



Housing Land Audit 2016



Moray towns and Local Housing Market Areas (LHMA)



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Preface

This schedule of housing land is produced by the Moray Council in consultation with local housebuilders and landowners. While every effort has been made to ensure that the information in the audit is accurate and complete, the attention of the user is drawn to the following points:

- The introduction contains advice on the interpretation and analysis of the statistics and this should be carefully studied, to avoid possible misrepresentation.
- The information on housing is presented comprehensively for sites of 4 or more houses, only aggregated annual totals of past completions are given for smaller sites and individual houses.
- Development Plans, Capital Programmes and commitment levels are continually being updated and should be checked with the appropriate source to obtain the current position.

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1 Purpose of Audit

- 1.1 This audit provides details of Moray's housing land supply as at January 2016. The audit explains the different classifications of land within the overall supply and compares supply with the housing land requirement identified through the Housing Need and Demand Assessment.
- 1.2 The audit also examines past and future predicted trends in housing land supply and identifies any action required to address issues arising.
- 1.3 The audit has been produced using the guidance set out in Scottish Planning Policy, Planning Advice Note 2/2010 and Homes for Scotland Advice Note on Housing Land Audits. New guidance is being prepared on Planning Delivery Advice: Housing and Infrastructure and the content of the has been considered in preparing this year's audit.
- 1.4 Scottish Planning Policy 2014 requires planning authorities to ensure;
 - Local development plans set out the housing supply target (separated into affordable and market sectors) and the housing land requirement for each housing market area up to year 10 from the expected year of adoption.
 - Allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full.
 - Provide a minimum of 5 years effective land supply at all times.
 - Indicate the possible scale and location of the housing land requirement beyond year 10 and up to year 20.

2 Preparation of Audit

- 2.1 The audit has been prepared by The Moray Council using details of all relevant development sites within the Moray Local Development Plan 2015 and other (windfall) sites with planning consent for residential use.
- 2.2 Completions have been recorded through contact with housebuilders, site visits by planning officers and analysis of building warrant completion certificates. Constraints have been identified through the local development plan process and through discussion with statutory consultees.
- 2.3 Details of sites with a capacity of 4 or more houses are recorded and an assessment made of potential future development rates, informed by landowners and developers. This takes account of planning status, infrastructure constraints, building capacity, market demand and financial plans.

3 Land Supply Definitions

3.1 There are three categories of land identified within the audit.

3.2 **Established Housing Land Supply**

3.2.1 This is the total housing land supply, calculated by adding the effective and constrained land together. This includes sites under construction, sites with planning consent and other sites agreed as having potential for development.

3.3 **Effective Housing Land Supply**

3.3.1 This is the housing land supply that is expected to be free from development constraints and available for construction of housing. Most sites with planning consent for residential development and/or identified within the Moray Local Development Plan 2015 fall into this category where the site is free of the following constraint:-

- Ownership
- Physical
- Contamination
- Deficit funding
- Marketability
- Infrastructure
- Land

3.4 **Constrained Housing Land Supply**

3.4.1 This consists of sites which at the time of the audit were not assessed as being effective. The principal reason for the site being constrained is identified in the schedules. The identified constraint is considered to be significant and may not be resolved within the “effective” land supply period. This also includes “LONG” designations, which are constrained under the terms of Policy H2 of the Local Development Plan.

4 Established Land Supply

4.1 The established land supply for the Moray Local Development Plan is shown in Table 1 below.

	2012	2013	2014	2015	2016
Moray	7,016	7,014	6,782	6,421	13,123

Table 1: Established Land Supply

4.2 The established land supply in 2016 has a capacity of 13123 units. This reflects the new Local Development Plan being adopted in July 2015 introducing a series of new sites which now form part of the established land supply. This includes extensive areas of LONG term land.



5 Constrained Land Supply

5.1 The constrained land supply is shown in Table 2.

	2012	2013	2014	2015	2016
Moray	4,874	4,885	4,152	3,947	8,165

Table 2: Constrained Land Supply

5.2 A total of 8165 units are constrained in 2016. Table 3 below summarises the constrained sites and the nature of the constraint.

Constraint	No. of units	No. of sites
Contamination	40	1
Effective 5yr+	1,056	9
Marketability	383	9
Ownership	10	1
Physical	428	11
Programming	453	5
LONG	6,095	13
Total	8,165	49

Table 3: Analysis of Constraints

6 Effective Land Supply

6.1 The five year effective land supply for the Moray Local Development Plan area is shown in Table 4.

	2012	2013	2014	2015	2016
Moray	2,142	2,129	2,630	2,474	4,958

Table 4: Effective Housing Land Supply

6.2 The effective housing land supply has a capacity of 4958 unit.

7 Rest of Moray

7.1 In the Rest of Moray there are a number of consents granted for sites with a capacity of 4 units and over, which make cumulatively make a significant contribution to the housing land supply. New consents and completions are monitored and added to the schedules as part of the audit. The contribution from small sites and the role of sites in rural communities was discussed and agreed with Homes for Scotland as part of the 2009 audit. A figure of 50 units is included for completions in 2016 and future years.



8 Windfall sites

- 8.1 A windfall site is a site not specifically allocated for development in the Local Development Plan but which becomes available for development or is granted planning permission during the lifetime of the Plan.
- 8.2 The contribution of windfall sites to the number of units completed and projected to be complete will be monitored. Windfall completions can make a significant contribution to the land supply.

	2010	2011	2012	2013	2014	2015
Windfall completions	122	110	30	25	12	63

Table 5a: Windfall sites

	2016	2017	2018	2019	2020
Projected windfalls	43	70	62	21	13

Table 5b: Projected windfall

9 Completions

- 9.1 Table 7 identifies previous completion rates, which fall significantly below the Housing Need and Demand Assessment figure annual requirement of 538 units.

	2011	2012	2013	2014	2015
Moray	413	341	295	309	337

Table 6: Completions

- 9.2 Table 7 identifies projected completion rates for the five year effective housing land period. These are largely based upon returns from housebuilders and landowners.

	2016	2017	2018	2019	2020
Moray	365	464	456	441	417

Table 7: Projected Completion Rates

10 Housing Land Requirement & Effective Housing Land Supply

10.1 The Council's Housing Need and Demand Assessment identifies a requirement for 538 units per annum for the period 2012-2024. This includes an element of flexibility and provided a baseline to which further generosity was added to derive the final housing land requirement for the Local Development Plan. This is significantly higher than the figure used for the Moray Structure Plan 2007 of 380 units per annum and significantly higher than recent completion rates in Moray.

10.2 Using the HNDA figure gives a five year requirement $538 \times 5 = 2,690$ units.

	Housing Land Supply	No. of years supply
Established	13,123	24.4
Effective	4,958	9.2
Constrained	8,165	15.2

Table 8: Land supply/ No. of years supply

10.3 This can be broken down further by Local Housing Market Area.

LHMA	5yr requirement	Effective supply	5 Year Projected Completions
Buckie	410	714	154
Elgin	1,200	2,358	1,301
Forres	575	1,125	472
Keith	255	306	118
Speyside	240	455	98

Table 9: Land supply by Local Housing Market Area

- 10.4 The tables highlight that the effective supply identified in the housing land audit meets the 5 yr requirement in all LHMA's as would be expected with the introduction of a new local development plan. A comparison of projected completions against the 5 year requirements suggests that the target figures in the HNDA will not be delivered on the ground, despite sufficient land being designated and available. This is down to market conditions, available finance and infrastructure issues. The situation will require close monitoring, especially in Elgin to ensure that sufficient effective land is available to grow Elgin as part of the Elgin City of the Future aspirations. The projected build out rate for Elgin indicates that over the 5 year period completions will be approximately 938 units, dropping the effective land supply towards the 5 year requirement figure and there may be a need to consider releasing LONG term land in towards the end of the current local development plan period.
- 10.5 The audit totals of effective, constrained and established housing land supply are set out in Table 10 below.

	2012	2013	2014	2015	2016
Effective	2,142	2,129	2,630	2,474	4,958
Constrained	4,874	4,885	4,152	3,947	8,465
Established	7,016	7,014	6,782	6,421	13,123

Table 10: Moray Housing Land Supply 2016



11 Long term housing designations

11.1 Long term designations have been identified to set out the direction of growth and to assist in the forward planning of infrastructure and landscape enhancement/ mitigation. The Council will evaluate the need for early release of long term housing land through the annual housing land audit process and monitoring report. The release of LONG term designations is controlled through Policy H2 of the Local Development Plan and a Technical Note approved by the Council's Planning and Regulatory Services Committee on 24th June 2015. The triggers are;

- * A shortfall in the 5 year effective land supply is identified in the annual Housing Land Audit which cannot be met by:
 - 1) Windfall provision assuming previous trends
 - 2) Constrained sites which are likely to become available for development to meet the shortfall in the relevant timeframe.

In these circumstances an appropriate release of LONG term land may be recommended where:

This can be achieved without compromising delivery of a master-planned approach and where appropriate access, infrastructure and landscape setting can be secured.

The site is demonstrated to be effective within the next five years.

- Where the release of LONG term land is required to deliver key objectives of the Council and its Community Planning partners.

In operating the triggers for release of LONG term land when a shortfall in the 5 year effective land supply in the primary or secondary centres is identified in the annual Housing Land Audit, the Council will consider whether;

- a) the shortfall is considered to be significant
- b) whether the shortfall is likely to be met through windfall provision based on previous trends
- c) whether constrained sites are likely to become available for development to meet the shortfall and whether sites are constrained only through programming
- d) whether the shortfall compromises the ability to meet the housing land requirements set out in Policy H1 of the Local Plan.

If the shortfall is significant and unlikely to be overcome in the short term then an appropriate release of LONG term land will be recommended to meet the shortfall.

TOWN	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
ABERLOUR					0	0	0	0	0	0	0	229
ALVES	4	1	2									250
ARCHIESTOWN		0	1	1	0	0	0	0	0	2	5	24
BUCKIE	84	36	44	55	64	41	31	26	22	14	9	734
BURGHEAD	19	9	8	5	4	4	2	2	10	16	10	76
CRAIGELLACHIE		0		0	0	0	0	0	3	6	5	28
CULLEN	5	0	1	6								85
CUMMINGSTON						1	1	2				
DALLAS												14
DUFFTOWN	1			0	0	10	17	2	4	4		130
DYKE							0	4	4	2	4	3
ELGIN	166	221	188	101	91	177	157	242	197	167	175	6,415
FINDHORN			1	31	0	0	1	2	16	1		
FINDOCHTY		0	0	0	0	0						55
FOCHABERS					4	8	8	12	16	16	16	165
FORRES	77	52	20	32	83	29	69	70	60	87	82	1,472
GARMOUTH/KINGSTON								4	4			10
HOPEMAN								5	10	10		50
KEITH	6	41	21	3	7	3	12	20	16	11	9	443
KINLOSS	1	0	0	0	0	0	0	4	6	6	6	28
LHANBRYDE					0	0	0	0	0	0	0	65
LOSSIEMOUTH	13	0	4	10	6	14	17	19	38	39	36	218
MOSSTODLOCH					0	0				10	10	99
NEWMILL												10
PORTGORDON	0	0	1	1	0	0	0					95
PORTKNOCKIE		0	0	0	0	0						50
RAFFORD												10
REMAINDER OF MORAY	50	50	50	50	50	50	50	50	50	50	50	50
ROTHES												120
ROTHIEMAY												27
URQUHART												25
	426	410	341	295	309	337	365	464	456	441	417	10,980

The amount of land to be released will be dependent upon an assessment of what other sites will become effective to ensure a continuous five year effective housing land supply.

A shortfall of effective housing land in one of the five main towns should be met through a LONG term release in the same town.

Where a decision is made to release LONG term land and there is more than one LONG term site in that settlement, an assessment will be made as to which site is considered the most suitable based on considerations such as infrastructure, landscaping, settlement pattern and effectiveness.

Outwith the five main towns, LONG term sites will only be considered for early release where the residential land designations are clearly demonstrated to be constrained for the entire plan period and that constraint cannot be overcome.

A summary assessment of the triggers against each LONG term site will be presented to the Council's Planning and Regulatory Services Committee with a recommendation as to whether there is any need to release LONG term land.

Settlement	Site	Comment/ Triggers	Recommendation
Aberlour	Braes of Allachie	Effective land supply of 140 units available.	No need to release.
Alves	Alves North	No effective land supply available. Masterplan to be prepared for the site which will influence future release.	No need to release.
Elgin*	North East	Effective land supply of 1478 units available. Projections suggest that there could be be an effective land supply shortage in Elgin around towards the end of the current local development plan period.	No need to release.
Elgin*	South	Effective land supply of 1478 units available. Projections suggest that there could be be an effective land supply shortage in Elgin around towards the end of the current local development plan period.	Triggers for the release of land for new primary school and sports centre are considered to have been met. To facilitate good placemaking, it is proposed to release a small block of land identified in the draft South Elgin Masterplan for primary school, sports centre and approximately 150 housing units. The area is bounded by Linkwood Road to the east, the former disused railway line to the west and the proposed east/west road connection to the south. A plan is available on request.

Settlement	Site	Comment/ Triggers	Recommendation
Fochabers	Ordiquish Road East	Effective land supply of 133 units available.	No need to release.
Forres	Lochyhill	Effective land supply of 1,000 units available.	No need to release.
Forres	Dallas Dhu	Effective land supply of 1000 units available. Masterplan for the site is being prepared.	No need to release.
Forres	West Park Croft	Effective land supply of 1000 units available.	No need to release.
Hopeman	Manse Road	Effective land supply of 25 units available.	No need to release.
Keith	Edindiach Road	Effective land supply of 229 units available.	No need to release.
Urquhart	Meft Road	Effective land supply of 0 units available.	Releasing LONG site will not address issue. Council to contact landowners of designated sites.
Urquhart	Station Road	Effective land supply of 0 units available.	Releasing LONG site will not address issue. Council to contact landowners of designated sites.

Table 11: LONG term sites

* In Elgin, the Council's decision to remove the Western Link Road from the Capital Plan has a significant impact upon the effective housing land supply and as further traffic modelling is carried out, may have further impacts upon the effective land supply to be determined in future audits.

The following definitions and classification in the schedules apply:

Housing Sites - SITE DETAILS GLOSSARY

Site Ref	Area/Settlement or Parish/Residential/Sequential Reference Number.
Location	Address of Site.
Owner	Current owner of the site.
Developer	Agency responsible for the development and management of the site and not necessarily to the actual construction company.
Tenure	Five tenure types are specified:- HA - Housing Association for rent LA - Local Authority PRIV - Private MOD - Ministry of Defence Other - Other tenure, i.e. housing association shared ownership or low cost home ownership and joint venture between a local authority and a private developer.
Area	Site areas are quoted in hectares and represent the gross area of the site.
Units	The capacity of sites is expressed as a number of house units. For sites where no detailed housing layout has yet been prepared and no density has been specified, then an estimate has been made.
Serviced	Indicates the number of housing units which are serviced.
Not built	Total number of house units on the site which have not yet been built at the date of the update.
Effective	Currently effective (EFF) or constrained (CON)
LPR	Local Plan Site Reference
Land Use	Categorises the main existing or former use of a site before it is re-zoned or developed. The land use categories used are:- AGR 1-7 Agricultural Land by Class (1, 2 & 3. 1 = prime) AG BLDG Agricultural Building WOOD Woodlands (may also be grazed) HORT Allotments and nurseries PRIV/PUB OS Privately or publicly owned open space (e.g. Grounds of a large house or hospital) RESID Residential COMM Commercial EDUC Educational RAIL Railway MOD Ministry of Defence PUB BLD Public Building UNUSED Derelict, Vacant, Backland etc. COMMTY Community IND Industry
Greenfield/ Brownfield	Describes whether the site is within an urban area or previously developed (brownfield) or outwith the urban area and not previously developed (greenfield).

APPLICATION DETAILS

Applic Ref	Reference number of planning applications relating to the development of the site. Note where applications are made for individual plots within a site, these have been grouped together under the Application Reference 'Individs' with no decision date given.
Units	Number of units relating to each planning application.
Type	Describes the type of permission application:- OUT Application for Outline Planning Permission DET Application for Full Permission or Permission of Reserved Matters
Decision	Details of decision on the application. Apart from self explanatory terms – Approved, Refused, Withdrawn, Expired, Pending, it has been necessary to indicate the latest classified either as 'Superseded' or 'Duplicate'.
Dec. Date	Date of final decision on the application.

COMPLETION DETAILS

Built	Take up rates (in house units) for the previous 5 years are listed on an annual basis and assessments of subsequent completions are also listed annually for the next 5 years.
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PROJECTED COMPLETIONS

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute
ARCHIESTOWN							
M/AR/R/07/01	15/R1	EAST END		Allachy Homes	5		No
M/AR/R/15/04	15/R4	South of Viewmount			2		No
Total Town Units					7	Total Town Sites	2
BUCKIE							
M/BC/R/002	15/R1	Burnbank	PACKMAN	PACKMAN	4		No
M/BC/R/035	15/R2	PARKLANDS	Milne Property Developments	Milne Property Developments	12		No
M/BC/R/040		Archibald Motors		Milne Property Developments	7		No
M/BC/R/042	I6	19 Commercial Road			10		No
M/BC/R/043	15/OPP1	Highland Yards, East Cathcart Street	Springfield Properties	Springfield Properties	10		No
M/BC/R/044		Former Haldanes store, East Cathcart Street			8		No
M/BC/R/07/08	15/R7	Barhill Road (E)	Springfield Properties	Springfield Properties	34		No
M/BC/R/07/11	08R9/Lo	BARHILL ROAD WEST	TMC	Springfield Properties	17		No
Total Town Units					102	Total Town Sites	8
BURGHEAD							
M/BH/R/006	15/R1	GRANARY NORTH QUAY (A)	PRIVATE	PRIVATE	6		No
M/BH/R/012	08R4	WEST FORESHORE		Tulloch of Cummingston	30		No
M/BH/R/07/02	08R2	REDCRAIG HOTEL (SOUTH)	MFJ Homes	MFJ Homes	4		No
Total Town Units					40	Total Town Sites	3

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Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
CRAIGELLACHIE								
M/CR/R/003	15/R4	BRICKFIELD	Glenmore Properties	Glenmore Properties	9		No	
M/CR/R/15/02	15/R2	Spey Road	Strathdee Properties		5		No	
					Total Town Units	14	Total Town Sites	2
CUMMINGSTON								
M/CM/R/02	R2	Seaview Road	Tulloch of Cummingston	Tulloch of Cummingston	3		No	
					Total Town Units	3	Total Town Sites	1
DUFFTOWN								
M/DF/R/005x	08R1	CORSE MAUL DRIVE	GENESIS PROPERTIES	GENESIS PROPERTIES	7		No	
M/DF/R/008	15/OPP1	MART, HILL ST.	Speyside Timber Products	PRIVATE	15		No	
M/DF/R/15/04	15/R4	Tomnamuidh			5		No	
					Total Town Units	27	Total Town Sites	3
DYKE								
M/DY/R/07/01	15/R1	DARKLASS ROAD	Davidson		12		No	
M/DY/R/15/02	15/R2	South Darklass Road	Davidson?		2		No	
					Total Town Units	14	Total Town Sites	2

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Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute
ELGIN							
M/EL/R/07/04	15/R2	NEW THORNHILL		Barratt East Scotland	114		No
M/EL/R/07/07	15/R5	SPYNIE HOSPITAL NORTH	Robertsons/ Scotia	Robertsons/ Scotia	306		No
M/EL/R/07/09	15/R7/8	Glassgreen south	Springfield Properties		84		No
M/EL/R/07/10	15/R11	FINDRASSIE	Pitgaveny Estate		210		No
M/EL/R/07/11		DUNKINTY HOUSE		Springfield properties	5		No
M/EL/R/083		Former Corn Mill, Wards Road			20		No
M/EL/R/084		13/13A South Street			8		No
M/EL/R/086		Hanover Court			21		No
M/EL/R/087	CF3	CF3 Thornhill Drive	Hanover Housing Association	Springfield Properties	30		No
M/EL/R/15/09	15/R9	Driving Range site	Springfield Properties	Springfield Properties	70		No
M/EL/R/15/10	15/R10	Linkwood steading site	Spingfield Properties	Springfield Properties	70		No
Total Town Units					938	Total Town Sites	11
FINDHORN							
M/FH/R/008	15/R2	FINDHORN DUNELANDS (PHASE 1)	PRIVATE	Duneland Ltd.	15		No
M/FH/R/009	15/R1	Heathneuk			5		No
Total Town Units					20	Total Town Sites	2

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Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
FOCHABERS								
M/FO/R/07/01	15/R1	Ordiquish Road		Bob Milton Properties	40		No	
M/FO/R/07/03		Land to north of Christies garden centre		Morlich homes	4		No	
M/FO/R/15/R3	15/R3	East of Duncan Avenue		Morlich Homes	24		No	
					Total Town Units	68	Total Town Sites	3
FORRES								
M/FR/R/005x	08R5	BURDSHAUGH	PRIVATE	Springfield	16		No	
M/FR/R/058	15/OPP3	Former health centre, Brig Wynd	The Moray Council	The Moray Council	12		No	
M/FR/R/07/01	15/R1	KNOCKOMIE SOUTH	ELLIS		24		No	
M/FR/R/07/02	15/R2	KNOCKOMIE NORTH	Springfield Properties	Springfield Properties	23		No	
M/FR/R/07/03	15/R3	FERRYLEA	Springfield Properties	Springfield Properties	81		No	
M/FR/R/07/04	15/R4	LOCHYHILL	White	Robertson Homes Ltd	100		No	
M/FR/R/07/08	15/R6	MANNACHY	Altyre Estate/Stewart Milne		35		No	
M/FR/R/15/08	15/R8	Balnageith			5		No	
M/FR/R/15/09	15/R9	Plantation Cottage			20		No	
M/FR/R/15/10	15/R10	Dallas Dhu	Altyre Estate		45		No	
M/FR/R/59	Win	Riverlea Bar, Pilmuir Road			7		No	
					Total Town Units	368	Total Town Sites	11

