



STRATEGIC FLOOD RISK ASSESSMENT

Proposed Plan

MORAY LOCAL DEVELOPMENT PLAN 2020



DECEMBER 2018

1 INTRODUCTION

Moray Council is in the process of preparing the Moray Local Development Plan (MLDP) 2020. The MLDP has been informed and supported by the preparation of this Strategic Flood Risk Assessment (SFRA).

2 AIMS AND OBJECTIVES

This SFRA sets out strategic flood risk across Moray to support sustainable land allocation in the emerging MLDP by identifying areas of land that are most suitable for accommodating future development.

The main objectives of this SFRA are to:

- Provide a strategic outline on flooding issues to contribute to allocation of land;
- Identify flood risk areas in line with Scottish Planning Policy (SPP) risk framework;
- Provide an evidence base to inform the LDP;
- Develop new policies on flood risk as necessary.

3 NATIONAL AND LOCAL POLICY FRAMEWORK

Flood Risk Management (Scotland) Act 2009

The Flood Risk Management (Scotland) Act 2009 sets out a statutory framework for delivering a sustainable and risk-based approach to managing flooding. The Act also sets duties on SEPA and local authorities to exercise their flood related functions to reduce overall risk of flooding and promote sustainable flood risk management.

The Act promotes a risk-based, plan-led approach to managing flood risk and requires SEPA, in partnership with responsible authorities to develop and implement flood risk management strategies and plans.

The Local Flood Risk Management Plans set out how and when actions to reduce the impact of flooding in the Local Plan Districts identified in the Flood Risk Management Strategy will be delivered. The Strategy identifies where the risk of flooding and benefit of investment is greatest and the Plan says how and when prioritised actions will be delivered. Plans will be delivered over six-year cycles starting with the first cycle running from 2016 to 2022.

To date Moray Council has invested in a number of flood schemes and substantial mitigation works throughout the region. These schemes/works include:

- Elgin Flood Prevention Scheme
- Forres (Burn of Mosset) Flood Prevention Scheme
- Forres (River Findhorn) Flood Prevention Scheme
- Rothes Flood Prevention Scheme
- Lhanbryde Flood Prevention Scheme
- Newmill Flood Protection Scheme
- Dallas mitigation works
- Arradoul drainage works

- Longmorn mitigation works

Local Flood Risk Management Plans for the Findhorn Nairn and Speyside Local Plan District and the North East Local Plan District have been prepared and identified potential flood protection schemes at Portgordon and Lossiemouth Seatown. Moray Council is currently undertaking studies to identify potential flood protection options for these areas.

A Surface Water Management Plan is currently being developed for Moray. Five priority areas have been identified within this plan, based on known flood risk. These areas are Elgin, Forres, Rothes, Keith and Buckie. These plans will then be used to inform future planning advice regarding flood risk.

Scottish Planning Policy (SPP)

Scottish Planning Policy sets out a risk framework that aims to direct land allocation for development to areas with the lowest flood risk. Generally the areas of high risk are considered not suitable for most types of development.

Moray Local Development Plan 2020

Policy, EP7 Control of Development in Flood Risk Areas in the Moray Local Development Plan 2015 meets the requirements of SPP. The policy is however being revised to be more specific regarding the different levels of flood risk assessment required depending on the nature of flood risk. The revised policy will be supported by detailed Supplementary Guidance providing advice to developers on the information required to support a planning application and makes clear that flood risk and drainage must be assessed at an early stage in the development process by a competent and experienced professional.

In addition to this, the emerging policy framework seeks to deliver multi benefit green spaces with a strong emphasis on the creation of green and blue networks to assist in natural flood management and creation of attractive SUDs features to bring character and distinctiveness to new developments.

4 FLOOD RISK DATA

This assessment considers flood risk from all sources, coastal, fluvial, pluvial, groundwater, sewer (drainage) systems and small urban watercourses. The SFRA incorporates information and mapping obtained from SEPA and Moray Council Flood Risk Management team that was readily available at the time of preparing this assessment. Sources of flooding are described in Table 1.

Table 1:

Source	Description
Coastal	Flooding as a result of low lying coastal land being inundated by sea-water. Flooding can be caused by astronomical tides, storm surge and/or wave action.
Fluvial	Flooding as a result of rainfall run-off over a period of time which causes a river or burn to exceed its natural capacity and water then flow onto the floodplain. A floodplain is often defined as the flood extent for a 1 in 200 year return

	period.
Pluvial	Flooding as a result of rainfall runoff flowing or ponding over the ground before it enters a natural (e.g. watercourse) or artificial (e.g. sewer) drainage system or when it cannot enter a drainage system (e.g. because the system is already full to capacity or the drainage inlets have a limited capacity).
Groundwater	Flooding as a result of the water table rising to the surface.
Sewer and other artificial drainage system	Flooding as a result of the sewer or other artificial drainage system (e.g. road drainage) capacity being exceeded by rainfall runoff or the drainage system cannot discharge water at the outfall due to high water levels (river and sea levels) in receiving waters.
Small urban watercourses (including culverted watercourses)	Flooding which occurs from small watercourses (including culverted watercourses) that receive most of their flow from inside the urban area and perform an urban drainage function.

5 ASSESSMENT OF SITES PROPOSED FOR INCLUSION WITHIN MORAY LOCAL DEVELOPMENT PLAN 2020

An assessment was undertaken to review existing known information against preferred bid sites submitted for inclusion in the Moray Local Development Plan 2020. Assessments were primarily a desk based exercise however sites visits were carried out where required. The assessment process used information from SEPA's Flood Risk Hazard Maps, recorded Moray Council information and technical comments from the Moray Council's Flood Risk Management team and SEPA.

The tables set out within this assessment consider each settlement in turn and present information relating to flood risk and drainage for preferred bid sites. Mapping has been prepared showing bid sites and their status and the SEPA 1 in 200 year flood maps for fluvial, pluvial and coastal flooding. Further tables and mapping have also been prepared to demonstrate how flood risk information has been amended/updated for existing allocated sites being carried forward to the Moray Local Development Plan 2020. The final set of tables and maps amalgamates all information to provide an overview of flooding for each settlement and each site identified for inclusion within the Moray Local Development Plan Proposed Plan 2020.

It should be noted that there are settlements that have not been included in the assessment. Alves as there is no identified flood risk and Kingston on Spey as the area's susceptibility to flooding means there are no greenfield or redevelopment sites identified.

SEPA's latest flood risk maps have been used to give an indication of potential flood risk for various sources of flooding. The Flood Maps data used has been provided by the Scottish Environment Protection Agency (SEPA) to fulfil the Local Authorities duties under the Flood Risk Management (Scotland) Act 2009. The data should not be used, copied or published without SEPA's prior consent. The published flood map data is available via the SEPA website. Ordnance Survey background mapping has been supplied to the Local Authority via the One Scotland Mapping Agreement (OSMA). © Crown copyright [and database rights] 2017 OS 100023422 Moray Council.

ABERLOUR

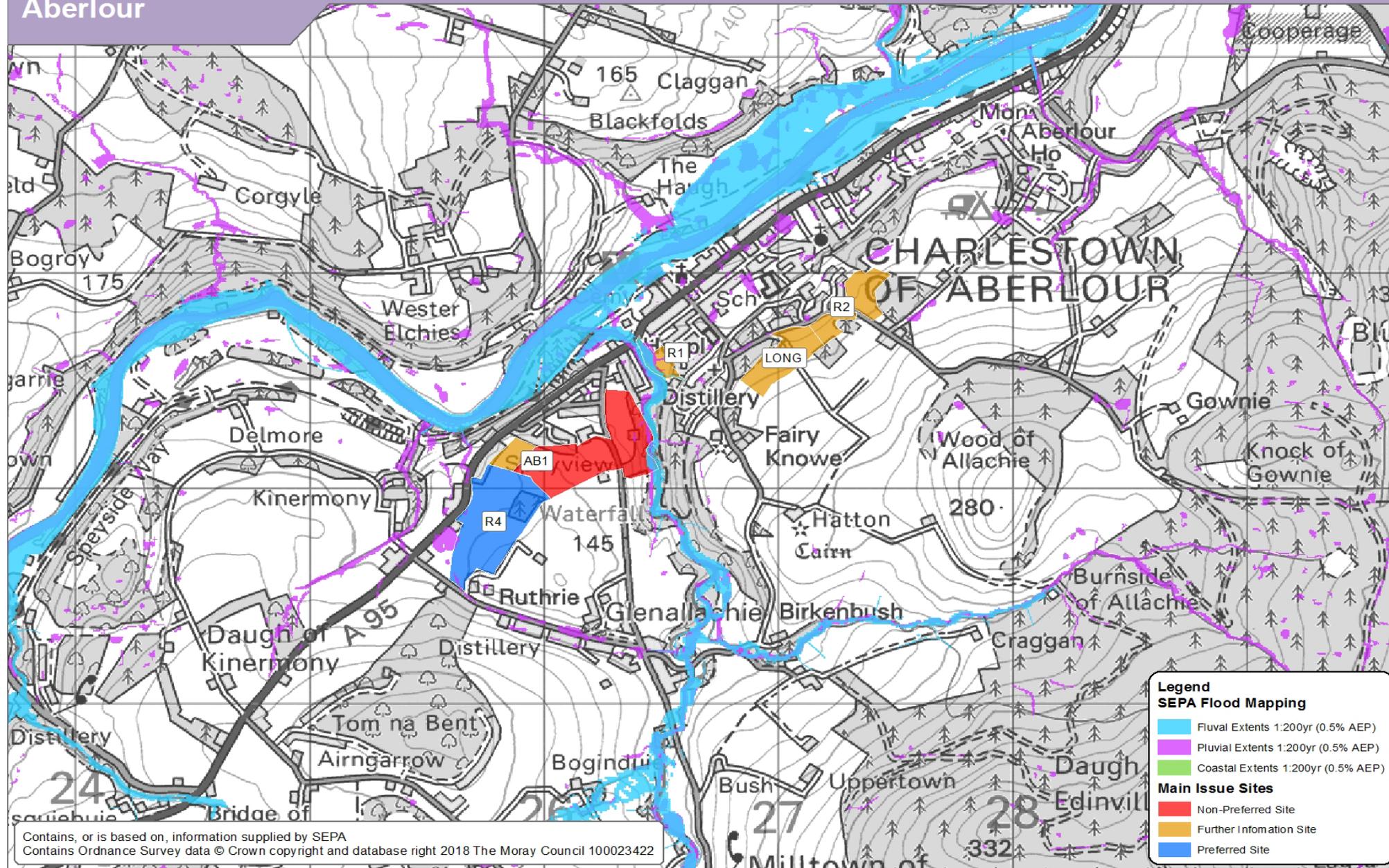
Aberlour is an identified tertiary growth centre, with emphasis upon delivery of existing designated sites rather than designating additional land.

A surface water flood protection scheme was constructed in Aberlour in the 1980's, however there is residual surface water flood risk to some areas of the town as shown within the flood mapping. There is also some fluvial flood risk from the Burn of Aberlour. A Surface Water Management Plan is currently being developed for Moray and Aberlour is one of five prioritised areas in this plan. Any feasible action to mitigate surface water flooding identified in this plan will be taken forward for implementation between 2022 and 2028.

Main Issues Report – Bid Sites Aberlour

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		Flood Risk
				Easting	Northing	
Land at Tombain Farm, Aberlour	Residential expansion of Speyview site	Further information required to consider inclusion of small area to create linkages into Aberlour	LDP2020_BID_AB1	326122	842105	There is no known fluvial flood risk for the majority of the site with the exception of a small area on the south east boundary. Depending on the proposed layout a FRA may be required. A full drainage impact assessment is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. This should include demonstrating that the development will not increase surface water flood risk to existing properties.

Aberlour

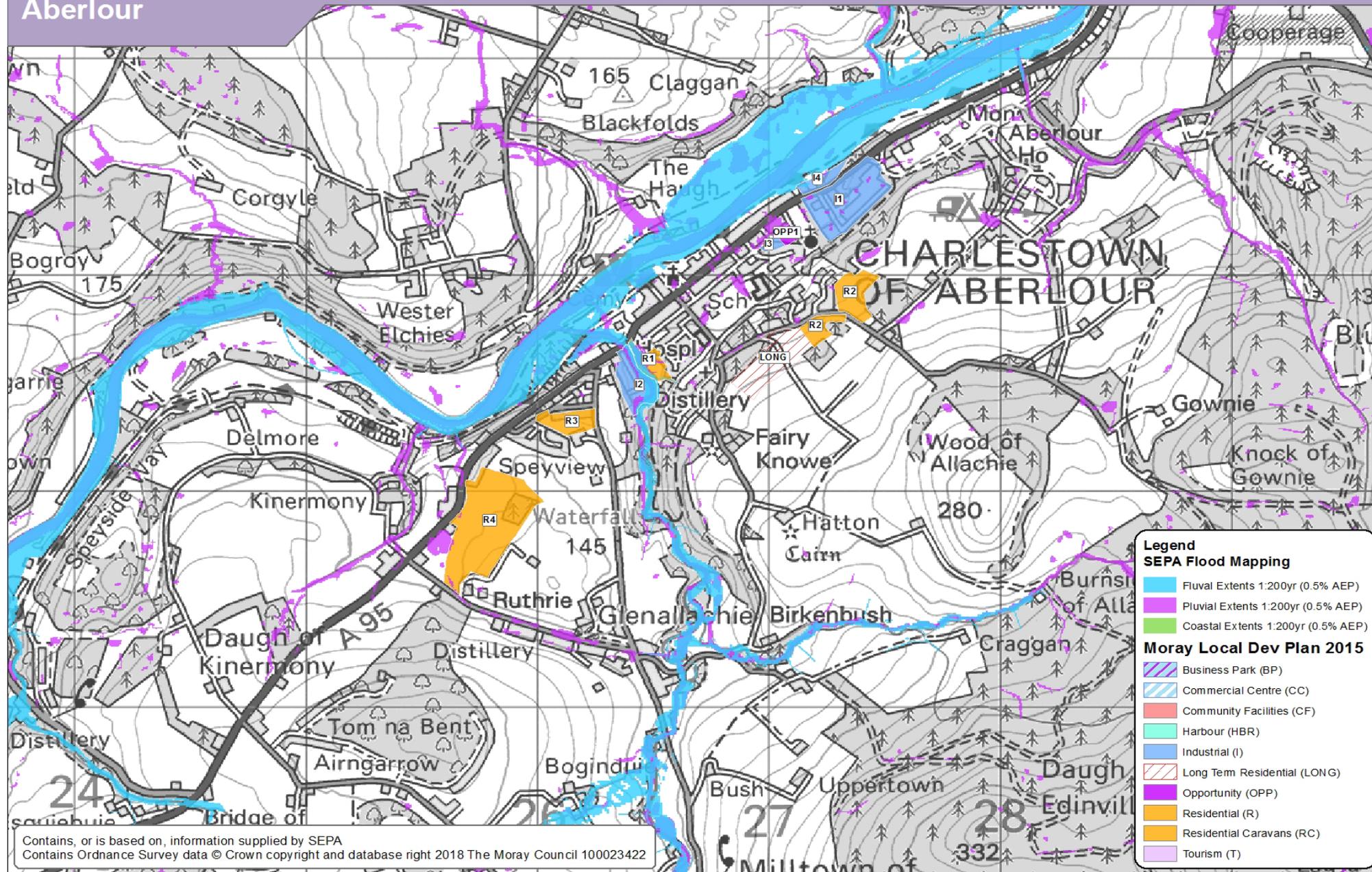


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Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Aberlour

Site	Description of Proposal	Flooding Comments
R1 Chivas Fields	30 Houses	Flood Risk Assessment (FRA) required
R2 Braes of Allachie	40 Houses	Flood Risk Assessment (FRA) required and SUDS design
Braes of Allachie LONG	50 Houses	Demonstrate no impact on nearby flood prevention scheme, may be requirement for further flood studies to support any proposal
12 – Aberlour/Glenlivet Distillery	Industrial Land Distillery	Flood Risk Assessment (FRA) required and may effect developable area of the site

Aberlour



Legend

SEPA Flood Mapping

- Fluvial Extents 1:200yr (0.5% AEP)
- Pluvial Extents 1:200yr (0.5% AEP)
- Coastal Extents 1:200yr (0.5% AEP)

Moray Local Dev Plan 2015

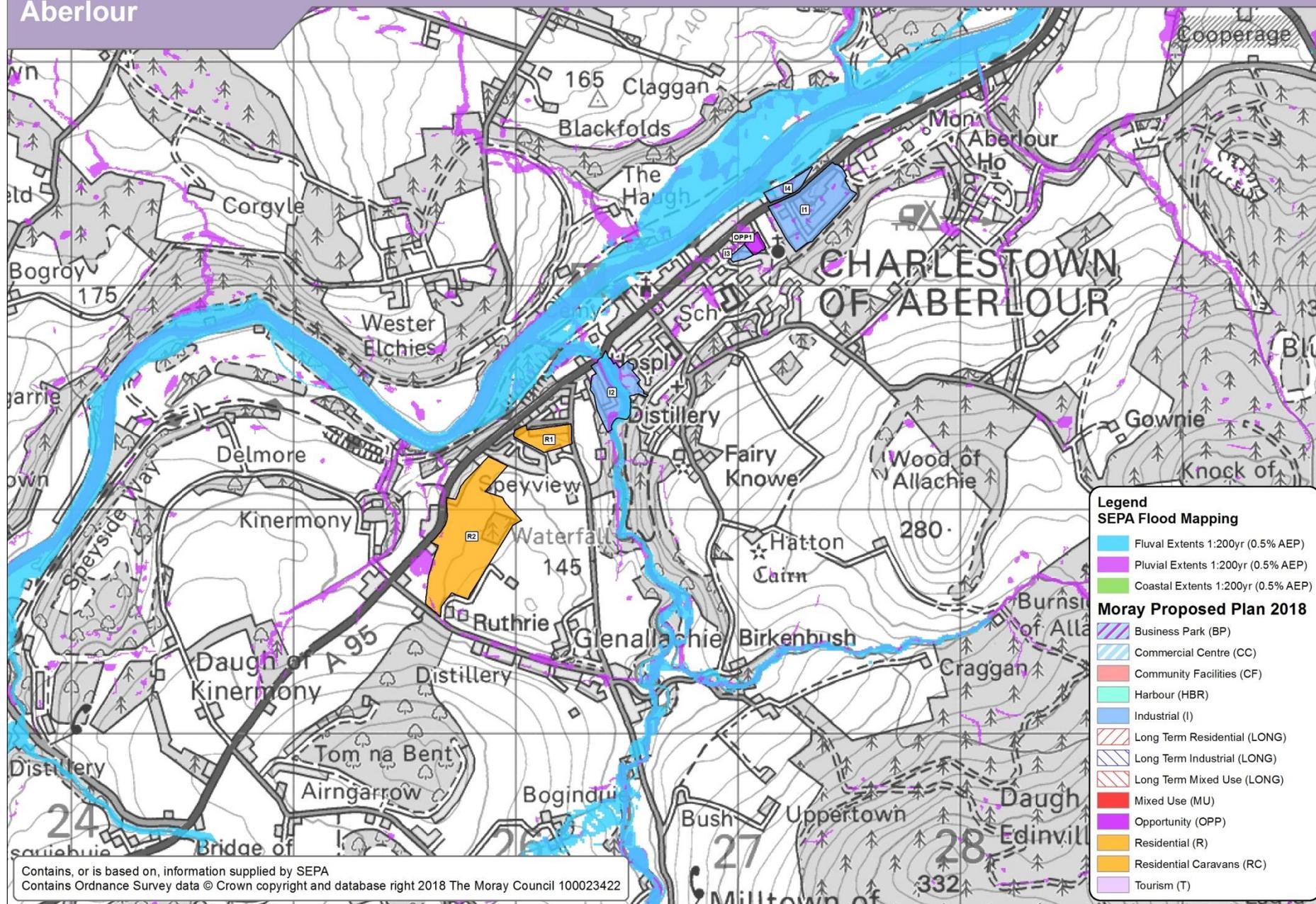
- Business Park (BP)
- Commercial Centre (CC)
- Community Facilities (CF)
- Harbour (HBR)
- Industrial (I)
- Long Term Residential (LONG)
- Opportunity (OPP)
- Residential (R)
- Residential Caravans (RC)
- Tourism (T)

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Moray Local Development Plan 2020 – Proposed Plan Sites Aberlour

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Aberlour	R1 Tombain Farm	Residential - indicative capacity 12 houses	No	N/A
Aberlour	R2 Speyview	Mixed use – indicative capacity 60 houses and 1 ha of employment land	Yes	There is no known fluvial flood risk for the majority of the site. Depending on the proposed layout a Flood Risk Assessment (FRA) may be required.
Aberlour	I1 Fisherton	Industrial	Yes	A Flood Risk Assessment (FRA) required.
Aberlour	I2 Aberlour Distillery	Industrial	Yes	Level 2 Flood Risk (FRA) Assessment required.
Aberlour	I3 Mary Avenue	Industrial	Yes	Flood Risk Assessment (FRA) required.
Aberlour	I4 Fisherton Road	Industrial	Yes	Flood Risk Assessment (FRA) required.
Aberlour	OPP1 Mary Avenue	Mixed Use Business and Residential	No	N/A

Aberlour



ARCHIESTOWN

Modest housing development to meet local housing demand is identified. There are no significant flooding issues identified.

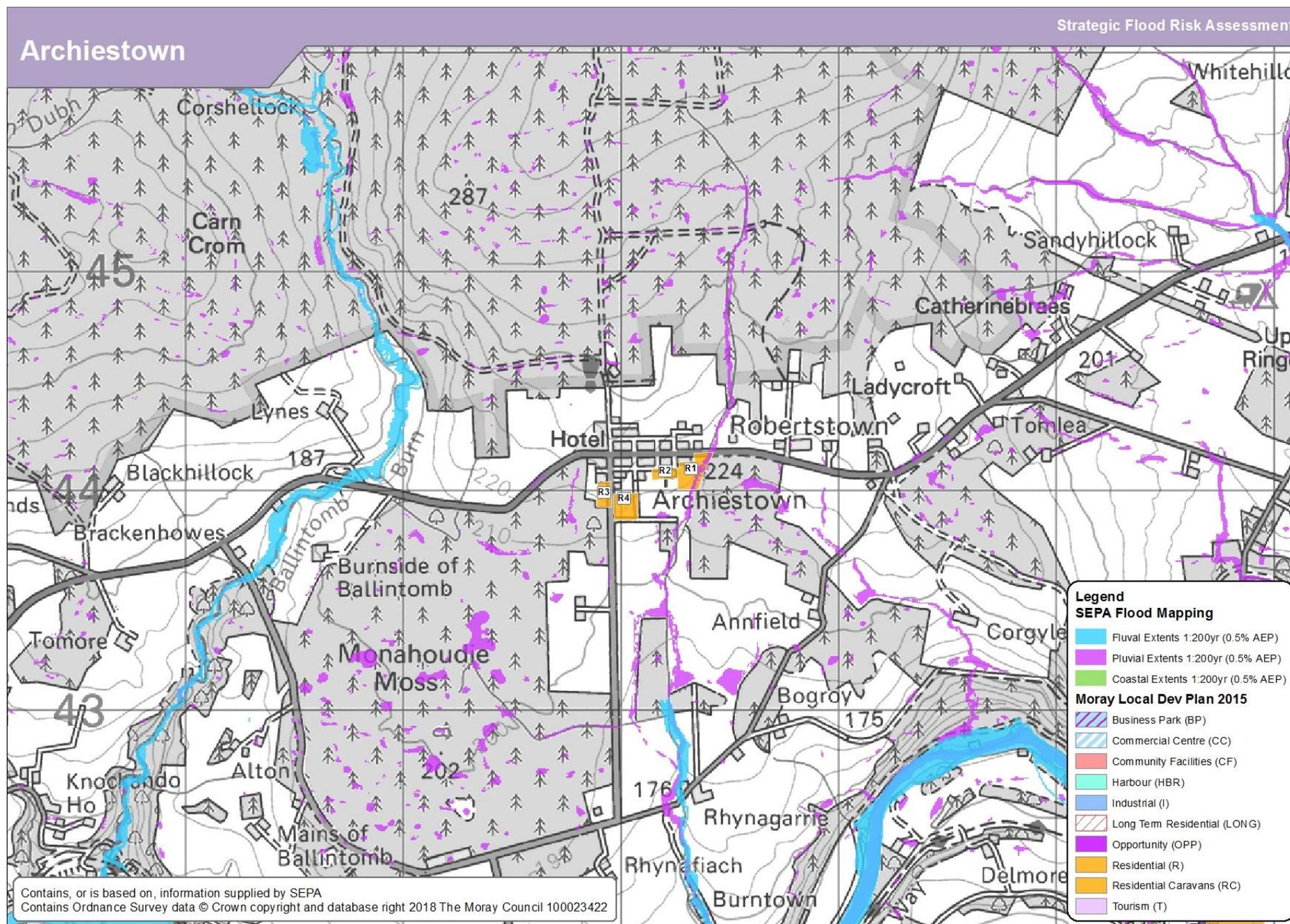
Main Issues Report – Bid Sites Archiestown

No bid sites were submitted for Archiestown as part of the Main Issues Report Call for Sites.

Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Archiestown

Site	Description of Proposal	Flooding Comments
R1 East End	15 houses	Flood Risk Assessment (FRA) required.

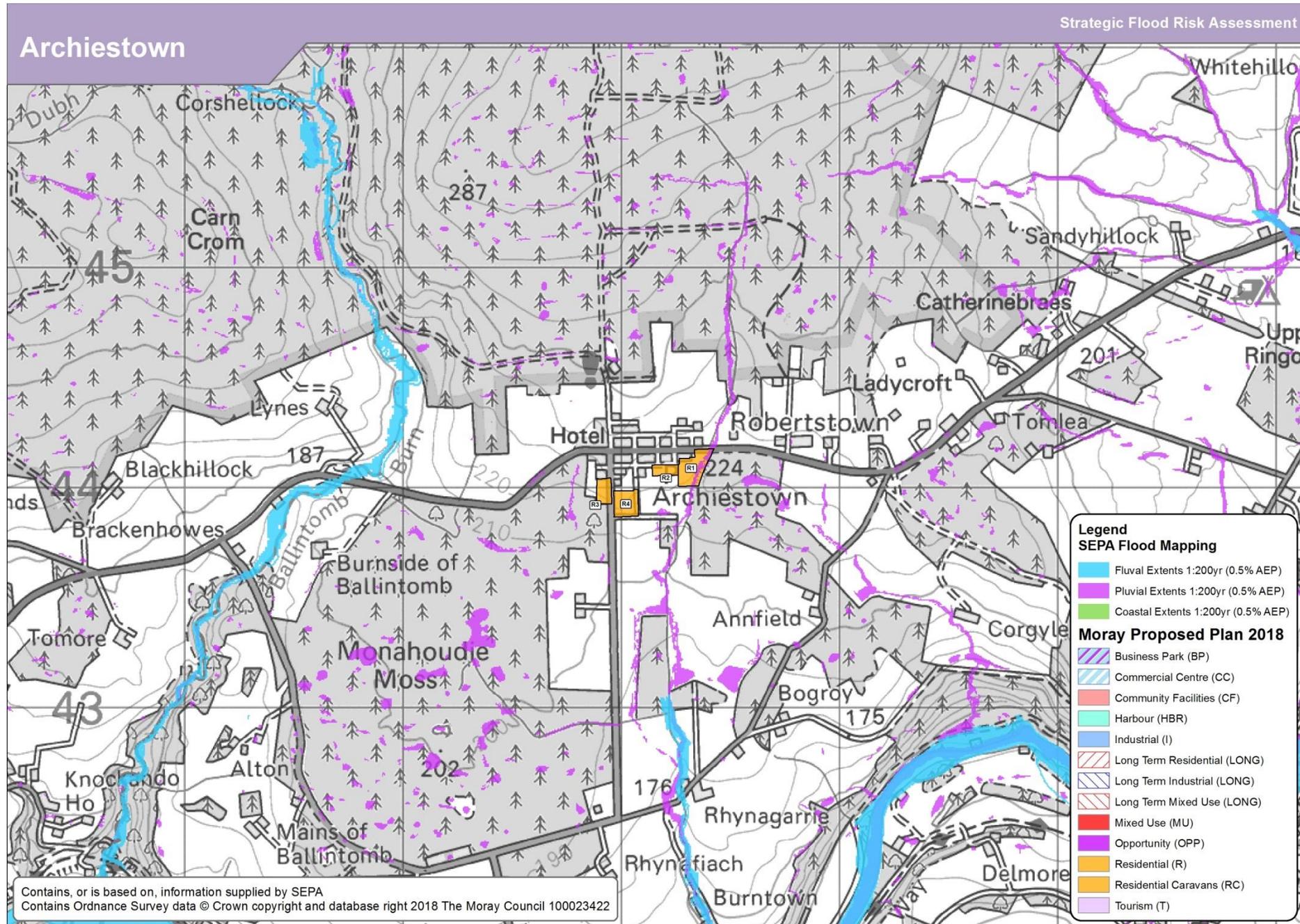
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Archiestown

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Archiestown	R1 East End	Residential - indicative capacity 15 houses	Yes	Flood Risk Assessment (FRA) required.
Archiestown	R2 South Lane	Residential - indicative capacity 4 houses	No	N/A
Archiestown	R3 West End	Residential - indicative capacity 4 houses	No	N/A
Archiestown	R4 South of Viewmount	Residential - indicative capacity 4 houses	No	N/A

Moray Local Development Plan 2020 – Proposed Plan Sites



Buckie

Buckie is an identified secondary growth centre in the spatial strategy. Growth is focused to the south west of the town with requirements for a Masterplan.

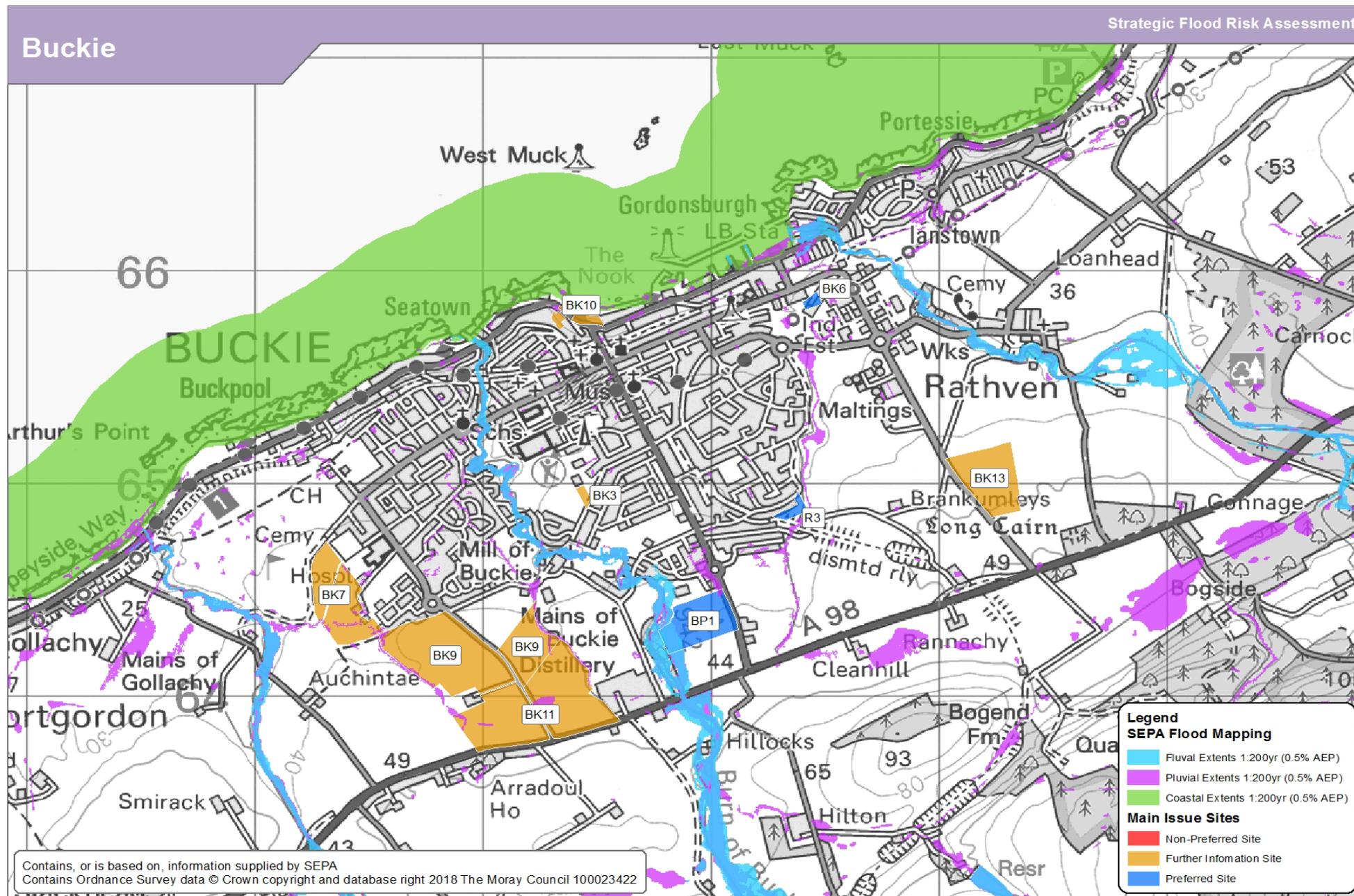
Buckie has suffered from surface water flooding at the Tesco site and Fairview Road on a number of occasions. Works have been undertaken to address this issue. Buckie is one of the five prioritised areas included in the Moray Surface Water Management Plan, which is currently being developed. Any actions to reduce flood risk identified in this plan will be taken forward and included in the Local Flood Risk Management Strategies and Plans for implementation in 2022 to 2028.

