Forres, Buckie, Keith, Lossiemouth, Dufftown and Aberlour had been completed.

The strategy has been completed and provides a strategic vision for the provision, development, maintenance and management of open space. The strategy and application of standards aims to improve consistency in decision making and will support and provide guidance in respect of LDP Policy E5 Open Spaces. It is anticipated that a finalised strategy will be presented to the Planning and Regulatory Services Committee on 15 August 2017 for final approval.

Implications for LDP 2020

- **Open space strategy to influence the next open space policy;**
- **Evidence base for achieving better standard of open space in new developments;**

Accessible Housing

Since adoption of the MLDP15, a number of planning applications have come within the scope of Policy H9 and the Accessible Housing Supplementary Guidance. However, developers had been mainly providing flats as their accessible housing contribution. A small number of 3 bed houses have also been approved as meeting accessible requirements. Although these house types do comply fully with the current Guidance, they were less likely to fulfil its objectives, i.e. to provide people with increased availability of single storey accessible housing in the private sector.

To address this issue a revision to the Accessible Housing SG was made which requires half (50%) of the private sector accessible housing units that are delivered to be single storey i.e. a bungalow to ensure a mix of house types that more accurately reflects need and demand. The revised guidance was approved as supplementary guidance on 6 September 2016.

Implications for LDP 2020

- **Providing the necessary housing mix to meet Moray's ageing population and people with specific needs.**

- **Provide a variety of accessible housing types.**

Forestry and Woodlands Strategy

Scottish Planning Policy (SPP) states that planning authorities should consider preparing forestry and woodland strategies as supplementary guidance to inform the development of forestry and woodland in their area. The 2016 Monitoring Report stated that the Development Plans Section were preparing the Moray Forest and Woodland Strategy and that a working group was set up with representation from the Council, Scottish Natural Heritage, HIE, and the Forestry Commission. A call for ideas was issued in April 2016 to stimulate ideas from key stakeholders interested in woodlands and forestry. Two engagement events were held with one specifically for the timber industry and the other for wider stakeholders aimed more at the recreational, tourism, access and wellbeing aspects of the strategy.

The draft Forest and Woodlands Strategy was issued for a 12 week public consultation period by the Planning and Regulatory Services Committee on 17 January 2017. The finalised draft will be presented to a meeting of the same committee on 15 August 2017 and if approved will become Supplementary Guidance.

External funding has been secured to implement a first phase of health walks at Culbin and Roseisle and to consider the feasibility of developing and promoting the Moray Way into an off road cycling route.

Implications for LDP 2020

- **Stronger relationship between Forestry and Woodlands Strategy and Local development Plan policies**

Housing in the Countryside

The 2016 Monitoring Report highlighted that one of the key planning issues currently being faced in Moray is the proliferation and build-up of housing in the open countryside. This will be identified as a main issue in the preparation of the next Local Development Plan.

Through the recent review of the Rural Grouping Supplementary Guidance it became clear that there are numerous areas across Moray where there is a concentrated build-up of housing. This uncharacteristic build-up of housing is having a detrimental impact on the character and appearance of Moray, with several rural areas becoming suburbanised. It was therefore agreed by the Planning and Regulatory Services Committee on 1st December 2015 to commission a landscape consultant to help explore options to try to address the issue of build-up.

The key issues arising from the Landscape report were reported back to the committee on 14 June 2016. The report focused on 8 study areas identified as hotspots in the Housing in the Countryside SG and concluded that in some areas the degree of cumulative build up has resulted in

the landscape being changed so much that the rural environment could not be described as high quality as the character of rural and urban had merged.

A workshop was held at the end of December 2016 for elected members to discuss the issue of housing in the countryside where there was a general consensus that there was a problem with build-up and that the current housing in the countryside policy is too permissive. This formed the basis to begin work on reviewing the Housing in the Countryside policy for the next Local Development Plan.

As part of reviewing the housing in the countryside policy it is important to understand how the current settlement hierarchy is working as there is a clear relationship between rural groupings and housing development in the countryside. The MLDP settlement hierarchy aims to guide development firstly to Elgin as a primary centre, then secondary centres (Forres, Buckie, Keith and Lossiemouth) followed by third tier settlements (Burghead, Aberlour and Cullen). In rural areas development should be guided to rural groupings and lastly housing in the countryside.