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Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
GARMOUTH/KINGSTON								
M/GM/R/005		Connagedale Farm, south road			8		No	
					Total Town Units	8	Total Town Sites	1
HOPEMAN								
M/HP/R/15/R1	15/R1	Manse Road	White	Tulloch of Cummingston	25		No	
					Total Town Units	25	Total Town Sites	1
KEITH								
M/KH/R/005	15/R1	NELSON TERRACE	WALKER	WALKER	5		No	
M/KH/R/006	15/R2	ALEXANDRA ROAD (W)	SPRINGFIELD PROPERTIES	SPRINGFIELD PROPERTIES	7		No	
M/KH/R/015	15/R3	EDINDIACH ROAD/BALLOCH ROAD (A)	PRIVATE	PRIVATE	10		No	
M/KH/R/025	15/R5	SEAFIELD WALK	PRIVATE	Neil Murray Housebuilders	8		No	
M/KH/R/027	R10	BROOMHILL ROAD	PRIVATE	PRIVATE	1		No	
M/KH/R/035		Keith caravan park, Dunnyduff Road	private	private	12		No	
M/KH/R/07/09	15/R8	Edindiach Road (east))		DEVERON HOMES	25		No	
					Total Town Units	68	Total Town Sites	7

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Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute	
KINLOSS								
M/KN/R/003	15/R1	WOODLAND WEST OF SEAPARK HOUSE	PRIVATE	PRIVATE	6		No	
M/KN/R/008	15/R2	REAR OF WOODSIDE COTTAGE	PRIVATE	PRIVATE	1		No	
M/KN/R/009	15/R3	Findhorn Road, Kinloss			6		No	
M/KN/R/07/04	15/R4	DAMHEAD			9		No	
					Total Town Units	22	Total Town Sites	4
LOSSIEMOUTH								
M/LS/R/023	15/R3	INCHBROOM RD/AVE	Tulloch of Cummingston	TULLOCHS	39		No	
M/LS/R/026	15/R2	STOTFIELD ROAD	PRIVATE	PRIVATE	3		No	
M/LS/R/039	Win	SOUTH QUAY, WEST BASIN, LOSSIEMOUTH HARBOUR			15		No	
M/LS/R/042	15/I2	Cold store, Shore Street			6		No	
M/LS/R/043		High Street			11		No	
M/LS/R/07/01	15/R1	SUNBANK/KINNEDAR		Tulloch of Cummingston	75		No	
					Total Town Units	149	Total Town Sites	6
MOSSTODLOCH								
M/MS/R/002	15/R1	STYNE ROAD	CROWN ESTATE	PRIVATE	20		No	
					Total Town Units	20	Total Town Sites	1

PROJECTED COMPLETIONS

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	5 year Projected Completions		Dispute
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	250		No
					Total Town Units	250	Total Town Sites 1
					Total Projected Completions	2143	Total Sites 69

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
ABERLOUR							
M/AB/R/07/03	15/R2	BRAES OF ALLACHIE A	Allachy Homes	Allachy Homes	40		
M/AB/R/15/04	15/R4	Speyview	Rinnes Brown, Rinnachat Farm		100		
Total Town Units					140	Total Town Sites	2
ARCHIESTOWN							
M/AR/R/07/01	15/R1	EAST END		Allachy Homes	15		
M/AR/R/15/03	15/R3	West End			6		
M/AR/R/15/04	15/R4	South of Viewmount			10		
Total Town Units					31	Total Town Sites	3
BUCKIE							
M/BC/R/002	15/R1	Burnbank	PACKMAN	PACKMAN	18		
M/BC/R/003	15/R4	STEINBECK ROAD	PACKMAN	PRIVATE	30		
M/BC/R/035	15/R2	PARKLANDS	Milne Property Developments	Milne Property Developments	15		
M/BC/R/040		Archibald Motors		Milne Property Developments	7		
M/BC/R/042	I6	19 Commercial Road			10		
M/BC/R/043	15/OPP1	Highland Yards, East Cathcart Street	Springfield Properties	Springfield Properties	40		
M/BC/R/044		Former Haldanes store, East Cathcart Street			8		
M/BC/R/07/08	15/R7	Barhill Road (E)	Springfield Properties	Springfield Properties	34		
M/BC/R/07/11	08R9/Lo	BARHILL ROAD WEST	TMC	Springfield Properties	17		
M/BC/R/15/10	15/R10	HIGH STREET (W)	Seafield Estate/ Reidhaven Estate		115		
M/BC/R/15/11	15/R11	Barhill Road (S)	?	?	105		
Total Town Units					399	Total Town Sites	11

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
BURGHEAD							
M/BH/R/006	15/R1	GRANARY NORTH QUAY (A)	PRIVATE	PRIVATE	6		
M/BH/R/012	08R4	WEST FORESHORE		Tulloch of Cummingston	40		
M/BH/R/04	15/R4	Clarkly Hill	Strathdee Properties		60		
M/BH/R/07/02	08R2	REDCRAIG HOTEL (SOUTH)	MFJ Homes	MFJ Homes	4		
Total Town Units					110	Total Town Sites	4
CRAIGELLACHIE							
M/CR/R/001	15/R1	EDWARD TERRACE	PRIVATE	PRIVATE	5		
M/CR/R/003	15/R4	BRICKFIELD	Glenmore Properties	Glenmore Properties	12		
M/CR/R/15/02	15/R2	Spey Road	Strathdee Properties		20		
Total Town Units					37	Total Town Sites	3
CULLEN							
M/CL/R/07/01	08R1	SEAFIELD PLACE	Seafield Estate		30		
M/CL/R/15/02	15/R2	SEAFIELD ROAD	Seafield Estate		55		
Total Town Units					85	Total Town Sites	2
CUMMINGSTON							
M/CM/R/02	R2	Seaview Road	Tulloch of Cummingston	Tulloch of Cummingston	3		
Total Town Units					3	Total Town Sites	1

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
DUFFTOWN							
M/DF/R/005x	08R1	CORSE MAUL DRIVE	GENESIS PROPERTIES	GENESIS PROPERTIES	7		
M/DF/R/008	15/OPP1	MART, HILL ST.	Speyside Timber Products	PRIVATE	15		
M/DF/R/15/03	15/R3	Hillside Farm			100		
M/DF/R/15/04	15/R4	Tomnamuidh			5		
Total Town Units					127	Total Town Sites	4
DYKE							
M/DY/R/07/01	15/R1	DARKLASS ROAD	Davidson		12		
M/DY/R/15/02	15/R2	South Darklass Road	Davidson?		5		
Total Town Units					17	Total Town Sites	2

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
ELGIN							
M/EL/R/07/04	15/R2	NEW THORNHILL		Barratt East Scotland	114		
M/EL/R/07/07	15/R5	SPYNIE HOSPITAL NORTH	Robertsons/ Scotia	Robertsons/ Scotia	309		
M/EL/R/07/09	15/R7/8	Glassgreen south	Springfield Properties		84		
M/EL/R/07/10	15/R11	FINDRASSIE	Pitgaveny Estate		559		
M/EL/R/07/11		DUNKINTY HOUSE		Springfield properties	5		
M/EL/R/083		Former Corn Mill, Wards Road			20		
M/EL/R/084		13/13A South Street			8		
M/EL/R/086		Hanover Court			21		
M/EL/R/087	CF3	CF3 Thornhill Drive	Hanover Housing Association	Springfield Properties	30		
M/EL/R/15/09	15/R9	Driving Range site	Springfield Properties	Springfield Properties	132		
M/EL/R/15/10	15/R10	Linkwood steading site	Spingfield Properties	Springfield Properties	106		
M/EL/R/15/13	15/R13	Hamilton Drive	The Moray Council		20		
M/EL/R/15/14	15/R14	Lesmurdie Fields		Robertsons	70		
Total Town Units					1478	Total Town Sites	13
FINDHORN							
M/FH/R/008	15/R2	FINDHORN DUNELANDS (PHASE 1)	PRIVATE	Duneland Ltd.	15		
M/FH/R/009	15/R1	Heathneuk			5		
Total Town Units					20	Total Town Sites	2
FINDOCHTY							
M/FN/R/009	15/R1	MORVEN CRESCENT SOUTH	SEAFIELD ESTATE	PRIVATE	35		
Total Town Units					35	Total Town Sites	1

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
FOCHABERS							
M/FO/R/07/01	15/R1	Ordiquish Road		Bob Milton Properties	49		
M/FO/R/07/02	15/R2	Ordiquish Road West			50		
M/FO/R/07/03		Land to north of Christies garden centre		Morlich homes	4		
M/FO/R/15/R3	15/R3	East of Duncan Avenue		Morlich Homes	30		
					Total Town Units	133	Total Town Sites 4
FORRES							
M/FR/R/005x	08R5	BURDSHAUGH	PRIVATE	Springfield	16		
M/FR/R/058	15/OPP3	Former health centre, Brig Wynd	The Moray Council	The Moray Council	12		
M/FR/R/07/01	15/R1	KNOCKOMIE SOUTH	ELLIS		85		
M/FR/R/07/02	15/R2	KNOCKOMIE NORTH	Springfield Properties	Springfield Properties	23		
M/FR/R/07/03	15/R3	FERRYLEA	Springfield Properties	Springfield Properties	287		
M/FR/R/07/04	15/R4	LOCHYHILL	White	Robertson Homes Ltd	440		
M/FR/R/07/08	15/R6	MANNACHY	Altyre Estate/Stewart Milne		40		
M/FR/R/15/08	15/R8	Balnageith			5		
M/FR/R/15/09	15/R9	Plantation Cottage			25		
M/FR/R/15/10	15/R10	Dallas Dhu	Altyre Estate		60		
M/FR/R/59	Win	Riverlea Bar, Pilmuir Road			7		
					Total Town Units	1000	Total Town Sites 11
GARMOUTH/KINGSTON							
M/GM/R/005		Connagedale Farm, south road			8		
					Total Town Units	8	Total Town Sites 1

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
HOPEMAN							
M/HP/R/15/R1	15/R1	Manse Road	White	Tulloch of Cummingston	25		
					Total Town Units	25	Total Town Sites 1
KEITH							
M/KH/R/005	15/R1	NELSON TERRACE	WALKER	WALKER	5		
M/KH/R/006	15/R2	ALEXANDRA ROAD (W)	SPRINGFIELD PROPERTIES	SPRINGFIELD PROPERTIES	7		
M/KH/R/015	15/R3	EDINDIACH ROAD/BALLOCH ROAD (A)	PRIVATE	PRIVATE	36		
M/KH/R/025	15/R5	SEAFIELD WALK	PRIVATE	Neil Murray Housebuilders	11		
M/KH/R/027	R10	BROOMHILL ROAD	PRIVATE	PRIVATE	1		
M/KH/R/035		Keith caravan park, Dunnyduff Road	private	private	12		
M/KH/R/07/08	15/R6	Banff Road (north)			60		
M/KH/R/07/09	15/R8	Edindiach Road (east))		DEVERON HOMES	85		
M/KH/R/15/036	15/OPP3	Newmill Road/ Keith builders merchant	Keith Builders		12		
					Total Town Units	229	Total Town Sites 9
KINLOSS							
M/KN/R/003	15/R1	WOODLAND WEST OF SEAPARK HOUSE	PRIVATE	PRIVATE	6		
M/KN/R/008	15/R2	REAR OF WOODSIDE COTTAGE	PRIVATE	PRIVATE	1		
M/KN/R/009	15/R3	Findhorn Road, Kinloss			6		
M/KN/R/07/04	15/R4	DAMHEAD			25		
					Total Town Units	38	Total Town Sites 4

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	
LHANBRYDE						
M/LH/R/07/01	15/R1	WEST OF ST ANDREWS ROAD			65	
Total Town Units					65	Total Town Sites 1
LOSSIEMOUTH						
M/LS/R/023	15/R3	INCHBROOM RD/AVE	Tulloch of Cummingston	TULLOCHS	39	
M/LS/R/026	15/R2	STOTFIELD ROAD	PRIVATE	PRIVATE	3	
M/LS/R/039	Win	SOUTH QUAY, WEST BASIN, LOSSIEMOUTH HARBOUR			30	
M/LS/R/042	15/I2	Cold store, Shore Street			6	
M/LS/R/043		High Street			11	
M/LS/R/07/01	15/R1	SUNBANK/KINNEDAR		Tulloch of Cummingston	278	
Total Town Units					367	Total Town Sites 6
MOSSTODLOCH						
M/MS/R/002	15/R1	STYNIE ROAD	CROWN ESTATE	PRIVATE	59	
M/MS/R/15/02	15/R2	Garmouth Road			60	
Total Town Units					119	Total Town Sites 2
PORTGORDON						
M/PG/R/07/04	15/R1	WEST OF REID TERRACE			40	
M/PG/R/15/02	15/R2	Crown Street			55	
Total Town Units					95	Total Town Sites 2

EFFECTIVE HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)		
PORTKNOCKIE							
M/PK/R/004	15/R1	SEABRAES	SEAFIELD ESTATE		50		
					Total Town Units	50	Total Town Sites 1
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	250		
					Total Town Units	250	Total Town Sites 1
ROTHES							
M/RS/R/07/01	15/R1	SPEY STREET			30		
M/RS/R/15/02	15/R2	Green Street			40		
					Total Town Units	70	Total Town Sites 2
ROTHIEMAY							
M/RT/R/001	15/R1	CASTLE TERRACE	PRIVATE	PRIVATE	12		
M/RT/R/07/02	15/R2	ANDERSON DRIVE			5		
M/RT/R/15/03	15/R3	Deveronside Road			10		
					Total Town Units	27	Total Town Sites 3
Total Effective Housing Land Supply					4958	Total Sites	96

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
ABERLOUR							
M/AB/R/010	15/R3	TOMBAIN	PRIVATE	PRIVATE	19	Constrained	Physical
M/AB/R/07/01	15/R1	CHIVAS FIELD	Chivas		20	Constrained	Physical
M/AB/R/07/05	15/LONG	BRAES OF ALLACHIE B	Allachy Homes	Allachy Homes	50	Constrained	Programming
Total Town Units					89	Total Town Sites	3
ALVES							
M/AL/R/15/LON	15/LONG	Alves North	The Moray Council		250	Constrained	Programming
Total Town Units					250	Total Town Sites	1
BUCKIE							
M/BC/R/015	15/R5	RATHBURN (NORTH)	Reidhaven Estate		60	Constrained	Physical
M/BC/R/038	15/OPP5	BUCKIE SHIPYARD	BUCKIE SHIPYARD	BUCKIE SHIPYARD	122	Constrained	Marketability
M/BC/R/041		Millbank Garage		Glenhomes (Aberdeen) LTD	20	Constrained	Marketability
M/BC/R/07/07	15/R6	RATHBURN (S)	Reidhaven Estate		60	Constrained	Programming
M/BC/R/07/09	15/R3	ARCHIBALD GROVE			5	Constrained	Marketability
M/BC/R/07/10	15/R9	High Street(E)	J M Watt		170	Constrained	Marketability
Total Town Units					437	Total Town Sites	6
BURGHEAD							
M/BH/R/006	15/R1	GRANARY NORTH QUAY (A)	PRIVATE	PRIVATE	6	Part Constrained	Effective 5yr +
Total Town Units					6	Total Town Sites	1
CRAIGELLACHIE							
M/CR/R/004	15/R3	FORMER BREWERY, SPEY ROAD	PRIVATE	PRIVATE	5	Constrained	Effective 5yr +
Total Town Units					5	Total Town Sites	1

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
DALLAS							
M/DA/R/001	15/R1	DALLAS SCHOOL WEST	DALLAS ESTATE	PRIVATE	9	Constrained	Physical
M/DA/R/002	15/R3	Mormond Motors, Main Street, Dallas	Thomson?		5	Constrained	Effective 5yr +
Total Town Units					14	Total Town Sites	2
DUFFTOWN							
M/DF/R/07/02	15/R2	SOUTH OF CONVAL STREET			30	Constrained	Physical
Total Town Units					30	Total Town Sites	1
ELGIN							
M/EL/R/048	15/R1	BILBOHALL NORTH	Robertsons	Robertsons	20	Constrained	Physical
M/EL/R/07/05	15/R3	BILBOHALL SOUTH			75	Constrained	Physical
M/EL/R/07/06	15/R4	SOUTH WEST OF ELGIN HIGH		Scotia Homes	80	Constrained	Physical
M/EL/R/07/08	15/R6	HATTON HILL	Hawco family		20	Constrained	Physical
M/EL/R/07/10	15/R11	FINDRASSIE	Pitgaveny Estate		941	Part Constrained	Effective 5yr +
M/EL/R/073	Win	Pinefield Stores, Pinefield Crescent, Elgin			6	Constrained	Programming
M/EL/R/078	Win	164 High Street, Elgin			5	Constrained	Programming
M/EL/R/079		Pinegrove			6	Constrained	Effective 5yr +
M/EL/R/081	Win	Newfield House, Lossiemouth Road			12	Constrained	Effective 5yr +
M/EL/R/082	Win	Palmers Cross			25	Constrained	Effective 5yr +
M/EL/R/15/12	15/R12	Knockmasting wood		Scotia Homes	85	Constrained	Physical
M/EL/R/15/LNE	15/LONG NE	LONG NE	Pitgaveny Estate		1800	Constrained	Ownership
M/EL/R/15/LS	15/LONG	South LONG		Springfield Properties	2800	Constrained	Programming
Total Town Units					5875	Total Town Sites	13

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
FINDOCHTY							
M/FN/R/07/02	15/R2	WEST OF PRIMARY SCHOOL	Seafield Estate		20	Constrained	Marketability
Total Town Units					20	Total Town Sites	1
FOCHABERS							
M/FO/R/15/LG	15/LONG	Ordiquish Road East			100	Constrained	Programming
Total Town Units					100	Total Town Sites	1
FORRES							
M/FR/R/057	15/OPP7	Tytler Street, Auction rooms			24	Constrained	Marketability
M/FR/R/07/11	LONG	LOCHYHILL	White	Robertson Homes	640	Constrained	Programming
M/FR/R/07/14		Bank Lane			6	Constrained	Marketability
M/FR/R/15/11	15/R11	Pilmuir Road West			40	Constrained	Contamination
M/FR/R/15/LN2	15/LONG2	DALLAS DHU	Altyre Estate		50	Constrained	Programming
M/FR/R/15/LON	15/LONG3	West Park Croft		Springfield Properties	80	Constrained	Programming
Total Town Units					840	Total Town Sites	6
GARMOUTH/KINGSTON							
M/GM/R/15/01	15/R1	South of Innes Road			10	Constrained	Physical
Total Town Units					10	Total Town Sites	1
HOPEMAN							
M/HP/R/15/LON	15/LONG	LONG Manse Road south	Douglas White	Tulloch of Cummingston	50	Constrained	Effective 5yr +
Total Town Units					50	Total Town Sites	1

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
KEITH							
M/KH/R/030	15/R4	BALLOCH ROAD	Peter Stott	PRIVATE	6	Constrained	Marketability
M/KH/R/07/10	15/R9	JESSIMANS BRAE			6	Constrained	Effective 5yr +
M/KH/R/07/14	15/R7	BANFF ROAD (SOUTH)			200	Constrained	Programming
M/KH/R/07/15	15/LONG	Edindiach Road LONG			70	Constrained	Programming
Total Town Units					282	Total Town Sites	4
KINLOSS							
M/KN/R/004	RC	SEAPARK RESIDENTIAL CARAVAN PARK	PRIVATE	PRIVATE	12	Constrained	Programming
Total Town Units					12	Total Town Sites	1
NEWMILL							
M/NM/R/001	15/R1	ISLA ROAD	PRIVATE	PRIVATE	10	Constrained	Marketability
Total Town Units					10	Total Town Sites	1
RAFFORD							
M/RF/R/07/01	15/R1	BROCHLOCH	Dallas Estate		10	Constrained	Ownership
Total Town Units					10	Total Town Sites	1
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	50	Part Constrained	Effective 5yr +
Total Town Units					50	Total Town Sites	1

CONSTRAINED HOUSING LAND SUPPLY

The Moray Council Housing Land Audit 2016

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
ROTHES							
M/RS/R/07/03	LONG	Greens of Rothes			50	Constrained	Programming
Total Town Units					50	Total Town Sites	1
URQUHART							
M/UR/R/005	R1/LONG	Meft Road			20	Constrained	Programming
M/UR/R/15/L2	15/LONG2	Station Road			5	Constrained	Programming
Total Town Units					25	Total Town Sites	2
Total Constrained Housing Land Supply					8165	Total Sites	49

ABERLOUR

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
							0	0	0	0	19

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R3	SITE REF:	M/AB/R/010
Supply Type:	Constrained	LOCATION:	TOMBAIN

Capacity:		Projected 5yr Completion	0	Total Units	19
Units Not Built	19	Effective Land	0	Constrained Land	19

Extra Information:

Easting:	326134	Northing:	842321
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	2.18



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/01619		Full	Approved	11/11/2013		extend planning
13/01618		Full	Approved	31/10/2013		extend planning
07/01651	7	Full	Appeal	05/09/2008		approved on appeal
07/01634	12	Full	Approved			allowed on appeal
08/00808	12	Full	Withdrawn			

ABERLOUR

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
				0						0	20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Chivas	Developer:	

LPR:

15/R1

SITE REF:

M/AB/R/07/01

Supply Type:

Constrained

LOCATION:

CHIVAS FIELD

Capacity:

Projected 5yr Completion	0	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	326486	Northing:	842591
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.63



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ABERLOUR

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
				0	0	0	0	0	0	0	40

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:	road access		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Allachy Homes	Developer:	Allachy Homes

LPR:	15/R2	SITE REF:	M/AB/R/07/03
Supply Type:	Effective	LOCATION:	BRAES OF ALLACHIE A

Capacity:		Projected 5yr Completion	0	Total Units	40
Units Not Built	40	Effective Land	40	Constrained Land	0

Extra Information:

Easting:	327319	Northing:	842858
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	4.31