Main Issues Report – Bid Sites Buckie

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		Flood Risk
				Easting	Northing	
Land adj to Ardach Health Centre, Buckie	Housing - 12-15 flats	Further information sought	LDP2020_BID_BK3	342443	864944	No known fluvial flood risk. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site.
Land at March Road West, Buckie	Residential/industrial use	Preferred site	LDP2020_BID_BK6	343443	865856	No known fluvial flood risk. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site.
Land at Muirton Buckie	Housing	Preferred site	LDP2020_BID_BK7	341406	864396	No known fluvial flood risk. There is a risk that parts of this site could be susceptible to overland flow from neighbouring sites, this should be considered as part of the DIA. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site.
Land to south west of Buckie	Housing	Preferred site	LDP2020_BID_BK9	341841.	864194	A previous FRA for the site neighbouring Area A indicated that there is a burn to the south east edge of Area A. There is a watercourse to the north east boundary of Area A also. A Flood Risk Assessment may be required for Area A. There is potential surface water flooding and flow path

						through each area therefore a DIA is required. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site.
Bank Street, Buckie	Mixed use	Further information sought.	LDP2020_BID_BK10	342407	865772	<p>Site is split into 3 areas that will be looked at as two sites. Area 1 includes the site west of Barron Street and the small area directly North of Barron Street. Area 3 is the site to the east.</p> <p>Area 1 - Currently a brownfield site, which comprises of waste soft ground, with some surface water issues indicated to the North of the large site and South of the small site. Due to this; the size of the site; its proximity to other housing and the coastal 1 in 200 year flood level a Flood Risk Assessment is required, this should consider all 3 sites within the development and take wave action into account. A drainage impact assessment would also be required, which should include SUDs details, plans and calculations. Any drainage outfalls into the sea should also consider the 1 in 200 year flood level.</p> <p>Area 2 - Currently a brownfield site, which comprises of a mixture of hardground and waste soft ground. Due to this; the size of the site; its proximity to other housing and the coastal 1 in 200 year flood level a Flood Risk Assessment is required, this should consider all 3 sites within the development and take wave action into account. A drainage impact assessment would also be required, which should include SUDs details, plans and calculations. Any drainage outfalls into the sea should also consider the 1 in 200 year flood level.</p>
Land south west of Buckie	Housing	Further information sought.	LDP2020_BID_BK11	342410	863932	Site is split into 2 areas that will be looked at as two sites. Area 1 includes the site west of Barhill Road. Area 2 is the site to the east bordering the

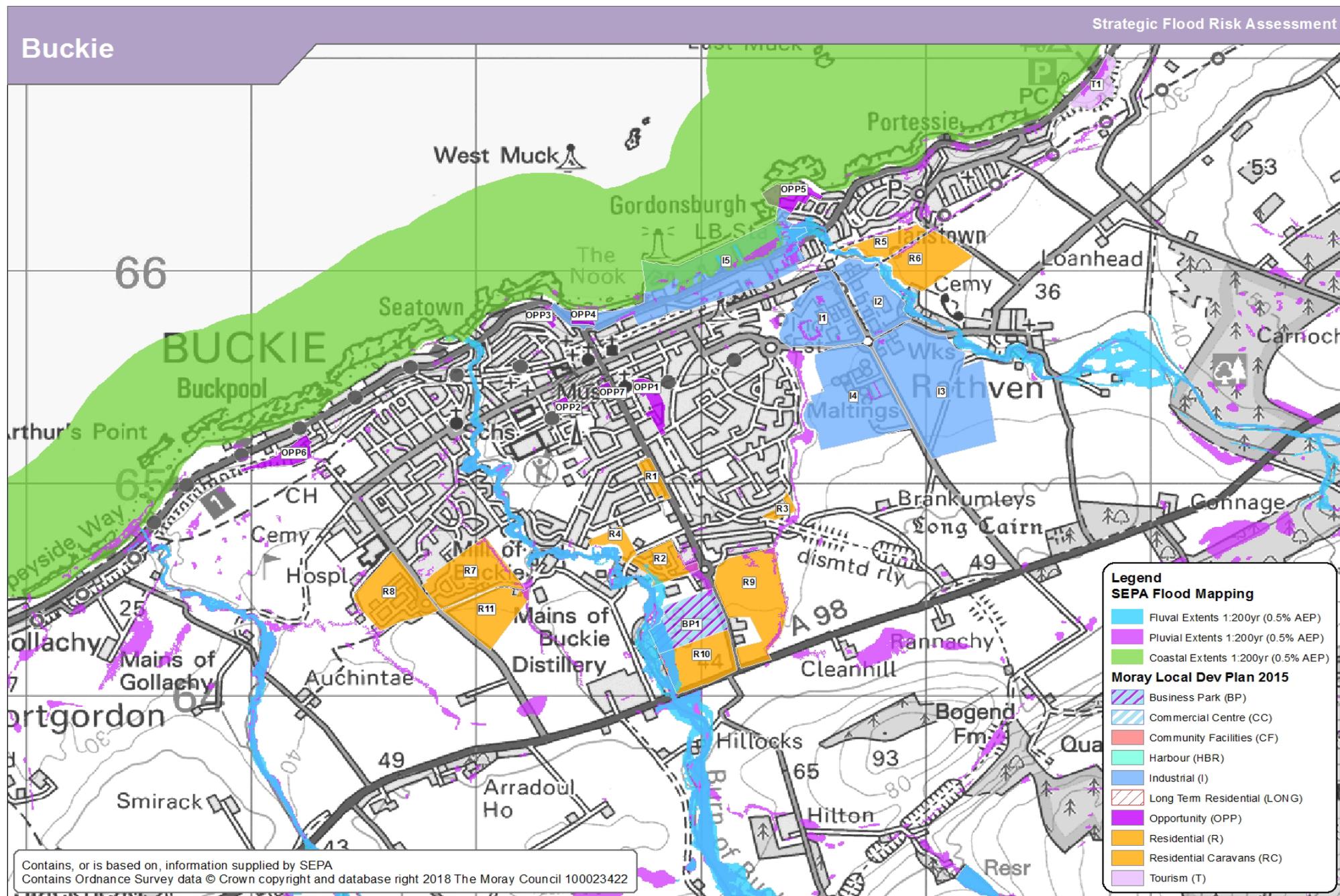
						<p>Inchgower Distillery.</p> <p>Area 1 is currently a Greenfield site with some surface water issues indicated to the east and centre of the site which follow the path of a Burn which flows along the south west edge of the site. A Flood Risk Assessment will be required for Area 1.</p> <p>Area 2 also a Greenfield site and has similar surface water issues to the west and centre of the site which follow the path of a Burn which flows along the south east edge of the site. A Flood Risk Assessment will be required for Area 2.</p> <p>There is potential surface water flooding and flow path through each area therefore a DIA is required. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site.</p>
Land to the south of March Road	Strategic Industrial reserve	Further information sought.	LDP2020_BID_BK13	344201	865065	No fluvial flood risk or any significant surface water issues. A full DIA including drainage/SUDs plan will be required for a development of this size.



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk**Buckie**

Site	Description of Proposal	Flooding Comments
R3 – Archibald Grove	5 houses	Flood risk assessment (FRA) required and may impact on the developable area of the site.
R9 – High Street (E)	170 houses	Flood risk assessment (FRA) required and may impact on the developable area of the site.
R10 – High Street (W)	115 Houses	Flood risk assessment (FRA) required and may impact on the developable area of the site.
R11 – Barhill Road (S)	105 Houses	Flood risk assessment (FRA) required and may impact on the developable area of the site.
BP1 – High Street	Business Park	Flood risk assessment (FRA) required and may impact on the developable area of the site.
OPP4 – Bank Street	Mixed Use	A flood risk assessment (FRA) would be required for coastal flood risk to support any development, for more vulnerable uses e.g. residential. The FRA would need to consider risk from wave action as well as tides.
OPP5 – Former Jones shipyard	Mixed Use	Flood risk assessment (FRA) required and may impact on the developable area of the site.

Moray Local Development Plan 2015 – Existing designated sites

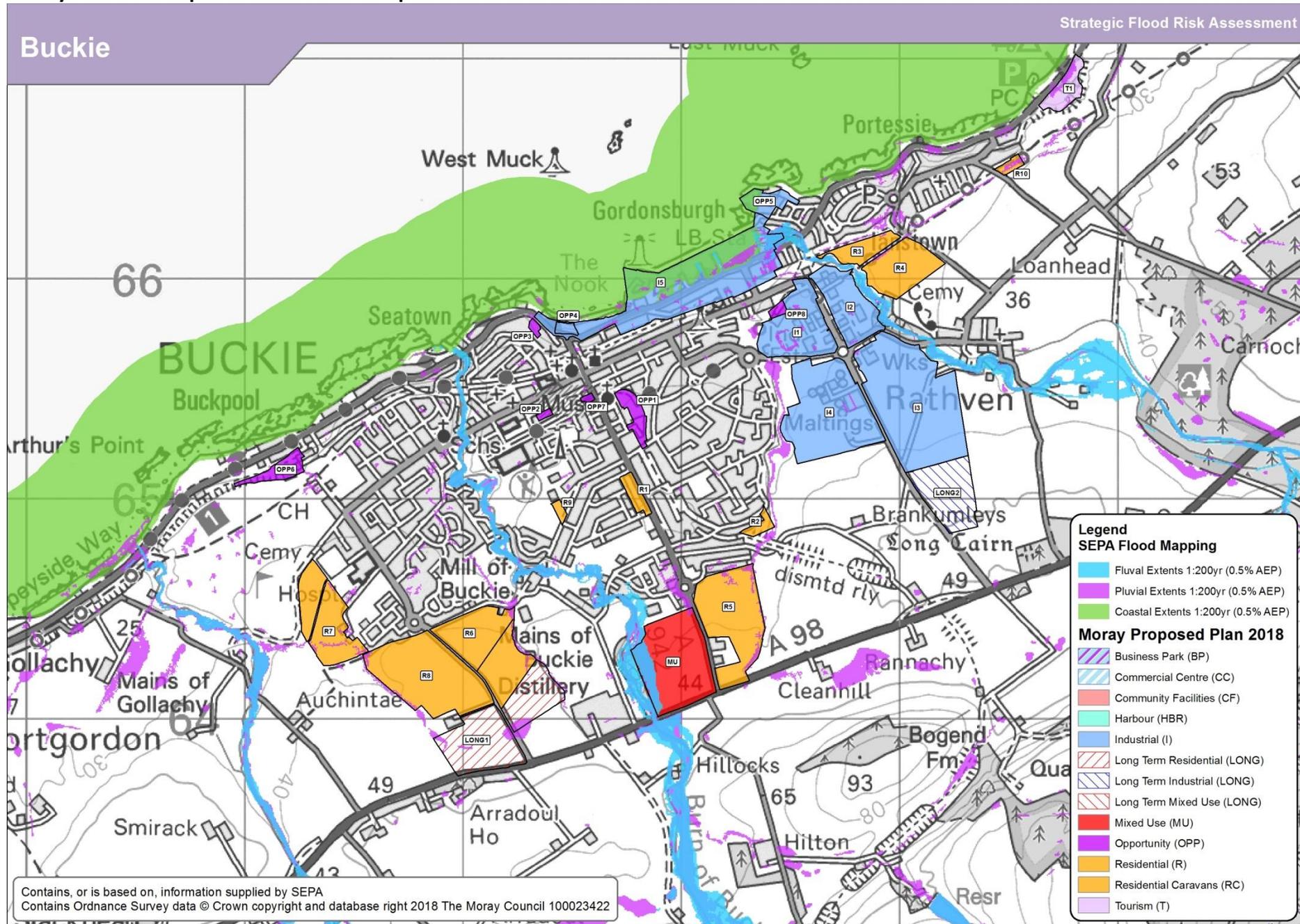


Moray Local Development Plan 2020 – Proposed Plan Sites Buckie

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Buckie	R1 Burnbank	Residential – development commenced	No	N/A
Buckie	R2 Archibald Grove	Residential – indicative capacity 20 houses	Yes	A Flood Risk Assessment (FRA) may be required.
Buckie	R3 Rathburn (N)	Residential – indicative capacity 60 houses	No	N/A
Buckie	R4 Rathburn (S)	Residential – indicative capacity 60 houses	No	N/A
Buckie	R5 High Street (E)	Residential – indicative capacity 17- houses	Yes	A Flood Risk Assessment (FRA) will be required.
Buckie	R6 Barhill Road	Residential – indicative capacity 110 houses. Development has commenced	Yes	A Flood Risk Assessment (FRA) will be required.
Buckie	R7 Land at Muirton	Residential – indicative capacity 140 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Buckie	R8 Land at Barhill Road	Residential – indicative capacity 250 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Buckie	R9 Site at Ardach Health Centre	Residential – indicative capacity of up to 5 houses	No	N/A
Buckie	R10 Station Road, Portessie	Residential – indicative capacity of up to 5 houses	No	N/A
Buckie	LONG 1 Land to south west of Buckie	Mixed use creation of new neighbourhood.	No	N/A
Buckie	MU High Street West	Mixed use site	Yes	A Flood Risk Assessment (FRA) will be required.
Buckie	I1/I2 March Road (NW and NE)	Industrial – fully occupied.	No	N/A
Buckie	I3 March Road (SE)	Industrial	No	N/A
Buckie	I4 Maltings	Industrial – expansion of existing business	No	N/A

Buckie	I5 Harbour	Industrial – mixed use	Yes	A Flood Risk Assessment (FRA) will be required.
Buckie	LONG 2 March Road (Strategic Reserve)	Industrial – mixed use	No	N/A
Buckie	OPP1 – Highland Yard	Residential	No	N/A
Buckie	OPP2 – Blairdaff Street	Residential	No	N/A
Buckie	OPP3 – Barron Street	Business or residential	No	N/A
Buckie	OPP4 – Bank Street	Business Storage	Yes	A Flood Risk Assessment (FRA) is required for coastal flood risk to support development for more vulnerable uses. This must consider risk from wave action as well as tides.
Buckie	OPP5 – Former Jones Shipyard	Residential	Yes	A Flood Risk Assessment (FRA) will be required.
Buckie	OPP 6 – Former Grampian Country Park	Residential preferred or low impact/low activity. Industrial/business use	No	N/A
Buckie	OPP 7 – Former Millbank Garage Site	Retail, professional services, food and drink uses with residential above	No	N/A
Buckie	OPP8 – Site at March Road West	Residential/commercial	No	N/A
Buckie	T1 Strathlene Caravan Site	Tourism	No	N/A

Moray Local Development Plan 2020 – Proposed Plan Sites



Burghead, Cummington, Hopeman, Duffus

The settlements of Burghead and Hopeman are intended to accommodate modest levels of growth commensurate to their status in the spatial hierarchy. There is no growth proposed in Duffus to protect the character of the village, while Cummington is not proposed for further expansion to prevent coalescence with Burghead and Hopeman. There are currently no available records of historical flooding in the Burghead. There has recently been surface water flooding to properties in Hopeman and very close to properties in Cummington.

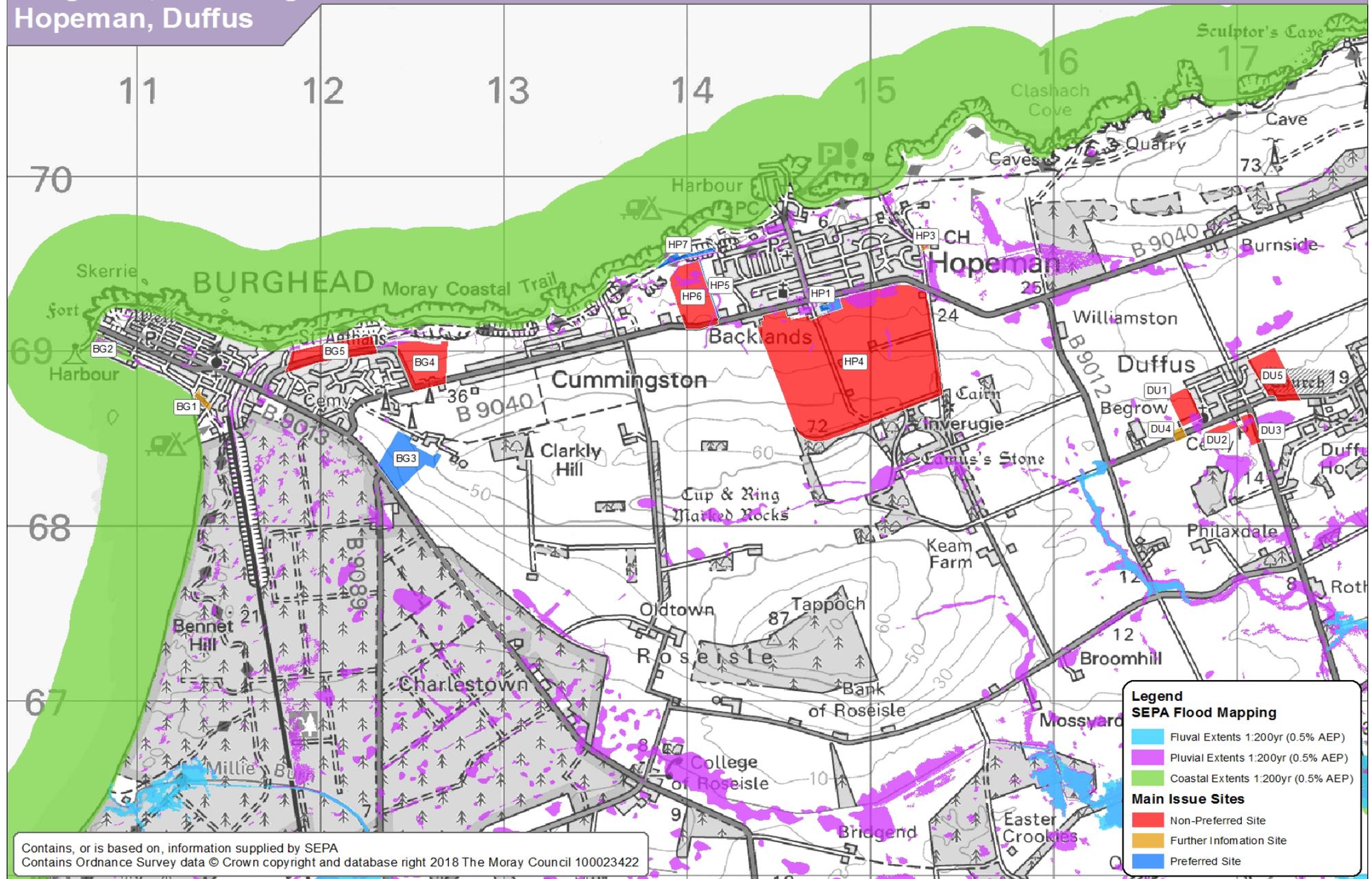
Main Issues Report – Bid sites for Burghead, Cummington, Hopeman and Duffus

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
West Foreshore, Burghead	Mixed use development	Further information sought	LDP2020_BID_BG1	311356	868722.	The site not within the SEPA coastal flood risk area. However, SEPA's flood maps only consider still water level and a FRA may be required to assess the impact of wave action on any proposed development at this site. A DIA will be required detailing SUDs of the development.
Granary Street, Burghead	Housing	Preferred site	LDP2020_BID_BG2			Existing designation. No flood risk identified.
Clarkyhill, Burghead	Housing - 60 houses	Preferred site	LDP2020_BID_BG3	312458	868376	No fluvial flood risk or any significant surface water issues. A full DIA including drainage/SUDs plan will be required for a development of this size.
Fraser Road (East)	30 houses	Non preferred	LDP2020_BID_BG4			Bids not supported, No flooding input sought.
Fraser Road (West)	40 houses	Non preferred	LDP2020_BID_BG5			Bids not supported. No flooding input sought.
Land south of Hopeman	Housing	Non preferred	LDP2020_BID_HP4	314911	868949	There has been significant surface water flooding in the vicinity. This site is at surface water flood risk and surface water flow paths pass through the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. There are known drainage constraints in this area, therefore a DIA is required to demonstrate suitable drainage can be achieved and not exacerbate flood risk.
Land adj to Tulloch House	Industrial Land	Preferred site	LDP2020_BID_HP1	314787	869261	There has been significant surface water flooding in the vicinity. This site may be at surface water flood risk

						and/or surface water flow paths may pass through the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. There are known drainage constraints in this area, therefore a DIA is required to demonstrate suitable drainage can be achieved and not exacerbate flood risk.
Land at golf club car park	Housing - 10 houses and 6 holiday lets	Further information sought	LDP2020_BID_HP3	315297	869601	There is a small watercourse through the proposed site therefore a FRA is required to demonstrate that the proposals are not at flood risk or increase flood risk elsewhere. This is required prior to allocating the site. If the principle of development is established the proposed development will have to bridge this existing watercourse, this will have to be designed to convey the 1 in 200 year flood risk + an allowance for climate change and blockage risk as a minimum, details of which should be submitted as part of a planning application. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site.
Site R1 Manse Road Hopeman	Extension to R1 for landscaping	Preferred Site	LDP2020_BID_HP5	314120	869355	There are potential surface water flow paths and surface water flooding issues on this site. These issues were raised when the site was the subject of a masterplan exercise recently. The proposal as shown includes a nursing home. A nursing home is classified as the "most vulnerable use" in SPP and SEPA's vulnerability guidance, therefore the required FRA will need to consider the 1 in 1000 year flood risk to the nursing home. Should the site be at risk then it's unlikely to be suitable for the nursing home. The results of the FRA may have an impact on the layout of the site. A full DIA is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site.
			LDP2020_BID_HP6			Not supported. No flooding input sought.
West Beach Caravan Site Hopeman	Tourism – caravan pitches	Preferred site	LDP2020_BID_HP7	314004	869545	Confirmation required that this extension is protected from coastal / wave flooding - reference to be made to previous flood study. The DIA should highlight the

						presence of surface water flow paths through this development and detail mitigations proposed. SuDS not necessarily relevant at this site.
Land to west of Duffus	Housing - 15 houses	Non Preferred	LDP2020_BID_DU1	316715	86868	No Fluvial flood risk. Considerable surface water ponding to the south of the site. This along with the number of houses planned will require a Flood risk assessment to ensure the development does not increase surface water flooding in the cemetery, located south of the site or the existing houses adjacent to the site. A drainage impact assessment will be required to ensure adequate SUDs design.
			LDP2020_BID_DU2			Not supported. No flooding input sought.
			LDP2020_BID_DU3			Not supported. No flooding input sought.
Land to south west of Duffus	Cemetery extension	Further information sought	LDP2020_BID_DU4	316681	868525	No Fluvial flood risk or recorded surface water issues. However, due to the nature of the development a DIA will be required to ensure adequate drainage.
Land to east of Duffus	Housing - 45 houses	Non preferred	LDP2020_BID_DU5	317200	868858	No Fluvial flood risk or recorded Surface water issues. A DIA will be required to ensure adequate drainage is provided and details of the proposed SUDs design will be required to support any application.

Burghead, Cummington
Hopeman, Duffus



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Legend

SEPA Flood Mapping

- Fluvial Extents 1:200yr (0.5% AEP)
- Pluvial Extents 1:200yr (0.5% AEP)
- Coastal Extents 1:200yr (0.5% AEP)

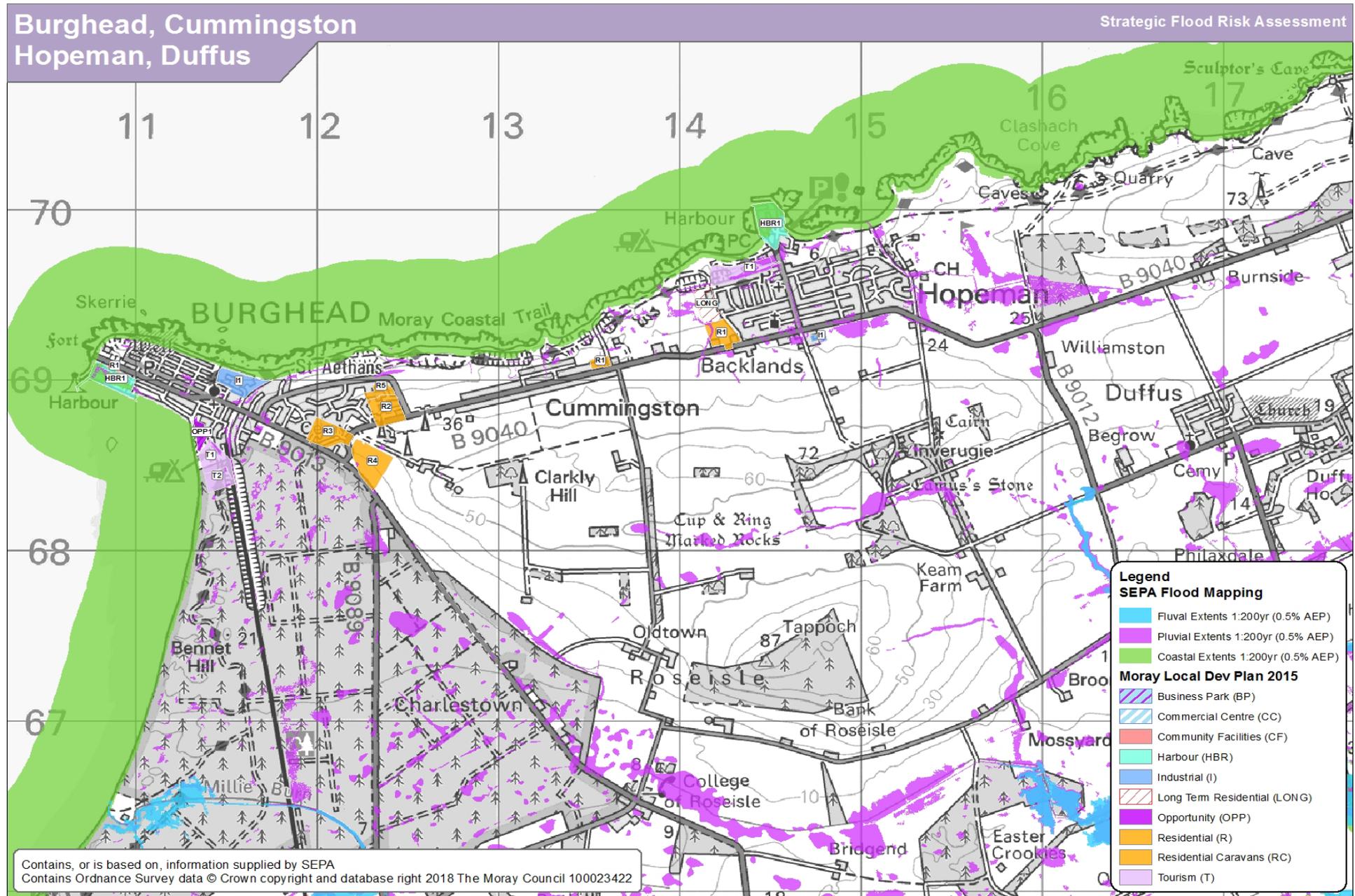
Main Issue Sites

- Non-Preferred Site
- Further Information Site
- Preferred Site

**Moray Local Development Plan 2015 – Existing site carried forward with identified flood risk.
Burghead, Cummington, Hopeman and Duffus**

Site	Description of Proposal	Flooding Comments
R1 – North Quay, Harbour, Burghead	Housing	Flood risk assessment (FRA) required outcomes of which may affect the developable area of the site.
I1 – Burghead Maltings	Maltings	Adjacent to coastal flood risk area. A flood risk assessment (FRA) may be required to consider effects of wave action depending on proposed use of the site.
T1 – Burghead Caravan	Tourism	Flood risk assessment (FRA) may be required for any proposed development / such an increase in capacity on other development related to its current use (new text).
T2 – Burghead Caravan Park Extension	Tourism	A flood risk assessment (FRA) would be required for extension to the caravan park (new text).
R1 + LONG – Hopeman	Residential	Surface water maps show some risk to the site, potentially from the route of an old watercourse or an area likely to become an overflow route in periods of heavy rain. A flood risk assessment (FRA).
T1 – Hopeman	Tourism	The 1 in 200 year coastal estimate for the area is 3.2 AOD. So any development would be limited to land above this. Land below 5m AOD should be avoided. A Flood Risk Assessment (FRA) may be required to demonstrate this and other resources of flood risk depending on developed proposed.

Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Burghead, Cummington, Hopeman and Duffus

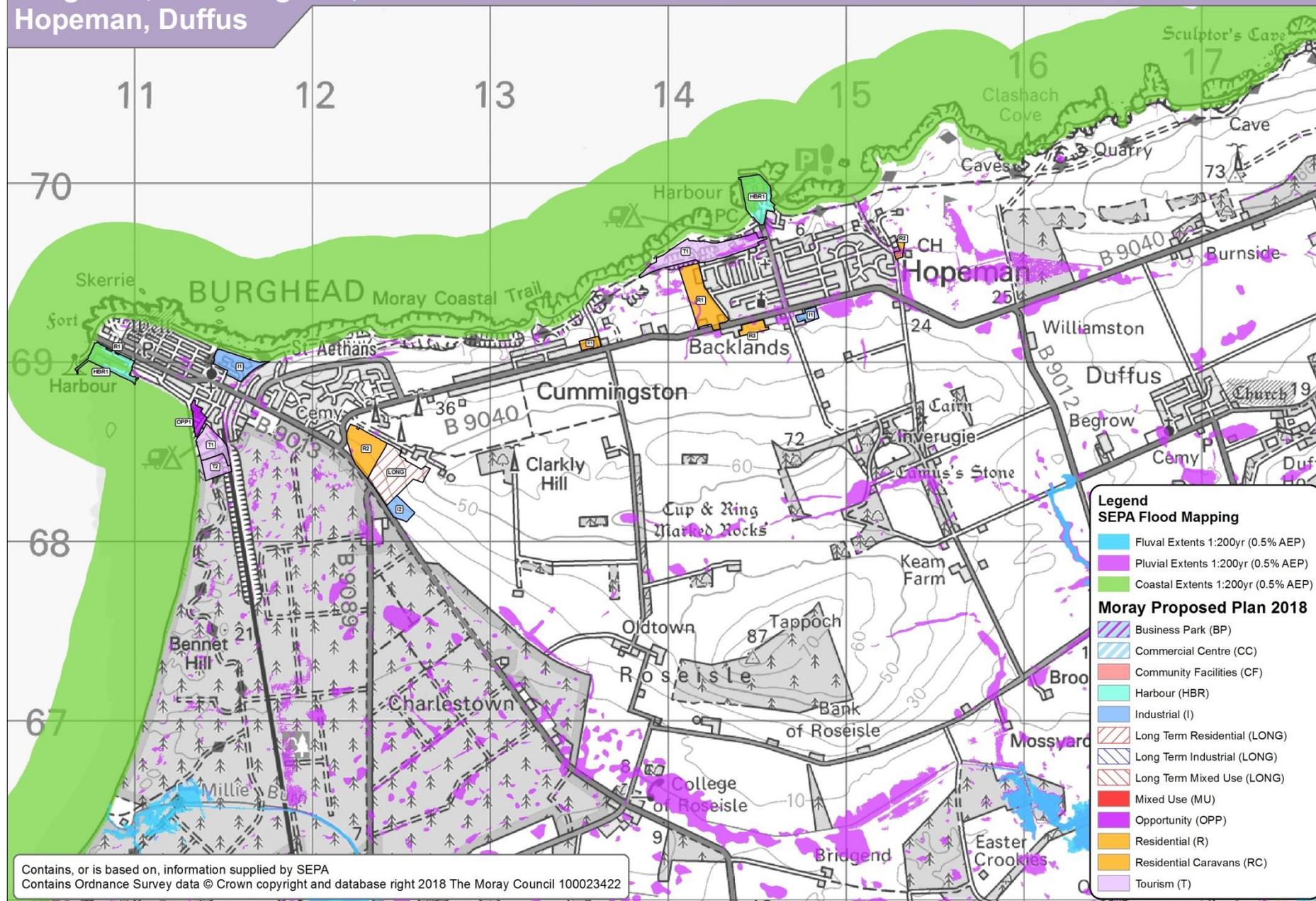
Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Burghead	R1-North Quay	Residential	Yes	Flood Risk Assessment (FRA) required.
Burghead	R2-Clarky Hill	Residential	No	N/A
Burghead	LONG	Residential	No	N/A
Burghead	HBR1	Mixed harbour (fishing and recreational uses)	Yes	Flood Risk Assessment(FRA) required
Burghead	I1-Burghead Maltings	Industrial	Yes	Flood Risk Assessment(FRA) required
Burghead	I2 – Crematorium	Crematorium	No	N/A
Burghead	OPP 1 – West Foreshore	Small scale business or residential	No	A Flood Risk Assessment (FRA) will be required. Buildings must not be sited within 10m of the top of the sea defence embankment.
Burghead	T1 Caravan Park	Tourism	Yes	Flood risk assessment may be required for any proposed development / such an increase in capacity on other development related to its current use
Burghead	T2 Caravan Park Extension	Tourism	Yes	Flood risk assessment (FRA) required for extension to the caravan park
Cummington	R1 Seaview Road	Residential indicative capacity 4 houses.	No	N/A
Hopeman	R1 Manse Road	Residential – indicative capacity 75 houses.	Yes	Flood Risk Assessment(FRA) required
Hopeman	R2 Hopeman Golf Club	Residential and/or tourism accommodation	Yes	Flood Risk Assessment(FRA) required
Hopeman	R3 Forsyth Street	Residential – indicative capacity 33 houses	Yes	Flood Risk Assessment(FRA) required

Hopeman	HBR1 Harbour	Mixed use tourism and recreational uses	Yes	Flood Risk Assessment(FRA) required
Hopeman	I1 Forsyth Street	Industrial land	Yes	Flood Risk Assessment(FRA) required
Hopeman	T1 Hopeman Caravan Park	Tourism	Yes	Flood Risk Assessment(FRA) required
Duffus	No development proposals.			

Moray Local Development Plan 2020 – Proposed Plan Sites

Burghead, Cummington, Hopeman, Duffus

Strategic Flood Risk Assessment



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Craigellachie

Modest housing development to meet local housing demand is identified. There are no significant flooding issues.

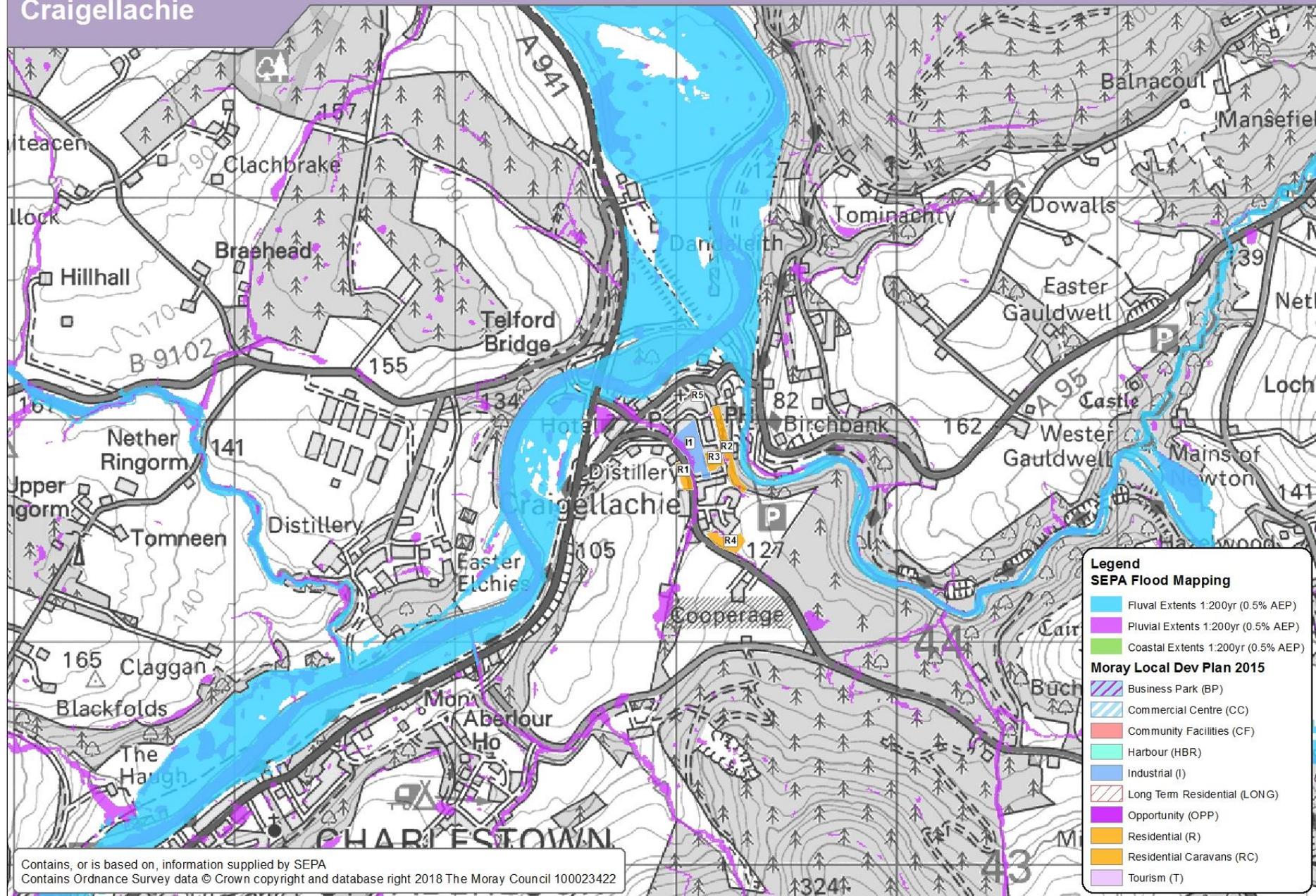
Main Issues Report – Bid Sites Craigellachie

No bid sites were submitted for Craigellachie as part of the Main Issues Report Call for Sites.

Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Craigellachie

Site	Description of Proposal	Flooding Comments
I1 Distillery	Industrial designation reserved for the use of the distillery and related business uses.	Flood Risk Assessment (FRA) required.

Craigellachie



Legend

SEPA Flood Mapping

- Fluvial Extents 1:200yr (0.5% AEP)
- Pluvial Extents 1:200yr (0.5% AEP)
- Coastal Extents 1:200yr (0.5% AEP)

Moray Local Dev Plan 2015

- ▨ Business Park (BP)
- ▨ Commercial Centre (CC)
- ▨ Community Facilities (CF)
- ▨ Harbour (HBR)
- ▨ Industrial (I)
- ▨ Long Term Residential (LONG)
- ▨ Opportunity (OPP)
- ▨ Residential (R)
- ▨ Residential Caravans (RC)
- ▨ Tourism (T)

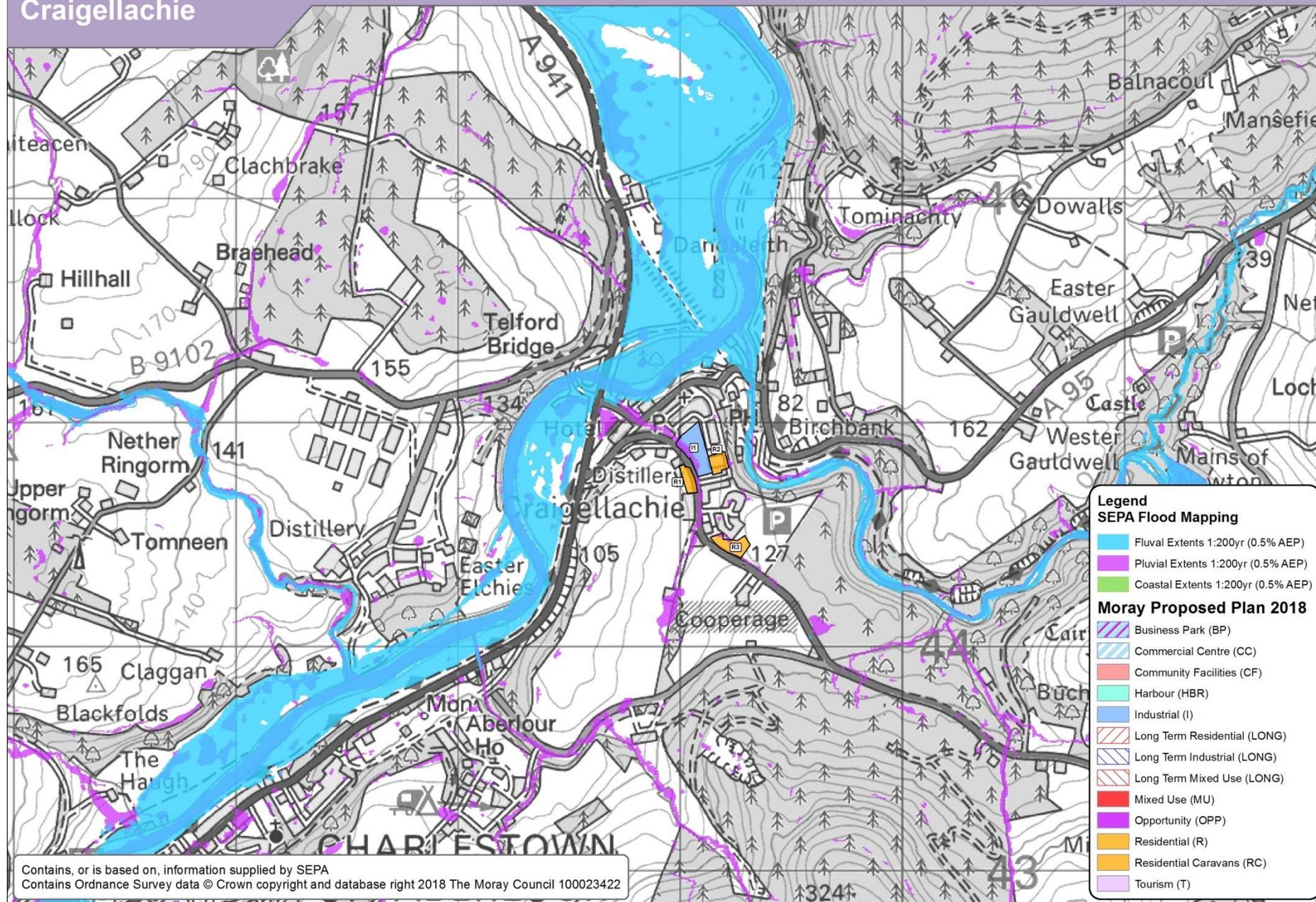
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Moray Local Development Plan 2020 – Proposed Plan Sites Craigellachie

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Craigellachie	R1 Edward Avenue	Residential - indicative capacity 5 houses	No	N/A
Craigellachie	R2 Site of Former Brewery	Residential - indicative capacity 5 houses	No	N/A
Craigellachie	R3 Brickfield	Residential - indicative capacity 12 houses	No	N/A
Craigellachie	I1 Distillery	Industrial - reserved for the use of the distillery and related business uses.	Yes	Flood Risk Assessment (FRA) required

Please note that R4 is a policy requirement and not a designated site.

Craigellachie



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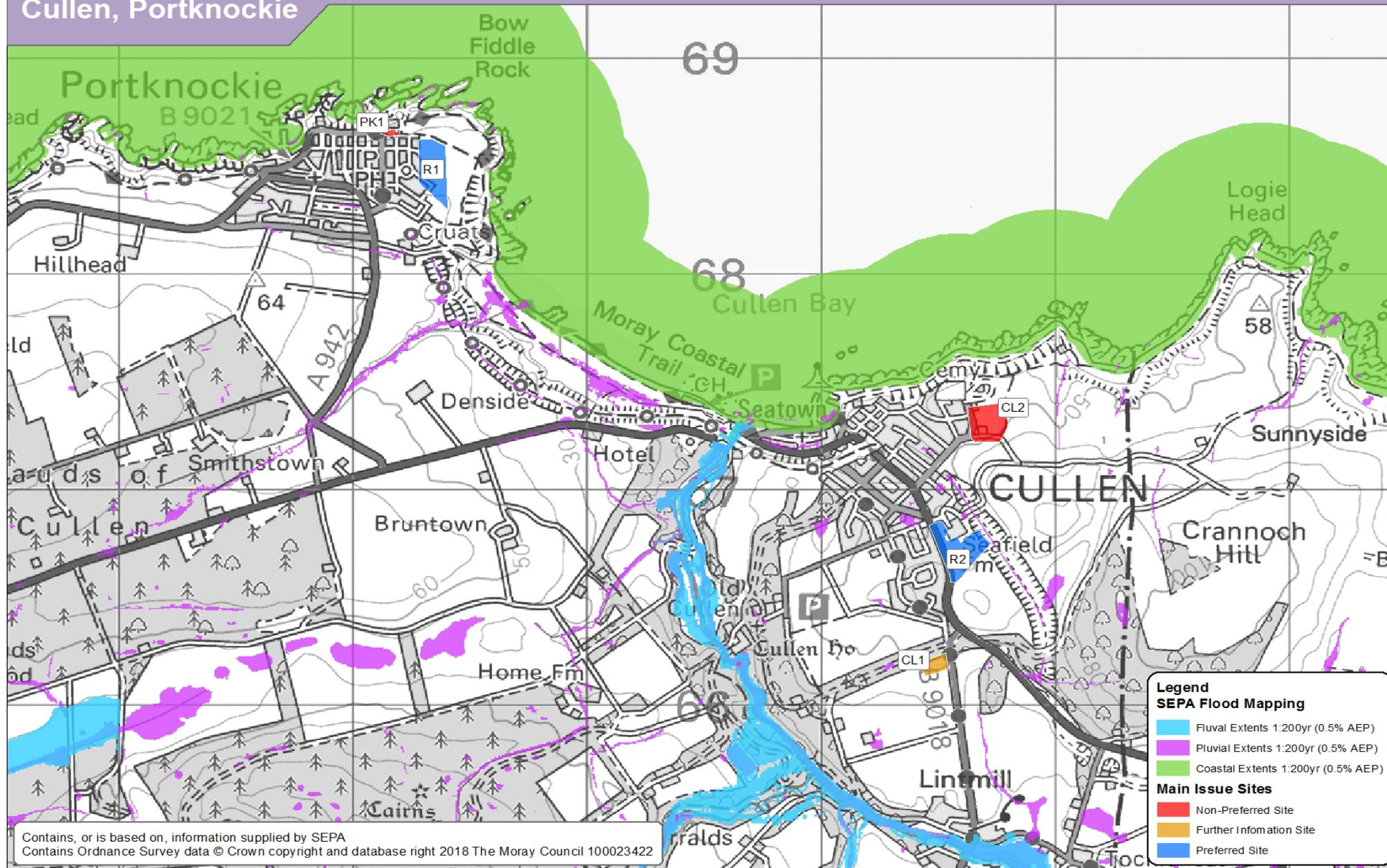
Cullen and Portknockie

No further development is proposed in the villages of Cullen and Portknockie. The focus will be on enabling development on existing sites. In terms of flooding, Cullen has suffered from surface water flooding historically but not in the area covered by bid site CL1. Moray Council currently has no plans to undertake any flood mitigation works in this area.

Moray Local Development Plan 2020 – Main Issues Report Bid Sites Cullen and Portknockie

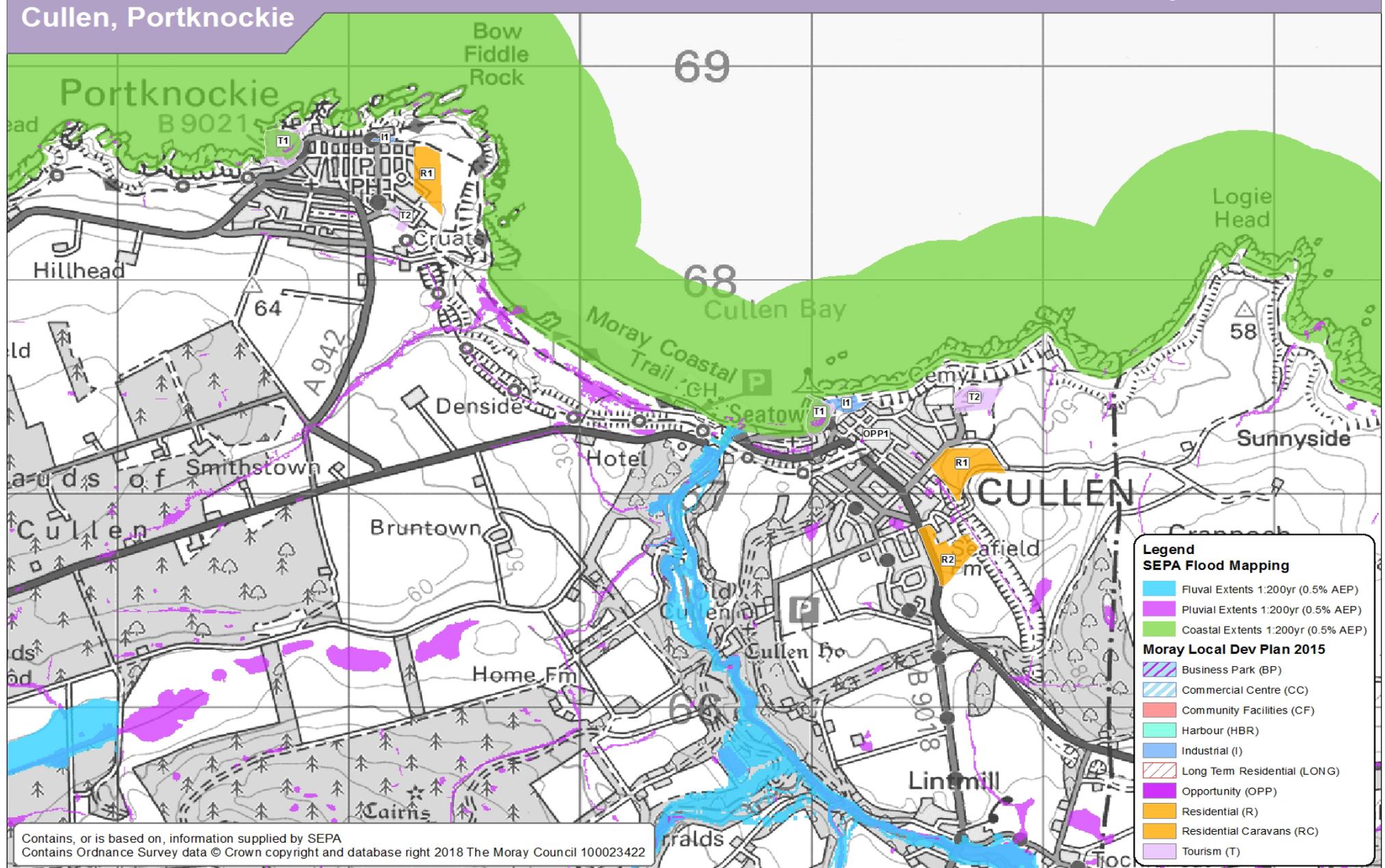
Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Land opposite Cullen Cemetery	Industrial land 2.5 ha	Preferred Site	LDP2020_BID_CL1	351484	866186	No fluvial flood risk or significant surface water issues. SUDs design and calculations will be required to support any application.
			LDP2020_BID_CL2			Bid not supported. No flooding comments sought.
Land at Patrol Road Portknockie	Residential	Non preferred	LDP2020_BID_PK1	349159	868655	A Level 1 flood risk statement and Drainage Statement is required for this site. SuDS to be provided to best practice. A drainage statement is required. This should describe the proposed drainage arrangements for the development, including plans of the proposed layout. If the proposed drainage system involves infiltration, information on ground conditions should be provided.

Cullen, Portknockie



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Cullen and Portknockie

Site	Description of Proposal	Flooding comments
I1 – Port Long Road, Cullen	Mixed Use	No need for flood risk assessment (FRA) for the proposed uses covered by the allocation. Any change to more vulnerable uses may require a FRA.
HBRI Portknockie Harbour	Recreational/tourism	A FRA may be required for more vulnerable uses on site.

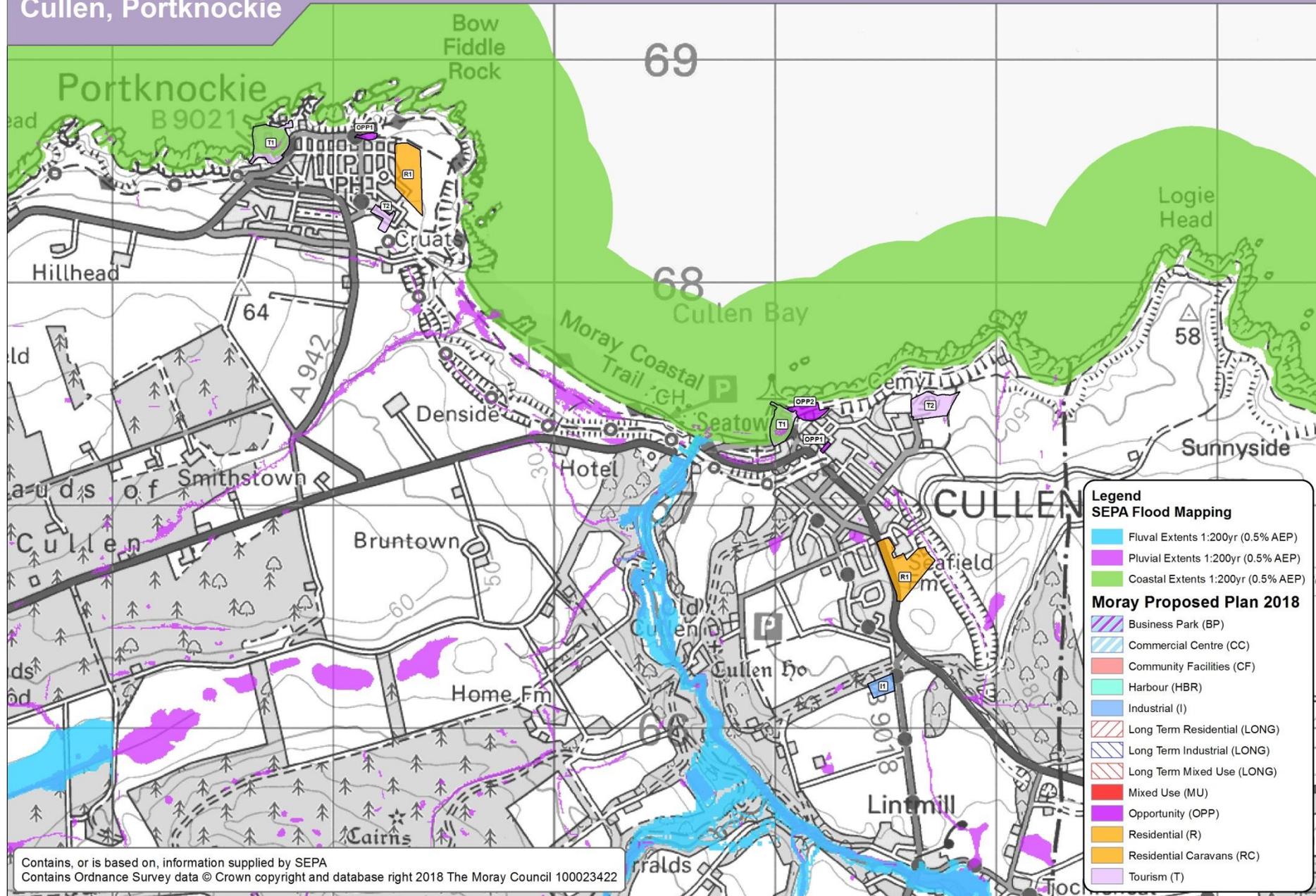


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Moray Local Development Plan 2020 – Proposed Plan Sites Cullen and Portknockie

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Cullen	R1 Seafield Road	Residential – indicative capacity 55 houses	No	N/A
Cullen	I1 South of Cemetery	Businesses uses or light industrial uses	No	N/A
Cullen	OPP1 Blantrye Street	Business/Residential	No	N/A
Cullen	OPP2 Port Long Road	Commercial;/business/tourism and residential	Yes	A Flood Risk Assessment (FRA) Level 2 is required which should take wave action and coastal surge into account.
Cullen	T1 Harbour	Uses relating to recreational sailing and leisure	No	N/A
Cullen	T2 Caravan Site	Holiday Caravan site	No	N/A
Portknockie	R1 Seabraes	Residential – indicative capacity 50 houses	No	N/A
Portknockie	OPP1 Patrol Road	Small scale business/residential	No	A Level 1 Flood Risk Statement will be required.
Portknockie	T1 Harbour Area	Recreational/tourist use	Yes	A Flood Risk Assessment (FRA) is required for any uses that include overnight accommodation.

Cullen, Portknockie



Legend

SEPA Flood Mapping

- Fluvial Extents 1:200yr (0.5% AEP)
- Pluvial Extents 1:200yr (0.5% AEP)
- Coastal Extents 1:200yr (0.5% AEP)

Moray Proposed Plan 2018

- Business Park (BP)
- Commercial Centre (CC)
- Community Facilities (CF)
- Harbour (HBR)
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- Long Term Industrial (LONG)
- Long Term Mixed Use (LONG)
- Mixed Use (MU)
- Opportunity (OPP)
- Residential (R)
- Residential Caravans (RC)
- Tourism (T)

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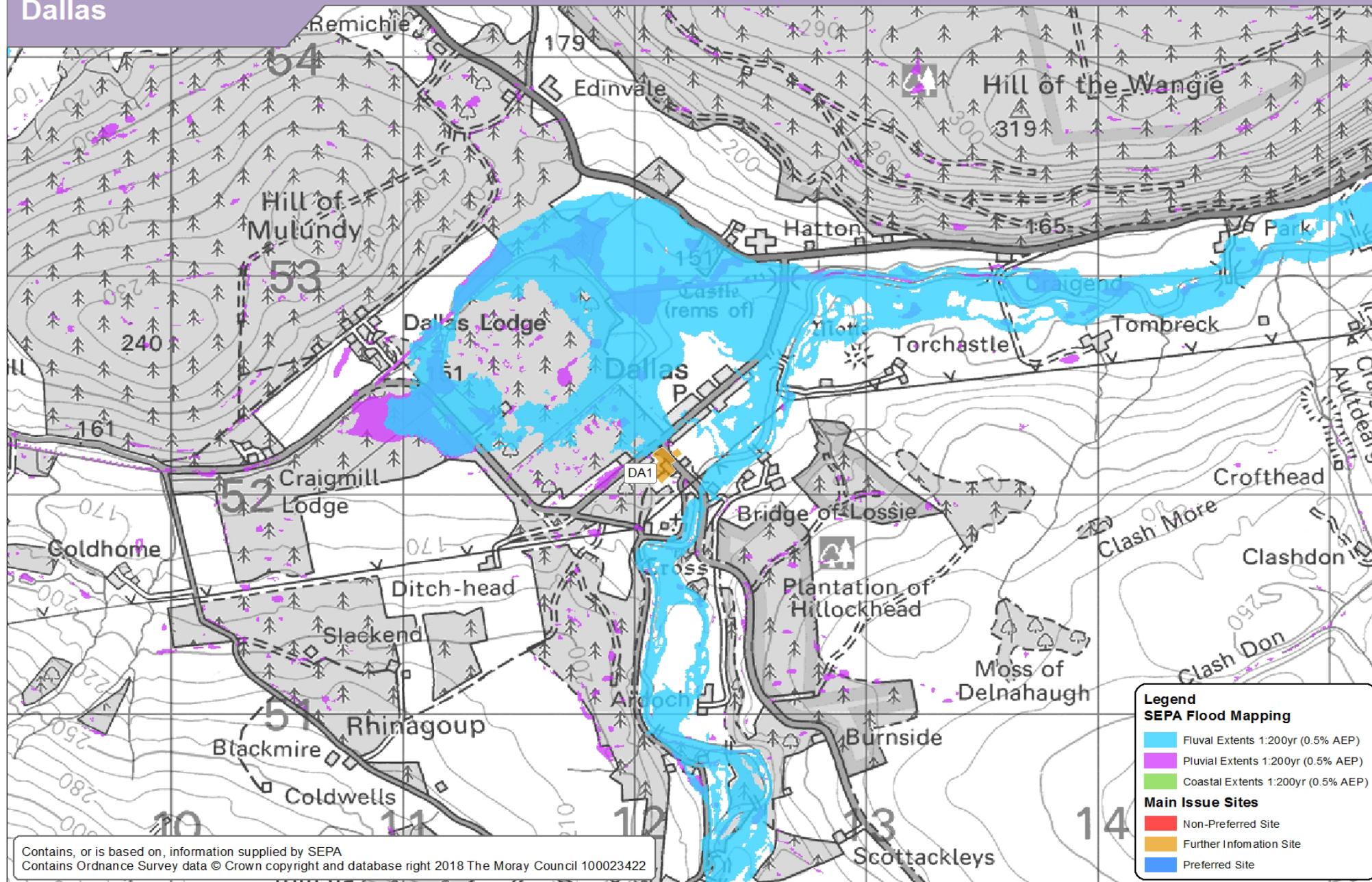
Dallas

Dallas has flooded in 2014 when the River Lossie overtopped its banks, affecting approximately 20 properties. Moray Council developed and constructed flood mitigation works in the form of a flood retaining embankment between the river and the village. This embankment provides flood protection for up to and including a 1 in 200 year flood event plus an allowance for climate change.

Main Issues Report – Bid sites Dallas

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Dallas R1 and R2`	Retain designation	Further information	LDP2020_BID_DA1	312120	852136	R1 - No fluvial flood risk, Detailed drainage/ SUDs design and a DIA are required to demonstrate the 4 houses to the North of the site and the school aren't affected by surface water flowing from the fields.
Dallas R1 and R2`	Retain designation	Further information	LDP2020_BID_DA1	312182	852191	R2 - No fluvial flood risk. SUDs designs required. No development within 6 metres of the completed embankment, which from the plans seem to be approx. 75m from the site. The south and east of the site is surrounded by high ground, which protects it from flooding from the River Lossie, If ground levels are to be altered to accommodate development a FRA may be required.