During the review of rural groupings, analysis was undertaken that highlighted that the settlement hierarchy for Moray is not working as intended. The analysis showed that completion rates of housing in the countryside are equal to the combined total of rural groupings and third tier settlements combined. This imbalance is severely impacting on levels of development in third tier settlements and identified rural groupings, which is significantly less sustainable in terms of service delivery.

The review of the housing in the countryside policy seeks to address the identified issue of cumulative build up and support the Rural Groupings Supplementary Guidance which aims to create sustainable groupings that promotes an alternative provision to individual houses in the open countryside. In promoting a more sustainable pattern of development the Council can reduce the burden associated with providing services such as school transport, waste collection and homecare provision. As part of this review, a review of existing groupings is being undertaken as well as the potential to identify new clusters or groups that could accommodate rural development.

This issue will be considered through the Main Issues Report as part of the preparation of the next MLDP which will be reported to the Planning and Regulatory Services committee at the end of 2017.

Implications for LDP 2020

- **Revision of the Housing in the Countryside Policy to address the identified issue of build up across Moray;**
- **Addressing the imbalance in the settlement hierarchy by guiding development towards identified settlements and groupings;**
- **Identifying more development opportunities in rural groupings and clusters to promote sustainable development.**

Wind Energy

Updated Wind Energy Guidance was reported to the Planning and Regulatory Services Committee on 6 September 2016 and was issued for public consultation for an 8 week period at the end of 2016. The updated guidance brings it in line with Scottish Planning Policy (2014) and includes an updated landscape capacity study reflecting recent developments and a section on capacity for turbines 150-200m. The finalised guidance was approved at a meeting of the same Committee on 28 February 2017 and has been submitted to Scottish Ministers for final approval. If approved by Scottish Ministers, it will provide additional policy guidance in support of Policy ER1 of the MLDP to assist the Council in considering wind energy development proposals.

Proposals for new wind farms and single/ small groups of turbines are significantly fewer than previously, although there remains interest in repowering and extension of existing wind farms. Following a Public Local Inquiry in 2015, consent was granted for Hill of Towie 2 wind farm.

Implications for LDP 2020

- **Cumulative impact and opportunities for extensions and repowering of existing wind farms to be highlighted.**

Developer Obligations and Infrastructure

Supplementary Guidance was approved by the Scottish Government on 14 October 2016 and now forms part of the statutory Moray Local Development Plan. The Supplementary Guidance is reviewed on annual basis primarily to update figures for infrastructure requirements. The updated Supplementary Guidance is to be presented to a meeting of the Planning & Regulatory Services Committee on 15 August 2017 for approval to publically consult. It is anticipated that the final Supplementary Guidance will be reported to the Planning & Regulatory Services Committee in December 2017 for approval.

An Infrastructure Delivery Group (IDG) has been set up to proactively co-ordinate the planning and delivery of infrastructure in Moray. The IDG is led by Development Planning and Facilitation and includes representatives from the Council's Transportation Service, Education Service, Development Management, NHS Grampian and Scottish Water. Representatives from other Council Services and infrastructure providers are invited to attend when required. This group also ensures that there is a strong evidence base for which to seek developer obligations to avoid legal challenges and monitors the delivery of infrastructure and spending of developer obligations.

The 2016 Monitoring Report set out that the Service Level Agreement with Aberdeenshire Council to provide a Developer Obligations service to Moray Council would be reviewed in December 2016. At a meeting of the Policy & Resources Committee held on 22 November 2016 it was agreed to terminate the SLA with Aberdeenshire Council and bring the service in-house. The developer obligations service was brought fully in-house on 1 April 2017.

Implications for LDP 2020

- **Viability testing of the Local Development Plan to be introduced, highlighting the cost of infrastructure.**

Elgin Transport Strategy

The 2016 Monitoring Report highlighted that a new Transport Strategy for Elgin was being prepared by the Transport Development Team. The strategy will become an important consideration for Elgin in the development of the next Local Development Plan. The finalised document will be presented to full council in August 2017.