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00841	1	Full	Withdrawn			submitted 21st may 2010 discussion ongoing with developer re access

ABERLOUR

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											50

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG and road access		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Allachy Homes	Developer:	Allachy Homes

LPR:

15/LONG

Supply Type:

Constrained

SITE REF:

M/AB/R/07/05

LOCATION:

BRAES OF ALLACHIE B

Capacity:

	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	0
		Constrained Land	50

Extra Information:

Easting:	327016	Northing:	842605
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School:	Speyside High	Area (Ha):	5.23

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ABERLOUR

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											100

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:	large site with potential employment use		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Rinnes Brown, Rinnachat Farm	Developer:	

LPR:

15/R4

SITE REF:

M/AB/R/15/04

Supply Type:

Effective

LOCATION:

Speyview

Capacity:

		Projected 5yr Completion		Total Units	100
Units Not Built	100	Effective Land	100	Constrained Land	0

Extra Information:

Easting:	325787	Northing:	841856
Primary School:	Aberlour	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	13.1

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ALVES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											250

Planning:

Planning Consent:		Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	The Moray Council	Developer:	

LPR:	15/LONG	SITE REF:	M/AL/R/15/LON
Supply Type:	Constrained	LOCATION:	Alves North

Capacity:	Projected 5yr Completion	Total Units	250
Units Not Built	250	Effective Land	0
		Constrained Land	250

Extra Information:

Easting:	313512	Northing:	862570
Primary School:	Alves	Ward:	Heldon And Laich
Secondary School	Forres Academy	Area (Ha):	23.11



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ARCHIESTOWN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
	0	0	0	0	0	0	0	0	2	3	10

Planning:

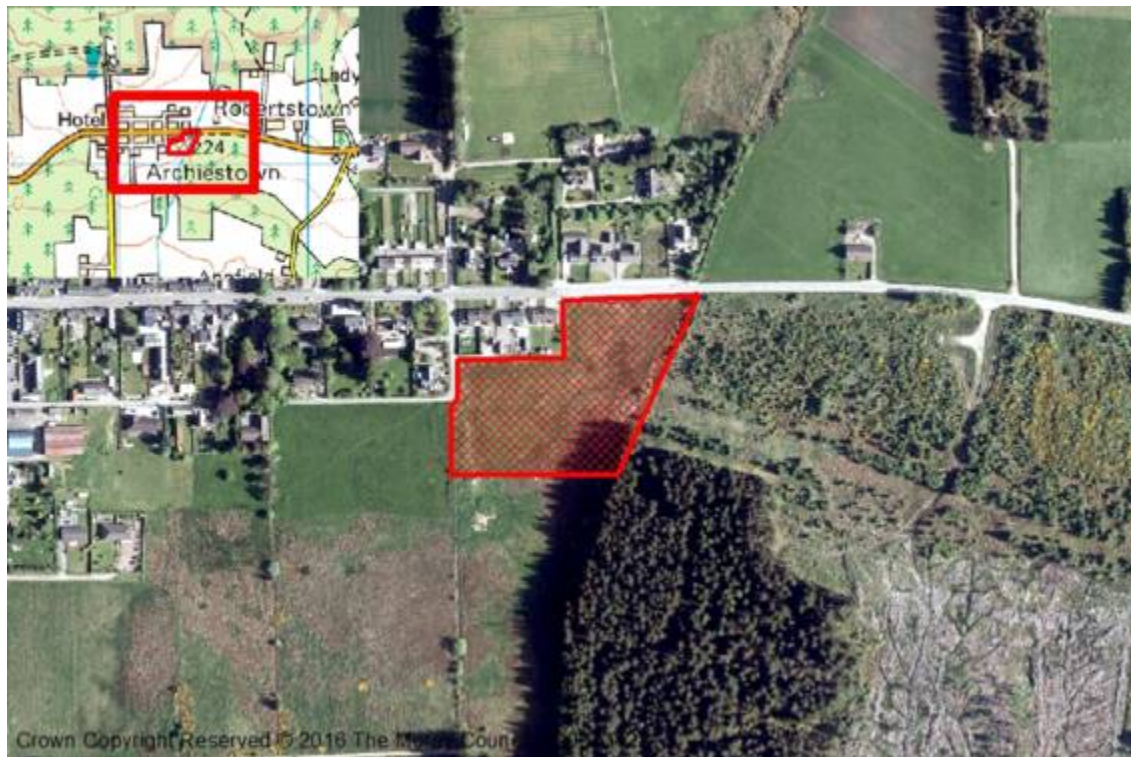
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Allachy Homes

LPR:	15/R1	SITE REF:	M/AR/R/07/01
Supply Type:	Effective	LOCATION:	EAST END

Capacity:	Projected 5yr Completion	5	Total Units	15	
Units Not Built	15	Effective Land	15	Constrained Land	0

Extra Information:

Easting:	323338	Northing:	844110
Primary School:	Knockando	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.7



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ARCHIESTOWN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
									0	0	6

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R3	SITE REF:	M/AR/R/15/03
Supply Type:	Effective	LOCATION:	West End

Capacity:	Projected 5yr Completion	0	Total Units	6	
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	322922	Northing:	843982
Primary School:	Knockando	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	0.76



Tenure:	
Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ARCHIESTOWN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
										2	8

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R4	SITE REF:	M/AR/R/15/04
Supply Type:	Effective	LOCATION:	South of Viewmount

Capacity:	Projected 5yr Completion	2	Total Units	10	
Units Not Built	10	Effective Land	10	Constrained Land	0

Extra Information:

Easting:	323022	Northing:	843927
Primary School:	Knockando	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.32



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
0	6	1	1	0	0	0	1	1	1	1	14

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PACKMAN	Developer:	PACKMAN

LPR:	15/R1	SITE REF:	M/BC/R/002
Supply Type:	Effective	LOCATION:	Burnbank

Capacity:		Projected 5yr Completion	4	Total Units	129
Units Not Built	18	Effective Land	18	Constrained Land	0

Extra Information:

Easting:	342741	Northing:	864960
Primary School:	Cluny	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	3.05



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/02109	1	Full	Approved	10/12/2014		
00/000	104	Full	Approved			APPLICATION FOR LARGER AREA
INDIVIDS	92	Full	Approved			

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
						0					30

Planning:

Planning Consent:		Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	Not to commence until only 10 left at R/002		
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PACKMAN	Developer:	PRIVATE

LPR:

15/R4

SITE REF:

M/BC/R/003

Supply Type:

Effective

LOCATION:

STEINBECK ROAD

Capacity:

Projected 5yr Completion	0	Total Units	30
Units Not Built	30	Effective Land	30
		Constrained Land	0

Extra Information:

Easting:	342623	Northing:	864723
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	1.47



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
00/000	30	Outline	Approved			
INDIVIDS	3	Full	Approved			

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											60

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Road access		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Reidhaven Estate	Developer:	

LPR:

15/R5

SITE REF:

M/BC/R/015

Supply Type:

Constrained

LOCATION:

RATHBURN (NORTH)

Capacity:

	Projected 5yr Completion	Total Units	60
Units Not Built	60	Effective Land	0
		Constrained Land	60

Extra Information:

Easting:	343832	Northing:	866134
Primary School:	Portessie	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	2.44

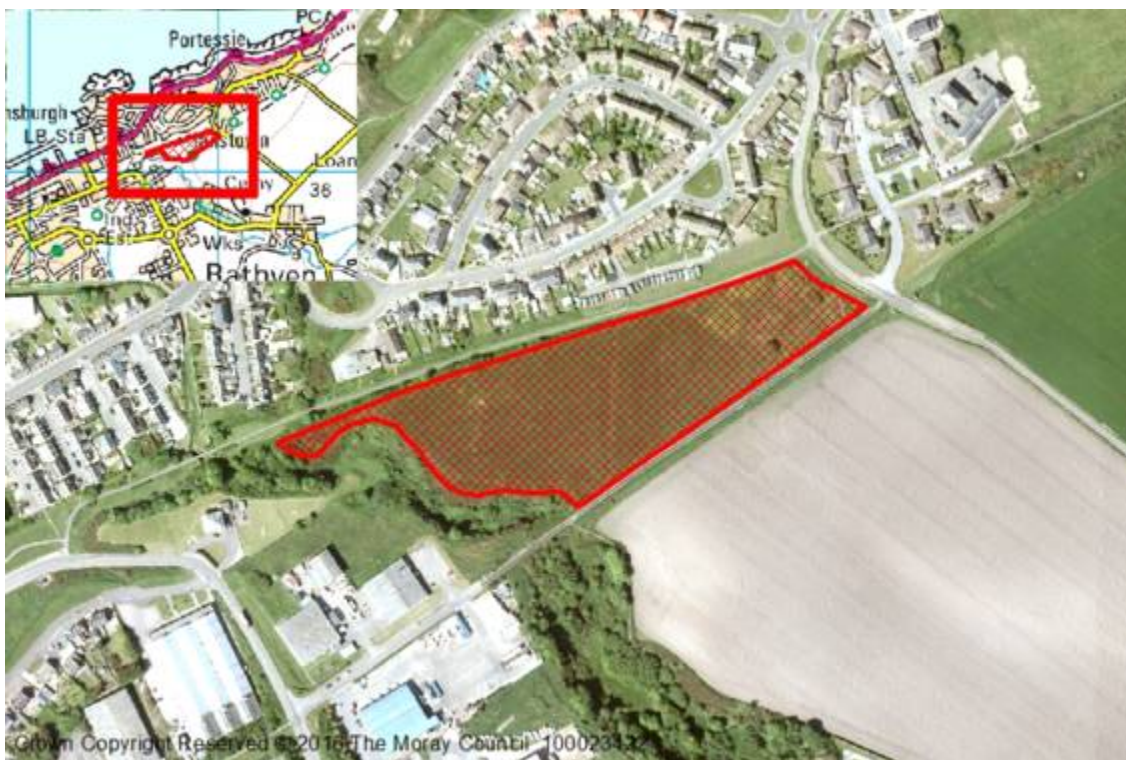
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
0	4	14	12	8	1	1	2	3	3	3	3

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Milne Property Developments	Developer:	Milne Property Developments

LPR:	15/R2	SITE REF:	M/BC/R/035
Supply Type:	Effective	LOCATION:	PARKLANDS

Capacity:		Projected 5yr Completion	12	Total Units	54
Units Not Built	15	Effective Land	15	Constrained Land	0

Extra Information:

Easting:	342831	Northing:	864623
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	3.21



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
11/1818	54	Full	Approved	10/01/2012		
08/00951	64	Full	Approved	10/05/2010		
						4 or 5 completed 2011?

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											122

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Industry
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:	BUCKIE SHIPYARD	Developer:	BUCKIE SHIPYARD

LPR:

15/OPP5

SITE REF:

M/BC/R/038

Supply Type:

Constrained

LOCATION:

BUCKIE SHIPYARD

Capacity:

		Projected 5yr Completion		Total Units	122
Units Not Built	122	Effective Land	0	Constrained Land	122

Extra Information:

Easting:	343390	Northing:	866350
Primary School:	Portessie	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	1.99

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
99/01956		Outline	Approved	09/10/2000		
06/02199	122	Full	Appeal			appeal upheld
14/00106		Full	Pending			



BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
		2	6	2	1	2	3	2			

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2010	Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Milne Property Developments

LPR:

Supply Type: Effective

SITE REF:

M/BC/R/040

LOCATION:

Archibald Motors

Capacity:

Projected 5yr Completion	7	Total Units	18
Units Not Built	7	Effective Land	7
		Constrained Land	0

Extra Information:

Easting:	341694	Northing:	864637
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	0.14

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/00312	18	Full	Approved	02/04/2009		
11/00135	12	Full	Approved			

3 u/c jan2013



BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											20

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2010	Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Glenhomes (Aberdeen) LTD

LPR:

Supply Type:

Constrained

SITE REF:

M/BC/R/041

LOCATION:

Millbank Garage

Capacity:

	Projected 5yr Completion	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	342572	Northing:	865455
Primary School:	Cluny	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	0.18

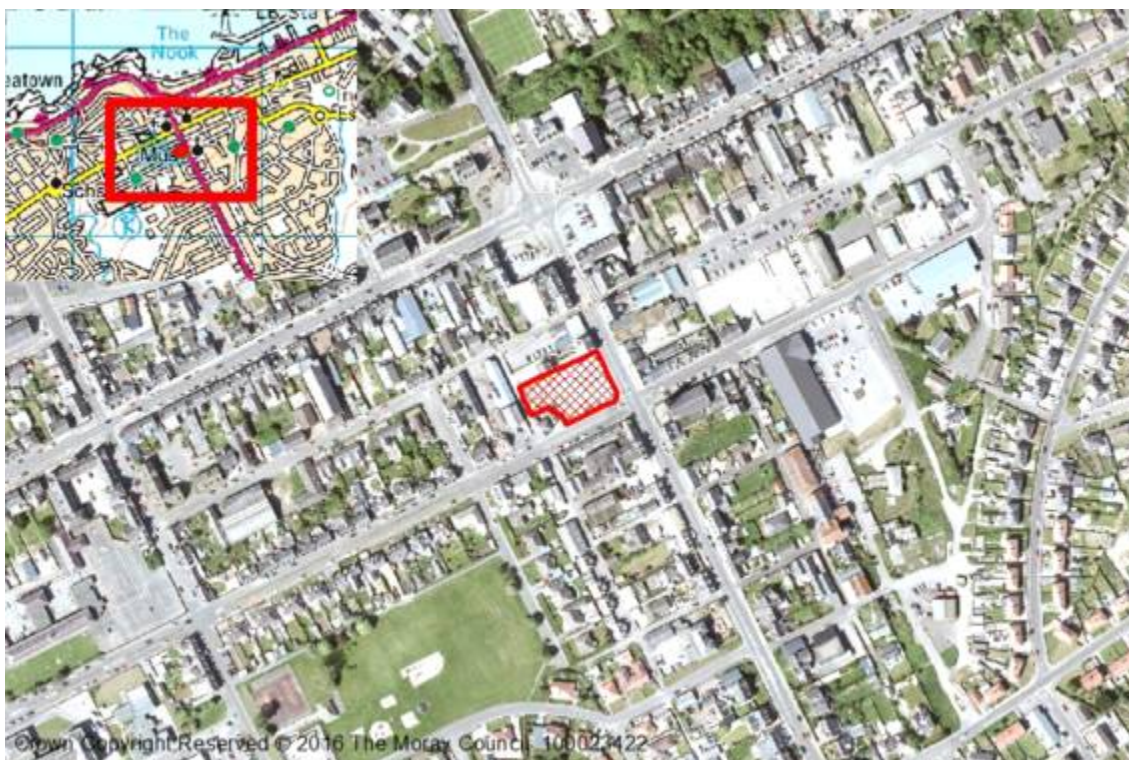
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/01098	20	Full	Approved	22/01/2009		



BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
			0					5	5		

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	2011
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:

I6

SITE REF:

M/BC/R/042

Supply Type:

Effective

LOCATION:

19 Commercial Road

Capacity:

Projected 5yr Completion	10	Total Units	10
Units Not Built	10	Effective Land	10
		Constrained Land	0

Extra Information:

Easting:	342971	Northing:	865891
Primary School:	Millbank	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	0.05

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/02032	10	Full	Approved	05/10/2010		



BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
			0				0	0	5	5	30

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Commercial
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	15/OPP1	SITE REF:	M/BC/R/043
Supply Type:	Effective	LOCATION:	Highland Yards, East Cathcart Street

Capacity:		Projected 5yr Completion	10	Total Units	40
Units Not Built	40	Effective Land	40	Constrained Land	0

Extra Information:

Easting:	342806	Northing:	865348
Primary School:	Millbank	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	1.11



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/01845	40	Full	Approved	07/02/2014		renewal of consent
09/01782	40	Full	Approved	18/11/2010		32 houses & 8 flats

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
								8			

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2016	Effective Land:	2015
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Effective

SITE REF:

M/BC/R/044

LOCATION:

Former Haldanes store, East Cathcart Street

Capacity:

Projected 5yr Completion	8	Total Units	8
Units Not Built	8	Effective Land	8
		Constrained Land	0

Extra Information:

Easting:	342697	Northing:	865520
Primary School:	Millbank	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	0.23

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/02372	8	Full	Approved	25/02/2015		



BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											60

Planning:

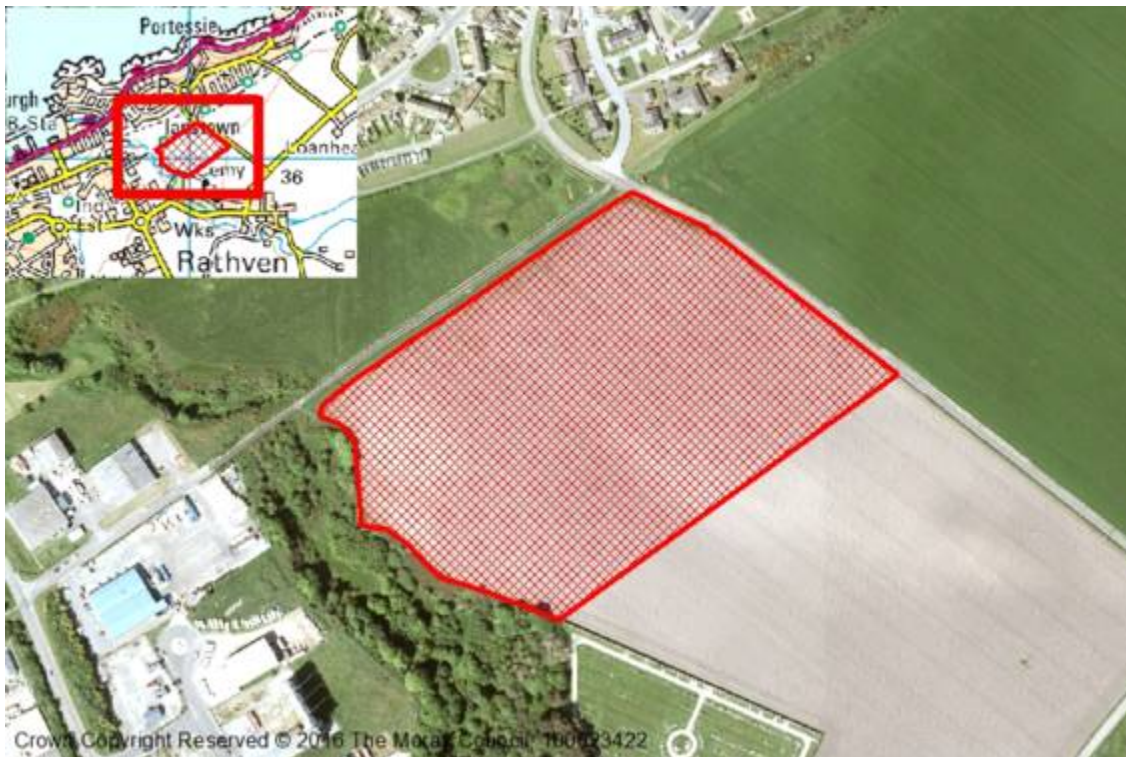
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	DEVELOP WHEN R5(N) IS SUBSTANTIALLY COMPLETE		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Reidhaven Estate	Developer:	

LPR:	15/R6	SITE REF:	M/BC/R/07/07
Supply Type:	Constrained	LOCATION:	RATHBURN (S)

Capacity:	Projected 5yr Completion	Total Units	60
Units Not Built	60	Effective Land	0
		Constrained Land	60

Extra Information:

Easting:	344006	Northing:	866046
Primary School:	Portessie	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	5.88



Tenure:	
Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
27	5	3	8	31	19	11	20	3			

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	15/R7	SITE REF:	M/BC/R/07/08
Supply Type:	Effective	LOCATION:	Barhill Road (E)

Capacity:		Projected 5yr Completion	34	Total Units	133
Units Not Built	34	Effective Land	34	Constrained Land	0

Extra Information:

Easting:	341973	Northing:	864566
Primary School:	Cluny	Ward:	Buckie
Secondary School:	Buckie High School	Area (Ha):	7.43



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/00426	149	Full	Approved	03/09/2009		
10/01847	133	Full	Approved			plot changes and reduction of total to 133

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
		0	0	0	0	0					5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R3	SITE REF:	M/BC/R/07/09
Supply Type:	Constrained	LOCATION:	ARCHIBALD GROVE

Capacity:		Projected 5yr Completion	0	Total Units	5
Units Not Built	5	Effective Land	0	Constrained Land	5

Extra Information:

Easting:	343360	Northing:	864877
Primary School:	Millbank	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	0.75



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00852	14	Full	Refused	02/07/2015		

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
	0	0	0	0	0	0			0	0	170

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	J M Watt	Developer:	

LPR:	15/R9	SITE REF:	M/BC/R/07/10
Supply Type:	Constrained	LOCATION:	High Street(E)

Capacity:		Projected 5yr Completion	0	Total Units	170
Units Not Built	170	Effective Land	0	Constrained Land	170

Extra Information:

Easting:	343235	Northing:	864455
Primary School:	Millbank	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	8.28



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/00753	162		Withdrawn			

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
49	14	24	28	23	20	17					

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	TMC	Developer:	Springfield Properties

LPR:	08R9/Lo	SITE REF:	M/BC/R/07/11
Supply Type:	Effective	LOCATION:	BARHILL ROAD WEST

Capacity:	Projected 5yr Completion	17	Total Units	175	
Units Not Built	17	Effective Land	17	Constrained Land	0

Extra Information:

Easting:	341628	Northing:	864471
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	7.4



Tenure:	
Tenure Type	Units
Affordable Units	175

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/02040	175	Full	Approved	27/02/2009		

BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											115

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Seaford Estate/ Reidhaven Est	Developer:	

LPR:

15/R10

Supply Type:

Effective

SITE REF:

M/BC/R/15/10

LOCATION:

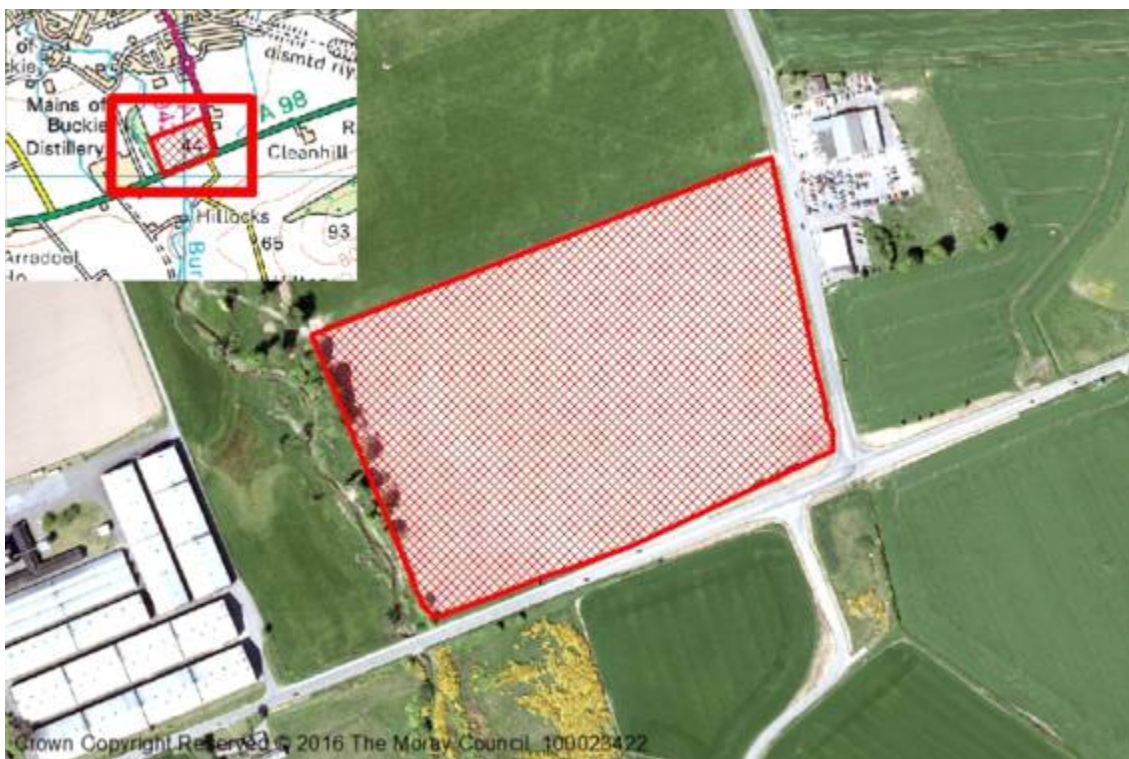
HIGH STREET (W)

Capacity:

		Projected 5yr Completion	Total Units	115
Units Not Built	115	Effective Land	115	Constrained Land 0

Extra Information:

Easting:	343083	Northing:	864193
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	6.37



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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BUCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											105

Planning:

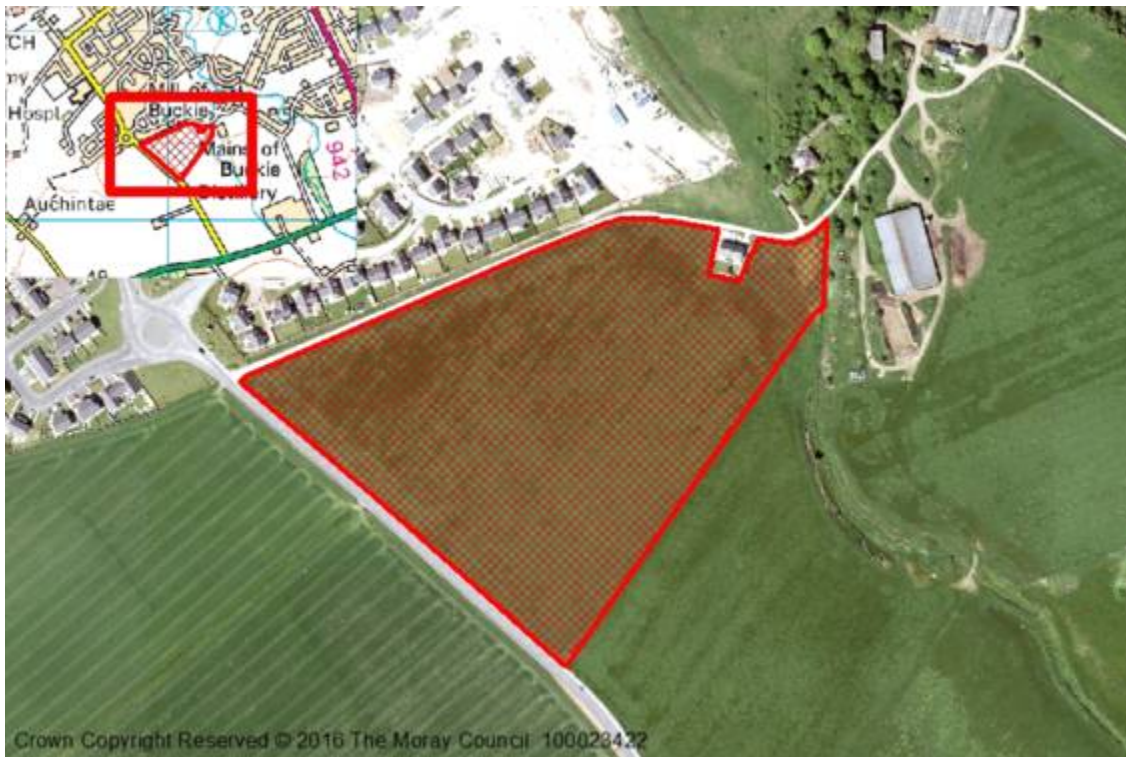
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2016	Effective Land:	
Dispute:		Windfall:	No
Owner:	?	Developer:	?

LPR:	15/R11	SITE REF:	M/BC/R/15/11
Supply Type:	Effective	LOCATION:	Barhill Road (S)

Capacity:	Projected 5yr Completion	Total Units	105
Units Not Built	105	Effective Land	105
		Constrained Land	0

Extra Information:

Easting:	342055	Northing:	864388
Primary School:	Cluny	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	5.51



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BURGHEAD

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
									6		6

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R1	SITE REF:	M/BH/R/006
Supply Type:	Part Constrained	LOCATION:	GRANARY NORTH QUAY (A)

Capacity:		Projected 5yr Completion	6	Total Units	18
Units Not Built	12	Effective Land	6	Constrained Land	6

Extra Information:

Easting:	310870	Northing:	869062
Primary School:	Burghead	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.08



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00221	6	Full	Approved	21/04/2015		
11/00065	6	Full	Approved	29/03/2012		5x 2 bed and 1x 1 bed
04/2099	4	Full	Approved	01/03/2005		
04/953	4	Full	Withdrawn	05/08/2004		
01/281	2	Full	Approved	02/09/2001		
89/891	16	Full	Approved	22/11/1989		
85/839	8	Full	Approved	11/05/1986		
85/095	24	Outline	Approved	02/10/1985		

BURGHEAD

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
								10	10	10	10

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Industry
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Tulloch of Cummingston

LPR:

08R4

SITE REF:

M/BH/R/012

Supply Type:

Effective

LOCATION:

WEST FORESHORE

Capacity:

Projected 5yr Completion	30	Total Units	40
Units Not Built	40	Effective Land	40
		Constrained Land	0

Extra Information:

Easting:	311355	Northing:	868695
Primary School:	Burghead	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.99

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
98/681	40	Outline	Approved	13/08/1998		pre application discussions



BURGHEAD

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											60

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Strathdee Properties	Developer:	

LPR:	15/R4	SITE REF:	M/BH/R/04
Supply Type:	Effective	LOCATION:	Clarkly Hill

Capacity:	Projected 5yr Completion	Total Units	60
Units Not Built	60	Effective Land	60
		Constrained Land	0

Extra Information:

Easting:	312292	Northing:	868516
Primary School:	Burghead	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	3.8



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

BURGHEAD

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
14	3	6	4	4	2	2	2				

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	MFJ Homes	Developer:	MFJ Homes

LPR:	08R2	SITE REF:	M/BH/R/07/02
Supply Type:	Effective	LOCATION:	REDCRAIG HOTEL (SOUTH)

Capacity:		Projected 5yr Completion	4	Total Units	42
Units Not Built	4	Effective Land	4	Constrained Land	0

Extra Information:

Easting:	312380	Northing:	868812
Primary School:	Burghead	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	2.47

Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/01645	16	Full	Approved	31/08/2011		
08/1396	13	Full	Approved	09/01/2009		
08/01195	8	Full		13/11/2008		4 plots for sale
07/1049	41	Outline	Approved	20/02/2008		



CRAIGELLACHIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R1	SITE REF:	M/CR/R/001
Supply Type:	Effective	LOCATION:	EDWARD TERRACE

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	5
		Constrained Land	0

Extra Information:

Easting:	329039	Northing:	844746
Primary School:	Craigellachie	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	0.55



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

CRAIGELLACHIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
	0		0	0	0	0	0	3	3	3	3

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Glenmore Properties	Developer:	Glenmore Properties

LPR:	15/R4	SITE REF:	M/CR/R/003
Supply Type:	Effective	LOCATION:	BRICKFIELD

Capacity:		Projected 5yr Completion	9	Total Units	12
Units Not Built	12	Effective Land	12	Constrained Land	0

Extra Information:

Easting:	329232	Northing:	844452
Primary School:	Craigellachie	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/1974	8		Approved	16/01/2010		
08/1973	4		Approved	16/01/2010		

CRAIGELLACHIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											5

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Industry
Constraint Notes:	Marketability		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R3	SITE REF:	M/CR/R/004
Supply Type:	Constrained	LOCATION:	FORMER BREWERY, SPEY ROAD

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting:	329172	Northing:	844818
Primary School:	Craigellachie	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	0.63



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

CRAIGELLACHIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
									3	2	15

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:	woodland		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Strathdee Properties	Developer:	

LPR:	15/R2	SITE REF:	M/CR/R/15/02
Supply Type:	Effective	LOCATION:	Spey Road

Capacity:		Projected 5yr Completion	5	Total Units	20
Units Not Built	20	Effective Land	20	Constrained Land	0

Extra Information:

Easting:	329231	Northing:	844869
Primary School:	Craigellachie	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.5



Tenure:	
Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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CULLEN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											30

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Seafeld Estate	Developer:	

LPR:	08R1	SITE REF:	M/CL/R/07/01
Supply Type:	Effective	LOCATION:	SEAFIELD PLACE

Capacity:	Projected 5yr Completion	Total Units	30
Units Not Built	30	Effective Land	30
		Constrained Land	0

Extra Information:

Easting:	351682	Northing:	867119
Primary School:	Cullen	Ward:	Keith And Cullen
Secondary School	Buckie High School	Area (Ha):	3.2



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

CULLEN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											55

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Seafiel Estate	Developer:	

LPR:

15/R2

SITE REF:

M/CL/R/15/02

Supply Type:

Effective

LOCATION:

SEAFIELD ROAD

Capacity:

	Projected 5yr Completion	Total Units	55
Units Not Built	55	Effective Land	55
		Constrained Land	0

Extra Information:

Easting:	351598	Northing:	866706
Primary School:	Cullen	Ward:	Keith And Cullen
Secondary School:	Buckie High School	Area (Ha):	2.94



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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CUMMINGSTON

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
					1	1	2				

Planning:

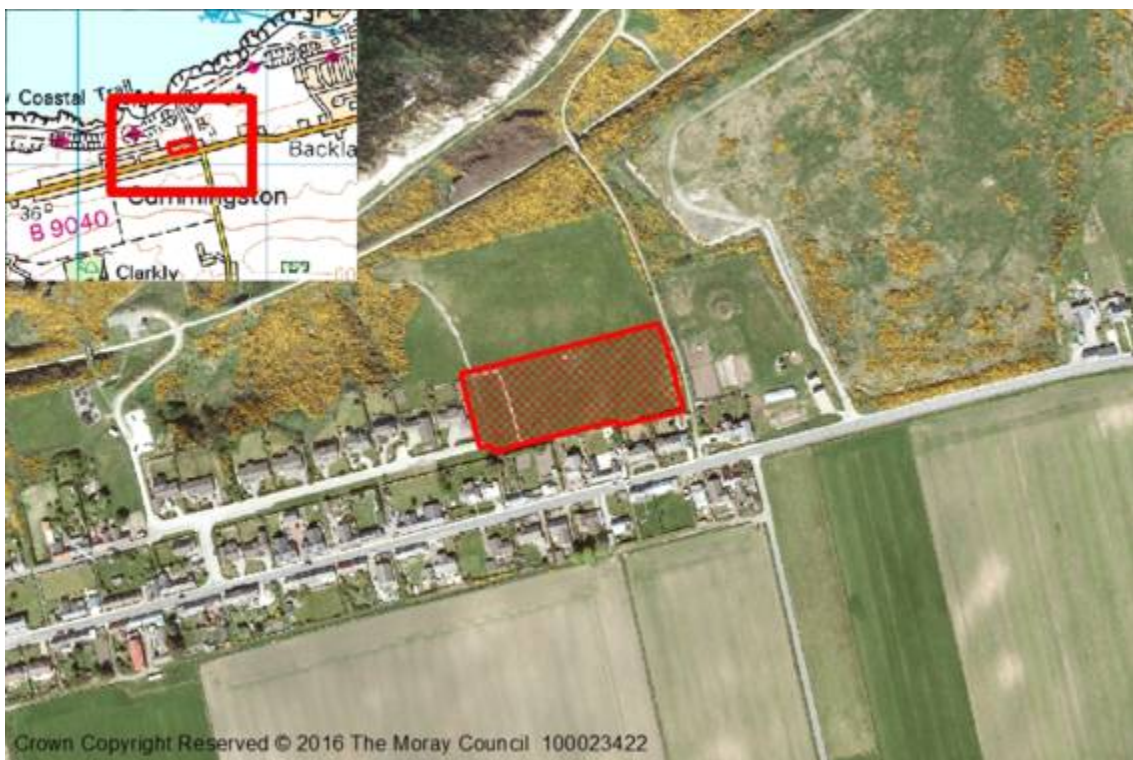
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2009	Effective Land:	2009
Dispute:	Agreed	Windfall:	
Owner:	Tulloch of Cummingston	Developer:	Tulloch of Cummingston

LPR:	R2	SITE REF:	M/CM/R/02
Supply Type:	Effective	LOCATION:	Seaview Road

Capacity:		Projected 5yr Completion	3	Total Units	4
Units Not Built	3	Effective Land	3	Constrained Land	0

Extra Information:

Easting:	313549	Northing:	869102
Primary School:	Hopeman	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.77



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00573	3	Full	Approved	16/07/2013		
10/02077	1	Full	Approved	17/03/2011		

DALLAS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											9

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:	Waste Water		
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	DALLAS ESTATE	Developer:	PRIVATE

LPR:	15/R1	SITE REF:	M/DA/R/001
Supply Type:	Constrained	LOCATION:	DALLAS SCHOOL WEST

Capacity:	Projected 5yr Completion	Total Units	9
Units Not Built	9	Effective Land	0
		Constrained Land	9

Extra Information:

Easting:	312117	Northing:	852138
Primary School:	Dallas	Ward:	Speyside Glenlivet
Secondary School	Forres Academy	Area (Ha):	1.06



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

DALLAS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											5

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Commercial
Constraint Notes:	former garage site		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Thomson?	Developer:	

LPR:	15/R3	SITE REF:	M/DA/R/002
Supply Type:	Constrained	LOCATION:	Mormond Motors, Main Street, Dallas

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting:	312216	Northing:	852274
Primary School:	Dallas	Ward:	Speyside Glenlivet
Secondary School	Forres Academy	Area (Ha):	0.25



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00323	4	Full	Approved	10/05/2010		
05/00354	5	Outline	Approved			

DUFFTOWN

The Moray Council Housing Land Audit 2016

Projected Completions:											
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
			0	0	1	2	2	2	1		

Planning:

Planning Consent:	Detail
<p>1. Planning Consent: The project requires planning consent from the local planning authority. The applicant has submitted a planning application, which is currently under consideration. The applicant is required to provide a detailed description of the proposed development, including its location, size, and intended use. The applicant is also required to provide a site plan and a landscape plan. The applicant is required to provide a detailed description of the proposed development, including its location, size, and intended use. The applicant is also required to provide a site plan and a landscape plan.</p>	<p>1. Detail: The project is a new development of 100 residential units, including 50 one-bedroom flats, 30 two-bedroom flats, and 20 three-bedroom houses. The development is located on a site of 10 hectares, which is currently used for agriculture. The development is proposed to be built on a site of 5 hectares, which is currently used for agriculture. The development is proposed to be built on a site of 5 hectares, which is currently used for agriculture.</p>

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land: 2003

Dispute:	Agreed
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Owner: GENESIS PROPERTIES

Green/Brown: Green

House Programme: ☐

Land Use Type: Industry

Effective Land: 2003

Windfall: No

Developer: GENESIS PROPERTIES

LPR:	08R1	SITE REF:	M/DF/R/005x
Supply Type:	Effective	LOCATION:	CORSE MAUL DRIVE

Capacity:		Projected 5yr Completion	7	Total Units	16
Units Not Built	7	Effective Land	7	Constrained Land	0

Extra Information:

Easting: 332896

Northing: 839955

Primary School: Mortlach

Ward: Speyside Glenlivet

Secondary School Speyside High

Area (Ha): 2.25



Tenure:

[illegible]

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
05/315	16	Full	Approved	11/01/2006		
91/929	36	Full	Approved	15/01/1992		
90/511	38	Outline	Approved	03/10/1990		
INDIVIDS	2	Full	Approved			
08/01562/	24	Full	Withdrawn			
09/1225	12	Full	Pending			

6 completions
recorded in 2009
which were incorrect

DUFFTOWN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
			0	0	9	15					

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Industry
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:	Speyside Timber Products	Developer:	PRIVATE

LPR:	15/OPP1	SITE REF:	M/DF/R/008
Supply Type:	Effective	LOCATION:	MART, HILL ST.

Capacity:	Projected 5yr Completion	15	Total Units	24	
Units Not Built	15	Effective Land	15	Constrained Land	0

Extra Information:

Easting:	332195	Northing:	840301
Primary School:	Mortlach	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	0.77



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/00320	24	Full	Approved	23/06/2014		site being cleared
99/01955	1	Full	Approved	11/01/2000		
99/01266	2	Outline	Approved	01/09/1999		
91/1032	18	Outline	Approved	02/12/1993		

DUFFTOWN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											30

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	road access issues		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R2	SITE REF:	M/DF/R/07/02
Supply Type:	Constrained	LOCATION:	SOUTH OF CONVAL STREET

Capacity:	Projected 5yr Completion	Total Units	30
Units Not Built	30	Effective Land	0
		Constrained Land	30

Extra Information:

Easting:	332194	Northing:	839802
Primary School:	Mortlach	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	2.91



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

DUFFTOWN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
								2	3		

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	
Owner:		Developer:	

LPR:

15/R4

SITE REF:

M/DF/R/15/04

Supply Type:

Effective

LOCATION:

Tomnamuidh

Capacity:

Capacity:		Projected 5yr Completion	5	Total Units	5
Units Not Built	5	Effective Land	5	Constrained Land	0

Extra Information:

Easting:	332605	Northing:	840233
Primary School:	Mortlach	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	0.5

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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DYKE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
						0	4	4	2	2	

Planning:

Planning Consent: None

Adopted Local Plan: ☒

Constraint Type:

Constraint Notes:

Established Land:

Dispute: Agreed

Owner: Davidson

Green/Brown: Green

House Programme: ☐

Land Use Type: Derelict, vacant, backland etc.