Dallas



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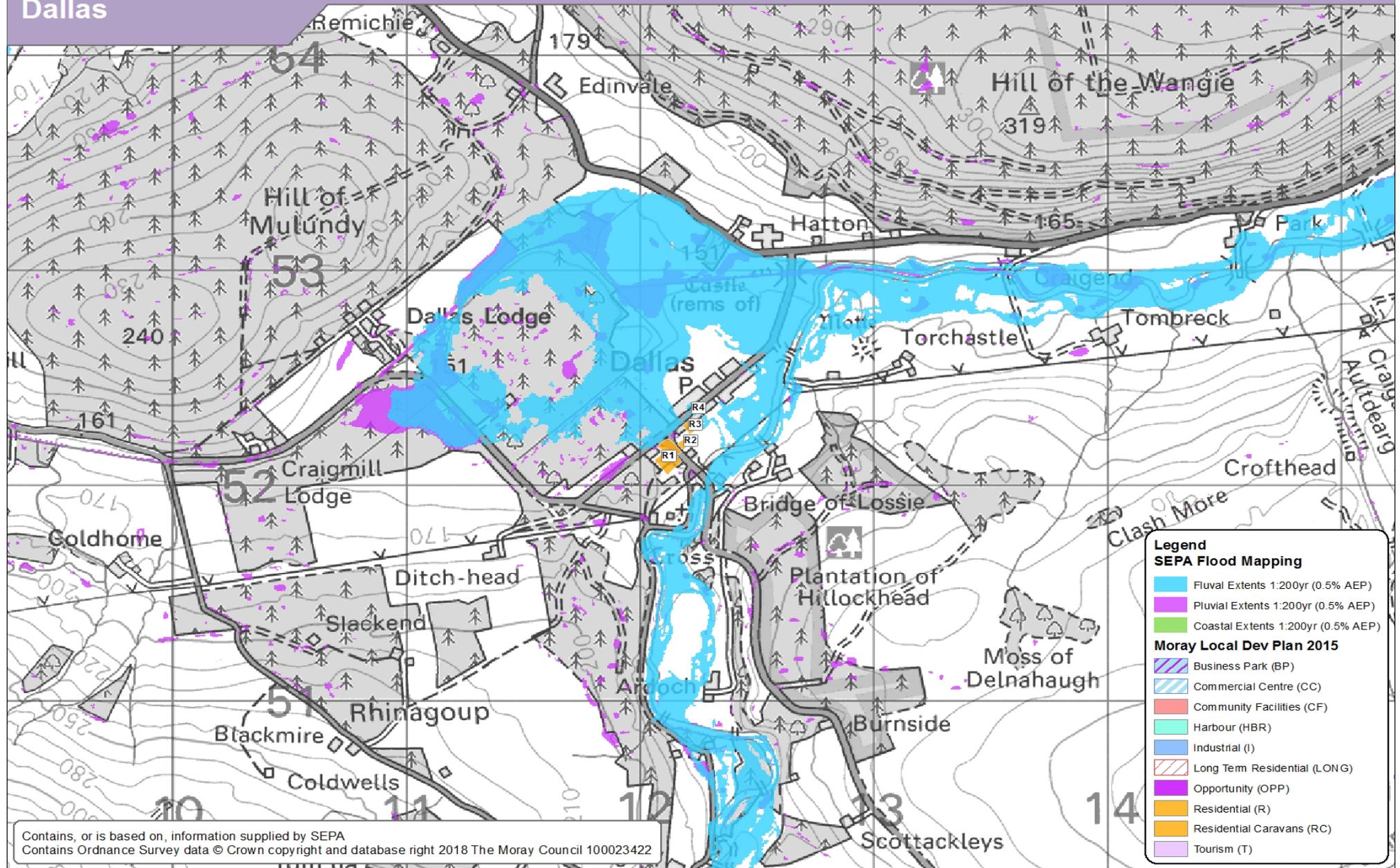
Moray Local Development Plan 2015 Existing designations carried forward with identified flood risk Dallas

Site	Description of Proposal	Flooding comments
R3 Former Filling Station	4 houses	No flood risk concerns. Though it is adjacent to areas of high risk, it is outwith the 1 in 1000 year extent and out with the area known to be affected in the large flood of 2014. Scheme has been completed recently to protect the adjacent area.

Note R4 is a policy designation relating to prevent further sub-division/backland development.

Moray Local Development Plan 2015 – Existing Allocated Sites

Dallas

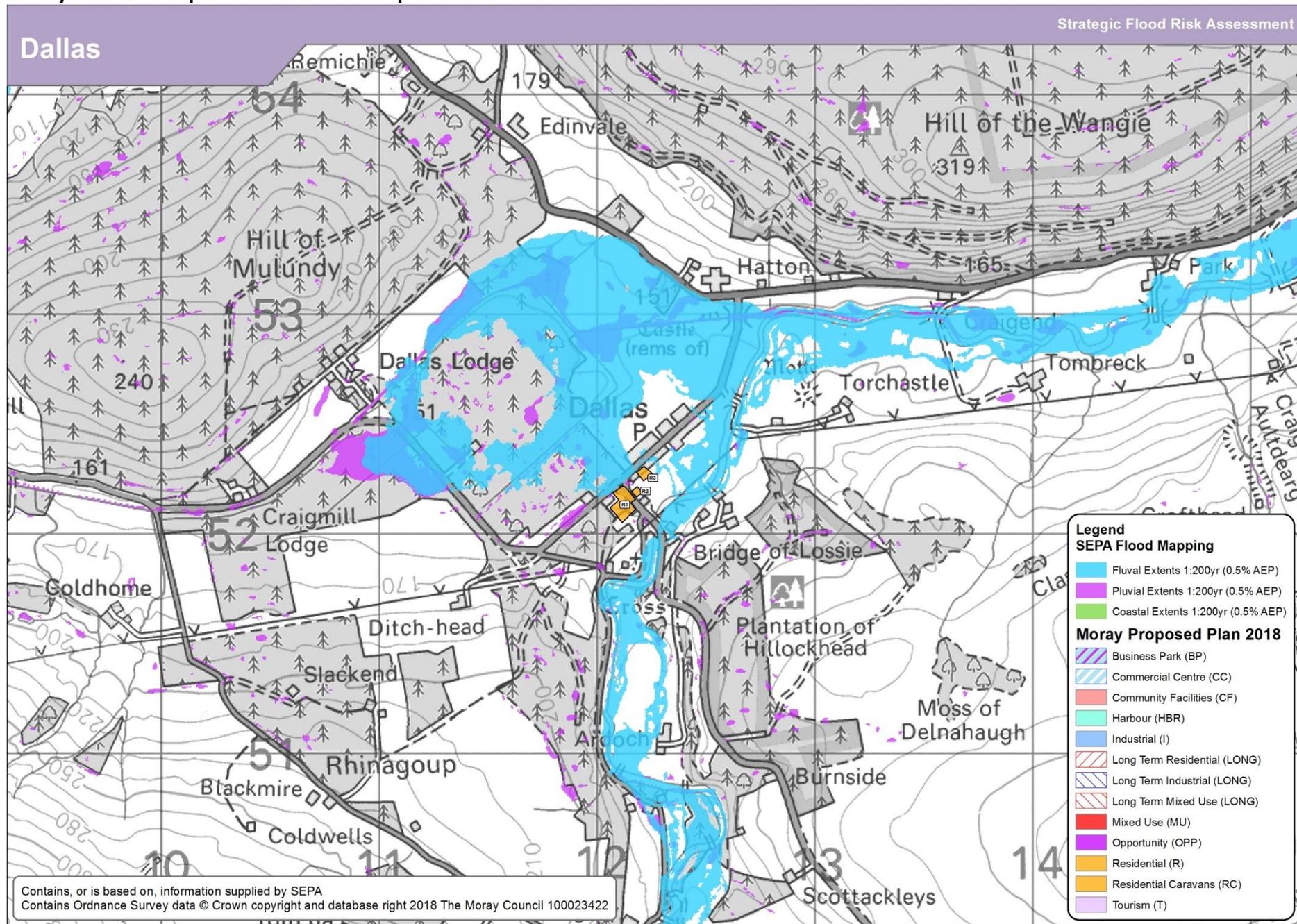


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Moray Local Development Plan 2020 – Proposed Plan Sites Dallas

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Dallas	R1 Dallas School West	Residential – indicative capacity 6 houses	Yes	Flood Risk Assessment(FRA) required
Dallas	R2 Dallas School East`	Residential – indicative capacity 1 house	No	N/A
Dallas	R3 Former Filling Station	Residential – indicative capacity 4 houses	No	N/A

Moray Local Development Plan 2020 – Proposed Plan Sites

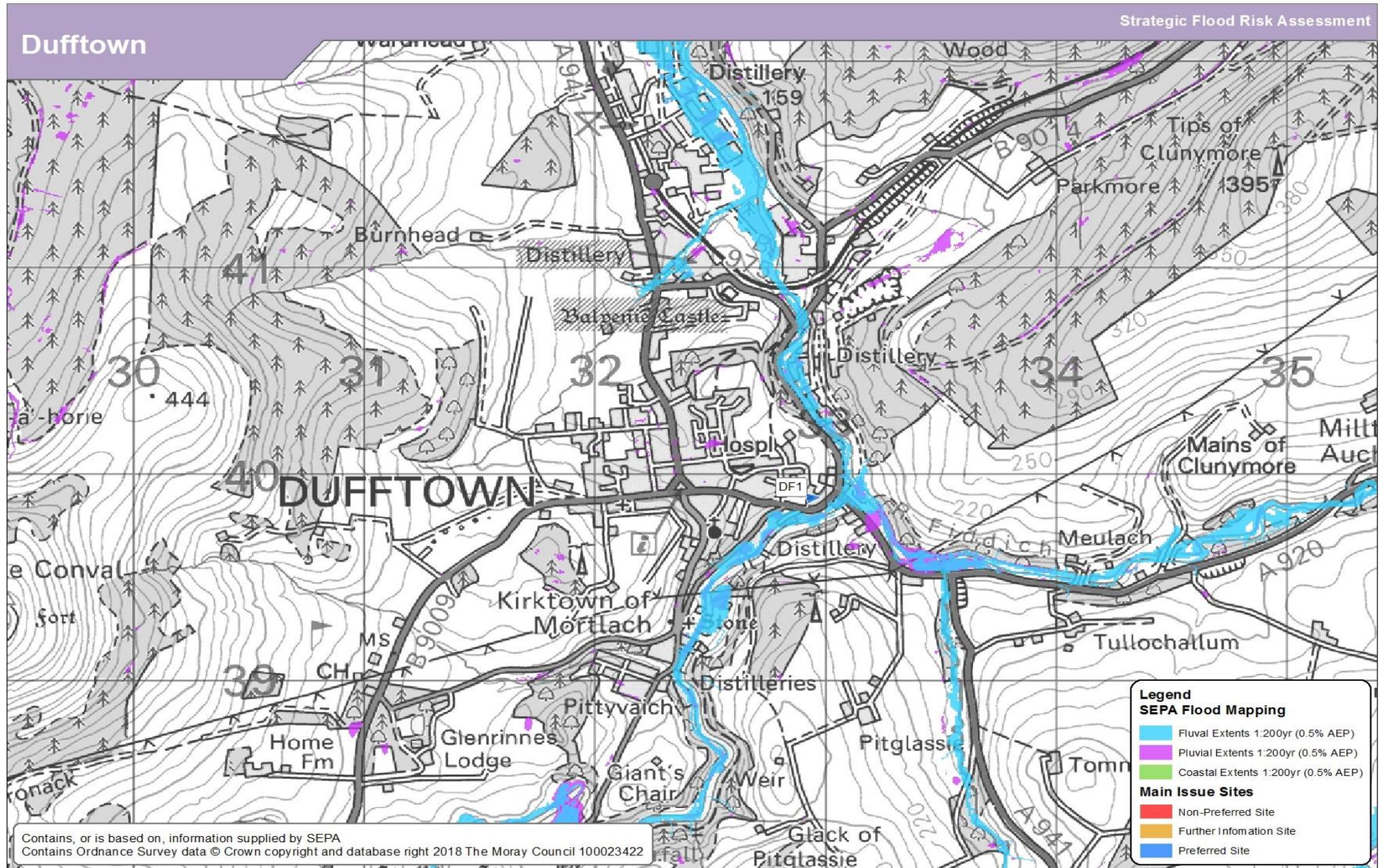


Dufftown

No further development is proposed in Dufftown the focus will be on enabling development on existing sites. There are no significant flooding issues identified.

Main Issues Report – Bid Sites Dufftown

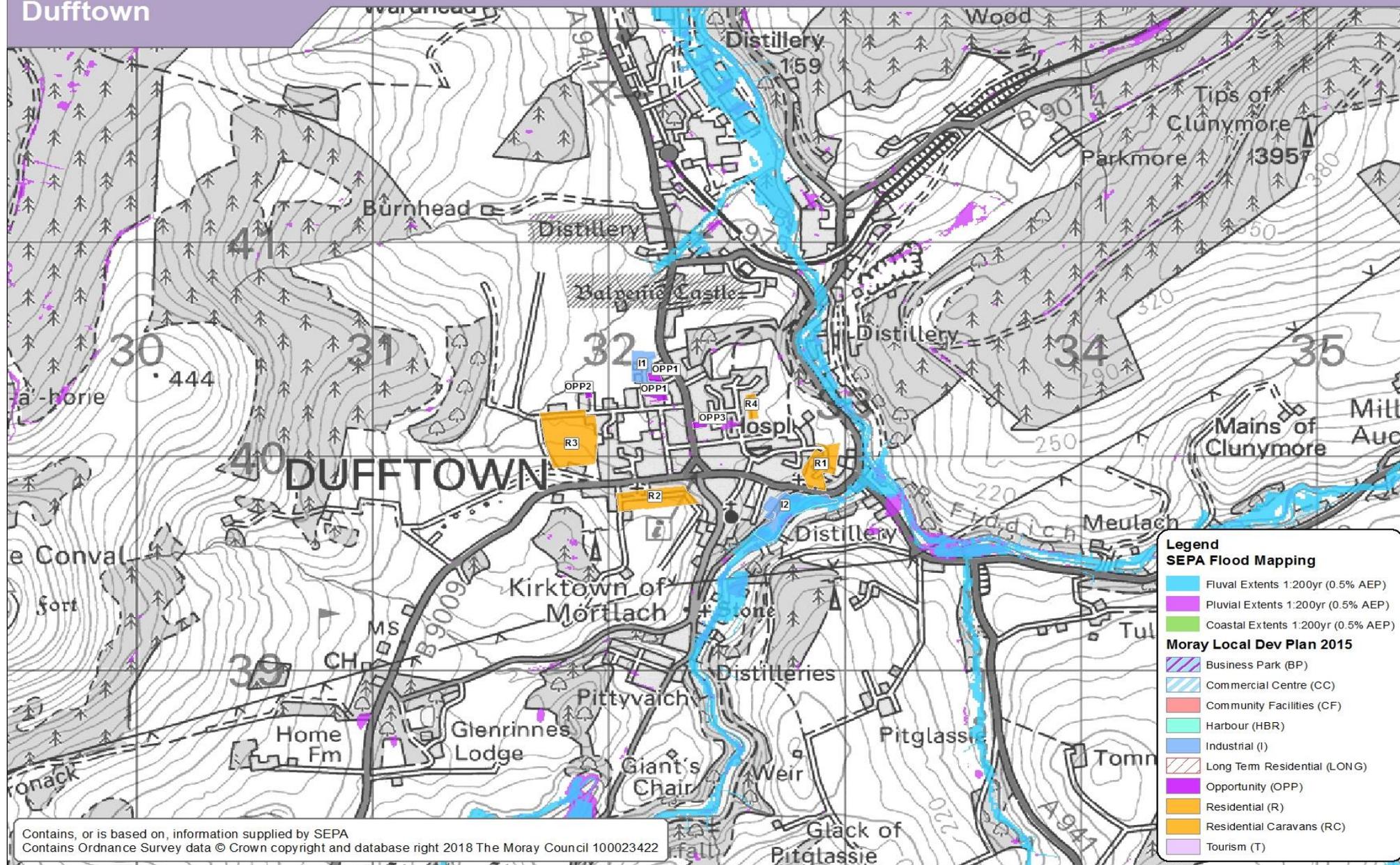
No bids proposing development has been submitted for Dufftown. DF1 is seeking the removal of an environmental designation.



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Dufftown

Site	Description of Proposal	Flooding Comments
I1 – Balvenie Street	Industrial	Site is bounded on two sides by a ditch, Flood Risk Assessment (FRA) may be required.
I2 – Mortlach Distillery	Distillery	A large part of the site is in the flood extent of the Dullan Water. Acceptable for continued distillery and business use depending on proposals a Flood Risk Assessment (FRA) may be required for the site.
R3 – Hillside Farm	Housing	A 100 house site requires the submission of a Flood Risk Assessment.

Dufftown



Legend

SEPA Flood Mapping

- Fluvial Extents 1:200yr (0.5% AEP)
- Pluvial Extents 1:200yr (0.5% AEP)
- Coastal Extents 1:200yr (0.5% AEP)

Moray Local Dev Plan 2015

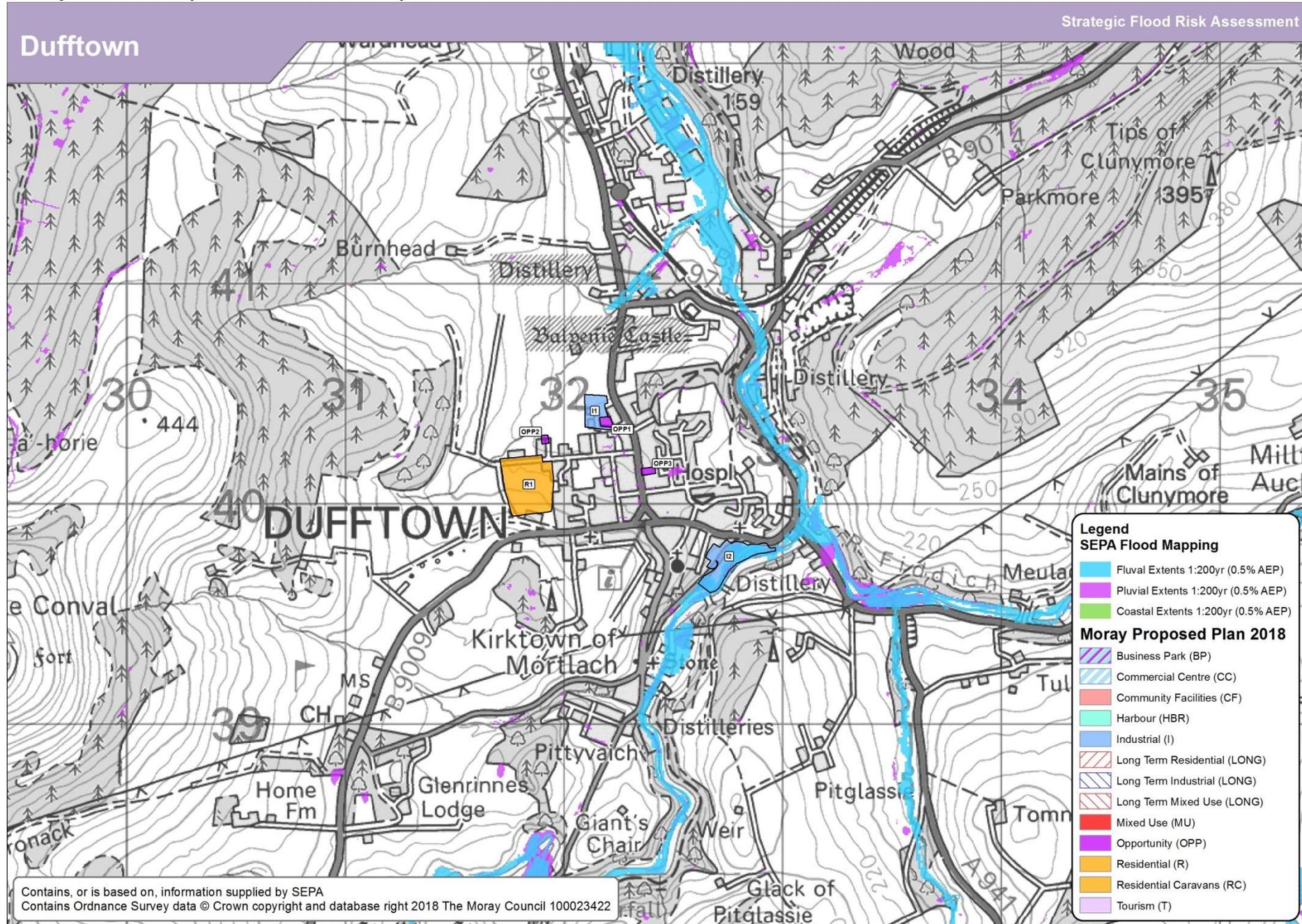
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- Community Facilities (CF)
- Harbour (HBR)
- Industrial (I)
- Long Term Residential (LONG)
- Opportunity (OPP)
- Residential (R)
- Residential Caravans (RC)
- Tourism (T)

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Moray Local Development Plan 2020 – Proposed Plan Sites Dufftown

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Dufftown	R1 Hillside Farm	Residential – indicative capacity 100 houses	Yes	Flood Risk Assessment(FRA) required
Dufftown	I1 Balvenie Street	Industrial	Yes	Flood Risk Assessment(FRA) required
Dufftown	I2 Mortlach Distillery	Industrial	Yes	Flood Risk Assessment (FRA) may be required for any further development on site.
Dufftown	OPP1 Auction Mart	Residential or business	No	N/A
Dufftown	OPP2 Hill Street	Residential – indicative capacity 2 units	No	N/A
Dufftown	OPP3 Balvenie Street	Residential or business	No	N/A

Moray Local Development Plan 2020 – Proposed Plan Sites



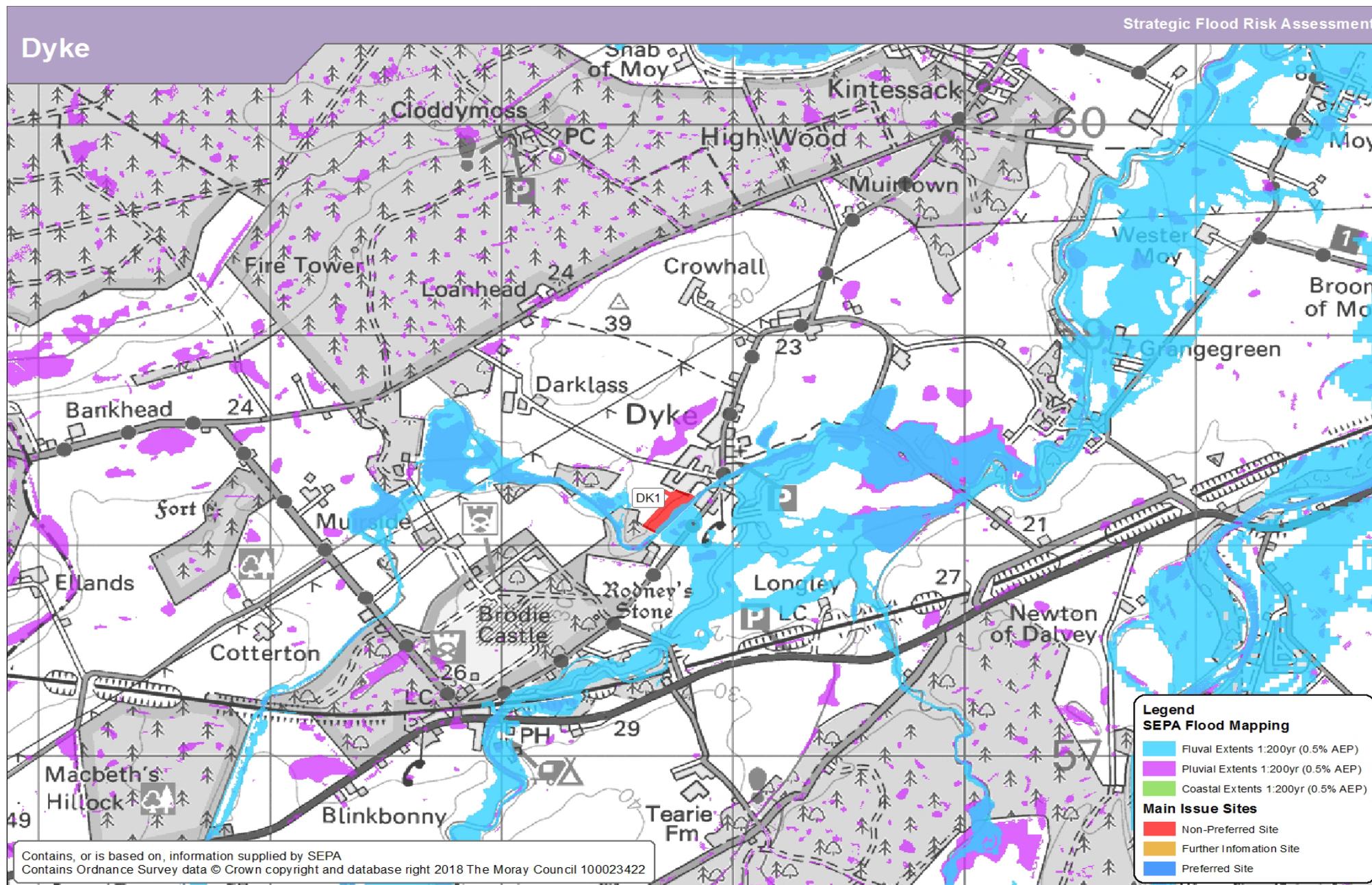
Dyke

An additional small housing site has been identified of a scale commensurate to Dyke's role in the spatial hierarchy. SEPA's indicative flood maps show that there is both fluvial and pluvial flood risk around the village of Dyke. Moray Council has no plans to undertake any flood protection works in this area.

Main Issues Report – Bid Sites Dyke

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Land to East of Dyke	Housing 2.27 ha	Non preferred	LDP2020_BID_DK1	298722	858166	The site has areas at fluvial flood risk including the access route. A FRA is required to demonstrate that the development is not at flood risk or will increased flood risk elsewhere. Please note this could result in a reduction in land available for houses or the design/layout of the site. The access road will have to bridge the Little Burn, this will have to be designed to convey the 1 in 200 year flood risk + an allowance for climate change and blockage risk as a minimum, details of which should be submitted as supporting evidence for any planning application. A Drainage Impact Assessment (DIA) in line with SUDS principles including appropriate mitigation measures to deal with the potential risk of surface water flooding. Any SUDS techniques to include design calculations and drawings. Drainage checks should also be made for the 200 year flood event plus climate change to ensure that properties on and off site are protected against surface water flooding.

Moray Local Development Plan 2020 – Main Issues Report – Bid Sites

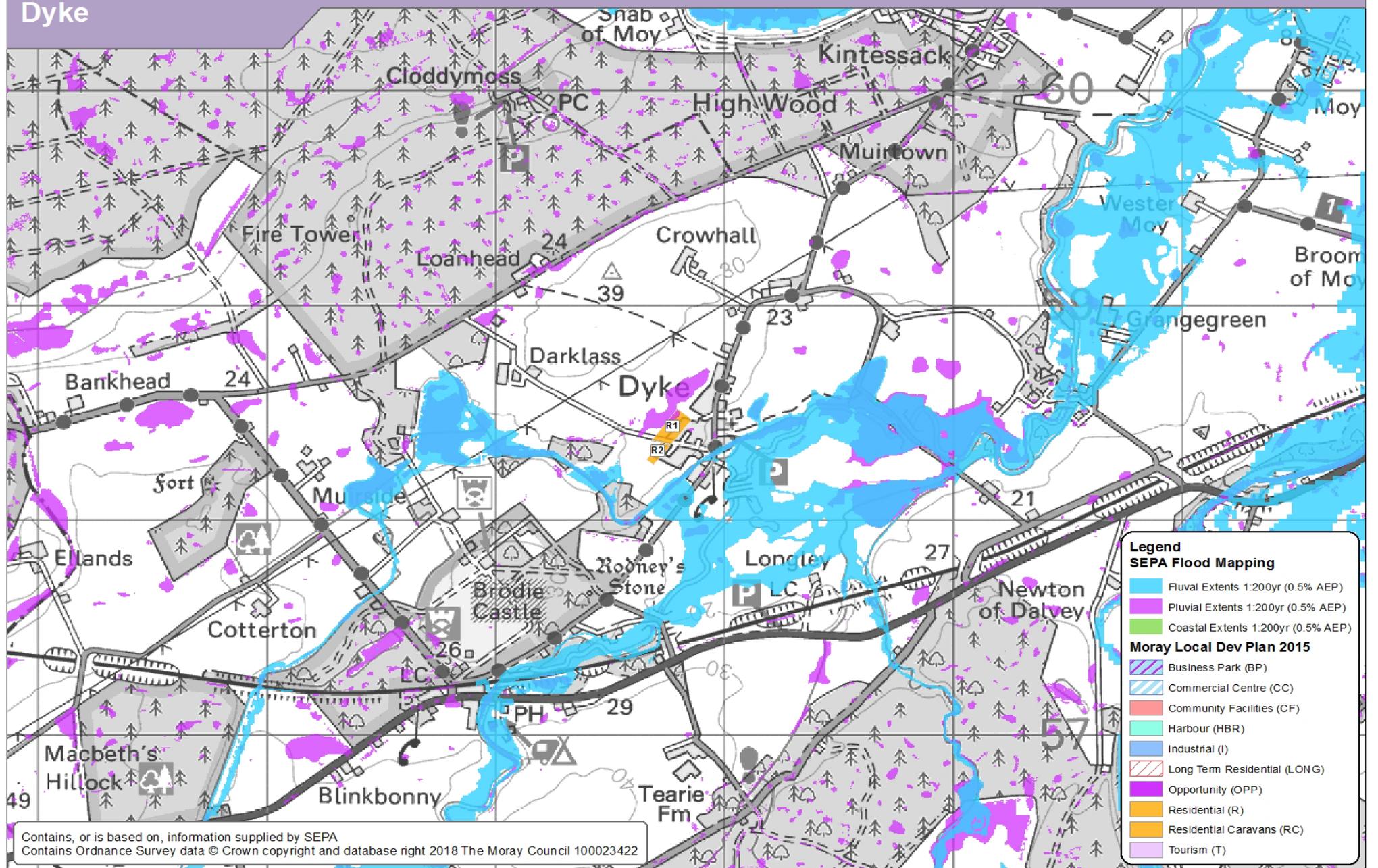


Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Dyke

Site	Description of Proposal	Flooding Comments
R1 – North Darklass Road	Residential – 12 houses	Flood Risk Assessment (FRA) or complex drainage impact assessment required. Flood risk may be surface water rather than fluvial but is complex and difficult to manage.