Implications for LDP 2020

- **Elgin Transport Strategy to facilitate development and long term growth of Elgin;**
- **Identification of essential transportation infrastructure requirements for identified sites and areas for future identified growth.**

Future School Estate

Officers from Planning and Education are working together to identify the school estate requirements to 2035 to align with the Local Development Plan and anticipated growth.

Implications for LDP

- **Long term strategic approach to planning the school estate requirements will identify the need for new sites so that they can be strategically planned as settlements grow. Will have implications for site selection and long term growth of settlements.**

Healthcare and Healthy Living

Planning officers are working closely with officers from NHS Grampian to identify future healthcare requirements for GP's, dentists and pharmacy facilities. In addition to the land requirements for new healthcare facilities, new developments should promote active travel and healthy living with opportunities for active lifestyles including allotments, cycle and walking routes, sensory gardens, recreation and sports areas. Future healthcare is likely to require better digital areas and it is important that new development supports this.

Implications for LDP 2020

- **Improving health and well-being to be embedded in policies for the next LDP;**
- **Continual improvement of urban design standards for new developments to promote healthy living and social interaction;**
- **NHS Grampian to identify future healthcare requirements so that it can be incorporated into LDP 2020;**
- **Support the Active Travel Strategy.**

Scottish Water

Planning officers liaise with Scottish Water on a regular basis, discussing medium to long term growth and where infrastructure upgrades may be required. Ongoing discussions have highlighted that there are potential capacity issues in Elgin, Forres, Aberlour, Dallas and Keith and these areas will require growth projects to be initiated once criteria have been met.

The Scottish Water modelling team will be undertaking a strategic assessment of development capacity in the Elgin and Forres area. This will take account of planned growth and identify where upgrades are required at a strategic level. Modelling will be completed for Elgin in spring 2018 and Forres will be commenced in early 2018.

Implications for LDP 2020

- **Planning Officers to continue to liaise with Scottish Water through the LDP process to discuss newly identified sites and implications and promote alignment of investment to support growth.**

Local Review Body

The Planning (Scotland) Act 2006 and the Town and Country Planning (Scheme of Delegation and Local Review Procedure) (Scotland) Regulations 2013 combined set out provisions covering local reviews for local developments to be conducted by a Local Review Body (LRB) of the Council. The Moray LRB has been in operation since 2009.

This Monitoring Report focuses on LRB reviews determined between August 2016 to May 2017 and the key trends that have emerged. In total 20 cases have been reviewed since August 2016 which is lower than was reported in the 2016 Monitoring Report. This is partly due to the local council elections that took place in May 2017. The table below shows that there was an even split between reviews being upheld (approved) and dismissed (refused).

	August 2015 – July 2016		August 2016 – May 2017	
Total number of cases	38		20	
Upheld (approved)	22	58%	10	50%
Dismissed (refused)	16	42%	10	50%

Since August 2016, housing in the countryside proposals still account for the majority of LRB cases (75%). The table below shows that there has roughly been an even split between reviews being upheld (approved) and dismissed (refused) which is a similar trend to what was reported in the 2016 Monitoring Report.

There were two rural business applications. One was for holiday chalets which was refused due to its location within the Coastal Protection Zone and the other was an office building that was approved immediately outwith the settlement boundary of Kinloss. The other cases were householder applications (both extensions with one approved and one refused) and a proposal to locate storage containers within the Forres conservation area which was refused.

Type of application	Total Number Submitted	Dismissed (refused)	% Dismissed	Upheld (approved)	% Upheld
Housing in the Countryside	15	7	47%	8	53%
Rural Business	2	1	50%	1	50%
Householder	2	1	50%	1	50%
Conservation Areas	1	1	100%	0	0%

Table- August 2016- May 2017 LRB decisions.