Effective Land:

Windfall: No

Developer:

LPR:

15/R1

Supply Type:

Effective

SITE REF:

M/DY/R/07/01

LOCATION:

DARKLASS ROAD

Capacity:

Projected 5yr Completion	12	Total Units	12
Units Not Built	12	Effective Land	12
		Constrained Land	0

Extra Information:

Easting:	298772	Northing:	858429
Primary School:	Dyke	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	1.29

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/1909	12	Outline	Pending			site being marketed for £350k



DYKE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
										2	3

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Davidson?	Developer:	

LPR:	15/R2	SITE REF:	M/DY/R/15/02
Supply Type:	Effective	LOCATION:	South Darklass Road

Capacity:		Projected 5yr Completion	2	Total Units	5
Units Not Built	5	Effective Land	5	Constrained Land	0

Extra Information:

Easting:	298708	Northing:	858312
Primary School:	Dyke	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.44



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
	8	0									20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	WLR		
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Robertsons	Developer:	Robertsons

LPR:	15/R1	SITE REF:	M/EL/R/048
Supply Type:	Constrained	LOCATION:	BILBOHALL NORTH

Capacity:	Projected 5yr Completion	Total Units	60
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	320839	Northing:	862025
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	4.03



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
06/00232		Full	Refused	10/08/2006		Appeal dismissed
04/476	40	Full	Approved	22/09/2005		
09/01476	44	Full	Withdrawn			Amend condition to increase number

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
34	23	31	41	42	55	45	40	29			

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Barratt East Scotland

LPR:	15/R2	SITE REF:	M/EL/R/07/04
Supply Type:	Effective	LOCATION:	NEW THORNHILL

Capacity:		Projected 5yr Completion	114	Total Units	410
Units Not Built	114	Effective Land	114	Constrained Land	0

Extra Information:

Easting:	322508	Northing:	861139
Primary School:	New Elgin	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	18.58



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/00766	16	Full	Approved	13/10/2014		
08/2031	271	Full	Approved	30/11/2009		
07/834	54	Full	Approved	19/10/2007		
06/1067	394	Full	Approved	22/03/2007		
barratt completed 71, balance 248, total 319						

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
										0	75

Planning:

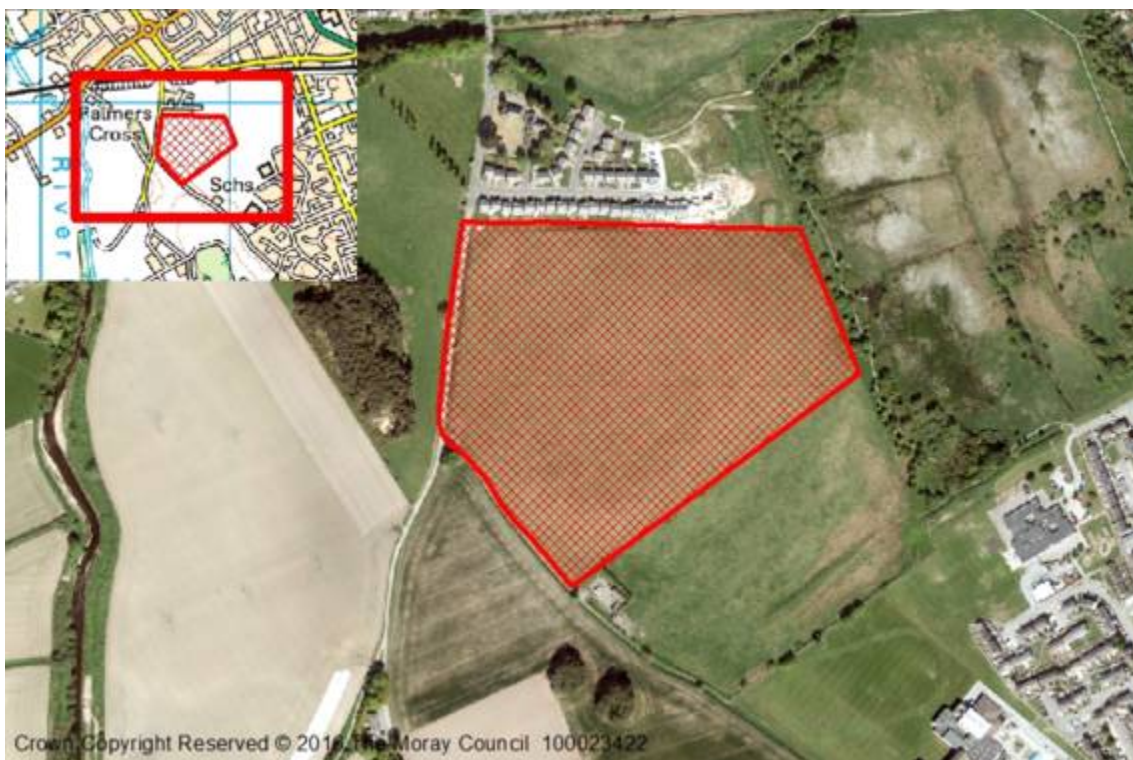
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	
Constraint Notes:	WLR		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R3	SITE REF:	M/EL/R/07/05
Supply Type:	Constrained	LOCATION:	BILBOHALL SOUTH

Capacity:		Projected 5yr Completion	0	Total Units	75
Units Not Built	75	Effective Land	0	Constrained Land	75

Extra Information:

Easting:	320800	Northing:	861784
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	10.25



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											80

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	
Constraint Notes:	WLR		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Scotia Homes

LPR:

15/R4

SITE REF:

M/EL/R/07/06

Supply Type:

Constrained

LOCATION:

SOUTH WEST OF ELGIN HIGH

Capacity:

	Projected 5yr Completion	Total Units	80
Units Not Built	80	Effective Land	0
		Constrained Land	80

Extra Information:

Easting:	320915	Northing:	861310
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	14.17

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
12	35	38	18	0	23	66	55	55	65	65	3

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Robertsons/ Scotia	Developer:	Robertsons/ Scotia

LPR:	15/R5	SITE REF:	M/EL/R/07/07
Supply Type:	Effective	LOCATION:	SPYNIE HOSPITAL NORTH

Capacity:		Projected 5yr Completion	306	Total Units	435
Units Not Built	309	Effective Land	309	Constrained Land	0

Extra Information:

Easting:	320732	Northing:	864237
Primary School:	Bishopmill	Ward:	Heldon And Laich
Secondary School	Elgin Academy	Area (Ha):	21.63

Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/2766	435	Full	Approved	08/12/2009		Scotia Homes Projected 2015 = 16 Units 2016 = 24 Units 2017 = 23 Units
15/01092	43	Full	Approved			plot substitution for affordable element



ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	WLR		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Hawco family	Developer:	

LPR:	15/R6	SITE REF:	M/EL/R/07/08
Supply Type:	Constrained	LOCATION:	HATTON HILL

Capacity:	Projected 5yr Completion	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	320260	Northing:	862564
Primary School:	Elgin West End	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	4.79



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
		6	25	43	42	36	43	5			

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties	Developer:	

LPR:	15/R7/8	SITE REF:	M/EL/R/07/09
Supply Type:	Effective	LOCATION:	Glassgreen south

Capacity:		Projected 5yr Completion	84	Total Units	200
Units Not Built	84	Effective Land	84	Constrained Land	0

Extra Information:

Easting:	321979	Northing:	860853
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School	Elgin High School	Area (Ha):	11.74



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00928	19	Full	Approved	03/11/2015		*20 added when new LDP
10/02115	180	Full	Approved	15/05/2012		
15/02056	17	Full	Pending			

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
						0	40	40	60	70	1290

Planning:

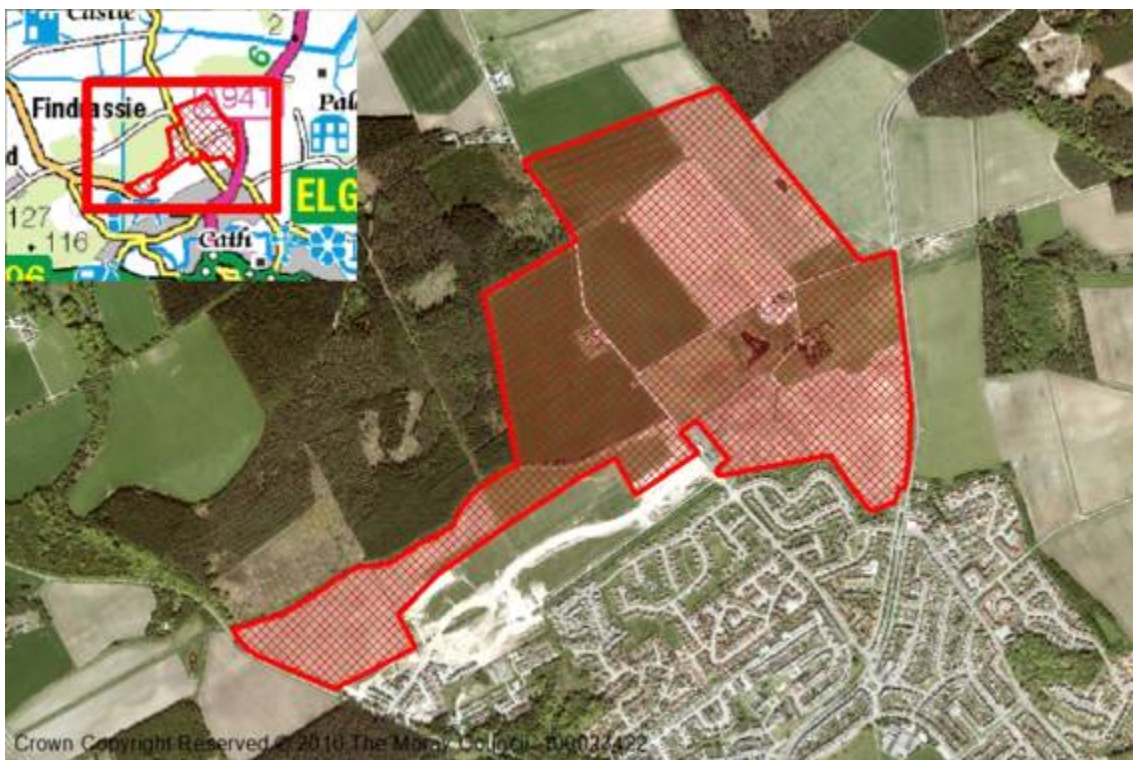
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:	Pitgaveny Estate	Developer:	

LPR:	15/R11	SITE REF:	M/EL/R/07/10
Supply Type:	Part Constrained	LOCATION:	FINDRASSIE

Capacity:		Projected 5yr Completion	210	Total Units	1500
Units Not Built	1500	Effective Land	559	Constrained Land	941

Extra Information:

Easting:	321143	Northing:	864885
Primary School:	Seafeld	Ward:	Heldon And Laich
Secondary School	Elgin Academy	Area (Ha):	98.72



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
						phase 1 application 2016 for 293 and phase 2 application for 266 in 2019

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
3	0	1	1	6	5	5					

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	Yes
Dispute:	Agreed	Developer:	Springfield properties
Owner:			

LPR:

Supply Type: Effective

SITE REF:

M/EL/R/07/11

LOCATION:

DUNKINTY HOUSE

Capacity:

Projected 5yr Completion	5	Total Units	23
Units Not Built	5	Effective Land	5
		Constrained Land	0

Extra Information:

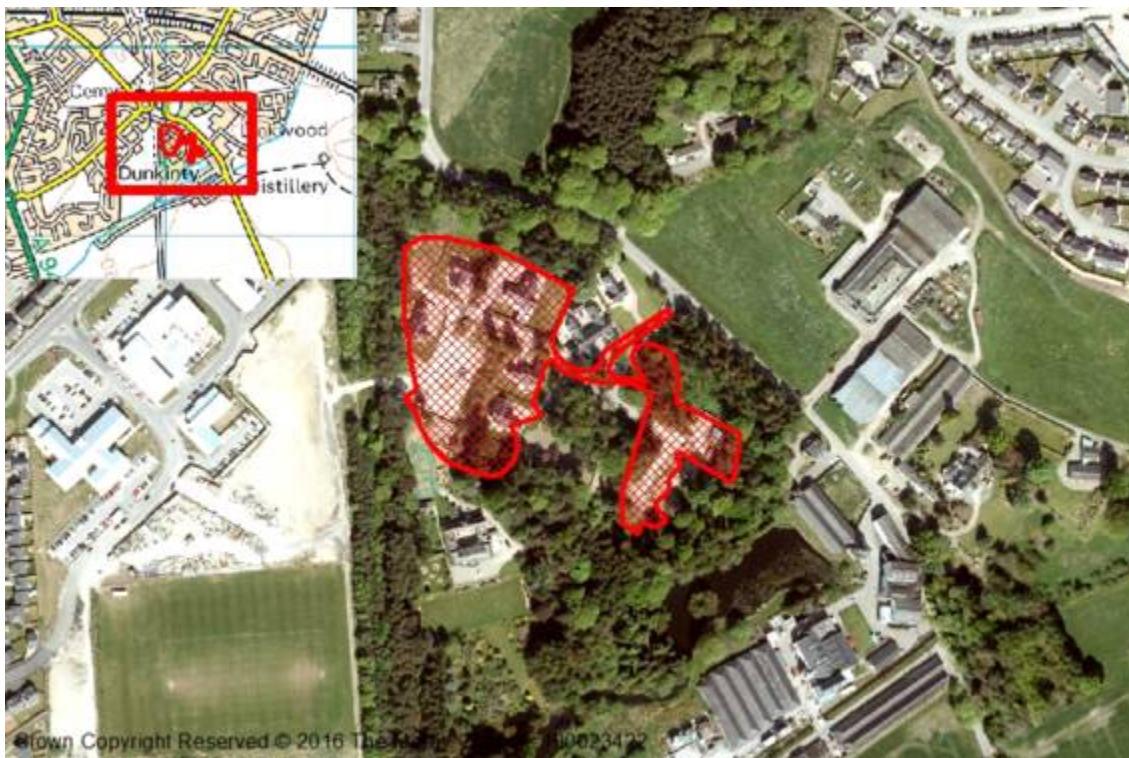
Easting:	323058	Northing:	861499
Primary School:	New Zone (South East)	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	1.74

Tenure:

Tenure Type Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/01596	2	Full	Approved	10/10/2014		already counted
11/00564	14	Full	Approved	16/09/2011		historical completions amended
0701150FUL	14	Full	Approved	14/01/2008		
0501577OUT	14	Outline	Approved	16/03/2006		



ELGIN

The Moray Council Housing Land Audit 2016

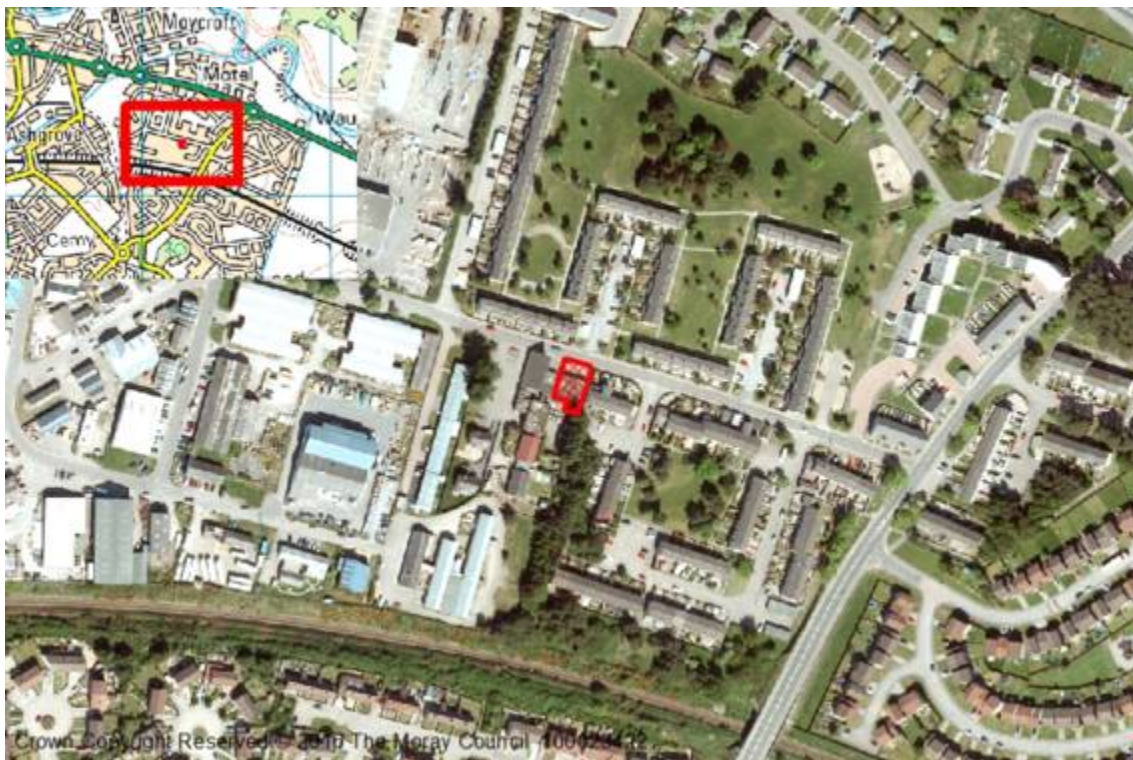
Projected Completions:											
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
	0	0	0								6

Planning:			
Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	Win	SITE REF:	M/EL/R/073
Supply Type:	Constrained	LOCATION:	Pinefield Stores, Pinefield Crescent, Elgin

Capacity:	Projected 5yr Completion	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:			
Easting:	323210	Northing:	862278
Primary School:	Elgin East End	Ward:	Elgin City North
Secondary School	Elgin Academy	Area (Ha):	0.04



Tenure:	
Tenure Type	Units

Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
05/01348	6	Full	Approved			consent expired
07/01626		Full	Withdrawn			c/e from retail to office with first floor flats

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											5

Planning:

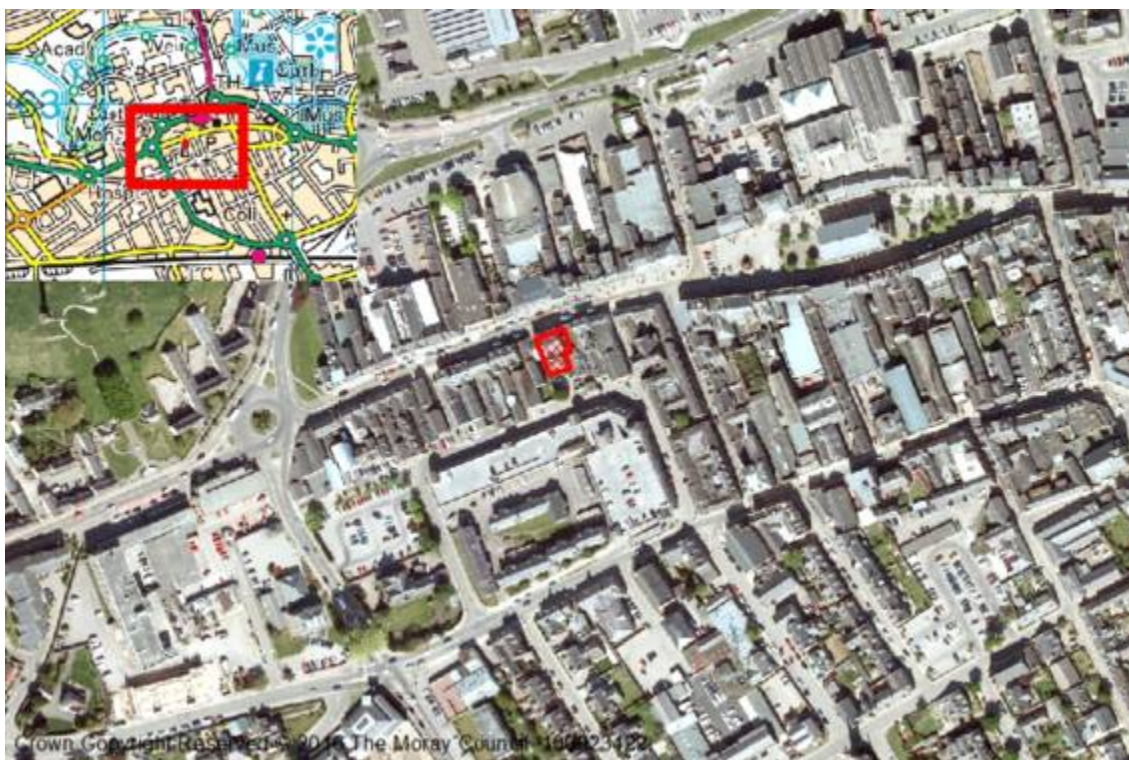
Planning Consent: ☐ Green/Brown: Brown
 Adopted Local Plan: ☐ House Programme: ☐
 Constraint Type: Programming Land Use Type:
 Constraint Notes:
 Established Land:
 Dispute: Agreed Effective Land:
 Owner: Windfall: Yes
 Developer:

LPR:	Win	SITE REF:	M/EL/R/078
Supply Type:	Constrained	LOCATION:	164 High Street, Elgin

Capacity:	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	0
		Constrained Land	5

Extra Information:

Easting: 321431 Northing: 862792
 Primary School: Elgin West End Ward: Elgin City South
 Secondary School: Elgin Academy Area (Ha): 0.03



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/00870	6	Full	Refused	30/10/2007		
06/02182	5	Full	Approved	01/02/2007		consent expired

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
0	0	0									6

Planning:

Planning Consent:	Detail	Green/Brown:	
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Constrained

SITE REF:

M/EL/R/079

LOCATION:

Pinegrove

Capacity:

Projected 5yr Completion	Total Units	6
Units Not Built	Effective Land	0
	Constrained Land	6

Extra Information:

Easting:	323440	Northing:	862458
Primary School:	Elgin East End	Ward:	Elgin City North
Secondary School:	Elgin Academy	Area (Ha):	0.12

Tenure:

Tenure Type Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/02371	6	Full	Approved	02/06/2008		site cleared



ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											12

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	2011
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	Win	SITE REF:	M/EL/R/081
Supply Type:	Constrained	LOCATION:	Newfield House, Lossiemouth Road

Capacity:	Projected 5yr Completion	Total Units	12
Units Not Built	12	Effective Land	0
		Constrained Land	12

Extra Information:

Easting:	321852	Northing:	864506
Primary School:	Seafield	Ward:	Elgin City North
Secondary School	Elgin Academy	Area (Ha):	0.22



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
11/0233	4	Full	Approved	26/08/2011		
09/02161	8	Full	Approved	11/08/2010		

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											25

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Residential
Constraint Notes:			
Established Land:	2013	Effective Land:	2013
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:

Win

SITE REF:

M/EL/R/082

Supply Type:

Constrained

LOCATION:

Palmers Cross

Capacity:

		Projected 5yr Completion		Total Units	25
Units Not Built	25	Effective Land	0	Constrained Land	25

Extra Information:

Easting:	320265	Northing:	862010
Primary School:	Elgin West End	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	2.52

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/02172	29	Full	Approved	22/12/2014		renewal
11/01882/APP		Outline	Approved	16/01/2012		Extend outline application 06/02897/OUT
06/02897/OUT	29	Outline	Approved	18/03/2009		9 houses & 2x10 apartments demolish 14 houses



ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
					0	5	8	7			

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2014	Effective Land:	2014
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Effective

SITE REF:

M/EL/R/083

LOCATION:

Former Corn Mill, Wards Road

Capacity:

Projected 5yr Completion	20	Total Units	20
Units Not Built	20	Effective Land	20
		Constrained Land	0

Extra Information:

Easting:	321408	Northing:	862198
Primary School:	Elgin West End	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.18

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00343	20	Full	Approved	28/02/2013		15 new flats, 4 in conversion and one maisonette *site cleared



ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
						0		6	2		

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2014	Effective Land:	2014
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Effective

SITE REF:

M/EL/R/084

LOCATION:

13/13A South Street

Capacity:

Projected 5yr Completion	8	Total Units	8
Units Not Built	8	Effective Land	8
		Constrained Land	0

Extra Information:

Easting:	321679	Northing:	862786
Primary School:	Elgin West End	Ward:	Elgin City South
Secondary School:	Elgin Academy	Area (Ha):	0.05