Moray Local Development Plan 2015 – Existing Designated Sites

Strategic Flood Risk Assessment



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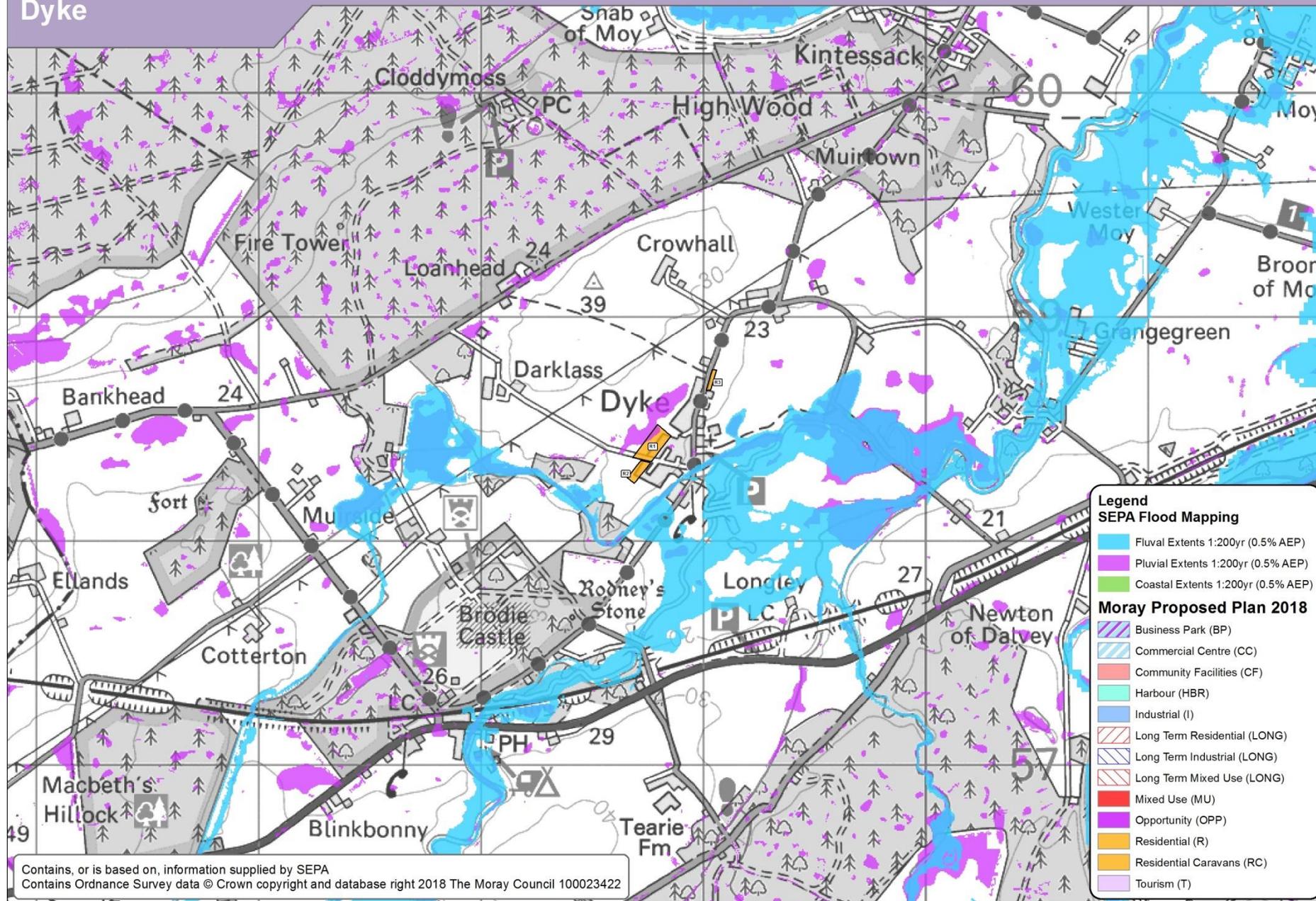
Moray Local Development Plan 2020 – Proposed Plan Sites Dyke

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Dyke	R1 North Darklass Road	Residential – indicative capacity 12 houses	Yes	Flood Risk Assessment(FRA) required
Dyke	R2 South Darklass Road	Residential indicative capacity 5 houses	No	N/A
Dyke	R3 Fir Park Road	Residential – indicative capacity 3 house	No	N/A

Moray Local Development Plan 2020 – Proposed Plan Sites

Strategic Flood Risk Assessment

Dyke



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Legend

SEPA Flood Mapping

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- Coastal Extents 1:200yr (0.5% AEP)

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- Long Term Industrial (LONG)
- Long Term Mixed Use (LONG)
- Mixed Use (MU)
- Opportunity (OPP)
- Residential (R)
- Residential Caravans (RC)
- Tourism (T)

Elgin

Elgin has suffered significant flooding historically. In 2016 the Elgin Flood Prevention Scheme, which was developed and constructed by Moray Council came into operation. This scheme provides protection from flooding for up to and including a 1 in 200 year flood event to 870 properties in the town of Elgin. There are known issues in various locations in Elgin (e.g. Lossie Green/Boroughbriggs and Edgar Road/Linkwood Road). Moray Council is currently developing a Surface Water Management Plan for Moray and Elgin is one of five prioritised areas in this plan. Any feasible surface water flood mitigation works identified in this plan will be taken forward for implementation between 2022 and 2028.

Further expansion to the east and south west of Elgin is constrained by flood risk. The retention and protection of the green corridor through the middle of Elgin following the River Lossie is important in managing flood risk.

Main Issues Report – Bids sites Elgin

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Land adjacent to R4 Mayne Farm, Elgin	Residential	Non preferred	LDP2020_BID_EL1	320688	861339	No fluvial flood risk. Small section of recorded surface water issues to the west of the site at the low lying area next to the road. Due to the size of the site a flood risk assessment will be required to ensure no additional flood risk will be caused to surrounding properties. A DIA will also be required to allow for adequate SUDs design. It would be preferable for any SUDs design to take the entire R4 site into consideration for future developments.
Land adjacent to R12 Knockmasting Wood, Elgin	Residential	No preferred	LDP2020_BID_EL2	320548	861603	No fluvial flood risk. Minor surface water issues to the south of the site. Due to the number of houses planned and the size of the site a Flood risk assessment will be required to ensure no additional flood risk will be caused to surrounding areas or properties. A DIA will also be required to allow for adequate SUDs design. It would be preferable for any SUDs design to take the entire R12 site into consideration for future developments.
R6 Hattonhill	Increase indicative capacity 20 to 38	Further information sought	LDP2020_BID_EL4	320262	862567	The site is close to the River Lossie but the topography is significantly higher than the river. Detailed topographical information should be submitted to demonstrate that the proposals do not significantly alter the ground levels/river bank level thereby increasing the existing flood risk. A minimum of 6m buffer strip from the river bank should be allowed. A detailed drainage design is required to demonstrate that

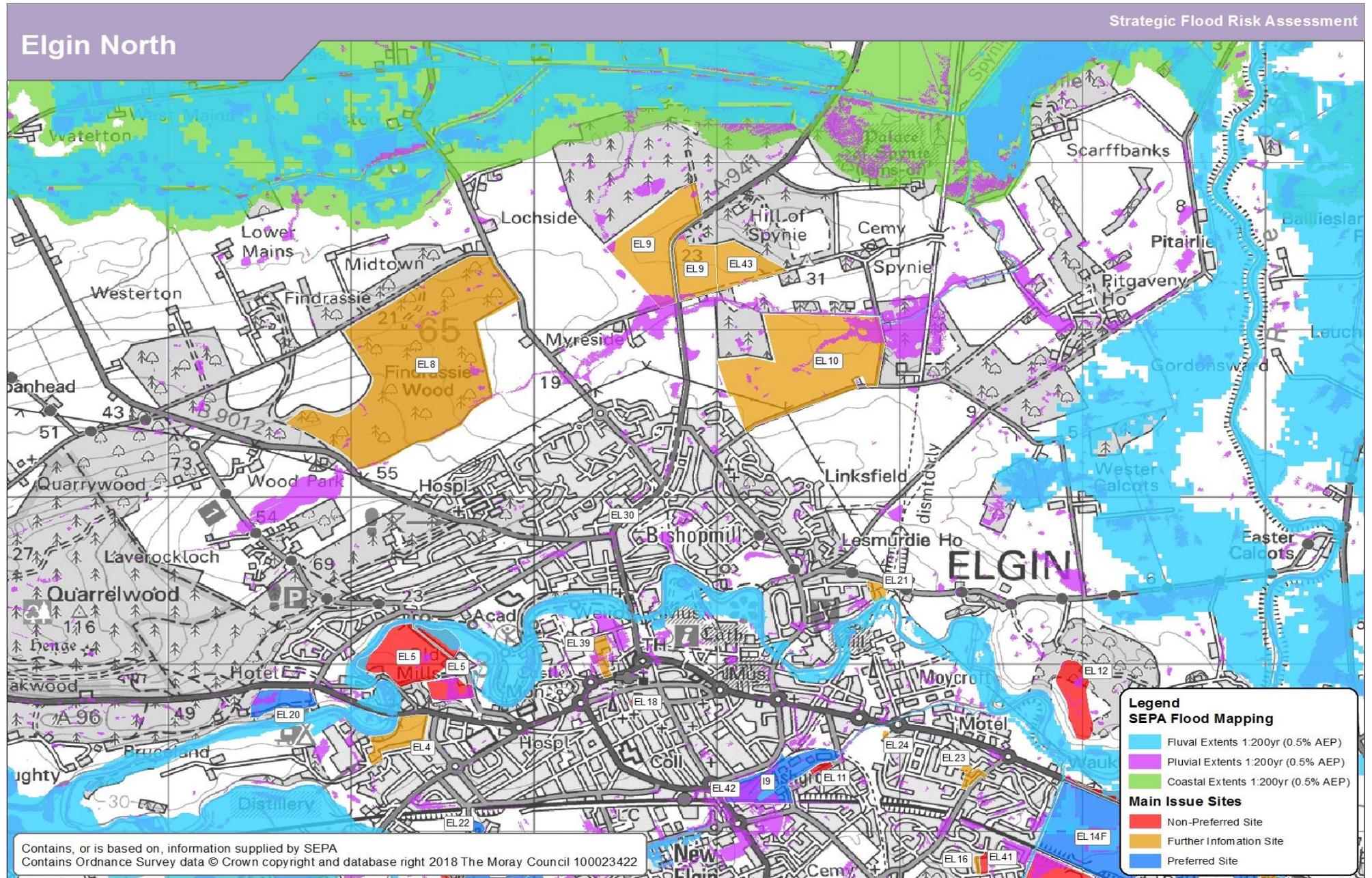
						suitable sustainable drainage adopting current best practice can be achieved on site.
Land at Oldmills Road, Elgin	Housing - 80 houses	Non preferred	LDP2020_BID_EL5	320298	863042	The site to the north east of Oldmills Road is at risk of flooding and is not protected by Elgin FAS, this site should not be developed. The majority of the large site to the north of Jock Inkson's Brae is not at fluvial flood risk. A DIA is required to demonstrate that a suitable drainage scheme can be achieved in this area. A buffer strip is required from the edge of the River Lossie and/or flood defences, the indicative 50m strip could accommodate this. The small site to the south of Jock Inkson's Brae may be at flood risk from the small open ditch to the south. A FRA is required for this area, the results of which may impact the design, layout and area which can be developed. A DIA is required to demonstrate that a suitable drainage scheme can be achieved in this area. A buffer strip is required from the edge of the open ditch.
			LDP2020_BID_EL6			Bids not supported. No comments sought.
			LDP2020_BID_EL7			Bids not supported. No comments sought.
Findrassie Woods	Mixed use	Further information sought	LDP2020_BID_EL8	320367	864789	There are potential flooding issues at the south end of this site and drainage issues dotted over the site. An FRA and DIA is required to demonstrate extent of flood risk and that suitable SuDS is employed on the site using best practice. The development must not increase risk to any neighbouring property.
Land north of I8 and west of A941	Release of LONG and mixed use development	Further information sought	LDP2020_BID_EL9	321655	865439	No Fluvial flood risk. Surface water ponding to the south of both sides of the A941. This will require a Flood risk assessment to ensure the development does not increase surface water flooding on the road and house on the south of the site. A drainage impact assessment will be required to ensure adequate SUDs design.
Land to north of Maryfield Road, Elgin	Release LONG	Further information sought	LDP2020_BID_EL10	322479	864791	There has been significant surface water flooding in the vicinity. This site may be at surface water flood risk and/or surface water flow paths may pass through the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. A drainage impact assessment will be required to ensure adequate SUDs design.

			LDP2020_BID_EL11			Site not supported. No flood comments sought.
			LDP2020_BID_EL12			Site not supported. No flood comments sought.
Burnside of Birnie	Housing - 200-300 houses and neighbourhood facilities	Further information sought	LDP2020_BID_EL13	322185	859580	A large part of site is situated in an area of considerable fluvial flood risk (1 in 200 year) from the Linkwood Burn. This coupled with considerable topographic undulations, especially towards the North and East of the site has resulted in braiding of flood waters through the low lying central section of the area. Due to this and the large size of the development a detailed Flood Risk Assessment is required. The results of this may alter the number, type or design of property within the site. Large sections of the site may be unsuitable for development. It would be preferable that any Flood alleviation methods detailed within the FRA should try and tie into the natural surroundings and even be made a feature of the development. The FRA should also show that the development will not increase flood risk elsewhere or to the properties or road lying adjacent to the site. Any crossings or bridges within the site should be designed to a 1 in 200 year flood event and allow for blockages and climate change within their design. There is areas of surface water issues to the west of the site, which may be caused by clay deposits around that section. This along with the large scale of development will require a detailed DIA. This should investigate the porosity of the soil and detail SUDs needed to provide adequate drainage throughout the site.
Barmuckity	Mixed use expansion of Barmuckity	Further information sought	LDP2020_BID_EL14	324704	861688	There is potential fluvial flood risk to sites A, D, E and F. There are potential surface water problems on the majority of the sites. A FRA is required to look at flooding from all sources and an integrated approach to mitigate the risk is advisable. The developer has been asked to provide a Flood Risk Assessment at this stage in the LDP process. A DIA is also required to demonstrate that suitable drainage can be achieved on site and not exacerbate flood risk.
			LDP2020_BID_EL15			Existing consented site and LONG No flooding comments sought.

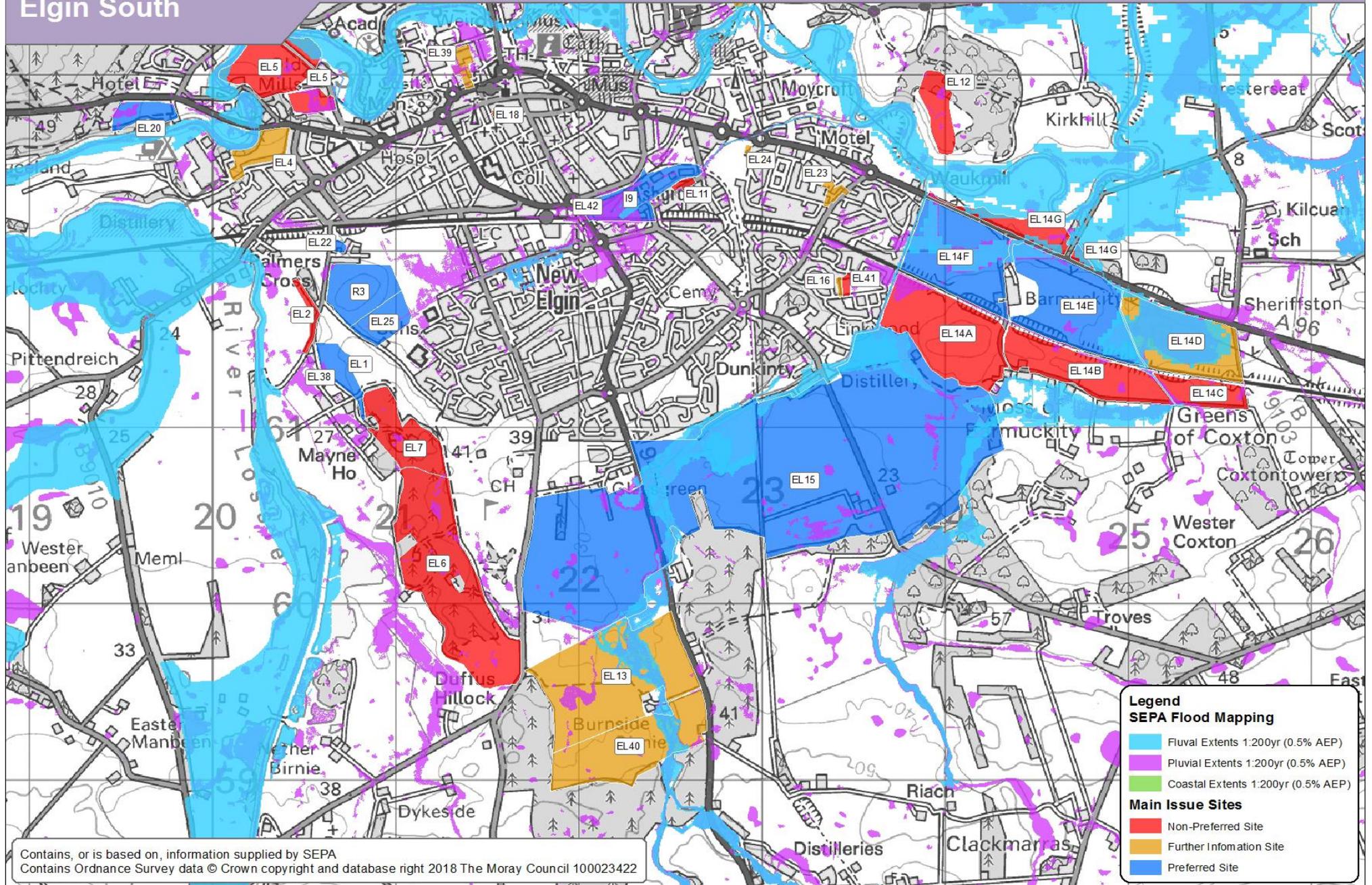
Site at Bain Avenue, Elgin	Affordable housing	Further information sought	LDP2020_BID_EL16/41	323486	861807	There are significant surface water flooding issues in the vicinity of this site. The adjacent area has previously been identified as an area of surface water storage. A full DIA including investigations into flood risk from existing known issues should be carried out in support of this application to demonstrate that the site is not at surface water flood risk and will not exacerbate the existing problems or reduced the available storage area for existing surface water flooding problems.
			LDP2020_BID_EL18			Site not supported. No flood comments sought.
Land at West Road (BP/OPP)	Alter designation to become OPP site for mixed use i.e. conference hotel facilities and residential	Preferred site	LDP2020_BID_EL20	319629	862797	No fluvial flood risk. The site is relatively flat and does suffer from some surface water flooding to the west of the site. A flood risk assessment would be required to ensure the development does not increase flooding to the caravan park or the property situated south west of the site. A DIA would be needed to ensure adequate drainage of surface water, which should include SUDs designs.
Land at ENV4 South Lesmurdie	Affordable housing	Further information sought	LDP2020_BID_EL21	322877	863438	This site is protected by the Elgin FAS to a 1 in 200 year flood event. No development should occur within 6 metres of the embankment to the south of the site. The development will change the majority of the existing ground to hard standing area; this added to the North to South downhill slope on the site will require a DIA to ensure suitable drainage of surface water throughout the site. The DIA should include SUDs designs/plans based on ground investigation test results.
Land at the Firs, Fairfield Avenue	Affordable housing	Preferred site	LDP2020_BID_EL22	320693	862024	No Fluvial flood risk or any recorded surface water issues. A DIA would be required due to the size of site to ensure adequate drainage and SUDs design. The current designation makes reference to the requirement for a flood risk assessment.
Land at Pinegrove	Affordable housing	Further information sought	LDP2020_BID_EL23	323405	862329	A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site.
Land at Pinefield Playing	Industrial Expansion	Further information sought	LDP2020_BID_EL24	322921	862576	This site is protected by the Elgin FAS to a 1 in 200 year flood event. A detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best

Fields						practice can be achieved on site. A minimum of 6m buffer strip from the burn bank should be allowed.
CF2 Edgar Road	Affordable housing	Preferred site	LDP2020_BID_EL25	320936	861605	There a number of water features in this area including the spring(s) at the head of the Tyock Burn and open ditches. Care should be taken to integrate these springs/burns/ditches into the development proposals such that it does not increase flood risk to the new properties or any existing neighbouring or downstream properties, therefore a FRA is required. It is preferable, where possible, for watercourses to be open and not culverted. Also a detailed drainage design is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. This should include an assessment of seasonal groundwater variation as it is possible that this area could have high groundwater.
Land at Alba Place	House		LDP2020_BID_EL30	321488	863888	There are no pluvial or fluvial risks present at this site. The site will require a drainage statement and SuDS using current best practice. A drainage statement is required. This should describe the proposed drainage arrangements for the development, including plans of the proposed layout. If the proposed drainage system involves infiltration, information on ground conditions should be provided.
Land rear of Oakwood	Micro distillery		LDP2020_BID_EL37	318569	862810	There are known pluvial risks present at this site. The site will require a drainage statement and SuDS using current best practice. A drainage statement is required. This should describe the proposed drainage arrangements for the development, including plans of the proposed layout. If the proposed drainage system involves infiltration, information on ground conditions should be provided.
Land at Boroughbriggs	Mixed use		LDP2020_BID_EL39	321369	863056	This site has been protected from the 1 in 200 yr flood by the Elgin FAS and has its own private flood protection measures. The site suffers from much pluvial flooding both internally and at neighbouring properties. This development will require a FRA and DIA to highlight current risks and detail mitigations that will both benefit the site and not exacerbate the situation for neighbours. MFA guidance to be followed throughout. It is likely that there will restrictions requiring less vulnerable uses within

						this designation given the flooding issues.
Burnside of Birnie	Employment Land	Further information required	LDP2020_BID_EL40	322238	859141	A large part of site is situated in an area of considerable fluvial flood risk (1 in 200 year) from the Linkwood Burn. A detailed Flood Risk Assessment is required. The results of this may alter the number, type or design of property within the site. Large sections of the site may be unsuitable for development. It would be preferable that any Flood alleviation methods detailed within the FRA should try and tie into the natural surroundings and even be made a feature of the development. The FRA should also show that the development will not increase flood risk elsewhere or to the properties or road lying adjacent to the site. Any crossings or bridges within the site should be designed to a 1 in 200 year flood event and allow for blockages and climate change within their design. A detailed DIA will be required which should investigate the porosity of the soil and detail SUDs needed to provide adequate drainage throughout the site.



Elgin South



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Legend
SEPA Flood Mapping

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Main Issue Sites

- Non-Preferred Site
- Further Information Site
- Preferred Site

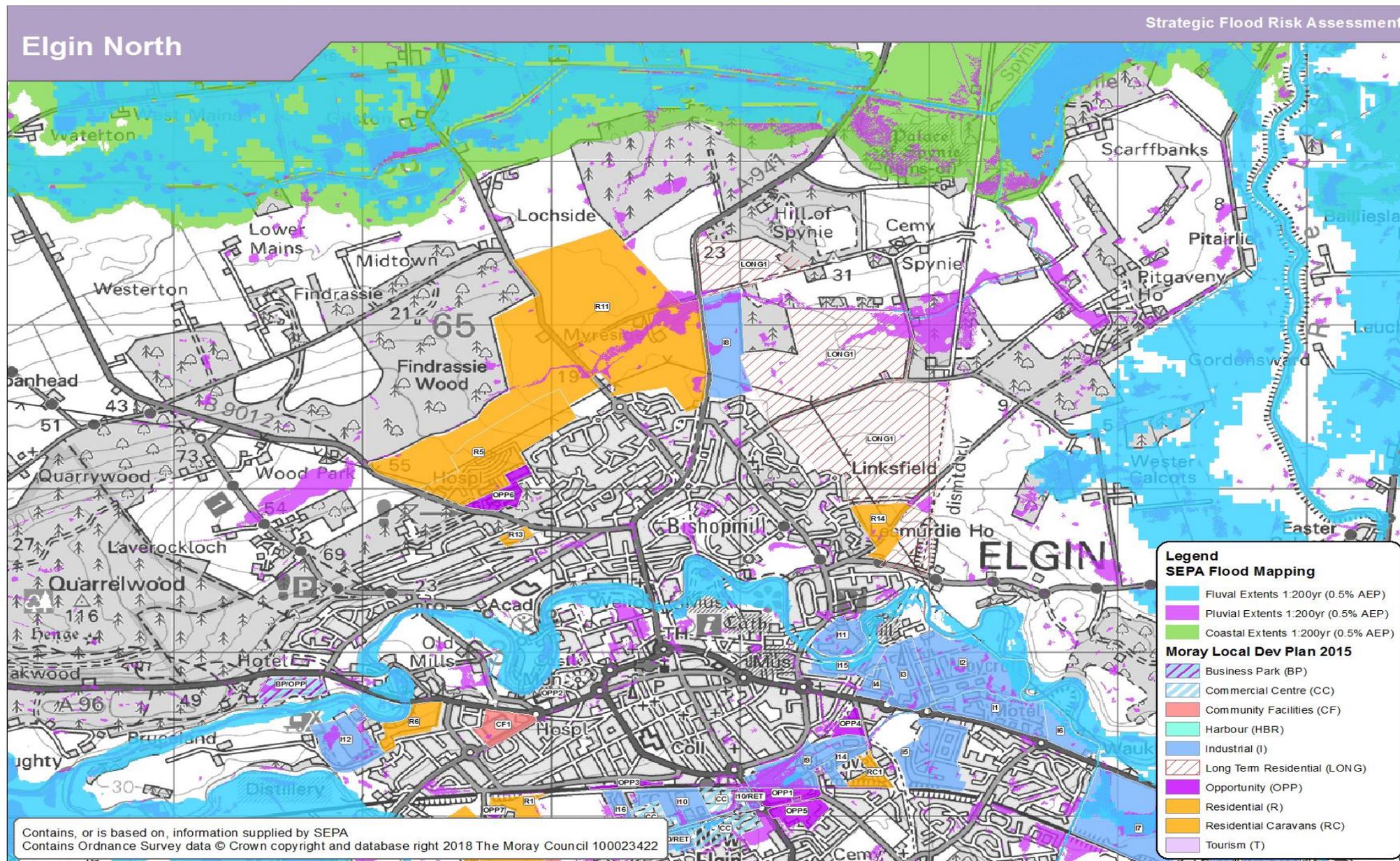
Moray Local Development Plan 2015 Existing designations carried over with identified flood risk Elgin

Site	Description of Proposal	Flooding Comments
Elgin TC	Town centre designation	Limit more vulnerable uses to areas out with the flood plan which is now behind the Elgin flood alleviation scheme.
R1 – Bilbohall North	20 houses	Detailed Flood Risk Assessment (FRA) required.
R2 – Thornhill	395 houses	Detailed Flood Risk Assessment (FRA) required.
R3 – Bilbohall South	75 houses	Detailed Flood Risk Assessment (FRA) required.
R11 - Findrassie	1500 houses	Flood Risk Assessment (FRA) required.
R12 – Knockmasting Wood	85 houses	Flood Risk Assessment (FRA) required and water resistant measures should be considered as part of this.
R14 – Lesmurdie Field	70 houses	Flood Risk Assessment (FRA) required and water resistant measures should be considered as part of this.
LONG 1 North East		Flood Risk Assessment (FRA) required and water resistant measures should be considered as part of this.
LONG 2 South		Flood Risk Assessment (FRA) required and water resistant measures should be considered as part of this.
I1 – Linkwood Industrial Estate	Industrial land	A detailed Flood Risk Assessment (FRA) is required.
I2 – Chanory Industrial Estate*	Industrial land	A detailed Flood Risk Assessment (FRA) is required.
I3 – Moycroft*	Industrial land	A detailed Flood Risk Assessment (FRA) is required.
I4 – Tyock Industrial Estate*	Industrial land	A detailed Flood Risk Assessment (FRA) is required.
I5 – Pinefield Industrial Estate*	Industrial land	A detailed Flood Risk Assessment (FRA) is required.
I6 – Linkwood Estate*	Industrial land	A detailed Flood Risk Assessment (FRA) is required.

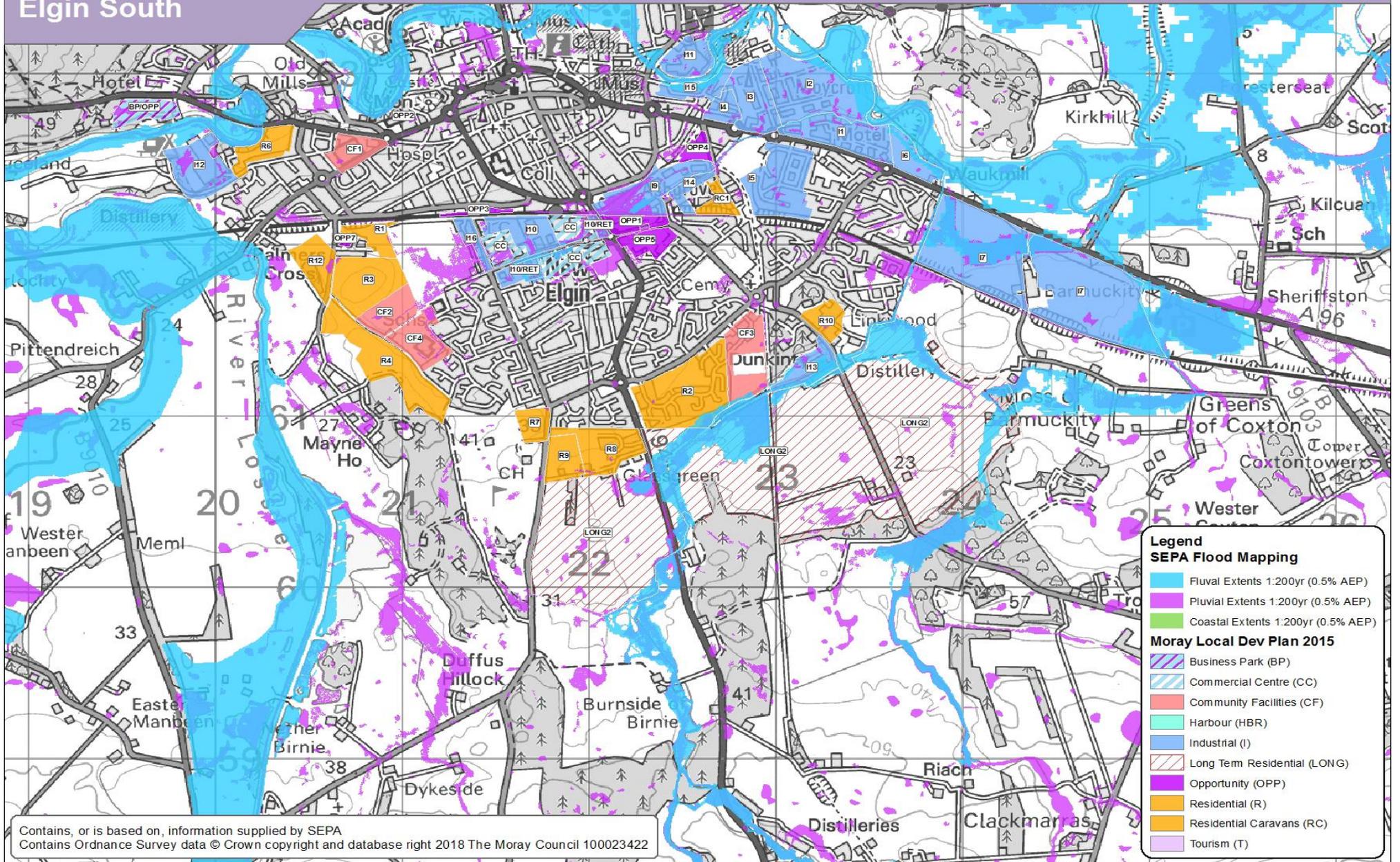
*The site is in an area protected from flooding by the Elgin flood alleviation scheme. A flood risk assessment may be required for any planning application in the area.

I7 - Barmuckity	Industrial land	Western area is prone to flooding whilst the eastern part is largely free of flooding. Such areas will be kept free from development and should be made a landscape feature to provide an environmental/high amenity setting for the site. A detailed flood risk assessment will be required along with mitigation measures demonstrating the site can be developed.
I8 – Newfield	Housing	A flood risk assessment may be required for northern quarter of the site.
I9 – Railway Sidings/Ashgrove Road	Industrial land	The site is protected from fluvial flooding by the Elgin flood alleviation scheme but may suffer from complex surface water issues. A detailed flood risk assessment is required.
I10 - Edgar Road	Industrial land	A detailed Flood Risk Assessment (FRA) is required.
I11 – Johnstons Woollen Mill*	Industrial land	A detailed Flood Risk Assessment (FRA) is required.
I12 – Glenmoray Distillery	Industrial land	A detailed Flood Risk Assessment (FRA) is required.
I14 – Ashgrove Road	Mixed use	A detailed Flood Risk Assessment (FRA) is required.
I15 – Grampian *	Mixed use	A detailed Flood Risk Assessment (FRA) is required.
I16 – Sandy Road	Mixed use	A detailed flood risk assessment is required which may affect the developable area of the site.
OPP1 – Fleming Sawmill	Mixed use	A detailed Flood Risk Assessment (FRA) is required.
OPP4 – Ashgrove Road	Mixed use	A detailed Flood Risk Assessment (FRA) is required.
OPP5 – Auction Mart	Mixed use	A detailed Flood Risk Assessment (FRA) is required.
OPP6 – Spynie	Mixed use	A detailed Flood Risk Assessment (FRA) is required.
OPP7 – Bilbohall	Mixed use	A detailed Flood Risk Assessment (FRA) is required.
I13 – Linkwood Distillery	Distillery	Part of the site is thought to be at risk of flooding from the Linkwood burn. A flood risk assessment would be required to support any development and the site may be partly constrained as a result.
OPP6 – Spynie Hospital	Mixed use	No flood risk concerns.