Appendix 1

Summary of cases considered by LRB in August 2016 to May 2017

161	16/00344/APP Erect office building at Damhead, Kinloss	Erection of office immediately outwith the settlement boundary	Settlement boundary, Road Safety	Approved subject to suspensive conditions regarding achieving the required visibility splay and connecting to the public sewer.
162	16/00555/APP Caretakers flat, Covesea	Housing in the countryside	Coastal Protection Zone	Review dismissed and planning permission refused.
163	16/00660/APP Erect house Wester Buthill, Roseisle	Housing in the countryside	Build up	Review upheld and planning permission granted, subject to standard conditions.
164	16/00513/APP Erect 3 holiday chalets at North Covesea, Duffus	Holiday Chalets	Coastal Protection Zone, Detrimental to character and appearance of the area.	Review dismissed and planning permission refused.
165	16/00382/APP Erect dwelling east of Brennach, Birnie	Housing in the countryside	Build up and lack of boundaries.	Review dismissed and planning permission refused on boundary grounds only.
166	16/00492/APP Erect extension 10 Church Place, Findhorn.	Extension to front of property	Loss of amenity	Review dismissed and planning permission refused
167	16/01011/APP Erect house and detached garage at Upper Hilton View, Hilton Farm, Buckie	Housing in the countryside	Obtrusive development, build up	Review dismissed and planning permission refused
168	16/01139/APP Erect house on plot adjacent to Eastwood, Calcots, Elgin	Housing in the countryside	Intensification of use of existing access. Gable design did not comply with H& eaves formula.	Review dismissed and planning permission refused of gable formula only.
169	16/00917/APP Erect house and detached garage at plot 5 Enzie station, Clochan, Buckie	Housing in the countryside	Build up and proximity to rural grouping	Review upheld and planning permission granted subject to standard conditions and a condition that suitable drainage design is submitted and agreed with MFRM.
170	16/00944/APP Erect house	Housing in the countryside	Build up and ribbon	Review dismissed and planning permission refused.

	at North Hilton, Hilton Farm, Buckie		development	
171	16/00989/APP Erect house and garage at Lower Wardend Side, Wardend, Birnie	Housing in the countryside	Build up and ribbon development	Review upheld and planning permission granted subject to standard conditions.
172	16/01305/APP Site7 self-storage containers on site to rear of 24, 26 and 28 High Street, Forres.	Siting of storage containers	Proposal would have detrimental impact on conservation area and is overdevelopment within curtilage of the site.	Review dismissed and planning permission refused.
173	16/01037/APP Erect house at West Ringorm, Elchies, Craigellachie	Housing in the countryside	Build up and ribbon development	Review dismissed and planning permission refused.
174	16/01653/APP Caretakers House, Covesea, Lossiemouth	Housing in the countryside	Coastal Protection Zone	Review upheld and planning permission granted subject to standard conditions and tarmacking of the first 15m of the access.
175	16/01599/APP Erect a sun lounge at Church Place, Findhorn	Extension to the front of a house	Intrusive with adverse impact and detract from character, amenity and appearance of property and surrounding area.	Review upheld and planning permission granted subject to standard conditions.
176	16/01539/APP Erect dwellinghouse at Sweethillocks, Duffus	House in the countryside	Contrary to EP8 Pollution. Site is located within MOD's RAF Lossiemouth noise contour band of 72dBA.	Review upheld and planning permission granted subject to following conditions; <ul style="list-style-type: none"> i. Standard and consultees; ii. Compensatory planting for all trees felled; iii. The first 15m of the access road to be constructed to MC specification and surfaced with tarmac prior to the start of building works; and iv. That the decision notice state that the site falls within the noise contour band of 72dBA.
177	16/01627/APP Erect	Housing in the countryside	Proximity to settlement	Review upheld and planning permission granted

	dwellinghouse on land adjacent to Hillside House, Rothes		boundary. Overtly prominent and will result in unacceptable build up and ribbon development immediately outwith the settlement boundary.	subject to standard conditions and that screening is provided along the boundary with the A941 prior to commencement, following payment of developer obligations or registration of a Section 75 agreement.
178	16/01820/APP Erect house on plot adjacent to Eastwood, Calcots, Elgin	Access	Intensification of an existing access where the visibility is restricted.	Review dismissed and planning permission refused.
179	16/01468/APP Erection of dwellinghouse at East Troves, Troves	Housing in the countryside	Housing within the CAT, Build up	Review upheld and planning permission granted subject to standard/consultee conditions and a condition that sufficient screening be provided around the site throughout the lifetime of the development.
180	16/01469/APP Erection of dwellinghouse at West Troves, Troves	Housing in the countryside	Housing within the CAT, Build up	Review upheld and planning permission granted subject to standard/consultee conditions and a condition that sufficient screening be provided around the site throughout the lifetime of the development.