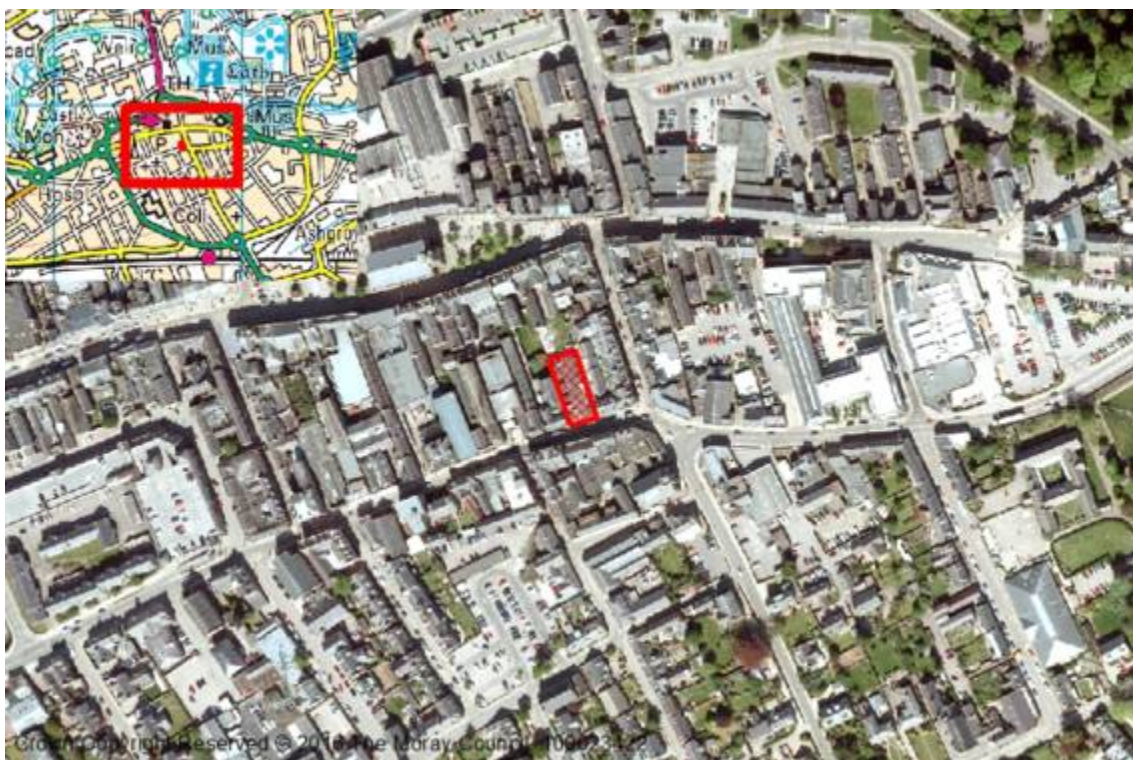
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/01425	8	Full		07/06/2013		



ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
21											

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Effective

SITE REF:

M/EL/R/086

LOCATION:

Hanover Court

Capacity:

Projected 5yr Completion	21	Total Units	21
Units Not Built	21	Effective Land	21
		Constrained Land	0

Extra Information:

Easting:	321099	Northing:	863088
Primary School:	Elgin West End	Ward:	Elgin City South
Secondary School	Elgin Academy	Area (Ha):	0.5

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/01919	21		Approved	27/03/2015		



ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
							15	15			

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2016	Effective Land:	2016
Dispute:		Windfall:	Yes
Owner:	Hanover Housing Association	Developer:	Springfield Properties

LPR:	CF3	SITE REF:	M/EL/R/087
Supply Type:	Effective	LOCATION:	CF3 Thornhill Drive

Capacity:		Projected 5yr Completion	30	Total Units	30
Units Not Built	30	Effective Land	30	Constrained Land	0

Extra Information:

Easting:	322839	Northing:	861172
Primary School:	New Elgin	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	7.82



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01172	30	Full	Approved	07/10/2015		

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
							10	20	20	20	62

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Privately or publicly owned open
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	15/R9	SITE REF:	M/EL/R/15/09
Supply Type:	Effective	LOCATION:	Driving Range site

Capacity:		Projected 5yr Completion	70	Total Units	132
Units Not Built	132	Effective Land	132	Constrained Land	0

Extra Information:

Easting:	321862	Northing:	860750
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School	Elgin High School	Area (Ha):	4.81



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/02020	132	Full				

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
							10	20	20	20	36

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Building
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	15/R10	SITE REF:	M/EL/R/15/10
Supply Type:	Effective	LOCATION:	Linkwood steading site

Capacity:		Projected 5yr Completion	70	Total Units	106
Units Not Built	106	Effective Land	106	Constrained Land	0

Extra Information:

Easting:	323267	Northing:	861566
Primary School:	New Zone (South East)	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	3.49



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/02032	106	Full				

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											85

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	WLR		
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	Scotia Homes

LPR:	15/R12	SITE REF:	M/EL/R/15/12
Supply Type:	Constrained	LOCATION:	Knockmasting wood

Capacity:	Projected 5yr Completion	Total Units	85
Units Not Built	85	Effective Land	0
		Constrained Land	85

Extra Information:

Easting:	320540	Northing:	861886
Primary School:	Greenwards	Ward:	Elgin City South
Secondary School:	Elgin High School	Area (Ha):	5.39



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
05/00758	80	Full	Withdrawn			
15/01330	1	Full				going to January LRB

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											20

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Public building
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	The Moray Council	Developer:	

LPR:	15/R13	SITE REF:	M/EL/R/15/13
Supply Type:	Effective	LOCATION:	Hamilton Drive

Capacity:	Projected 5yr Completion	Total Units	20
Units Not Built	20	Effective Land	20
		Constrained Land	0

Extra Information:

Easting:	320812	Northing:	863708
Primary School:	Bishopmill	Ward:	Elgin City North
Secondary School:	Elgin Academy	Area (Ha):	1.18



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											70

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	Robertsons

LPR:	15/R14	SITE REF:	M/EL/R/15/14
Supply Type:	Effective	LOCATION:	Lesmurdie Fields

Capacity:	Projected 5yr Completion	Total Units	70
Units Not Built	70	Effective Land	70
		Constrained Land	0

Extra Information:

Easting:	322746	Northing:	863777
Primary School:	Seafeld	Ward:	Fochabers Lhanbryde
Secondary School	Elgin Academy	Area (Ha):	5.9



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											1800

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	Programming, ownership, LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Pitgaveny Estate	Developer:	

LPR:	15/LONG NE	SITE REF:	M/EL/R/15/LNE
Supply Type:	Constrained	LOCATION:	LONG NE

Capacity:	Projected 5yr Completion	Total Units	1800
Units Not Built	1800	Effective Land	0
		Constrained Land	1800

Extra Information:

Easting:	322639	Northing:	864449
Primary School:	Seafeld	Ward:	Fochabers Lhanbryde
Secondary School	Elgin Academy	Area (Ha):	110



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

ELGIN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											2800

Planning:

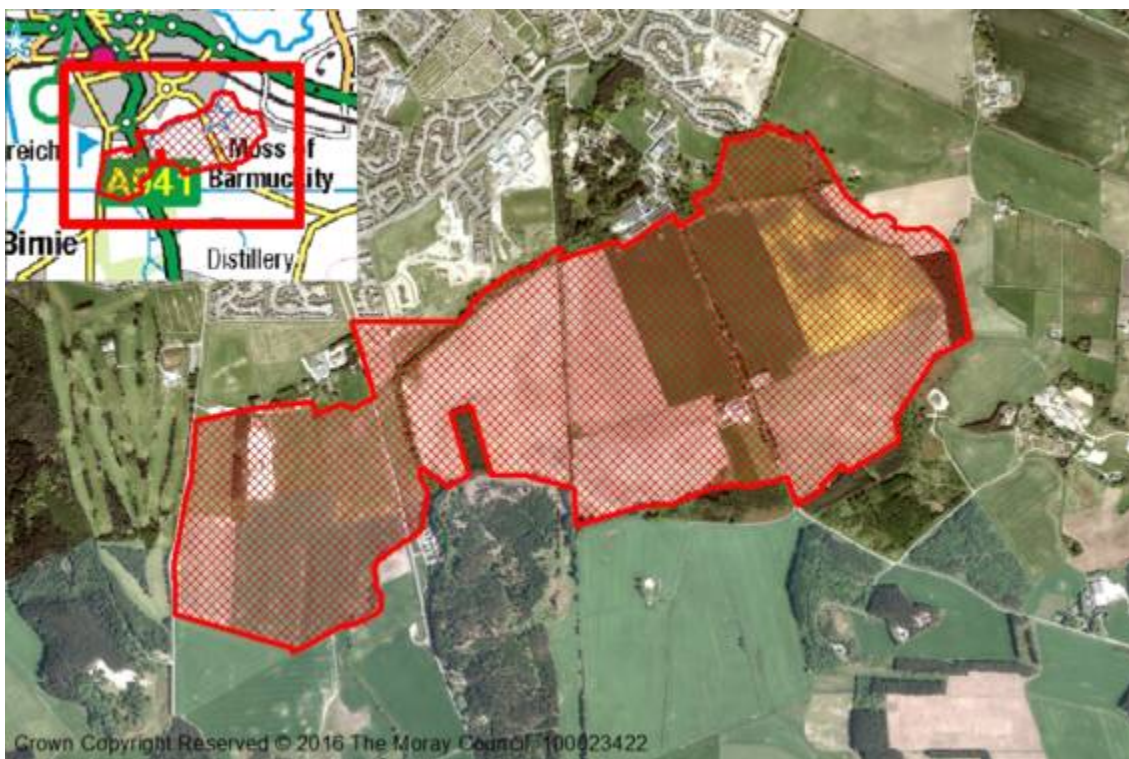
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	Springfield Properties

LPR:	15/LONG	SITE REF:	M/EL/R/15/LS
Supply Type:	Constrained	LOCATION:	South LONG

Capacity:	Projected 5yr Completion	Total Units	2800
Units Not Built	2800	Effective Land	0
		Constrained Land	2800

Extra Information:

Easting:	323050	Northing:	860700
Primary School:	New Zone (South East)	Ward:	Fochabers Lhanbryde
Secondary School:	Elgin High School	Area (Ha):	205



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FINDHORN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
		0	25	0	0	0	0	15			

Planning:

Planning Consent:	Outline	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	Duneland Ltd.

LPR:

15/R2

SITE REF:

M/FH/R/008

Supply Type:

Effective

LOCATION:

FINDHORN DUNELANDS (PHASE 1)

Capacity:

Projected 5yr Completion	15	Total Units	40
Units Not Built	15	Effective Land	15
		Constrained Land	0

Extra Information:

Easting:	305003	Northing:	863811
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	2.83

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/00757	20	Outline	Approved	05/11/2014		
12/00483	20	Full	Approved	25/04/2013		
07/00765	40	Outline	Approved			
10/00731	25		Approved			



FINDHORN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
			0		0	1	2	1	1		

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R1	SITE REF:	M/FH/R/009
Supply Type:	Effective	LOCATION:	Heathneuk

Capacity:		Projected 5yr Completion	5	Total Units	5
Units Not Built	5	Effective Land	5	Constrained Land	0

Extra Information:

Easting:	304579	Northing:	863949
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.9



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/00864	5	Full	Approved	07/07/2014		sites marketed and sold
13/01568/PE						site cleared, serviced plots sold

FINDOCHTY

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
0	0	0	0	0	0						35

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	SEAFIELD ESTATE	Developer:	PRIVATE

LPR:

15/R1

SITE REF:

M/FN/R/009

Supply Type:

Effective

LOCATION:

MORVEN CRESCENT SOUTH

Capacity:

	Projected 5yr Completion	Total Units	35
Units Not Built	35	Effective Land	35
		Constrained Land	0

Extra Information:

Easting:	346362	Northing:	867676
Primary School:	Findochty	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	2.82



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/00419/SCN				19/03/2010		

FINDOCHTY

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:	75% of 009 to be complete	Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:	Seafeld Estate		



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LPR:	15/R2	SITE REF:	M/FN/R/07/02
Supply Type:	Constrained	LOCATION:	WEST OF PRIMARY SCHOOL

Capacity:	Projected 5yr Completion	Total Units	20
Units Not Built	20	Effective Land	0
		Constrained Land	20

Extra Information:

Easting:	345847	Northing:	867474
Primary School:	Findochty	Ward:	Buckie
Secondary School	Buckie High School	Area (Ha):	2

Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FOCHABERS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
					0	5	5	10	10	10	9

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Bob Milton Properties

LPR:

15/R1

SITE REF:

M/FO/R/07/01

Supply Type:

Effective

LOCATION:

Ordiquish Road

Capacity:

Projected 5yr Completion	40	Total Units	49
Units Not Built	49	Effective Land	49
		Constrained Land	0

Extra Information:

Easting:	334366	Northing:	858015
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School	Milnes High School	Area (Ha):	2.62



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00244	49	Full	Approved	26/11/2015		site cleared and early groundworks
12/01577	50	Outline	Approved	10/02/2014		

FOCHABERS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											50

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2008	Effective Land:	2015
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:

15/R2

SITE REF:

M/FO/R/07/02

Supply Type:

Effective

LOCATION:

Ordiquish Road West

Capacity:

	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	50
		Constrained Land	0

Extra Information:

Easting:	334241	Northing:	858099
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School	Milnes High School	Area (Ha):	2.2



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FOCHABERS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
				4	8	3	1				

Planning:

Planning Consent:	Detail	Green/Brown:	
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2014	Effective Land:	2014
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	Morlich homes

LPR:

Supply Type: Effective

SITE REF:

M/FO/R/07/03

LOCATION:

Land to north of Christies garden centre

Capacity:

Projected 5yr Completion	4	Total Units	16
Units Not Built	4	Effective Land	4
		Constrained Land	0

Extra Information:

Easting:	335080	Northing:	858483
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School	Milnes High School	Area (Ha):	1

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01178		Full		24/08/2015		change of house type
13/00793	9	Full	Approved	03/07/2013		
12/01553/APP	7	Full	Approved	07/02/2013		



FOCHABERS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											100

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:

15/LONG

SITE REF:

M/FO/R/15/LG

Supply Type:

Constrained

LOCATION:

Ordiquish Road East

Capacity:

		Projected 5yr Completion		Total Units	100
Units Not Built	100	Effective Land	0	Constrained Land	100

Extra Information:

Easting:	334547	Northing:	857900
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	4.3



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FOCHABERS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
						0	6	6	6	6	6

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	Morlich Homes

LPR:	15/R3	SITE REF:	M/FO/R/15/R3
Supply Type:	Effective	LOCATION:	East of Duncan Avenue

Capacity:		Projected 5yr Completion	24	Total Units	30
Units Not Built	30	Effective Land	30	Constrained Land	0

Extra Information:

Easting:	335052	Northing:	858607
Primary School:	Milne's	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	3.4



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
						16					

Planning:

Planning Consent:		Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Industry
Constraint Notes:			
Established Land:	2003	Effective Land:	2016
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	Springfield

LPR:

08R5

SITE REF:

M/FR/R/005x

Supply Type:

Effective

LOCATION:

BURDSHAUGH

Capacity:

Capacity:		Projected 5yr Completion	16	Total Units	18
Units Not Built	16	Effective Land	16	Constrained Land	0

Extra Information:

Easting:	303457	Northing:	858360
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.5

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
08/00576	16	Full	Approved	06/02/2014		
94/417	13	Full	Approved	08/11/1994		
89/036	13	Outline	Approved	09/05/1990		ON AP



FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											24

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2011	Effective Land:	yes
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:

15/OPP7

SITE REF:

M/FR/R/057

Supply Type:

Constrained

LOCATION:

Tytler Street, Auction rooms

Capacity:

Capacity:	Projected 5yr Completion			Total Units	24
Units Not Built	24	Effective Land	0	Constrained Land	24

Extra Information:

Easting:	303070	Northing:	858829
Primary School:	Andersons	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.2

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/00347		Full	Approved	25/09/2013		appl to extend planning consent
08/01954	24	Full	Approved	21/05/2010		
15/00371lbc		Full				appl to extend lbc



FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
12											

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2016	Effective Land:	2016
Dispute:		Windfall:	Yes
Owner:	The Moray Council	Developer:	The Moray Council

LPR:	15/OPP3	SITE REF:	M/FR/R/058
Supply Type:	Effective	LOCATION:	Former health centre, Brig Wynd

Capacity:		Projected 5yr Completion	12	Total Units	12
Units Not Built	12	Effective Land	12	Constrained Land	0

Extra Information:

Easting:	303459	Northing:	858686
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.24



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01446	12		Approved	15/12/2015		

FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
									12	12	61

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:	road access issues		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	ELLIS	Developer:	

LPR:

15/R1

SITE REF:

M/FR/R/07/01

Supply Type:

Effective

LOCATION:

KNOCKOMIE SOUTH

Capacity:

Projected 5yr Completion	24	Total Units	85
Units Not Built	85	Effective Land	85
		Constrained Land	0

Extra Information:

Easting:	302607	Northing:	857150
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	6.68

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/02733	90	Full	Refused	18/06/2009		Appeal dismissed
08/02367	90	Full	Pending			development brief being marketed



FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
14	9	3	14	18	13	10	13				

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:	15/R2	SITE REF:	M/FR/R/07/02
Supply Type:	Effective	LOCATION:	KNOCKOMIE NORTH

Capacity:		Projected 5yr Completion	23	Total Units	94
Units Not Built	23	Effective Land	23	Constrained Land	0

Extra Information:

Easting:	302624	Northing:	857396
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	3.89



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/02414	94	Full	Approved	16/09/2009		
08/01601	94	Full	Approved			

FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
			12	65	16	16	20	15	15	15	206

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Springfield Properties	Developer:	Springfield Properties

LPR:

15/R3

SITE REF:

M/FR/R/07/03

Supply Type:

Effective

LOCATION:

FERRYLEA

Capacity:

Projected 5yr Completion	81	Total Units	380
Units Not Built	287	Effective Land	287
		Constrained Land	0

Extra Information:

Easting:	303071	Northing:	857255
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	25.57

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
12/01110	129	Full	Approved	01/12/2012		total masterplan 380



FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
	0	0	0	0	0	20	20	20	20	20	340

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	White	Developer:	Robertson Homes Ltd

LPR:

15/R4

SITE REF:

M/FR/R/07/04

Supply Type:

Effective

LOCATION:

LOCHYHILL

Capacity:

Projected 5yr Completion	100	Total Units	440
Units Not Built	440	Effective Land	440
		Constrained Land	0

Extra Information:

Easting:	305444	Northing:	859531
Primary School:	Andersons	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	12.04

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/02364	229	Full	Approved	02/07/2015		



FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
							5	10	10	10	5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Vacant
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Altyre Estate/Stewart Milne	Developer:	

LPR:

15/R6

SITE REF:

M/FR/R/07/08

Supply Type:

Effective

LOCATION:

MANNACHY

Capacity:

Projected 5yr Completion	35	Total Units	40
Units Not Built	40	Effective Land	40
		Constrained Land	0

Extra Information:

Easting:	303519	Northing:	857461
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	3.4

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											640

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	White	Developer:	Robertson Homes

LPR:

LONG

SITE REF:

M/FR/R/07/11

Supply Type:

Constrained

LOCATION:

LOCHYHILL

Capacity:

	Projected 5yr Completion	Total Units	640
Units Not Built	640	Effective Land	0
		Constrained Land	640

Extra Information:

Easting:	305499	Northing:	859142
Primary School:	Andersons	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	31.66

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/02364		Full	Approved	02/07/2015		



FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											6

Planning:

Planning Consent:	Detail	Green/Brown:	
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:	2014	Effective Land:	2014
Dispute:		Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type:

Constrained

SITE REF:

M/FR/R/07/14

LOCATION:

Bank Lane

Capacity:

	Projected 5yr Completion	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:

Easting:	303753	Northing:	858748
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.06

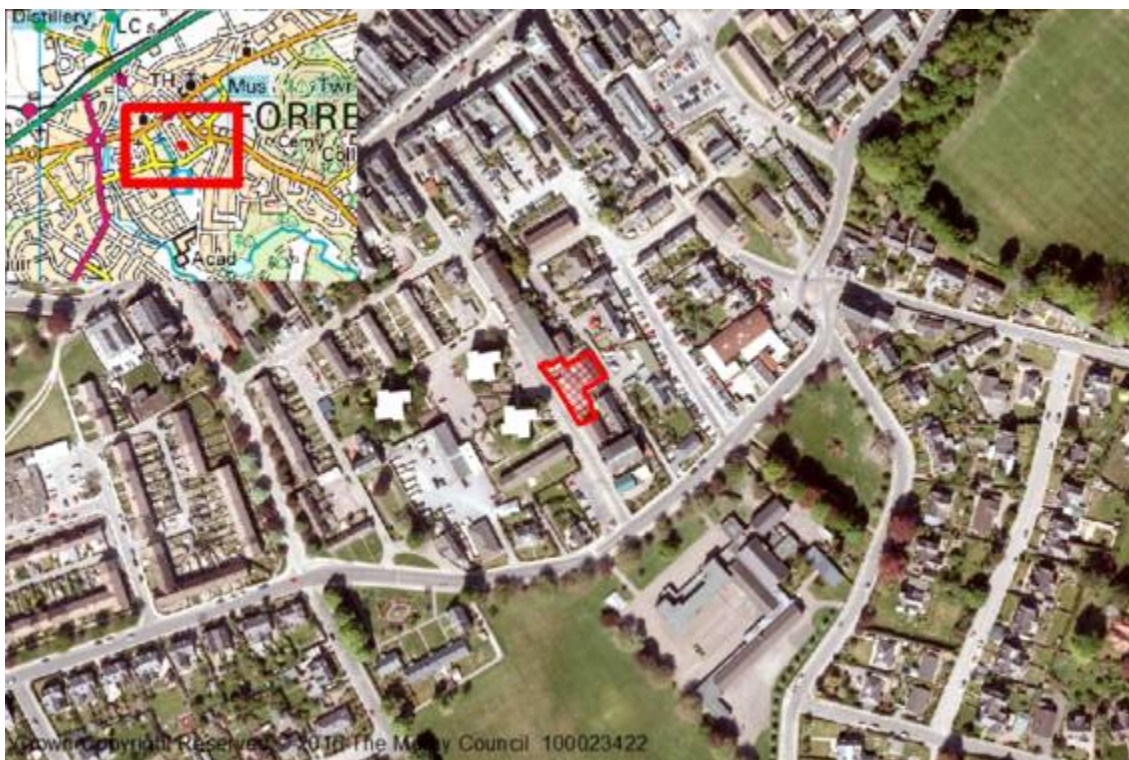
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/02281	6	Full	Approved	25/11/2008		lapsed



FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											5

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R8	SITE REF:	M/FR/R/15/08
Supply Type:	Effective	LOCATION:	Balnageith

Capacity:		Projected 5yr Completion	5	Total Units	5
Units Not Built	5	Effective Land	5	Constrained Land	0

Extra Information:

Easting:	302147	Northing:	857332
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	1.15



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
									10	10	5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Woodlands
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:

15/R9

SITE REF:

M/FR/R/15/09

Supply Type:

Effective

LOCATION:

Plantation Cottage

Capacity:

Projected 5yr Completion	20	Total Units	25
Units Not Built	25	Effective Land	25
		Constrained Land	0

Extra Information:

Easting:	302369	Northing:	857421
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	3



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
								15	15	15	15

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	Altyre Estate	Developer:	

LPR:

15/R10

SITE REF:

M/FR/R/15/10

Supply Type:

Effective

LOCATION:

Dallas Dhu

Capacity:

Projected 5yr Completion	45	Total Units	60
Units Not Built	60	Effective Land	60
		Constrained Land	0

Extra Information:

Easting:	303498	Northing:	857097
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	8.4

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											40

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Contamination	Land Use Type:	Derelict, vacant, backland etc.
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:

15/R11

SITE REF:

M/FR/R/15/11

Supply Type:

Constrained

LOCATION:

Pilmuir Road West

Capacity:

	Projected 5yr Completion	Total Units	40
Units Not Built	40	Effective Land	0
		Constrained Land	40

Extra Information:

Easting:	302493	Northing:	857809
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	2.5

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											50

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Altyre Estate	Developer:	

LPR:

15/LONG2

SITE REF:

M/FR/R/15/LN2

Supply Type:

Constrained

LOCATION:

DALLAS DHU

Capacity:

		Projected 5yr Completion		Total Units	50
Units Not Built	50	Effective Land	0	Constrained Land	50

Extra Information:

Easting:	303511	Northing:	857067
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	7.69

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
05/01470/EIA		Full	Approved	21/12/2006		construct the Forres (Burn of Mosset) flood alleviation scheme



FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											80

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	Springfield Properties

LPR:

15/LONG3

SITE REF:

M/FR/R/15/LON

Supply Type:

Constrained

LOCATION:

West Park Croft

Capacity:

		Projected 5yr Completion		Total Units	80
Units Not Built	80	Effective Land	0	Constrained Land	80

Extra Information:

Easting:	303181	Northing:	857044
Primary School:	Applegrove	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	5.35

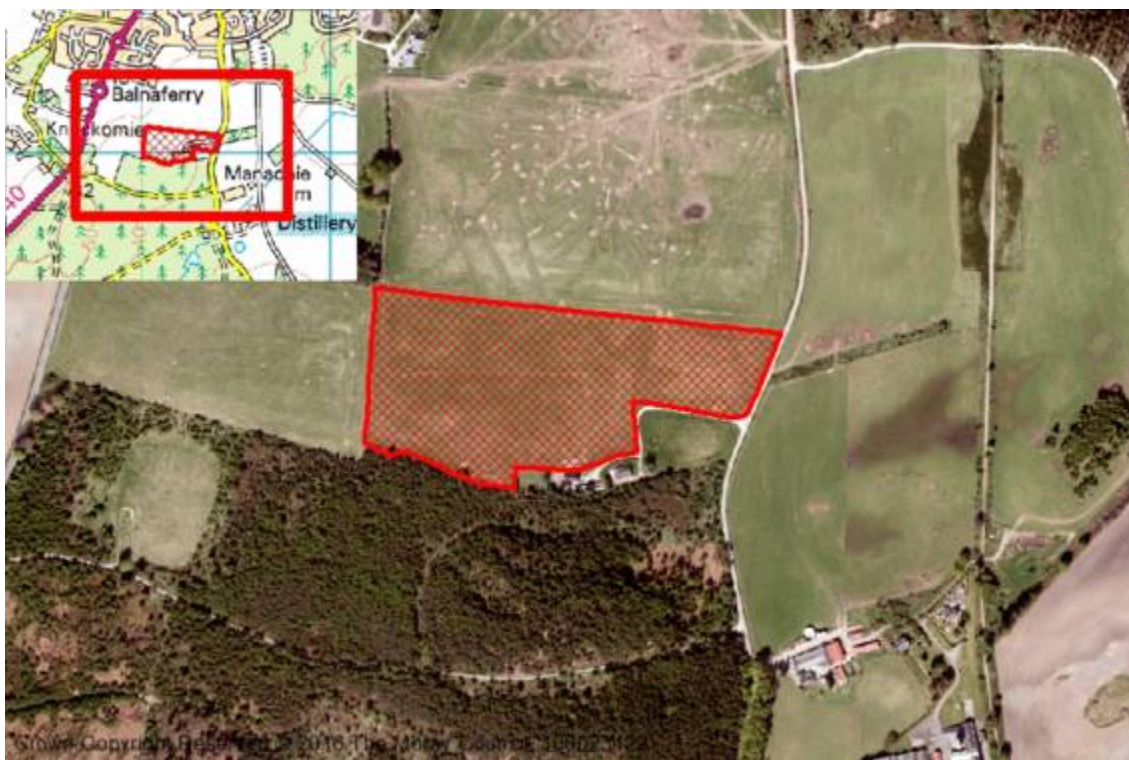
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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FORRES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
					0	7					

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:		Effective Land:	2012
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	Win	SITE REF:	M/FR/R/59
Supply Type:	Effective	LOCATION:	Riverlea Bar, Pilmuir Road

Capacity:		Projected 5yr Completion	7	Total Units	7
Units Not Built	7	Effective Land	7	Constrained Land	0

Extra Information:

Easting:	302694	Northing:	858391
Primary School:	Pilmuir	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.09



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
11/00216/APP	7	Full	Approved	15/06/2012		Demolition bar erect 3 houses&4 flat site being marketed/ auction Town houses and flats almost completed end 2015.

GARMOUTH/KINGSTON

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
							4	4			

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Building
Constraint Notes:			
Established Land:	2011	Effective Land:	2011
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	



LPR:

Supply Type: Effective

SITE REF:

M/GM/R/005

LOCATION:

Connagedale Farm, south road

Capacity:

Projected 5yr Completion	8	Total Units	8
Units Not Built	8	Effective Land	8
		Constrained Land	0

Extra Information:

Easting:	333689	Northing:	863933
Primary School:	Mosstodloch	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	0.47

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/01266	8	Full	Approved	22/02/2010		jan 2013 noted bdgs demolished

GARMOUTH/KINGSTON

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Physical	Land Use Type:	Agricultural Land
Constraint Notes:	Infrastructure issues		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R1	SITE REF:	M/GM/R/15/01
Supply Type:	Constrained	LOCATION:	South of Innes Road

Capacity:	Projected 5yr Completion	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	333689	Northing:	863934
Primary School:	Mosstodloch	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	0.65



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

HOPEMAN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											50

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:	Douglas White	Developer:	Tulloch of Cummingston

LPR:

15/LONG

SITE REF:

M/HP/R/15/LON

Supply Type:

Constrained

LOCATION:

LONG Manse Road south

Capacity:

	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	0
		Constrained Land	50

Extra Information:

Easting:	314150	Northing:	869442
Primary School:	Hopeman	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	2.1

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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HOPEMAN

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
							5	10	10		

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:	White	Developer:	Tulloch of Cummingston

LPR:

15/R1

SITE REF:

M/HP/R/15/R1

Supply Type:

Effective

LOCATION:

Manse Road

Capacity:

Projected 5yr Completion	25	Total Units	25
Units Not Built	25	Effective Land	25
		Constrained Land	0

Extra Information:

Easting:	314231	Northing:	869272
Primary School:	Hopeman	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	2.3

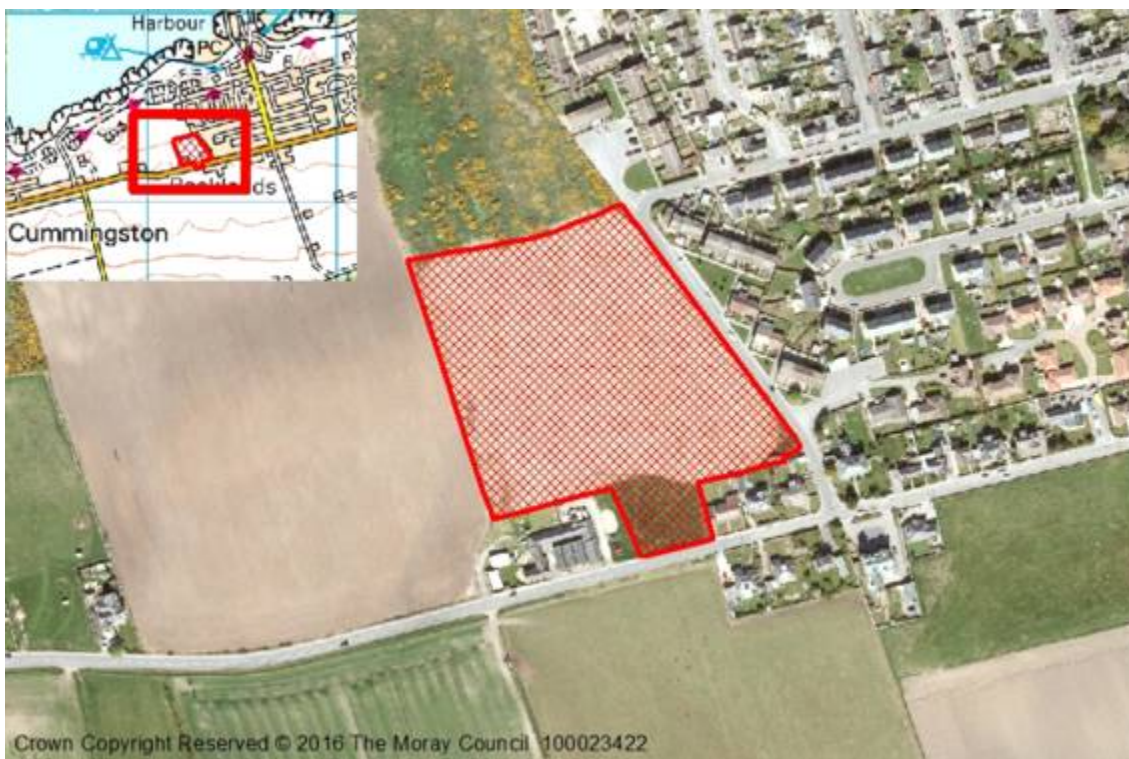
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
0	0	0	0	0	0	1	1	1	2		

Planning:

Planning Consent:		Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	WALKER	Developer:	WALKER

LPR:	15/R1	SITE REF:	M/KH/R/005
Supply Type:	Effective	LOCATION:	NELSON TERRACE

Capacity:		Projected 5yr Completion	5	Total Units	21
Units Not Built	5	Effective Land	5	Constrained Land	0

Extra Information:

Easting:	342443	Northing:	850471
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.51



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/02313	1	Full	Approved	30/01/2015		
76/752	18	Outline	Approved			
INDIVIDS	18	Full	Approved			

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
	0	14	0	7	3	3	4				

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	SPRINGFIELD PROPERTIES	Developer:	SPRINGFIELD PROPERTIES

LPR:	15/R2	SITE REF:	M/KH/R/006
Supply Type:	Effective	LOCATION:	ALEXANDRA ROAD (W)

Capacity:		Projected 5yr Completion	7	Total Units	31
Units Not Built	7	Effective Land	7	Constrained Land	0

Extra Information:

Easting:	342482	Northing:	851128
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	1.91



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
09/01504	31	Full	Approved	17/01/2011		
05/0562		Full	Refused	22/11/2006		
79/964	10	Full	Approved	06/02/1980		
02/1357		Full	Withdrawn			
13/00083		Full	Approved			

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
		1	3	0	0	2	2	2	2	2	26

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R3	SITE REF:	M/KH/R/015
Supply Type:	Effective	LOCATION:	EDINDIACH ROAD/BALLOCH ROAD (A)

Capacity:		Projected 5yr Completion	10	Total Units	40
Units Not Built	36	Effective Land	36	Constrained Land	0

Extra Information:

Easting:	343505	Northing:	850033
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	3.22



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/01549	1	Full	Approved	22/02/2008		
03/298	6	Outline	Refused	13/11/2003		
INDIVIDS	3	Full	Approved			
97/2052	1	Full	Approved			

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
0		0	0	0	0	0	2	2	2	2	3

Planning:

Planning Consent:	Outline	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	Neil Murray Housebuilders

LPR:	15/R5	SITE REF:	M/KH/R/025
Supply Type:	Effective	LOCATION:	SEAFIELD WALK

Capacity:		Projected 5yr Completion	8	Total Units	11
Units Not Built	11	Effective Land	11	Constrained Land	0

Extra Information:

Easting:	342895	Northing:	850036
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.78



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
11/00290	11	Full	Refused	07/11/2012		
96/1890	11	Outline	Approved			
04/01742	12	Outline	Refused			Appeal upheld

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
						1					

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	R10	SITE REF:	M/KH/R/027
Supply Type:	Effective	LOCATION:	BROOMHILL ROAD

Capacity:	Projected 5yr Completion	1	Total Units	1	
Units Not Built	1	Effective Land	1	Constrained Land	0

Extra Information:

Easting:	343266	Northing:	851366
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	1.2



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00523	1	Full		12/05/2015		early groundworks, one house on whole site, delete from next
93/1268	1	Full	Approved	21/02/1995		

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											6

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	Residential
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	Peter Stott	Developer:	PRIVATE

LPR:	15/R4	SITE REF:	M/KH/R/030
Supply Type:	Constrained	LOCATION:	BALLOCH ROAD

Capacity:	Projected 5yr Completion	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:

Easting:	343374	Northing:	850030
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.26



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
04/2978	7	Full	Withdrawn			WITHDRAWN

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
							6	6			

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:	Agreed	Windfall:	Yes
Owner:	private	Developer:	private

LPR:

Supply Type: Effective

SITE REF:

M/KH/R/035

LOCATION:

Keith caravan park, Dunnyduff Road

Capacity:

Projected 5yr Completion	12	Total Units	12
Units Not Built	12	Effective Land	12
		Constrained Land	0

Extra Information:

Easting:	343425	Northing:	849920
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.67



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/01769	12	Outline	Approved	28/02/2014		*capacity figure inserted by officer, no figures on site layout

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
0	0	0	0	0	0	0	0	0	0	0	60

Planning:

Planning Consent:	None	Green/Brown:	
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:	Programming		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R6	SITE REF:	M/KH/R/07/08
Supply Type:	Effective	LOCATION:	Banff Road (north)

Capacity:		Projected 5yr Completion	0	Total Units	60
Units Not Built	60	Effective Land	60	Constrained Land	0

Extra Information:

Easting:	343561	Northing:	851304
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	8.52



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/01492	76	Full	Approved	19/09/2013		no longer owned by Springfield

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
0	0	0	0	0	0	5	5	5	5	5	60

Planning:

Planning Consent:	None	Green/Brown:	
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:	Programming		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	DEVERON HOMES

LPR:	15/R8	SITE REF:	M/KH/R/07/09
Supply Type:	Effective	LOCATION:	Edindiach Road (east))

Capacity:		Projected 5yr Completion	25	Total Units	85
Units Not Built	85	Effective Land	85	Constrained Land	0

Extra Information:

Easting:	343802	Northing:	849927
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	5.38



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/01114		Full	Approved	16/09/2014		
07/01419	55	Full	Approved	13/03/2009		
13/1735		Full				extend consent 07/01419

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											6

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:	Market		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R9	SITE REF:	M/KH/R/07/10
Supply Type:	Constrained	LOCATION:	JESSIMANS BRAE

Capacity:	Projected 5yr Completion	Total Units	6
Units Not Built	6	Effective Land	0
		Constrained Land	6

Extra Information:

Easting:	342874	Northing:	851032
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.4



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											200

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R7	SITE REF:	M/KH/R/07/14
Supply Type:	Constrained	LOCATION:	BANFF ROAD (SOUTH)

Capacity:	Projected 5yr Completion	Total Units	200
Units Not Built	200	Effective Land	0
		Constrained Land	200

Extra Information:

Easting:	343860	Northing:	850947
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	16.66



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											70

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/LONG	SITE REF:	M/KH/R/07/15
Supply Type:	Constrained	LOCATION:	Edindiach Road LONG

Capacity:	Projected 5yr Completion	Total Units	70
Units Not Built	70	Effective Land	0
		Constrained Land	70

Extra Information:

Easting:	343940	Northing:	849867
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	5.13



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

KEITH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											12

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2016	Effective Land:	
Dispute:		Windfall:	
Owner:	Keith Builders	Developer:	

LPR:	15/OPP3	SITE REF:	M/KH/R/15/036
Supply Type:	Effective	LOCATION:	Newmill Road/ Keith builders merchant

Capacity:	Projected 5yr Completion	Total Units	12
Units Not Built	12	Effective Land	12
		Constrained Land	0

Extra Information:

Easting:	343047	Northing:	851430
Primary School:	Keith	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	0.85



Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/00998	12	Outline	Approved	31/07/2015		

KINLOSS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
									3	3	

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Woodlands
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:

15/R1

SITE REF:

M/KN/R/003

Supply Type:

Effective

LOCATION:

WOODLAND WEST OF SEAPARK HOUSE

Capacity:

Capacity:		Projected 5yr Completion	6	Total Units	6
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	306068	Northing:	861556
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	1.61

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
91/867	5	Full				
15/1605	6	Outline	Pending			



KINLOSS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											12

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Commercial
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:

RC

SITE REF:

M/KN/R/004

Supply Type:

Constrained

LOCATION:

SEAPARK RESIDENTIAL CARAVAN PARK

Capacity:

		Projected 5yr Completion		Total Units	12
Units Not Built	12	Effective Land	0	Constrained Land	12

Extra Information:

Easting:	306224	Northing:	861644
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.64

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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KINLOSS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
1	0	0		0	0		1				

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Woodlands
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE



LPR:

15/R2

Supply Type:

Effective

SITE REF:

M/KN/R/008

LOCATION:

REAR OF WOODSIDE COTTAGE

Capacity:

Projected 5yr Completion	1	Total Units	8
Units Not Built	1	Effective Land	1
		Constrained Land	0

Extra Information:

Easting:	308050	Northing:	862636
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	1.4

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
06/02263	8	Full	Approved	18/01/2007		REVISION OF 05/02248
05/02248	6	Full	Approved	03/03/2006		
02/1423	6	Outline	Approved	26/11/2002		

KINLOSS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
							3	3			

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R3	SITE REF:	M/KN/R/009
Supply Type:	Effective	LOCATION:	Findhorn Road, Kinloss

Capacity:		Projected 5yr Completion	6	Total Units	6
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	306149	Northing:	861831
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	0.6



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/01588	6	Full	Approved	01/03/2013		
07/02082		Full	Refused			

KINLOSS

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
			0				0	3	3	3	16

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:	15/R4	SITE REF:	M/KN/R/07/04
Supply Type:	Effective	LOCATION:	DAMHEAD

Capacity:		Projected 5yr Completion	9	Total Units	25
Units Not Built	25	Effective Land	25	Constrained Land	0

Extra Information:

Easting:	308097	Northing:	862481
Primary School:	Kinloss	Ward:	Forres
Secondary School	Forres Academy	Area (Ha):	3.38



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

LHANBRYDE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
				0	0	0	0	0	0	0	65

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input checked="" type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:

15/R1

SITE REF:

M/LH/R/07/01

Supply Type:

Effective

LOCATION:

WEST OF ST ANDREWS ROAD

Capacity:

Projected 5yr Completion	0	Total Units	65
Units Not Built	65	Effective Land	65
		Constrained Land	0

Extra Information:

Easting:	326793	Northing:	861219
Primary School:	Lhanbryde	Ward:	Fochabers Lhanbryde
Secondary School	Milnes High School	Area (Ha):	6.92

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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LOSSIEMOUTH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
1	0	3	10	5	6	5	8	8	10	8	

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Woodlands
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	Tulloch of Cummingston	Developer:	TULLOCHS

LPR:	15/R3	SITE REF:	M/LS/R/023
Supply Type:	Effective	LOCATION:	INCHBROOM RD/AVE

Capacity:		Projected 5yr Completion	39	Total Units	67
Units Not Built	39	Effective Land	39	Constrained Land	0

Extra Information:

Easting:	323496	Northing:	869622
Primary School:	St Geradine	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	7.31



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
11/01215	10	Full	Approved	28/02/2012		6 flats and 4 semis
08/01685	57	Full	Approved	10/02/2010		
08/01692	3	Full	Approved	11/02/2009		
05/01755	79	Full	Refused	09/11/2007		
						10u/c jan 2013

LOSSIEMOUTH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
		1	0	1	0	1	1	1			

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:

15/R2

Supply Type:

Effective

SITE REF:

M/LS/R/026

LOCATION:

STOTFIELD ROAD

Capacity:

Projected 5yr Completion	3	Total Units	5
Units Not Built	3	Effective Land	3
		Constrained Land	0

Extra Information:

Easting:	322340	Northing:	870339
Primary School:	Hythehill	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.47

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
12/01501	1	Full	Approved	16/11/2012		
08/00285	1	Full	Approved	12/08/2008		
10/00256	1	Full	Pending			