Moray Local Development Plan 2015 – Existing Designated Sites



Elgin South



Legend

SEPA Flood Mapping

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- Coastal Extents 1:200yr (0.5% AEP)

Moray Local Dev Plan 2015

- Business Park (BP)
- Commercial Centre (CC)
- Community Facilities (CF)
- Harbour (HBR)
- Industrial (I)
- Long Term Residential (LONG)
- Opportunity (OPP)
- Residential (R)
- Residential Caravans (RC)
- Tourism (T)

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Moray Local Development Plan 2020 – Proposed Plan Sites Elgin

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Elgin	R1 Bilbohall North	Residential – indicative capacity 20 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Elgin	R2 Edgar Road	Residential indicative capacity 75 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Elgin	R3 Bilbohall South	Residential – indicative capacity 105 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Elgin	R4 South West of Elgin High School	Residential – indicative capacity 107 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Elgin	R5 Bilbohall West	Residential – indicative capacity 50 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R6 Knockmasting Wood	Residential – indicative capacity 85 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R7 The Firs	Residential – indicative capacity 10houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R8 Alba Place	Residential – indicative capacity 6 houses	No	N/A
Elgin	R9 Hamilton Drive	Residential – indicative capacity 20 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R10 Spynie Hospital North	Residential – indicative capacity 435 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R11 Findrassie	Residential – indicative capacity 1500 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R12 Lossiemouth Road North East	Residential – indicative capacity 150 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R13 Lesmurdie Field	Residential – indicative capacity 70 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R14 South Lesmurdie	Residential – indicative capacity 15 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R15 Pinegrove	Residential – indicative capacity 36 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R16 Barmuckity	Residential – indicative capacity 190 houses	Yes	Level 2 Flood Risk Assessment (FRA) required, including hydrological and

				hydraulic studies. Areas at risk from flooding must be kept free from development.
Elgin	R17 Driving Range	Residential – indicative capacity 132 houses		Consented development commenced.
Elgin	R18 Linkwood Steading	Residential – indicative capacity 111 houses		Consented development commenced.
Elgin	R19 Easter Linkwood and Linkwood	Residential – indicative capacity 675 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R20 Glassgreen	Residential – indicative capacity 195 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R21 Palmers Cross	Residential – indicative capacity 20 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	R22 Spynie Hospital	Residential – indicative capacity 50 houses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	RC1 Ashgrove Residential Caravan Park	Permission for 100 residential caravans and could be redeveloped.	Yes	Caravans are categorised as a “most vulnerable use”. A Flood Risk Assessment (1 in 1000 year event)
Elgin	LONG 1 North East	Mixed use	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	LONG 2 Elgin South	Mixed use	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	I1 Linkwood Industrial Estate	Industrial – development will comprise redevelopment, extension or change of use.	Yes	A Flood Risk Assessment (FRA) will be required.
Elgin	I2 Chanonry Industrial Estate	Industrial – suitable for light and heavy industrial operations.	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	I3 Moycroft Industrial Estate	Industrial - development will comprise redevelopment, extension or change of use	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	I4 Tyock Industrial Estate	Industrial - development will comprise redevelopment, extension or change of use	Yes	A Flood Risk Assessment (FRA) will be required

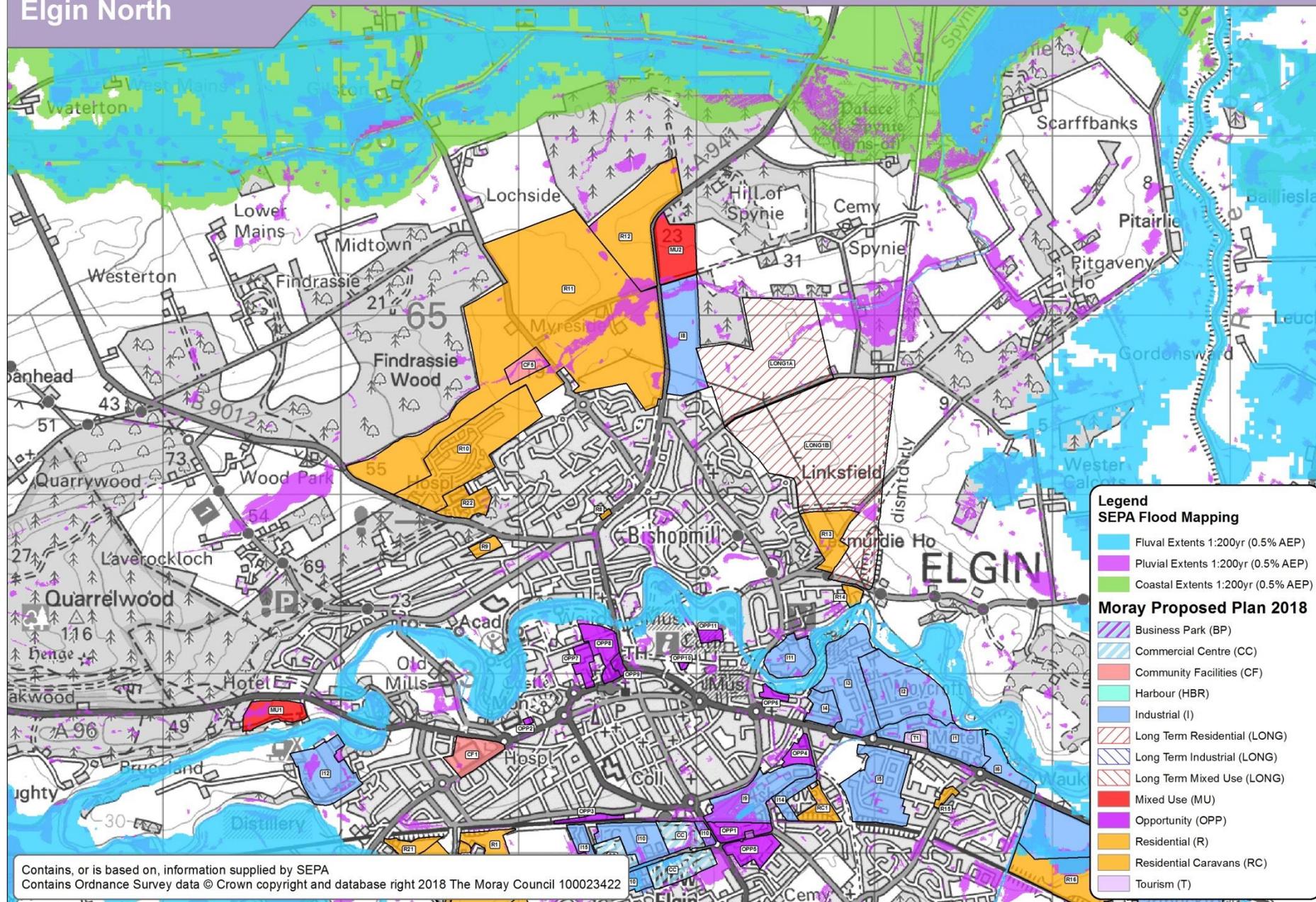
Elgin	I5 Pinefield Industrial Estate	Industrial	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	I6 Linkwood East	Industrial - suitable for Use Class 4 Business, Use Class 5 General Industrial and Use Class 6 Storage or Distribution.	Yes	Flood Risk Assessment (FRA) required, and any proposal must not impact on the integrity of the Flood Alleviation Scheme. No development within 6m of the embankment.
Elgin	I7 Barmuckity Business Park	Industrial – predominantly Business, General Industrial and Storage or Distribution	Yes	Level 2 Flood Risk Assessment (FRA). No development within the functional floodplain. No development within 6m of the watercourses. Areas at risk from flooding must be made a landscape feature to provide biodiversity and a high amenity setting for development.
Elgin	I8 Newfield	Industrial - suitable for business uses within use Class 4 (Business) or Class 5 industrial uses	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	I9 Railway Sidings/Ashgrove Road	Industrial – mixed industrial and commercial uses	Yes	Level 2 Flood Risk Assessment (FRA) required
Elgin	I10 Edgar Road	Industrial – business and storage and distribution	Yes	Level 2 Flood Risk Assessment (FRA) required
Elgin	I11 Johnstons Woollen Mill	Existing mill	Yes	Level 2 Flood Risk Assessment (FRA). No development within 6m of existing flood alleviation measures
Elgin	I12 Glenmoray Distillery	Distillery related uses	Yes	Level 2 Flood Risk Assessment (FRA). No

				development within 6m of existing flood alleviation measures
Elgin	I13 Linkwood Distillery	Distillery related uses	Yes	Level 2 Flood Risk Assessment (FRA). No development within functioning floodplain, or within 6m of the watercourses.
Elgin	I14 Ashgrove Road	Mixed use commercial and industrial	Yes	Level 1 Flood Risk Assessment (FRA) may be required. No development within 6m of the watercourse.
Elgin	I15 Sandy Road	Mixed use commercial and industrial	Yes	Level 1 Flood Risk Assessment (FRA) required.
Elgin	I16 Burnside of Birnie	Business, general industrial, storage and distribution.	Yes	Level 2 Flood Risk Assessment (FRA) required, any mitigation measures must tie into the natural surroundings and made a feature of the development. No development within the functioning floodplain. All mitigation measures and drainage design must provide evidence that the risk of flooding will not be increased in the surrounding area or downstream of the site.
Elgin	LONG3 Burnside of Birnie	Industrial	Yes	Level 2 Flood Risk Assessment (FRA) required, any mitigation measures must tie into the natural surrounding and made a

				feature of the development. No development within the functioning floodplain. All mitigation measures and drainage design must provide evidence that the risk of flooding will not be increased in the surrounding area or downstream of the site.
Elgin	MU1 Riverview	Business, hotel and residential	Yes	Level 2 Flood Risk Assessment (FRA) required. No development within 6m of existing flood alleviation measures.
Elgin	MU2 Lossiemouth Road North East	Business, live work units	Yes	A Flood Risk Assessment (FRA) will be required
Elgin	OPP1 Flemings Sawmill	Commercial and industrial	Yes	Level 2 Flood Risk Assessment required. No development within 6m of the watercourse.
Elgin	OPP2 Hill Street/Ladyhill	Residential	No	N/A
Elgin	OPP3 Wards Road	Business or residential	No	N/A
Elgin	OPP4 Ashgrove Road	Residential, industrial or commercial uses	Yes	Level 2 Flood Risk Assessment (FRA) required.
Elgin	OPP5 Auction Mart	Residential, office, industrial or commercial uses	Yes	Level 2 Flood Risk Assessment (FRA) required.
Elgin	OPP6 Grampian Road	Industrial, office or commercial uses		Level 2 Flood Risk Assessment (FRA) required. No development within 6m of existing flood alleviation measures. The site lies within the defended flood plain and is therefore not suitable for

				vulnerable uses, including housing.
Elgin	OPP7 Gordon Macphail	Commercial, community and retail	Yes	Level 2 Flood Risk Assessment (FRA) required. No development within 6m of existing flood alleviation measures. The site lies within the defended flood plain and is therefore not suitable for vulnerable uses, including housing.
Elgin	OPP8 Lossie Green	Leisure, office and retail	Yes	Level 2 Flood Risk Assessment (FRA) required. No development within 6m of existing flood alleviation measures. The site lies within the defended flood plain and is therefore not suitable for vulnerable uses, including housing.
Elgin	OPP9 Town Hall	Arts, cultural and community facilities	No	N/A
Elgin	OPP10 Grant Lodge	Arts, cultural and community, visitor facilities	No	N/A
Elgin	OPP 11 Walled Garden	Hotel	Yes	Level 2 Flood Risk Assessment (FRA) required.
Elgin	T1 Linkwood	Hotel and restaurant	No	N/A

Elgin North



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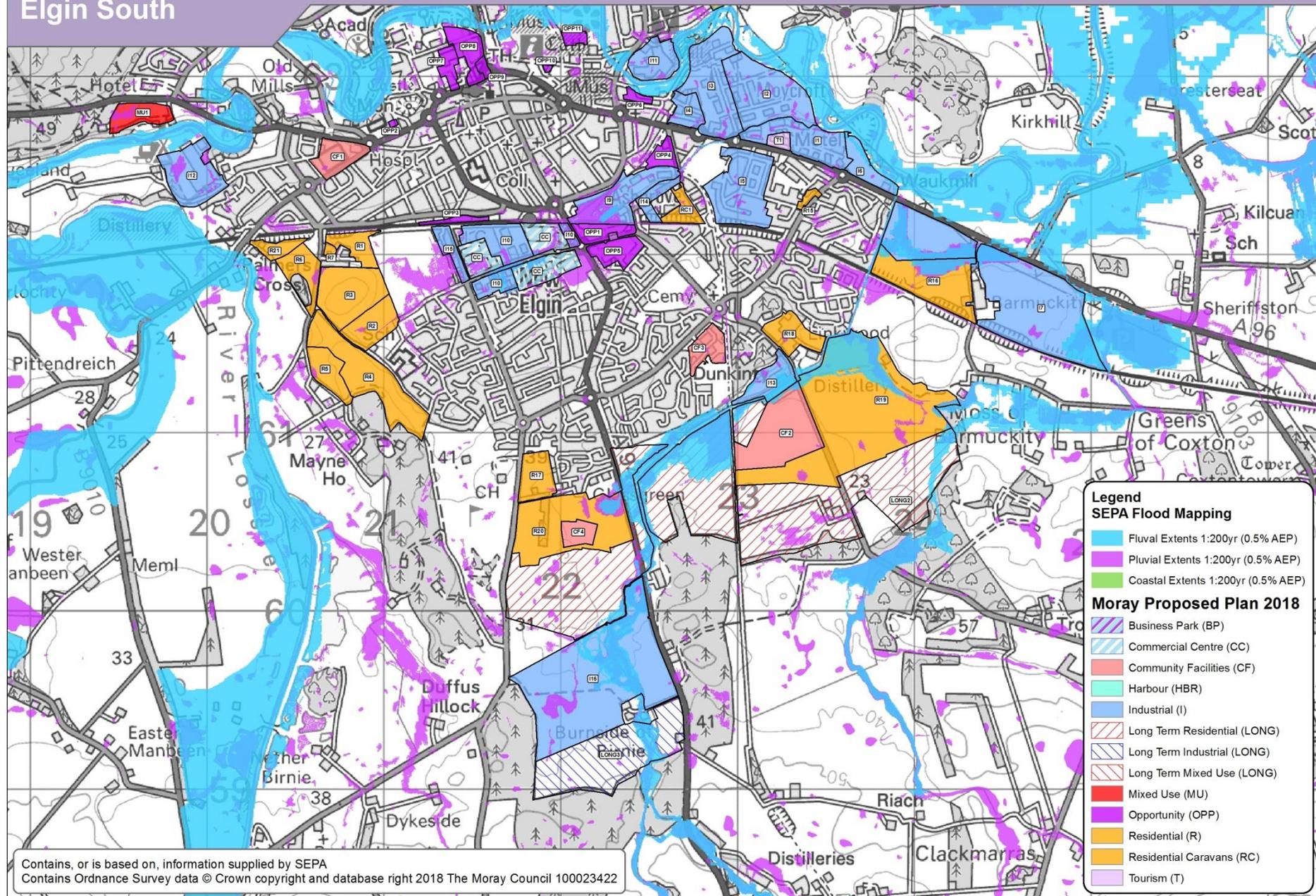
SEPA Flood Mapping

- Fluvial Extents 1:200yr (0.5% AEP)
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Moray Proposed Plan 2018

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- Commercial Centre (CC)
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- Long Term Mixed Use (LONG)
- Mixed Use (MU)
- Opportunity (OPP)
- Residential (R)
- Residential Caravans (RC)
- Tourism (T)

Elgin South



Legend

SEPA Flood Mapping

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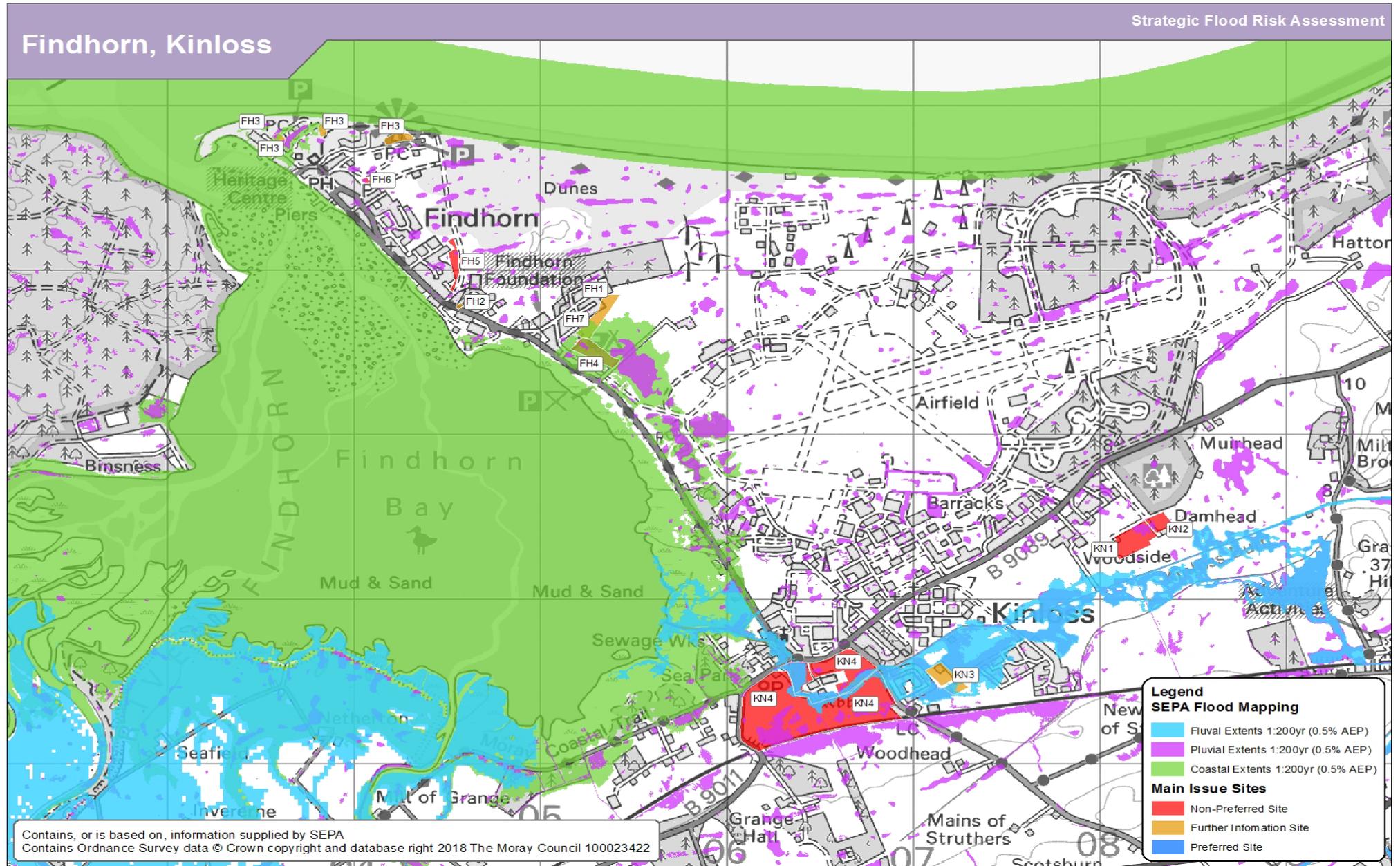
Findhorn and Kinloss

SEPA's flood inundation maps indicate there is some pluvial coastal flooding in the Findhorn area but this is not considered significant. There is known fluvial flood risk at Kinloss and this is supported by SEPA's flood inundation maps. Flooding problems associated with high tides combined with high fluvial run-off in the Kinloss burn are known to have occurred in parts of the village. The precautionary principle will be employed when considering any new development in low lying areas of the village. Moray Council currently has no plans to undertake flood mitigation works in Findhorn or Kinloss.

Main Issues Report – Bid Sites Findhorn and Kinloss

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Field at Bichan Farm, Findhorn	Residential, car parking and holiday accommodation	Further information sought	LDP2020_BID_FH1/FH7	305308	863719	A full DIA including drainage/SUDs plan will be required for the development of this site. A flood risk assessment will be required to address flood risk from coastal flooding areas at medium to high risk will not be suitable for more vulnerable uses.
Land at North Beach	Motorhome/ caravan parking and camping	Further information sought	LDP2020_BID_FH3	304222 303831 303598 303448	864804 864856 864804 864878	Site is split into 4 areas which are mostly Greenfield. There is some surface water issues indicated to area two (counting west – east) and area two and three is situated in an area of considerable coastal flood risk (1 in 200 year). An FRA may be required to ascertain coastal surge and wave action, the results of which may affect the area available for development. A DIA should highlight the presence of surface water flow paths through this development and detail mitigations proposed.
Findhorn Bay Caravan Park	Tourism	Non preferred	LDP2020_BID_FH4	305290	863500	This large site is entirely at risk of coastal flooding and the surrounding area is also at risk. Though land raising is sometimes a feasible measure for coastal flooding doing so would create an island of development as it cannot connect to higher ground. The site most likely benefits to a degree of protection from the existing road, but this is not a formally defended area. As camping sites fall into the 'most vulnerable use' category of SEPA's Land Use Vulnerability Guidance, the flood risk at the site makes it unsuitable for development for the proposed use.
Area of land to rear of Elvin	Housing	Non preferred	LDP2020_BID_FH5	304542	864024	There are significant surface water issues throughout the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. A drainage impact assessment will be

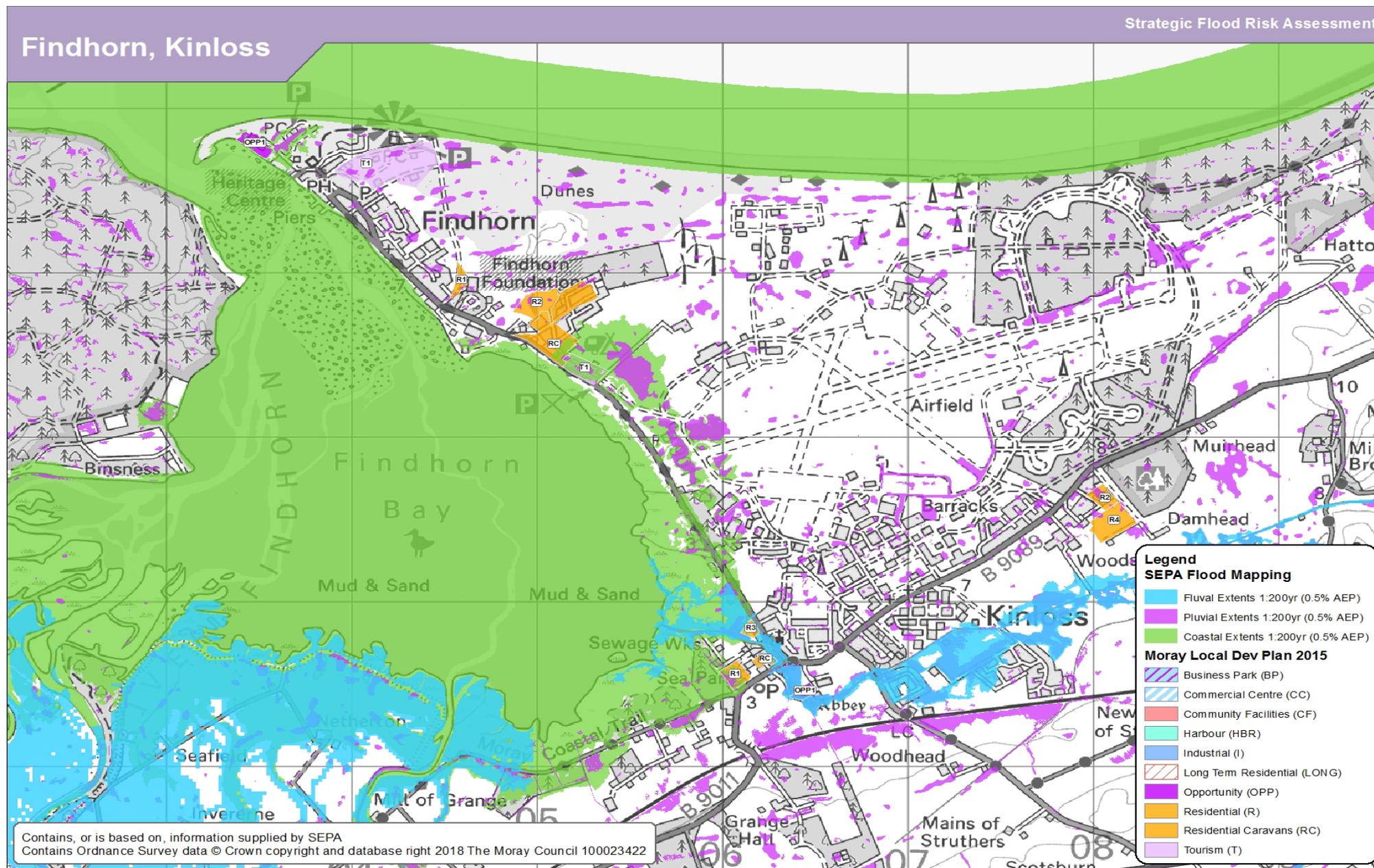
Place						required to ensure adequate SUDs design.
Land adj to R4 Damhead, Kinloss	Housing site 1	Non preferred	LDP2020_BID_KN1/KN2	308175	862358	Part of the site is identified on the SEPA Flood Map as being at risk of surface water flooding. A Drainage Impact Assessment (DIA) in line with SUDS principles including appropriate mitigation measures to deal with the potential risk of surface water flooding. Any SUDS techniques to include design calculations and drawings. Drainage checks should also be made for the 200 year flood event plus climate change to ensure that properties on and off site are protected against surface water flooding. The results of the DIA may affect the area and number of plots that are available for development.
Land at former Abbeylands School	Aerospace exhibition centre	Further information sought	LDP2020_BID_KN3	307148	861546	The site is surround by potential floodplain. The site of the former school itself is not identified at flood risk, however the surrounding flood plain may cause operational or health & safety issues to users. The proposal is for non-residential use therefore potentially less vulnerable use in terms of flood risk (SPP and SEPA's vulnerability criteria). There may also be drainage issues within the site or the immediate vicinity. The applicant should consider these risks and implement some form of mitigation to ensure safe access and egress during time of flooding. It should be noted that if the land use was for more vulnerable use then a full FRA would be required and there is a risk that this FRA would conclude the site is unsuitable for resident use for example.
Land to south east of Kinloss	Housing, cemetery parking and other community facilities	Non preferred	LDP2020_BID_KN4	306504	861285.	There is significant fluvial flood risk within the identified sites, particularly site B. A full FRA is required to support this development land. The FRA may conclude that looking at the area (sites A, B & C) as a whole may be beneficial to manage/mitigate the flood risk. A full DIA is required to demonstrate that suitable sustainable drainage adopting current best practice can be achieved on site. This should include demonstrating that the development will not increase surface water flood risk to existing properties.



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Findhorn and Kinloss

Site	Description of Proposal	Flooding Comments
OPP1 – Boatyard, Findhorn	Mixed use	A flood risk assessment required.
R1 – Woodland West of Seapark House, Kinloss	Housing	A flood risk assessment required.
Seapark Residential Caravan Park, Kinloss	Tourism	A detailed flood risk assessment is required.
OPP1 – Kinloss Home Farm	Mixed use	A detailed flood risk assessment is required.
T1 – Findhorn Sands and Findhorn Bay Caravan Parks	Tourism	No additional development such as increase in capacity or extension would be permitted due to coastal flood risk.
R3 – Findhorn Road West	Residential	Site at risk of flooding and land raising are required to elevate ground around flood plain.
RC – Findhorn	Caravan site	The south eastern part of the sit may be at risk of coastal flooding though there is some uncertainty. A flood risk assessment may be required that part of the site and the updated costal flood maps due to be published next year may have better information for the area.
Findhorn ENV 9	Tourism	There is risk if coastal towns to the western side of this allocation caravan park in this overnight will not be permitted.

Moray Local Development Plan 2015 – Existing Designated Sites

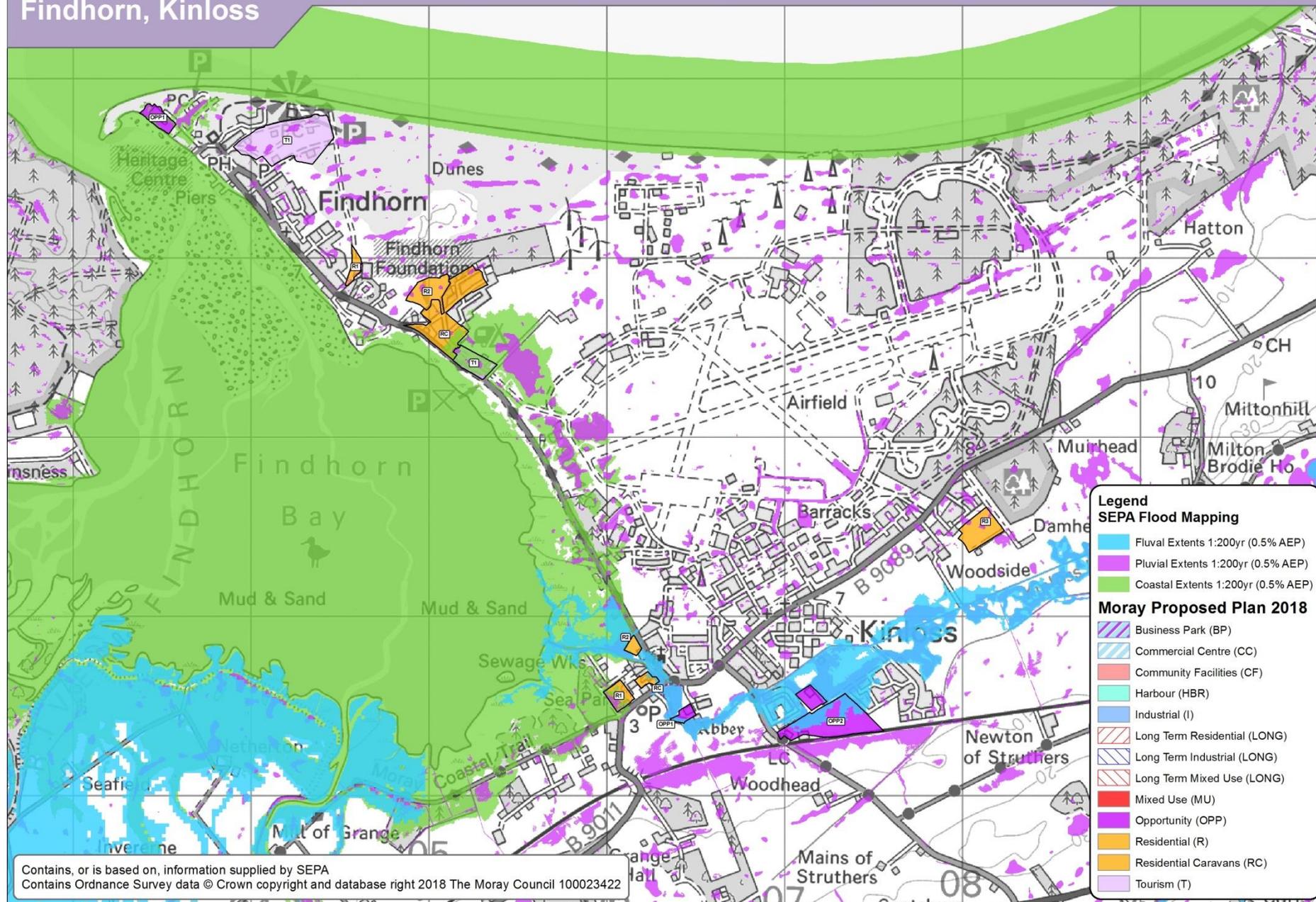


Moray Local Development Plan 2020 – Proposed Plan Sites Findhorn and Kinloss

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Findhorn	R1 Heathneuk	Residential – indicative capacity 6 houses	No	N/A
Findhorn	R2 Dunelands			Consented Development commenced
Findhorn	RC Residential Caravan	Residential - allow the replacement of temporary caravans and mobile homes with more permanent buildings of mixed use at one to one densities or lower.	Yes	A Flood Risk Assessment (FRA) may be required.
Findhorn	OPP1 Boatyard	Business uses, boatyard, storage, recreational facility and visitor attraction	Yes	A Flood Risk Assessment (FRA) will be required.
Kinloss	R1 West of Seapark House	Residential – indicative capacity 6 houses	Yes	A Flood Risk Assessment (FRA) will be required
Kinloss	R2 Findhorn Road West	Residential – indicative capacity 6 houses	Yes	Landraising required to elevate the ground above the floodplain. Flood Risk Assessment (FRA) will be required.
Kinloss	R3 Damhead	Residential – indicative capacity 25 houses	No	N/A
Kinloss	RC Seapark Residential Caravan Park	Holiday caravans or permanent dwellings	Yes	A Flood Risk Assessment (FRA) will be required.
Kinloss	OPP1 Kinloss Home Farm	Business uses related to tourism and production of crafts	Yes	A Flood Risk Assessment (FRA) will be required.
Kinloss	OPP2 Land at former Abbeylands School	Tourism or residential	Yes	A Flood Risk Assessment (FRA) will be required

Note Findhorn R3 is a policy designation restricting further subdivision of plots or backland development.

Findhorn, Kinloss



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Findochty

No further development is proposed in Findochty, the focus will be on enabling development on existing sites. There are no significant flooding issues identified.

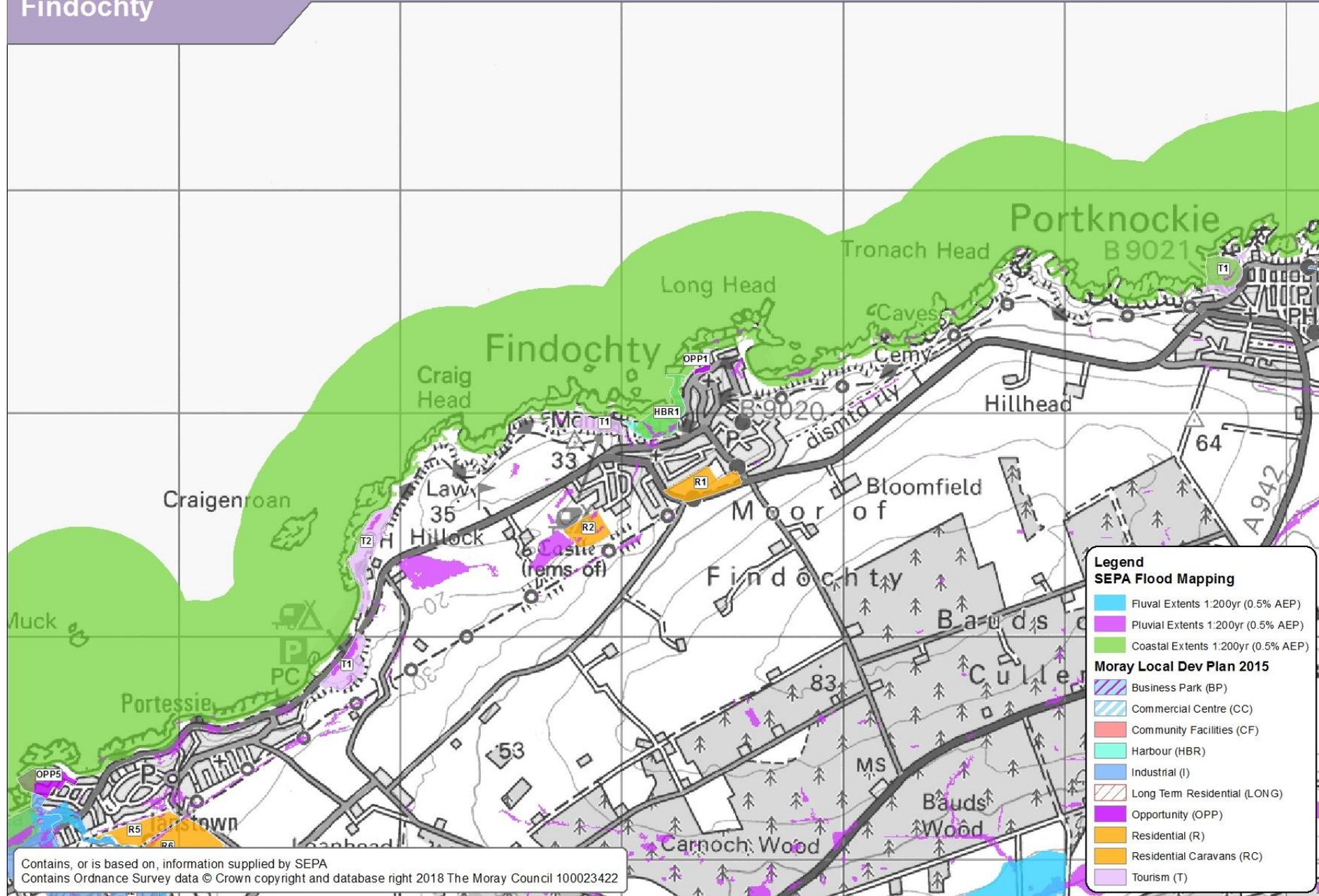
Main Issues Report – Bid Sites Findochty

No bids proposing development have been submitted for Findochty.

Moray Local Development Plan 2015 – Existing Designated Sites Findochty

Site	Description of Proposal	Flooding Comments
R2 West of Primary School	Residential	A flood risk assessment required.
OPP 1	Mixed use	A Flood Risk Assessment may be required for any residential use on the site. The site is above still water levels but flood risk maybe higher due to waves and this will need to be considered further.

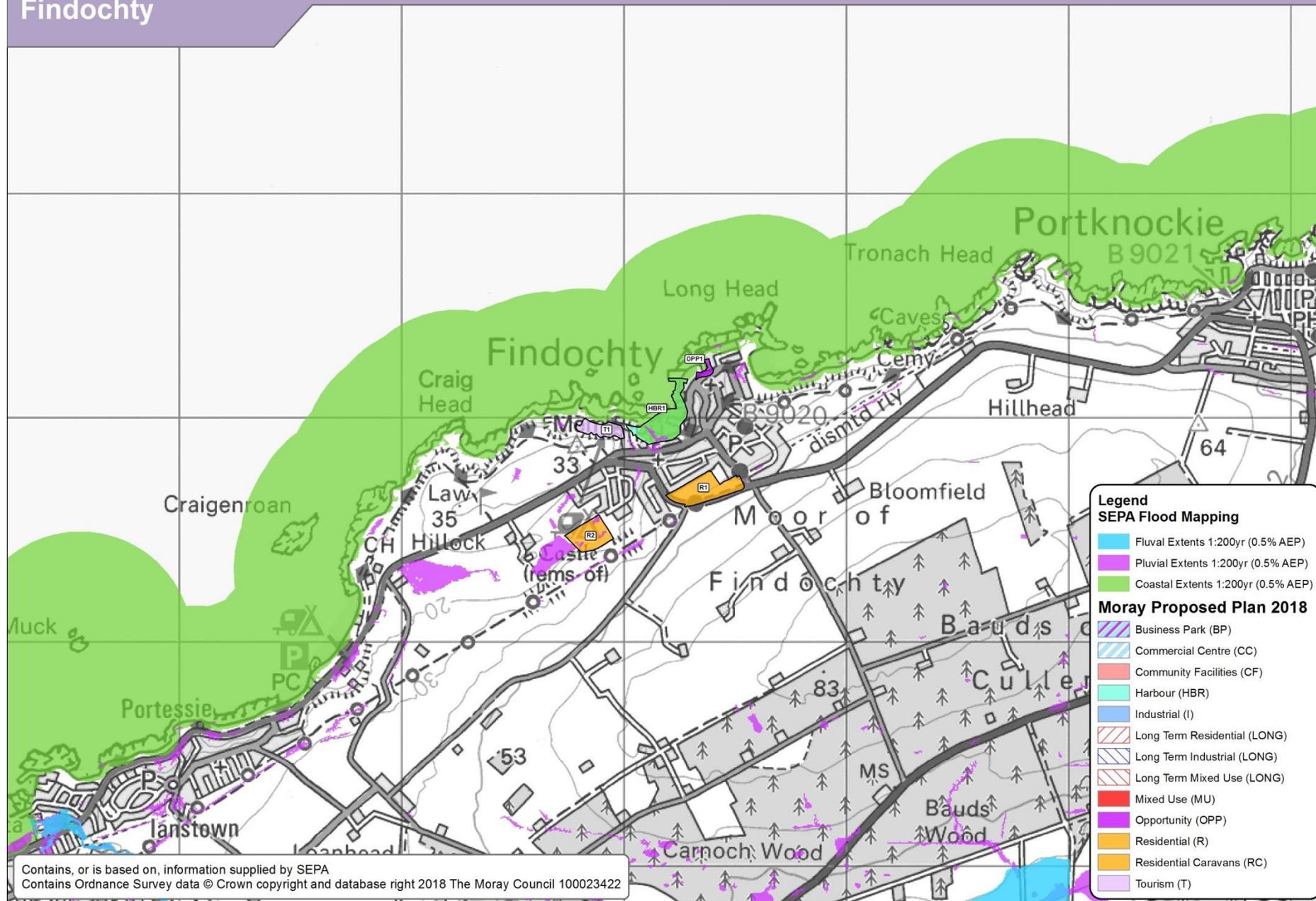
Findochty



Moray Local Development Plan 2020 – Proposed Plan Sites Findochty

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Findochty	R1 Morven Crescent	Residential – indicative capacity 35 houses	No	N/A
Findochty	R2 West of Primary School	Residential – indicative capacity 20 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Findochty	OPP1 North Beach	Leisure/tourism/residential	Yes	A Flood Risk Assessment may be required for residential use on the site.
Findochty	T1 Caravan Site	Tourism	No	N/A
Findochty	HBR1 Harbour	Harbour	No	N/A

Findochty

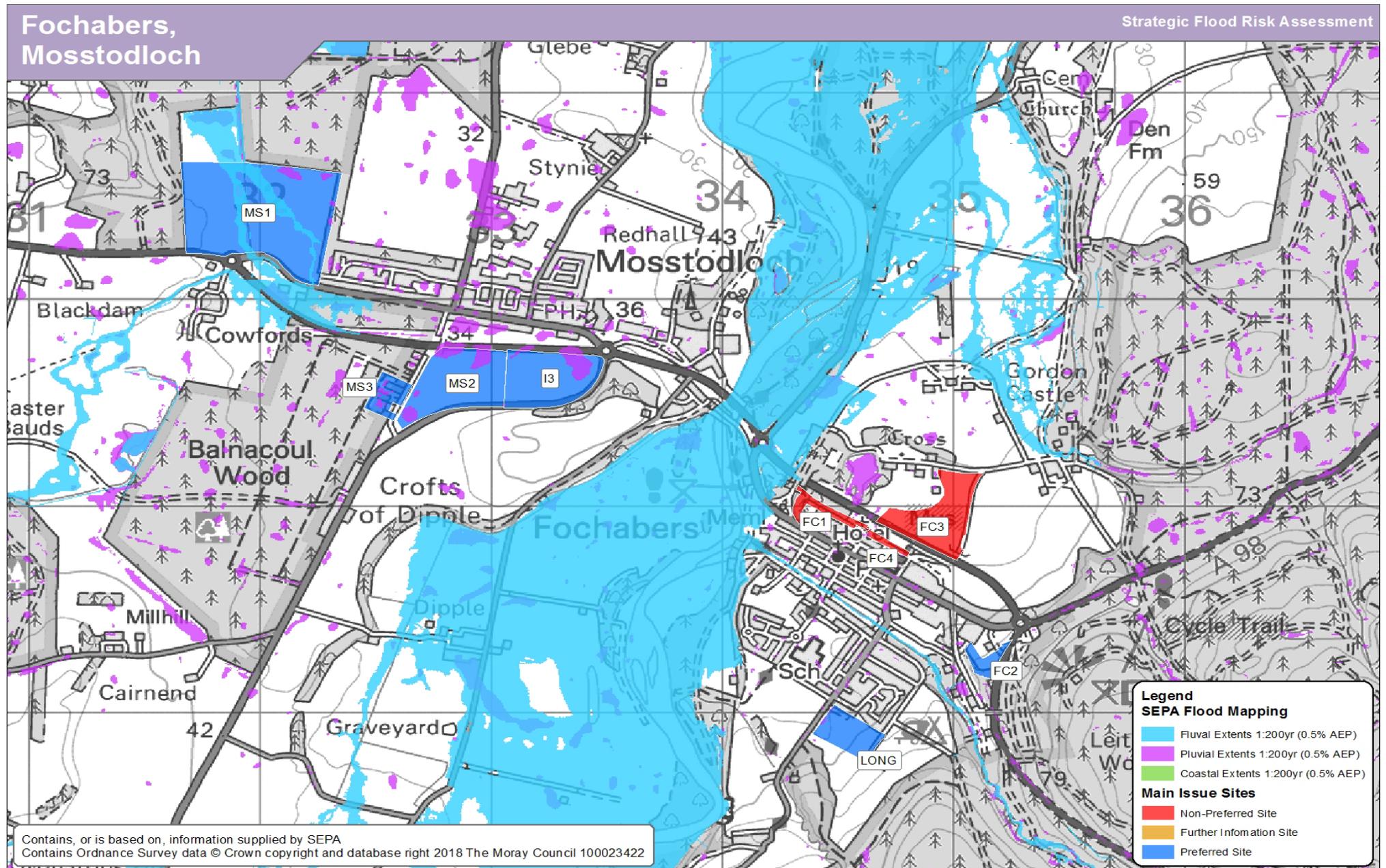


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Fochabers and Mosstodloch

There is fluvial and pluvial flood risk around both Fochabers and Mosstodloch. Moray Council currently has no plans to undertake flood mitigation works in either of these areas.

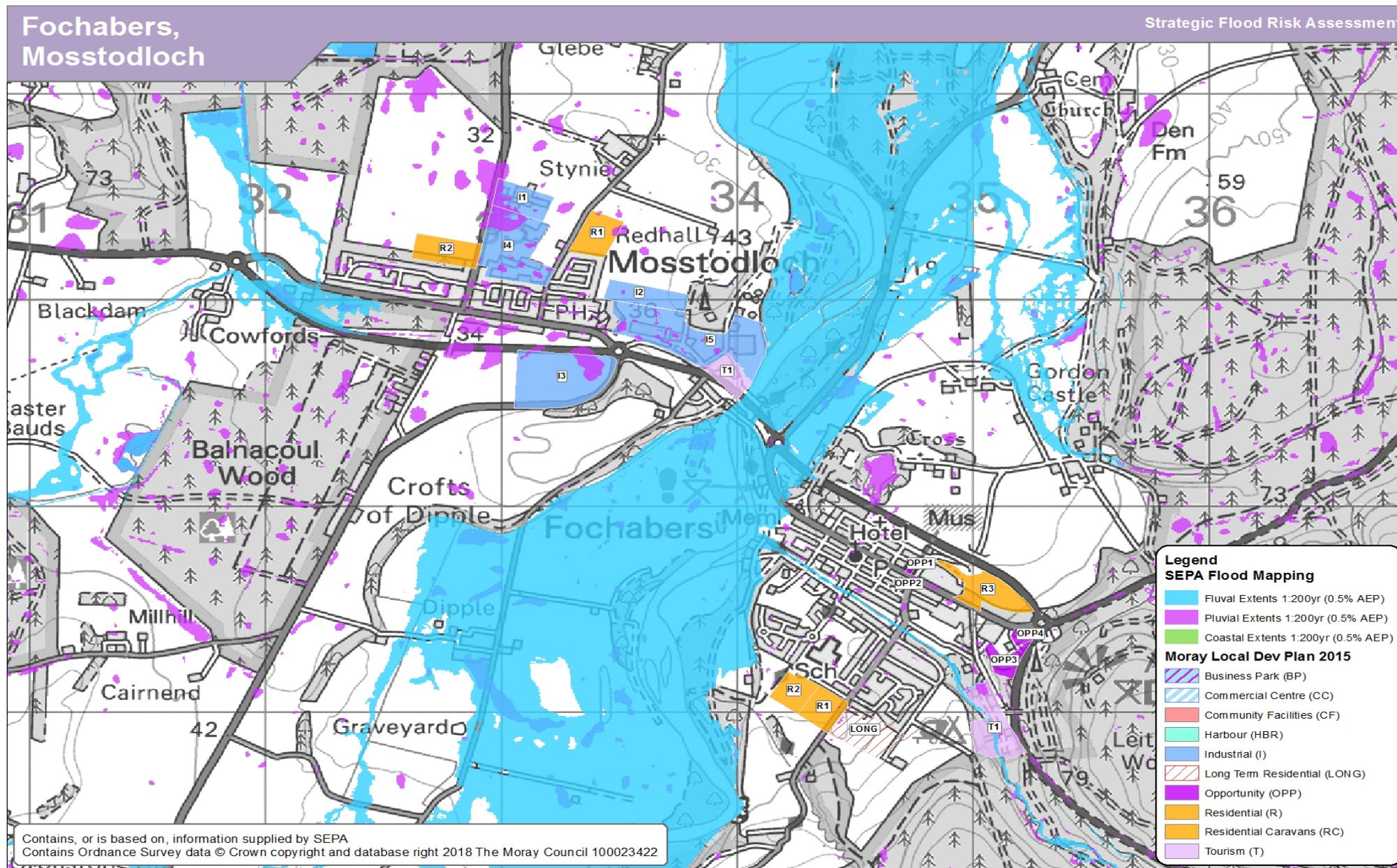
Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
			LDP2020_BID_FC1			Not supported. No flooding comment sought.
Land at Lennox Crescent, Fochabers	Healthcare facilities	Preferred site	LDP2020_BID_FC2	335149.9885	858222.0681	No fluvial flood risk or any significant surface water issues. A full DIA including drainage/SUDs plan will be required for a development of this size. SEPA has advised a flood risk assessment is needed to assess risk from small watercourses close to the southern boundary.
			LDP2020_BID_FC3			Not supported. No flooding comment sought.
			LDP2020_BID_FC4			Not supported. No flooding comment sought.
Land west of Mosstodloch	Strategic employment land	Preferred site	LDP2020_BID_MS1	332001.804	860419.0003	Existing fluvial flood risk across the site. A full Flood Risk Assessment and mitigation measures would be required. DIA would also be required due to existing surface water issues and number of existing drainage ditches in the surrounding area. SUDs plans that integrate the Black Burn as a feature would be preferable. The results of the FRA may affect the area and number of plots that are available for development.
Field south of A96 bypass, Mosstodloch	Housing - 165-220 houses	Preferred site	LDP2020_BID_MS2	332852.2184	859595.3876	The site it is located approximately 500m in between two separate areas of flood risk (Black Burn & Spey). Due to this and the considerable size of the proposed development a flood risk assessment would be required to confirm that the development will not increase flood risk around the site or add to nearby existing flood risk. It may be preferable to carry out a FRA that considers both Mosstodloch sites. A DIA with SUDs plans would also be required. The results of the FRA may affect the area and number of plots that are available for development.
Land at Balnacoul, Mosstodloch	Housing		LDP2020_BID_MS3	332550	859535	According to SEPA flood maps the site suffers from considerable surface water issues. Due to this and the considerable size of the site a Flood Risk Assessment will be required. A Drainage impact assessment will also be required, which should include SUDs plans and calculations based on percolation test results.



Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Fochabers and Mosstodloch

Site	Description of Proposal	Flooding Comments
R3 – Duncan Avenue, Fochabers	Housing	A flood risk assessment required.
OPP3 – Lennox Crescent	Mixed use	A flood risk assessment required and water resilient measures considered as part of this.
T1 – Fochabers Caravan Site	Tourism	A flood risk assessment is required.
R2 – Garmouth Road, Mosstodloch	60 houses	There may be surface water drainage due to the high water table, and there are known to be occasional localised drainage problems. Particular care needed in the design of SUDS.

Moray Local Development Plan 2015 – Existing Designated Sites

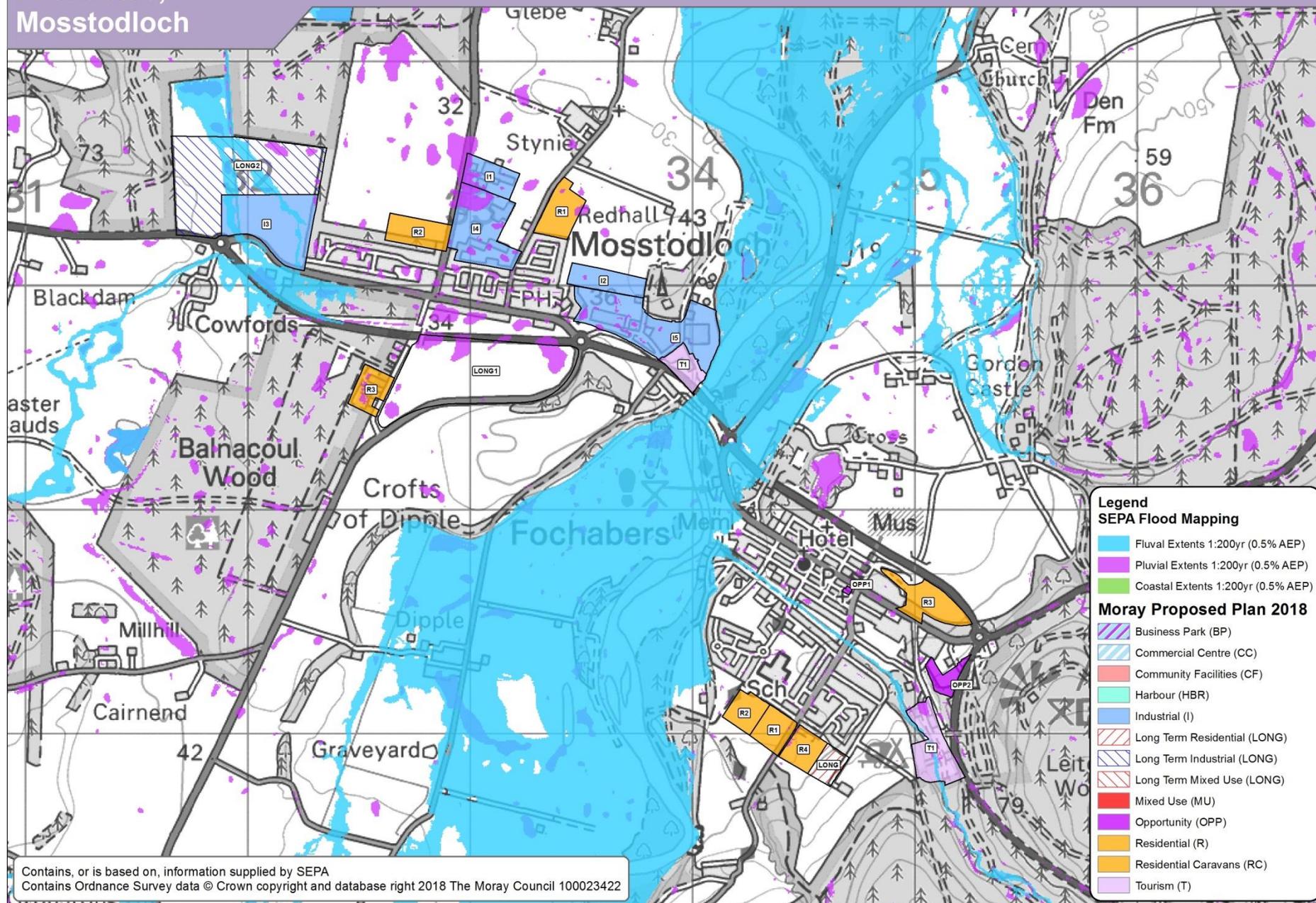


Moray Local Development Plan 2020 – Proposed Plan Fochabers and Mosstodloch

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Fochabers	R1 Ordiquish Road	Residential – indicative capacity 50 houses	No	N/A
Fochabers	R2 Ordiquish Road West	Residential – indicative capacity 50 houses	No	N/A
Fochabers	R3 Duncan Avenue	Residential – indicative capacity 42 houses	No	Planning consent granted, site currently being developed.
Fochabers	R4 Ordiquish Road East	Residential – indicative capacity 50 houses	No	N/A
Fochabers	LONG Ordiquish Road East	Residential – indicative capacity of 35 houses	No	N/A
Fochabers	OPP1 Institution Road	Residential	No	N/A
Fochabers	OPP2 Lennox Crescent	Business, commercial, health care facilities and residential	Yes	A Flood Risk Assessment (FRA) will be required.
Fochabers	T1 Caravan Site	Tourism	Yes	A Flood Risk Assessment will be required.
Mosstodloch	R1 Stynie Road	Residential – indicative capacity of 60 houses	No	N/A
Mosstodloch	R2 Garmouth Road	Residential – indicative capacity 60 houses	No	N/A
Mosstodloch	R3 Balnacoull	Residential – indicative capacity 10 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Mosstodloch	I1 Garmouth Road	Industrial	Yes	A Flood Risk Assessment (FRA) will be required
Mosstodloch	I2 North of Baxters	Industrial – expansion of existing food business	No	N/A
I3/LONG 2	West of Mosstodloch	Industrial large scale inward investment	Yes	A Flood Risk Assessment (FRA) will be required. Areas at risk from flooding must be positively managed as open space to create a feature through the

				development. SUDS that integrate the Black Burn as a feature are required.
Mosstodloch	I4 Sawmill	Industrial – existing sawmill	No	N/A
Mosstodloch	I5 Baxters	Industrial – food business and tourist attraction	No	N/A
Mosstodloch	LONG 1 South of A96	Residential and Industrial	Yes	A Flood Risk Assessment (FRA) will be required.
Mosstodloch	T1 Baxters	Tourist attraction	No	N/A

Fochabers, Mosstodloch



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Forres

Historically Forres has suffered significant flooding. The town now benefits from two flood alleviation schemes, one on the Mosset Burn, which provides a 1 in 100 year level of protection plus climate change. There is an identified flood storage reservoir associated with this scheme. Any proposed land uses within the reservoir area should be compatible with its primary use for storage of flood water and will be subject to evacuation procedures. The other scheme on the River Findhorn which provides a 1 in 200 year level of protection plus climate change. Further expansion to the south and west of Forres is significantly constrained by flood risk. The Council encourages recreational use of land associated with soft landscape of the embankment and adjacent areas associated with the River Findhorn/Pilmuir scheme to create an attractive gateway into the town. A Surface Water Management Plan is currently being developed for Moray and Forres is one of five priority areas within this plan. Any feasible surface water flood mitigation measures identified for Forres in this plan will be taken forward for implementation between 2022 and 2028.

Main Issues Report – Bid Sites

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Land at Waterford	Industrial	Preferred site	LDP2020_BID_FR2	302831.0905	859181.1373	A full DIA including drainage/SUDs plan will be required for the development of this site. The site has flooded before but is now located directly behind the Findhorn Flood Alleviation Scheme embankment and is adjacent to existing industrial areas. The defended flood plan is not suitable for vulnerable development; however it is likely to be suitable for the industrial uses proposed without further information being provided.
Land at Chapelton	Housing - 40-80 houses	Non preferred site	LDP2020_BID_FR3	304817.682	857854.1288	The site is located directly next to the Chapelton dam to the south and the St. Leonards Road embankment to the North. The development site per the Councils webmap actually shows it on top of part of the flood wall and dam embankments, clarity would be required on this matter. No development is permitted within 6 metres of any FAS structure. Permanent access to the site by Moray Council would also have to remain throughout and after construction. A full Flood risk assessment is required to ensure any development is built above the current 1 in 200 year flood return period plus climate change. Any access roads to the development would also have to be designed to this standard. A Drainage impact assessment is also required to ensure adequate drainage of surface

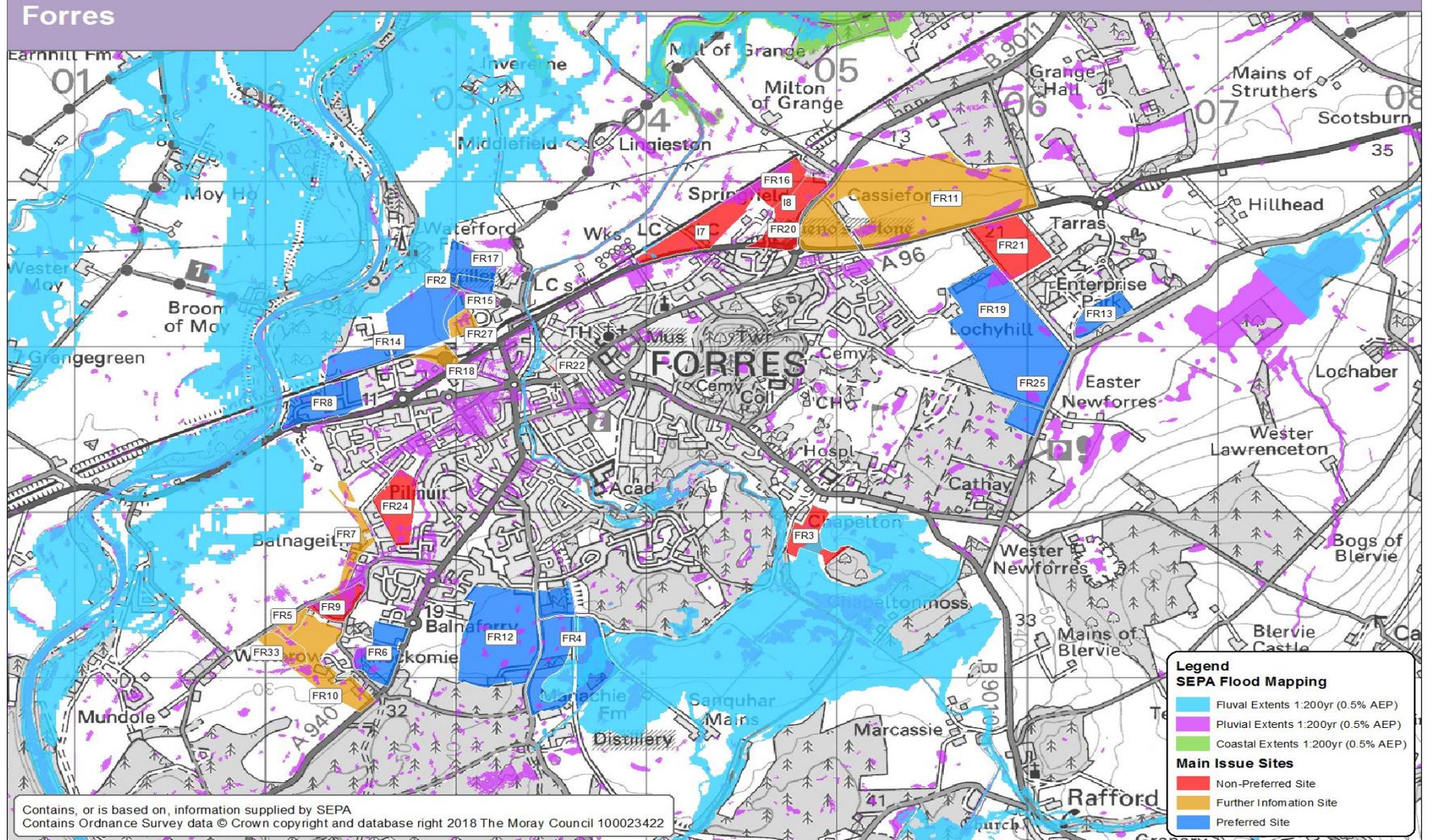
						water during a flood event, along with a detailed SUDs/drainage plan.
R6, R10 + LONG 2	Housing - bring forward LONG	Preferred site	LDP2020_BID_FR4	303523.526	857456.070 5	<p>The blue flood outline should not be considered as a hard edge as there are always small local variations in ground levels etc. This should be made clear to future developers;</p> <p>A minimum of 6m buffer strip should be allowed from the inundation area;</p> <p>A minimum finished floor level for any buildings should be set at 600mm above the inundation area level;</p> <p>Proposed development should not be allowed to adversely affect the structural integrity of the flood protection scheme;</p> <p>The Moray Council currently has access rights to the flood scheme, these rights should be maintained in perpetuity. This may have an impact on future road/housing layouts and developer should be aware of this;</p> <p>Using the storage area for recreational uses, is unlikely to be acceptable. There are health & safety implications because there is no warning system in place to warn users of a flood storage event happening. Also there are potential operational issues with additional recreational equipment within the storage area;</p> <p>Minor ground level adjustments at the extremities of the storage area would not be acceptable. Houses in the area identified as flood storage is not acceptable.</p> <p>The SuDS would need to be developed to detailed design stage to allow assessment of any potential impact of the operation of the flood scheme and the storage area, this to consider include:</p> <p>The SuDS should be out with the storage area;</p> <p>Ensuring that the SuDS works during an impoundment event;</p> <p>SEPA's flood maps indicates some areas of potential surface water flood risk, these should be assessed in a Drainage Impact Assessment (DIA).</p>