LOSSIEMOUTH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
			0	0	0	0	0	5	5	5	15

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	Win	SITE REF:	M/LS/R/039
Supply Type:	Effective	LOCATION:	SOUTH QUAY, WEST BASIN, LOSSIEMOUTH HARBOUR

Capacity:		Projected 5yr Completion	15	Total Units	30
Units Not Built	30	Effective Land	30	Constrained Land	0

Extra Information:

Easting:	323711	Northing:	871205
Primary School:	St Geradine	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.35

Tenure:

Tenure Type	Units
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Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
13/01640	30	Full	Approved	05/08/2014		
07/02022	21	Full	Approved	28/07/2008		
04/00974	20	Outline	Approved	24/10/2005		



LOSSIEMOUTH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
					8	6					

Planning:

Planning Consent:	Outline	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:	15/12	SITE REF:	M/LS/R/042
Supply Type:	Effective	LOCATION:	Cold store, Shore Street

Capacity:		Projected 5yr Completion	6	Total Units	14
Units Not Built	6	Effective Land	6	Constrained Land	0

Extra Information:

Easting:	323485	Northing:	871207
Primary School:	St Geradine	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.34



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01545	4	Full	Approved	23/10/2015		block of four flats on plots 13 and 14
14/01341	14	Full	Approved	09/09/2014		*site cleared Jan '15
07/01649	26	Outline	Approved	05/03/2008		consent expired

LOSSIEMOUTH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
			0	0	0	0	0	4	4	3	

Planning:

Planning Consent:	Detail	Green/Brown:	Brown
Adopted Local Plan:	<input type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:		Land Use Type:	Commercial
Constraint Notes:			
Established Land:	2010	Effective Land:	
Dispute:	Agreed	Windfall:	Yes
Owner:		Developer:	

LPR:

Supply Type: Effective

SITE REF:

M/LS/R/043

LOCATION:

High Street

Capacity:

Projected 5yr Completion	11	Total Units	11
Units Not Built	11	Effective Land	11
		Constrained Land	0

Extra Information:

Easting:	323803	Northing:	871126
Primary School:	St Geradine	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	0.07

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/00943	11	Full	Approved	09/12/2009		



LOSSIEMOUTH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
				0	0	5	10	20	20	20	203

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	Tulloch of Cummingston

LPR:

15/R1

SITE REF:

M/LS/R/07/01

Supply Type:

Effective

LOCATION:

SUNBANK/KINNEDAR

Capacity:

Projected 5yr Completion	75	Total Units	278
Units Not Built	278	Effective Land	278
		Constrained Land	0

Extra Information:

Easting:	322651	Northing:	869442
Primary School:	Hythehill	Ward:	Heldon And Laich
Secondary School	Lossiemouth High School	Area (Ha):	14.89

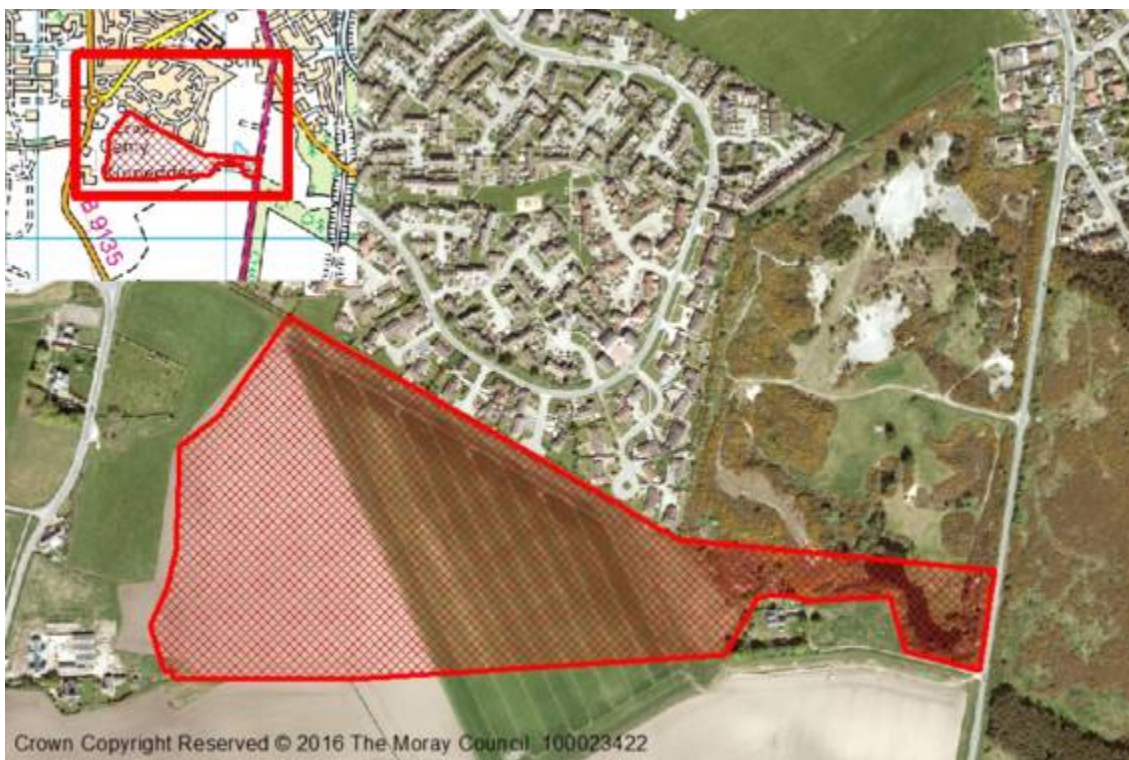
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
14/01468	278	Full	Approved			pre app carried out 2012



MOSSTODLOCH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
				0	0				10	10	39

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	CROWN ESTATE	Developer:	PRIVATE

LPR:

15/R1

SITE REF:

M/MS/R/002

Supply Type:

Effective

LOCATION:

STYNIE ROAD

Capacity:

Projected 5yr Completion	20	Total Units	59
Units Not Built	59	Effective Land	59
		Constrained Land	0

Extra Information:

Easting:	333403	Northing:	860314
Primary School:	Mosstodloch	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	3.14

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
10/01267	59	Full	Approved	08/02/2013		



MOSSTODLOCH

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											60

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:

15/R2

Supply Type:

Effective

SITE REF:

M/MS/R/15/02

LOCATION:

Garmouth Road

Capacity:

	Projected 5yr Completion	Total Units	60
Units Not Built	60	Effective Land	60
		Constrained Land	0

Extra Information:

Easting:	332766	Northing:	860237
Primary School:	Mosstodloch	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	3.2

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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NEWMILL

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Marketability	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:	15/R1	SITE REF:	M/NM/R/001
Supply Type:	Constrained	LOCATION:	ISLA ROAD

Capacity:	Projected 5yr Completion	Total Units	10
Units Not Built	10	Effective Land	0
		Constrained Land	10

Extra Information:

Easting:	343411	Northing:	852366
Primary School:	Newmill	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.36



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

PORTGORDON

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
		0	0	0	0	0					40

Planning:

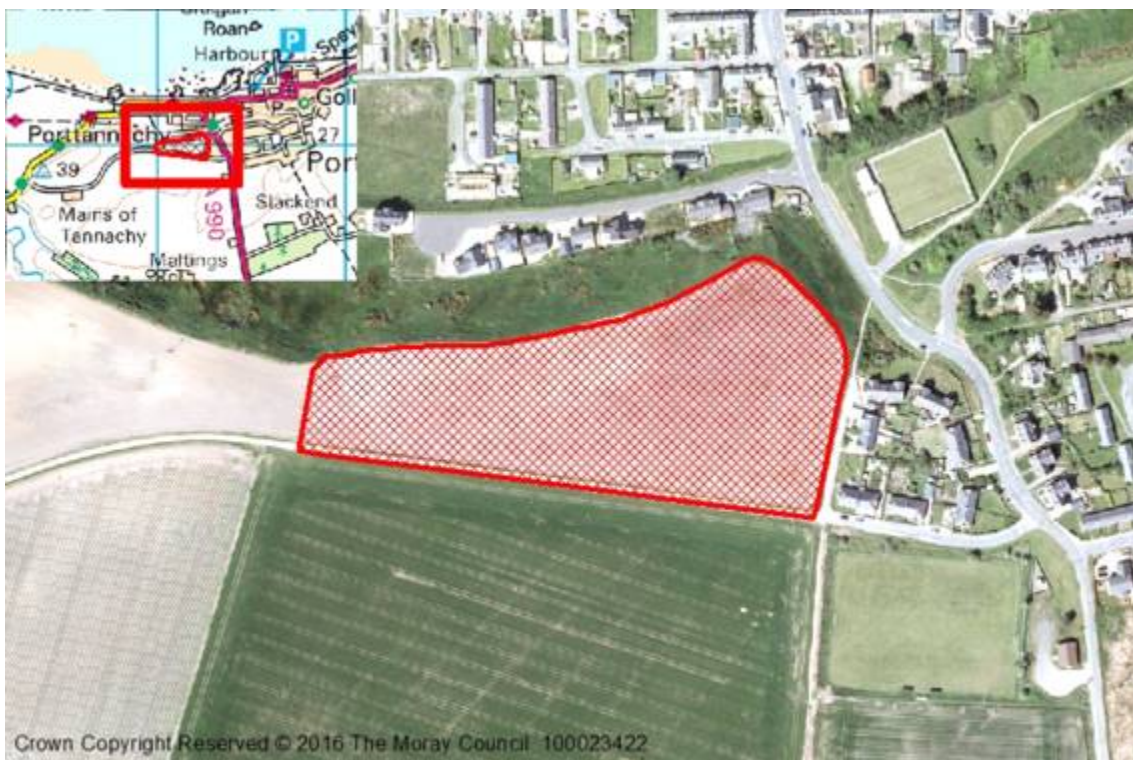
Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:			

LPR:	15/R1	SITE REF:	M/PG/R/07/04
Supply Type:	Effective	LOCATION:	WEST OF REID TERRACE

Capacity:		Projected 5yr Completion	0	Total Units	40
Units Not Built	40	Effective Land	40	Constrained Land	0

Extra Information:

Easting:	339152	Northing:	863989
Primary School:	Portgordon	Ward:	Fochabers Lhanbryde
Secondary School:	Buckie High School	Area (Ha):	2.43



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

PORTGORDON

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											55

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R2	SITE REF:	M/PG/R/15/02
Supply Type:	Effective	LOCATION:	Crown Street

Capacity:	Projected 5yr Completion	Total Units	55
Units Not Built	55	Effective Land	55
		Constrained Land	0

Extra Information:

Easting:	339494	Northing:	863776
Primary School:	Portgordon	Ward:	Fochabers Lhanbryde
Secondary School:	Buckie High School	Area (Ha):	3.47



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

PORTKNOCKIE

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
0	0	0	0	0	0						50

Planning:

Planning Consent:		Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Query	Windfall:	No
Owner:	SEAFIELD ESTATE	Developer:	

LPR:	15/R1	SITE REF:	M/PK/R/004
Supply Type:	Effective	LOCATION:	SEABRAES

Capacity:	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	50
		Constrained Land	0

Extra Information:

Easting:	349342	Northing:	868486
Primary School:	Portknockie	Ward:	Keith And Cullen
Secondary School	Buckie High School	Area (Ha):	3.01



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
00/231	1	Full	Approved	13/06/2000		
04/00799		Outline	Refused			
10/00418						screening opinion

RAFFORD

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
											10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Ownership	Land Use Type:	Agricultural Land
Constraint Notes:	No indication of owner progressing site		
Established Land:		Effective Land:	2011
Dispute:	Agreed	Windfall:	No
Owner:	Dallas Estate	Developer:	

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ROTHES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											30

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:		Effective Land:	
Established Land:		Windfall:	No
Dispute:	Agreed	Developer:	
Owner:			

LPR:

15/R1

SITE REF:

M/RS/R/07/01

Supply Type:

Effective

LOCATION:

SPEY STREET

Capacity:

	Projected 5yr Completion	Total Units	30
Units Not Built	30	Effective Land	30
		Constrained Land	0

Extra Information:

Easting:	328005	Northing:	849124
Primary School:	Roths	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	2.12



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ROTHES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											50

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:

LONG

Supply Type:

Constrained

SITE REF:

M/RS/R/07/03

LOCATION:

Greens of Rothes

Capacity:

	Projected 5yr Completion	Total Units	50
Units Not Built	50	Effective Land	0
		Constrained Land	50

Extra Information:

Easting:	327998	Northing:	850073
Primary School:	Roths	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	3.78

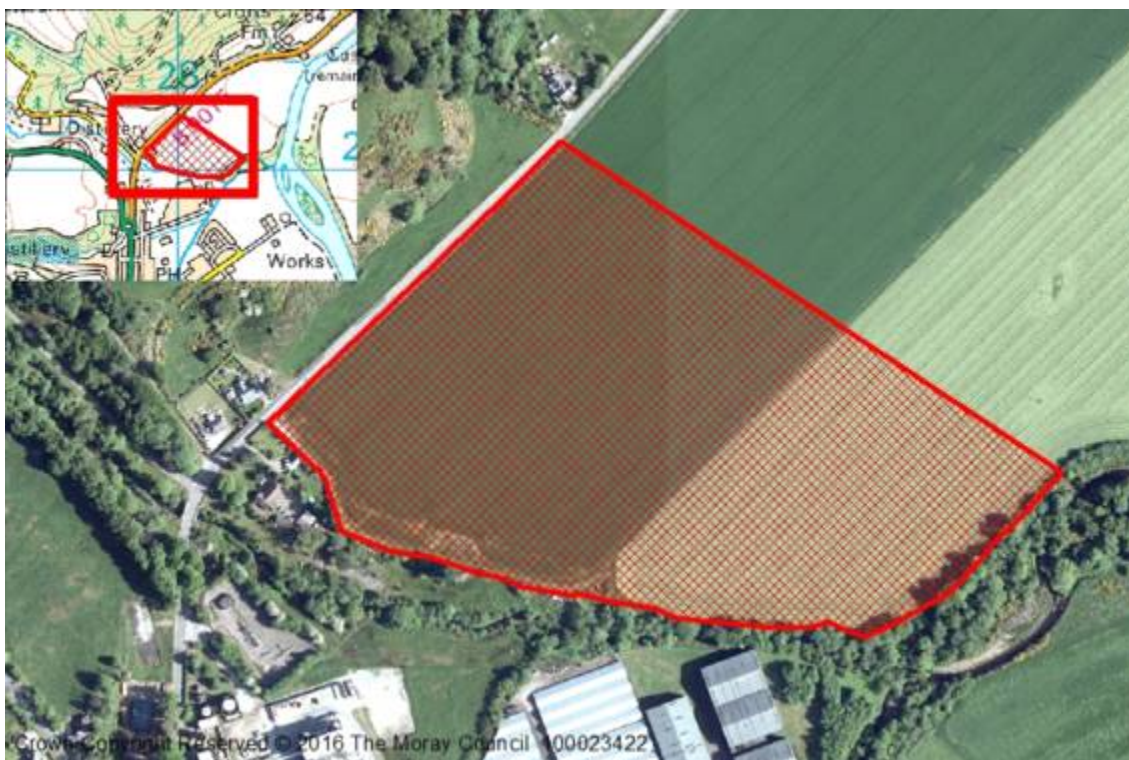
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ROTHES

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											40

Planning:

Planning Consent:	None	Green/Brown:	Brown
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Building
Constraint Notes:			
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:

15/R2

SITE REF:

M/RS/R/15/02

Supply Type:

Effective

LOCATION:

Green Street

Capacity:

	Projected 5yr Completion	Total Units	40
Units Not Built	40	Effective Land	40
		Constrained Land	0

Extra Information:

Easting:	328284	Northing:	849451
Primary School:	Roths	Ward:	Speyside Glenlivet
Secondary School	Speyside High	Area (Ha):	1.8



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ROTHIEMAY

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021+
											12

Planning:

Planning Consent:	Detail	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:	2003	Effective Land:	2003
Dispute:	Agreed	Windfall:	No
Owner:	PRIVATE	Developer:	PRIVATE

LPR:

15/R1

SITE REF:

M/RT/R/001

Supply Type:

Effective

LOCATION:

CASTLE TERRACE

Capacity:

		Projected 5yr Completion		Total Units	12
Units Not Built	12	Effective Land	12	Constrained Land	0

Extra Information:

Easting:	354852	Northing:	848410
Primary School:	Rothiemay	Ward:	Keith And Cullen
Secondary School	Keith Grammar School	Area (Ha):	1.11

Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
15/01013	1	Full	Approved	29/07/2015		
11/00991	12	Full	Approved	19/08/2011		
07/02477		Outline	Approved	17/07/2008		
14/00626		Full	Withdrawn			



ROTHIEMAY

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	
Constraint Notes:			
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:

15/R2

SITE REF:

M/RT/R/07/02

Supply Type:

Effective

LOCATION:

ANDERSON DRIVE

Capacity:

	Projected 5yr Completion	Total Units	5
Units Not Built	5	Effective Land	5
		Constrained Land	0

Extra Information:

Easting:	354630	Northing:	848689
Primary School:	Rothiemay	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	0.61

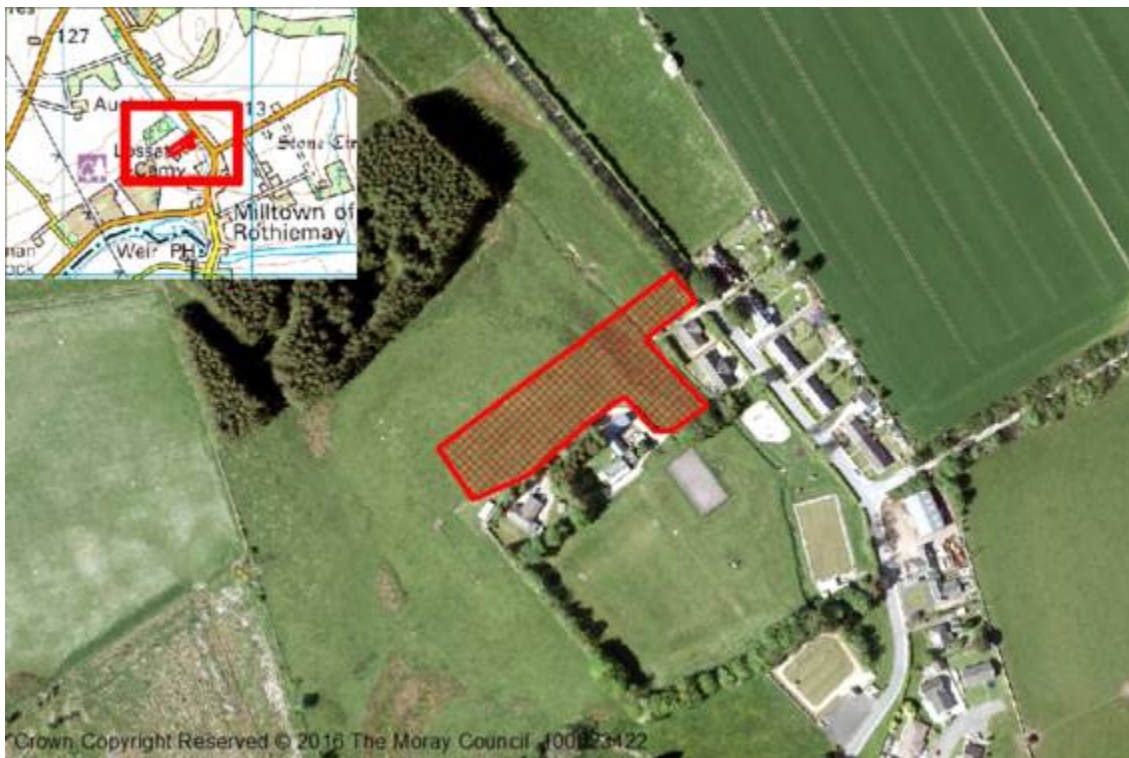
Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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ROTHIEMAY

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											10

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Effective 5yr+	Land Use Type:	Agricultural Land
Constraint Notes:			
Established Land:	2015	Effective Land:	2015
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:	15/R3	SITE REF:	M/RT/R/15/03
Supply Type:	Effective	LOCATION:	Deveronside Road

Capacity:	Projected 5yr Completion	Total Units	10
Units Not Built	10	Effective Land	10
		Constrained Land	0

Extra Information:

Easting:	354666	Northing:	848375
Primary School:	Rothiemay	Ward:	Keith And Cullen
Secondary School:	Keith Grammar School	Area (Ha):	1



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

URQUHART

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											20

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	
Constraint Notes:	LONG		
Established Land:		Effective Land:	
Dispute:	Agreed	Windfall:	No
Owner:		Developer:	

LPR:

R1/LONG

SITE REF:

M/UR/R/005

Supply Type:

Constrained

LOCATION:

Meft Road

Capacity:

Capacity:	Projected 5yr Completion			Total Units	20
Units Not Built	20	Effective Land	0	Constrained Land	20

Extra Information:

Easting:	328463	Northing:	862741
Primary School:	Lhanbryde	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	1.64



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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URQUHART

The Moray Council Housing Land Audit 2016

Projected Completions:

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 +
											5

Planning:

Planning Consent:	None	Green/Brown:	Green
Adopted Local Plan:	<input checked="" type="checkbox"/>	House Programme:	<input type="checkbox"/>
Constraint Type:	Programming	Land Use Type:	Agricultural Land
Constraint Notes:	LONG		
Established Land:	2015	Effective Land:	
Dispute:		Windfall:	No
Owner:		Developer:	

LPR:

15/LONG2

SITE REF:

M/UR/R/15/L2

Supply Type:

Constrained

LOCATION:

Station Road

Capacity:

Capacity:		Projected 5yr Completion		Total Units	5
Units Not Built	5	Effective Land	0	Constrained Land	5

Extra Information:

Easting:	328904	Northing:	862804
Primary School:	Lhanbryde	Ward:	Fochabers Lhanbryde
Secondary School:	Milnes High School	Area (Ha):	0.5



Tenure:

Tenure Type

Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
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