R8 Balnageith	Housing 10 houses	Further information required	LDP2020_BID_FR5	302146.814 2	857332.410 1	No fluvial flood risk. There are minor surface water issues within the site itself. However, surface water issues exist to the south west and north west of the site. Due to the proposed size of the development a flood risk assessment would be required to ensure no increase in surface water flooding occurs. It may be preferable for a joint FRA to be done between FR5 & FR10 due to their close proximity. A DIA along with SUDs/drainage plans will be required to ensure adequate design of drainage.
R1 - Knockomie	Retain designation	Preferred site	LDP2020_BID_FR6	302607.385 4	857150.551 8	No risk of fluvial flooding. Some surface water issues to the west of the site where the topography is relatively low. Due to the size of the proposed development of Flood risk assessment will be required to ensure no additional surface water flooding will occur as a result of the development and to look into alleviation options for the existing surface water. A DIA will be required to ensure adequate SUDs design and capacity. A SUDs/drainage plan is required.
Land at Pilmuir Road West	Extension to R11	Further information required	LDP2020_BID_FR7	302514.478 7	857812.251 4	No Fluvial flood risk. The site is protected by the Pilmuir FAS. Considerable surface water issues around the south of the site, which is shared with site FR9. Due to the size of the site and the surface water issues to the south of the site a flood risk assessment will be required to ensure no additional flooding occurs to the surrounding area.
			LDP2020_BID_FR8			Change of use to allow a wider range of commercial uses on existing site. No flooding comments sought.
R9 Plantation Cottage	Retain designation	Remove site	LDP2020_BID_FR9	302369.255	857421.072 3	No risk fluvial flooding. There are major surface water issues throughout the site though. A full flood risk assessment would be required, which should detail mitigation options for the surface water issues. It would be preferable that a joint FRA with FR9 is completed to ensure a coherent solution in both sites. A DIA along with SUDs plans would also be required to ensure adequate drainage designs.
OPP8 Forres	Extend existing designation	Further informatio	LDP2020_BID_FR10	302293.353 2	857000.211 6	No fluvial flood risk to the site. There are considerable surface water issues to the south of the site. Due to the

		n required				proposed number of properties a flood risk assessment is required, which should detail mitigation options for the surface water. It may also be preferable for a joint FRA to be done with site FR5 to ensure a comprehensive study of the site. A DIA along with SUDs design is also required to ensure adequate drainage of the site.
Land north of A96	Mixed use housing, commercial, retail and employment		LDP2020_BID_FR11	305408.5946	859880.0301	No risk of fluvial flooding. Some minor surface water issues around the edges of the site where the topography is relatively low. Due to the size of the site of Flood risk assessment will be required to ensure no additional surface water flooding will occur as a result of the development. A DIA will be required to ensure adequate SUDs design and capacity. A SUDs/drainage plan is required.
R3 Ferrylea, Forres	Bring forward LONG		LDP2020_BID_FR12	303225.1426	857250.5579	No risk of fluvial flooding. The site is subject to patches of surface water ponding around the low lying areas. Due to the size of the site and number of proposed properties a FRA will be required to ensure the development will not create a flood risk to properties on the North and West of the site, which are lower lying than the site. A DIA will also be required to ensure adequate SUDs designs.
Enterprise Park, Forres	General industrial	Preferred site	LDP2020_BID_FR13			Request to allow general industrial on business park. No flooding comments sought.
Waterford Road (Site1) Forres	23.5 ha of Class 4, 5 & 6		LDP2020_BID_FR14	302831.0905	859181.1373	There are minor surface water issues to the north of the site. A full DIA including drainage/SUDs plan will be required for the development of this site.
Waterford Road (Site 2)Forres	1,3 ha of Class 4,5 & 6		LDP2020_BID_FR15	302994.3823	859229.9173	There are significant surface water issues throughout the site. A FRA is required to identify site specific flood risk and suitable mitigation measures. A drainage impact assessment will be required to ensure adequate SUDs

						design.
Cassieford (Existing I8 designation)	Residential	Non preferred site	LDP2020_BID_FR16			Not supported. No flooding comments sought.
Fields west of Ben Romach Distillery	Distillery uses	Preferred site	LDP2020_BID_FR17			The site has flooded before, but is now located directly behind the Findhorn Flood Alleviation Scheme embankments and is adjacent to existing industrial areas. The defended flood plain is not suitable for vulnerable development. However it is likely to be suitable for the industrial uses proposed without further information being required.
Former Forres Railway Station	Industrial	Further information sought	LDP2020_BID_FR18	302922	858944	The adjacent site is subject to some pluvial flooding. A Level 1 flood risk statement and DIA would be required for this site and be recommended to take account of adjacent areas and ensure adequate SuDS design.
Lochyhill Farm	Residential	Preferred site	LDP2020_BID_FR19 /FR25	305896	859049	The site is dotted with numerous areas of pluvial flooding and these should be taken account of when preparing a Level 1 flood risk statement and DIA for the site. SuDS best practice should be employed to this site and must not increase risk to neighbouring property.
			LDP2020_BID_FR20 /FR21			Not supported. No flooding comments sought.
			LDP2020_BID_FR22			Not supported. No flooding comments sought.
New school site at Pilmuir Fields	Education	Non preferred site	LDP2020_BID_FR24			This site suffers from both fluvial and pluvial flooding and groundwater will also play a role in the larger flood events. The hydrogeology of the Pilmuir area is highly complex and has an important role in controlling flooding. Further extensive groundwater monitoring would be required for a proposed development in this area as any increased urbanisation in the catchment is likely to

						increase groundwater levels and increase the possibility of flooding. The effect of development on flooding and groundwater in the area must be thoroughly examined and due to the proposed development requiring a higher level of protection it is the Flood Team's advice that this development be refused.
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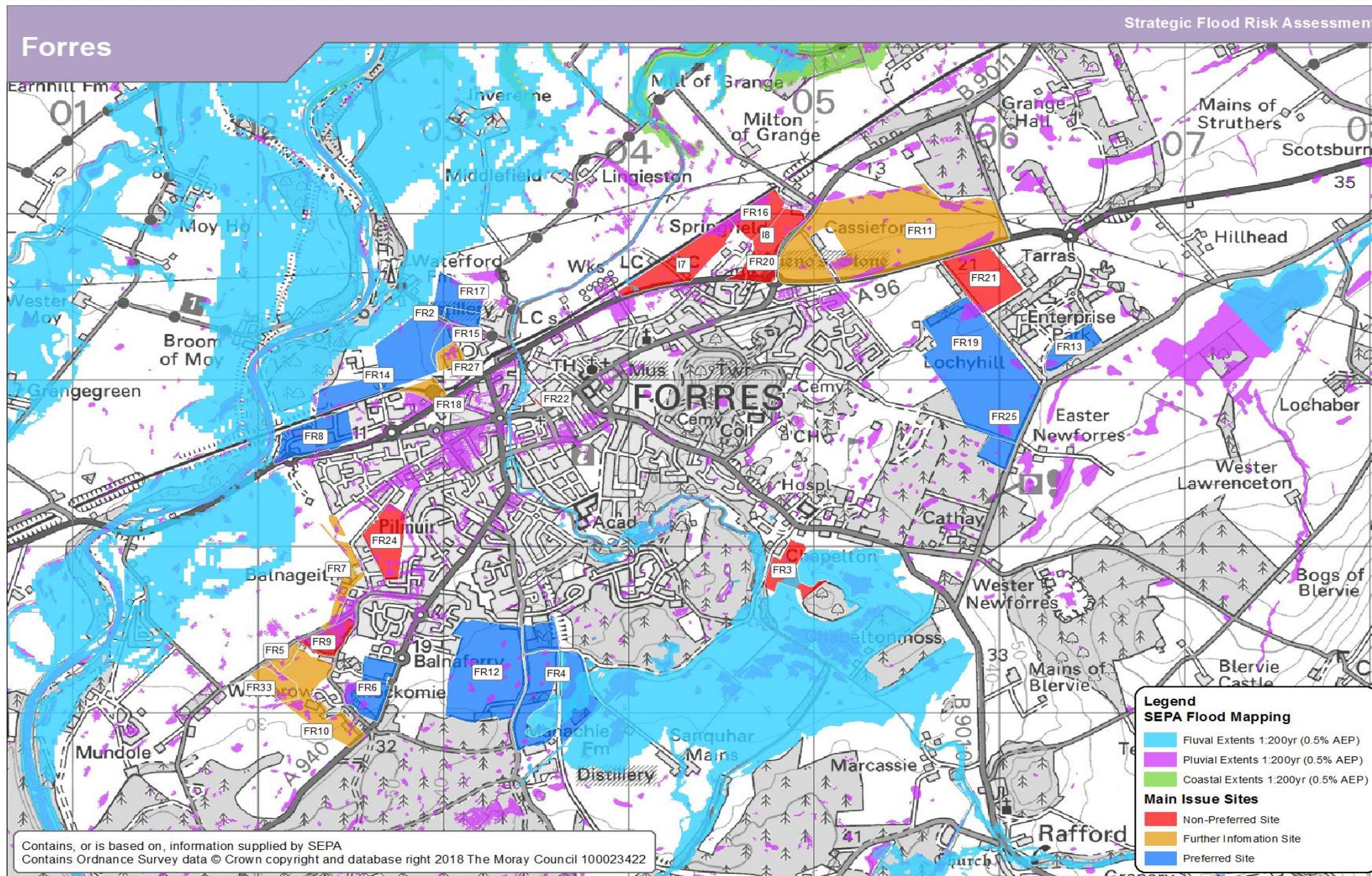
Moray Local Development Plan 2015 – Existing Designations carried over with identified flood risk Forres

Site	Description of Proposal	Flooding Comments
R1 Knockomie South	85 houses	Significant area of pluvial flood risk identified on the SEPA Flood Maps.
R6, R10 + LONG 2 – Dallas Dhu Masterplan area	172 houses	<p>Development on this site must provide protection level of 31-5m AOD and minimum finished floor level of 31.5 AOD. Proposals should be supported by a flood risk assessment (FRA). The outcome of which may affect the developable area of the site. An emergency evacuation plan in the event of a flood emergency should also be prepared as part of the masterplan. Part of the site is reserved as a flood storage reservoir. Any proposed land uses within the reservoir are should be compatible with its primary use for storage of flood water and will be subject to evacuation procedures. Other uses will only be permitted out with the reservoir area.</p> <p>An emergency evacuation plan in the event of a flood emergency must be prepared.</p>
R11 – Pilmuir Road West	40 houses	Site is right at the edge of the area protected by the Findhorn Flood Scheme to 200 year event plus climate change. Sentence re embargo can be removed
I1 – Greshop West*	Industrial area	A detailed flood risk assessment will be required for any planning application on this site.
I2 – Greshop East*	Industrial	A detailed flood risk assessment will be required for any planning application on this site.
I3 – Former Waterford Sawmill*	Industrial	A detailed flood risk assessment will be required for any planning application on this site.
I4 – Waterford Road*	Industrial	A detailed flood risk assessment will be required for any planning application on this site.
I5 – Ben Romach Distillery*	Industrial	A detailed flood risk assessment will be required for any planning application on this site.
I6 – Railway Marshalling Yard*	Industrial	A detailed flood risk assessment will be required for any planning application on this site.

17 – Springfield West	Industrial	Proposals should be supported by a flood risk assessment (FRA) on further information as appropriate. The outcome of which may affect the developable area of the site.
18 – Springfield East	Industrial	Proposals should be supported by a Flood Risk Assessment (FRA) or further information. The outcome of which may affect the developable area of the site.
OPP1 – Caroline Street	Mixed use	A detailed Flood Risk Assessment will be required for any planning application submitted for this site.
OPP2 – Bus Depot, North Road	Mixed use	Proposals should be supported by a Flood Risk Assessment (FRA) or further information. The outcome of which may affect the developable area of the site.
OPP7 – Auction Hall, Tytler Street	Mixed use	A detailed Flood Risk Assessment will be required for any planning application submitted for this site.

* Area is defended to 200 year standard by the Forres River. Findhorn and Pilmuir flood alleviation scheme. Suitable for less vulnerable uses and a Flood Risk Assessment may be required.

Moray Local Development Plan 2015 – Existing Designated Sites

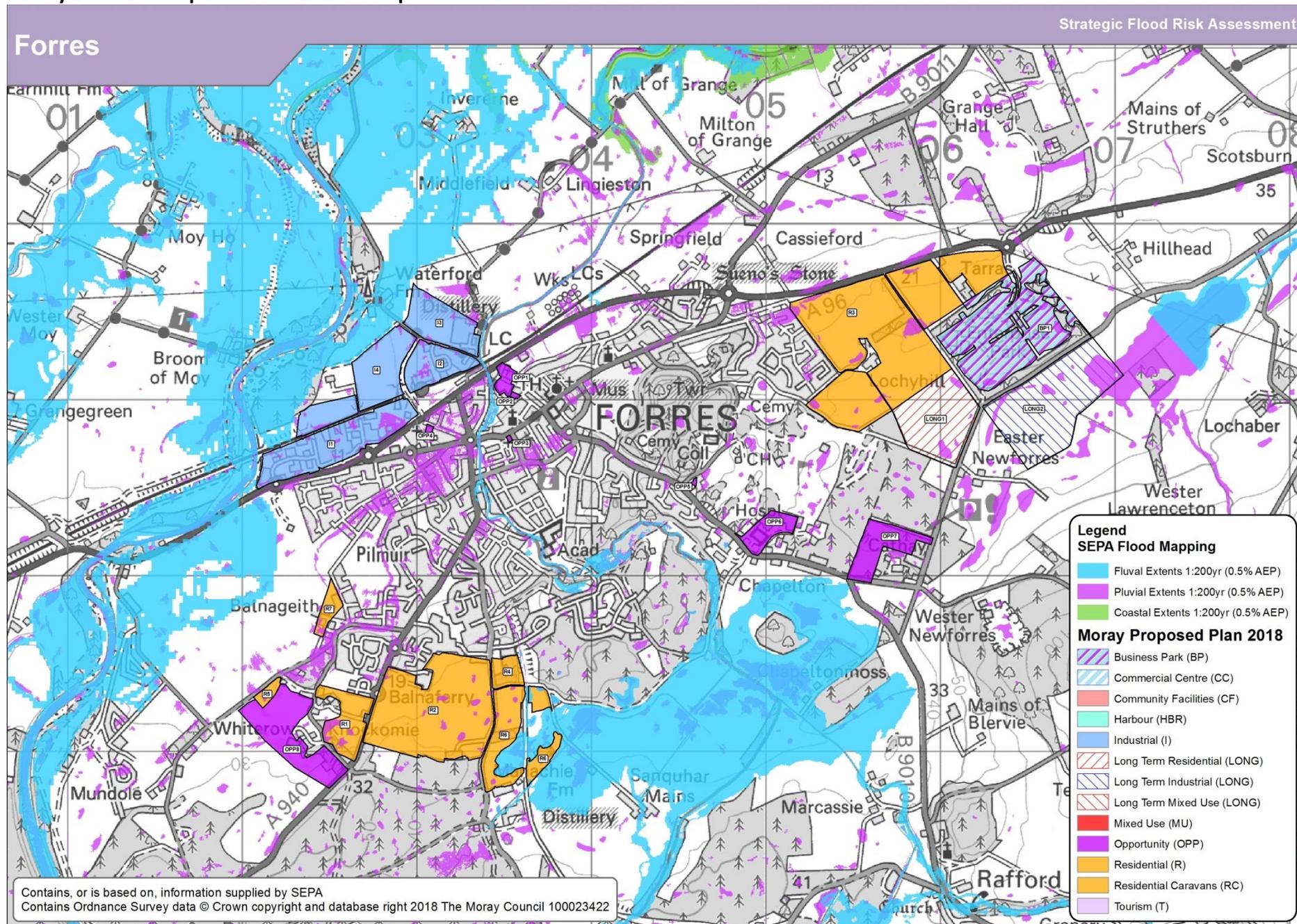


Moray Local Development Plan 2020 – Proposed Plan Sites Forres

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Forres	R1 Knockomie	Residential – indicative capacity 100 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Forres	R2 Ferrylea	Residential indicative capacity 380 houses. 2 of 3 phases of development consented.	Yes	A Flood Risk Assessment (FRA) will be required.
Forres	R3 Lochyhill	Residential – indicative capacity 850 houses	Yes	A Level 1 Flood Risk Assessment (FRA) will be required.
Forres	R4 Mannachie	Residential – indicative capacity 40 houses	No	N/A
Forres	R5 Balnageith	Residential – indicative capacity 12 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Forres	R6 Dallas Dhu	Residential – indicative capacity 136 houses	Yes	<p>A Flood Risk Assessment (FRA) is required.</p> <p>Part of the site (below 31.5m AOD) is reserved as a flood storage reservoir. Any proposed land uses within the reservoir area should be compatible with its primary use for storage of flood water and will be subject to evacuation procedures. The Moray Flood Alleviation Team will be consulted on any planning applications within the reservoir area.</p> <p>An emergency evacuation plan in the event of a flood emergency must be prepared.</p>

Forres	R7 Pilmuir Road West	Residential – Indicative capacity 40 houses.	Yes	A Flood Risk Assessment (FRA) will be required.
Forres	LONG 1 Lochyhill	Residential – indicative capacity	Yes	A Level 1 Flood Risk Assessment (FRA) will be required.
Forres	I1 Greshop	Industrial	Yes	A Level 1 Flood Risk Assessment (FRA) will be required.
Forres	I2 Waterford	Industrial	Yes	A Level 1 Flood Risk Assessment (FRA) will be required.
Forres	I3 Benromach Distillery	Industrial	Yes	A Flood Risk Assessment (FRA) will be required.
Forres	I4 Waterford North	Industrial	Yes	A Flood Risk Assessment (FRA) will be required.
Forres	I5 Easter Newforres	Industrial	Yes	A Flood Risk Assessment (FRA) will be required
Forres	BP1 Enterprise Park	Industrial	Yes	A Flood Risk Assessment (FRA) will be required
Forres	OPP 1 Caroline Street	Residential, commercial or retail	Yes	A Flood Risk Assessment (FRA) will be required
Forres	OPP2 Bus Depot	Retail or residential	Yes	A Flood Risk Assessment (FRA) may be required
Forres	OPP3 Castlehill Hall	Residential	No	N/A
Forres	OPP4 Auction Mart Tytler Street	Residential	Yes	A Flood Risk Assessment (FRA) is required.
Forres	OPP 5 Edgehill Road	Residential	No	N/A
Forres	OPP6 Leancoil Hospital	Health care or appropriate residential/business	No	N/A
Forres	OPP7 Whiterow	Residential and/or small scale business	Yes	A Flood Risk Assessment (FRA) will be required.

Moray Local Development Plan 2020 – Proposed Plan sites

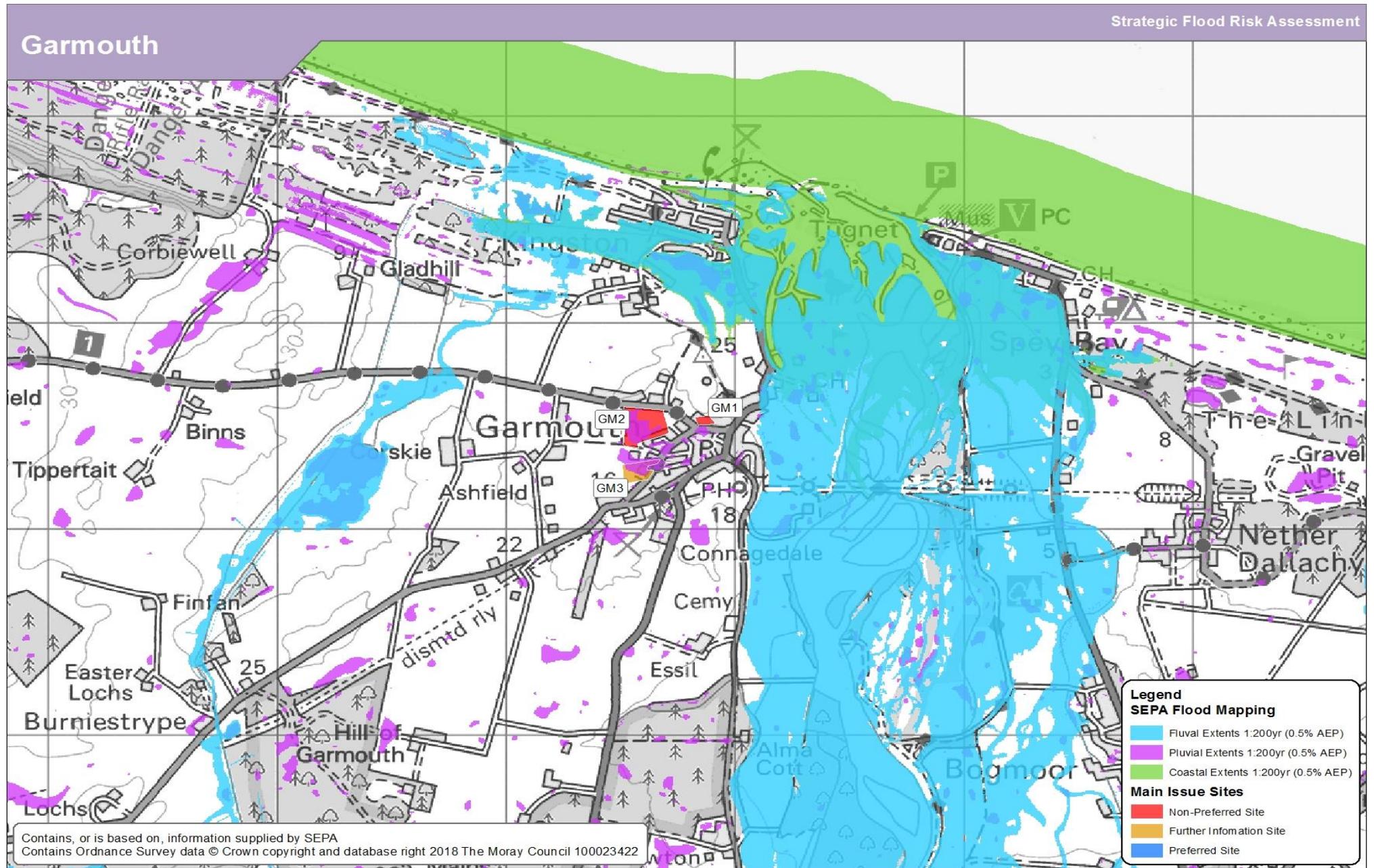


Garmouth

Parts of Garmouth are subject to persistent flood risk from the River Spey.

Main Issues Report – Bid sites Garmouth

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
			LDP2020_BID_GM1			Not supported. No flooding comments sought.
			LDP2020_BID_GM2			Not supported. No flooding comments sought.
West of Station Road	Whiteland currently included within settlement boundary	Further information	LDP2020_BID_GM3			A large proportion of the site is at risk of flooding on the surface water flood. Such a large area of the site may prove difficult to manage without impact elsewhere. A Flood Risk Assessment (FRA) may be required to look at this complex pluvial issues.



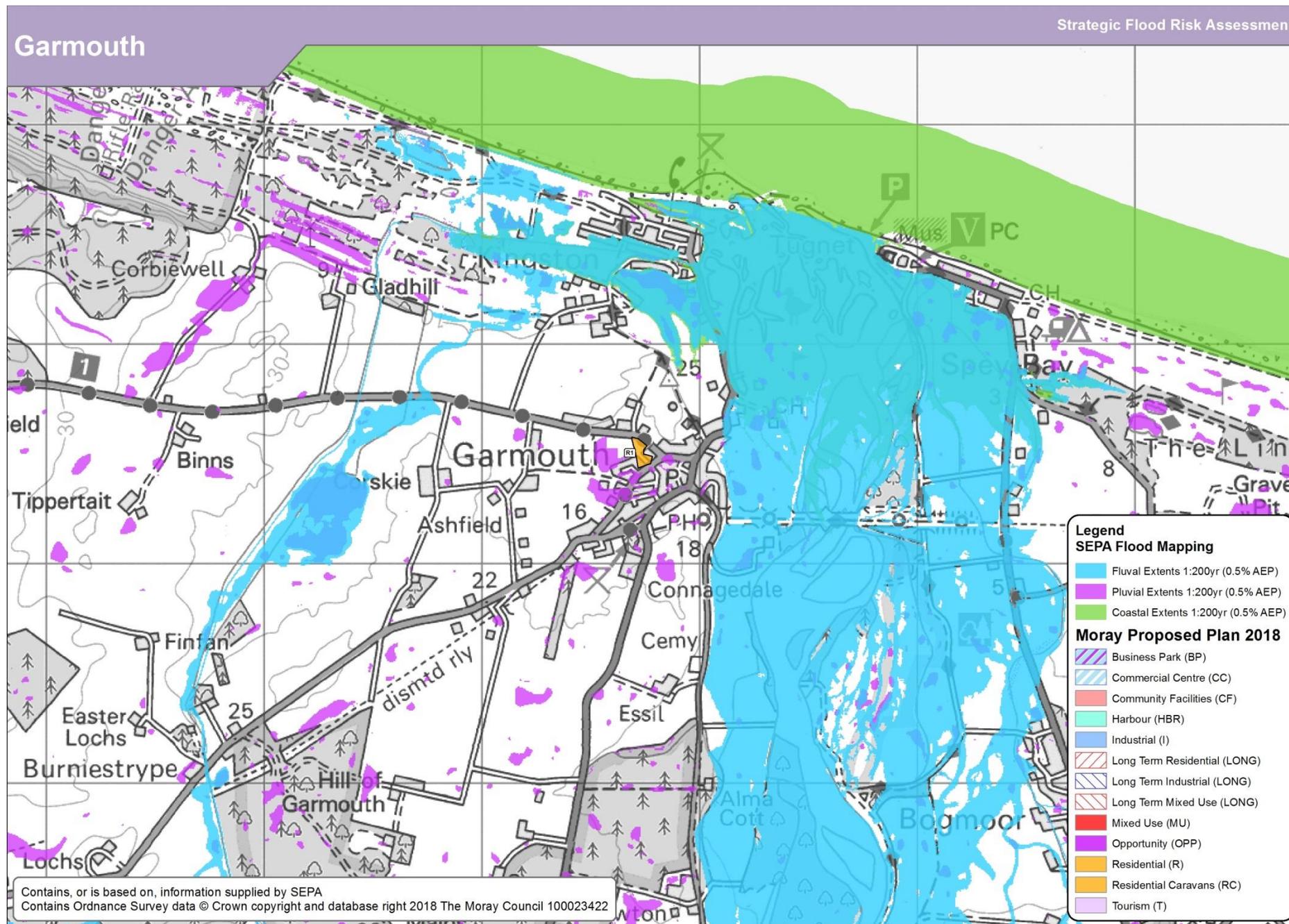
Moray Local Development Plan 2015 - Existing designations carried over with identified flood risk

There is no flood risk identified in respect of existing designated sites in the Moray Local Development Plan 2015.

Moray Local Development Plan 2020 – Proposed Plan Sites Garmouth

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Garmouth	R1 South of Innes Road	Residential – indicative capacity 10 houses.	No	N/A

Moray Local Development Plan 2020 – Proposed Plan



Keith

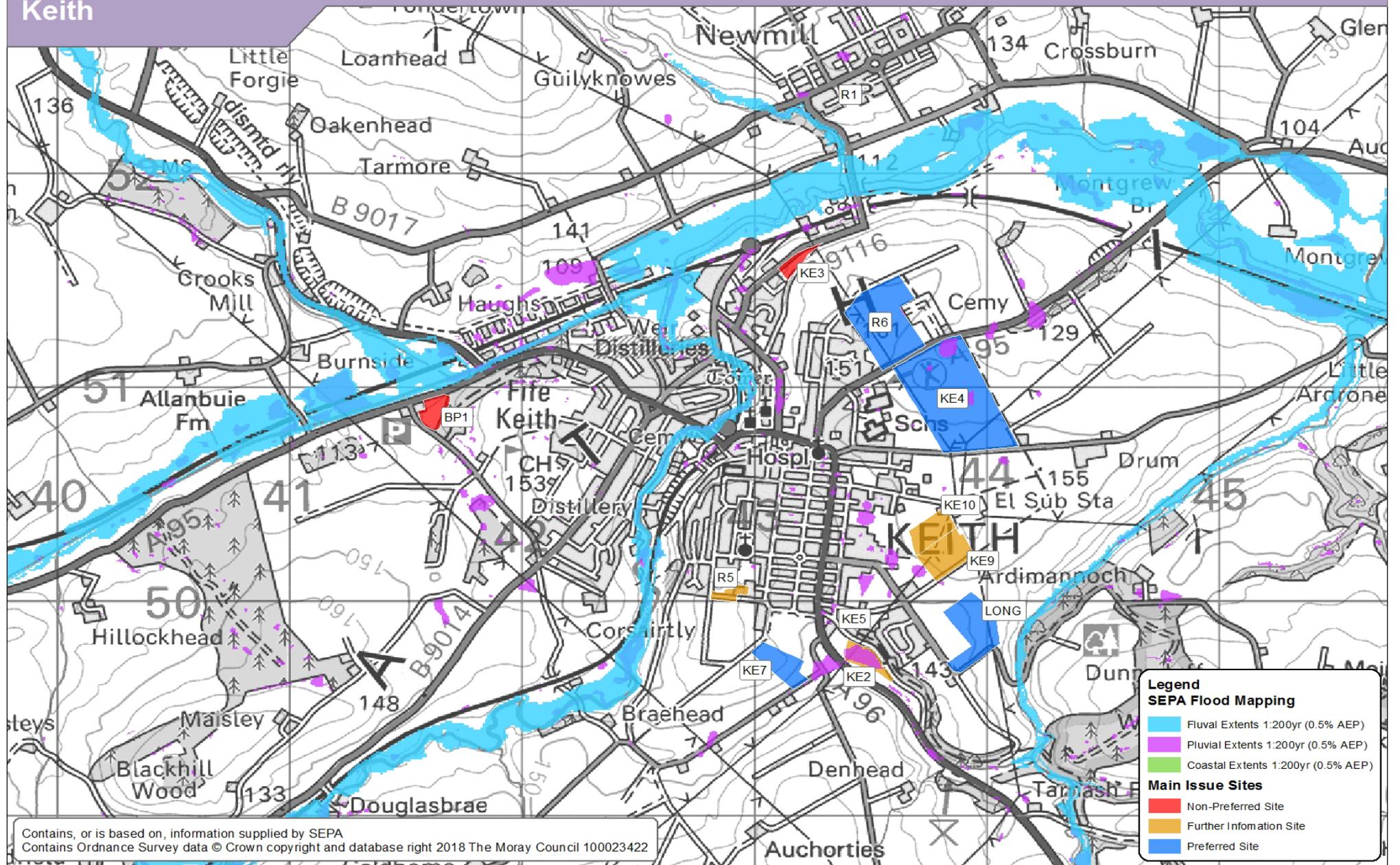
Moray Council is currently developing a Surface Water Management Plan for Moray and Keith is one of five areas prioritised within that plan. Any actions to address surface water flood risk identified within this plan will be taken forward for implementation between 2022 and 2028.

Main Issues Report – Bid Sites

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Denwell Road, Keith	Housing - 20 houses	Further information sought.	LDP2020_BID_KE2	343476	849731	No fluvial flood risk. There is considerable SW issues throughout the site and West of the A96 adjacent to the site. The site lies in between the A96 and the bottom of a steep slope with an existing housing estate at the top. The site currently contains heavy vegetation and is marshy in parts. A flood risk assessment is required to ensure the development will not increase flood risk elsewhere. A DIA is also required to ensure suitable SUDs design, which should include infiltration tests and a full SUDs plans.
Newmill, Keith	Housing - 9 houses	Non preferred	LDP2020_BID_KE3	343174	851584	The site has no fluvial flood risk. A DIA would be required to ensure suitable SUDs design, this should take into consideration the slope to the south that runs down towards the site and the road running parallel to the North of the site.
Banff Road South		Preferred site	LDP2020_BID_KE4			Existing designation amended from residential to mixed use to allow community and healthcare facilities. No flooding input sought.
Former caravan site	Redevelop to permanent housing	Preferred site	LDP2020_BID_KE5	343426	849920	No existing fluvial or surface water issues. A full Drainage Impact Assessment will be required, which should include detailed SUDs design, plans and calculations.
Nursery field	Residential	Preferred site	LDP2020_BID_KE7	343114	849706	No existing fluvial or surface water issues. The site has a downward southwards slope with the south of the site very marshy. A full Drainage Impact Assessment will be required, which should include detailed SUDs design, plans and calculations. A construction surface water management plan will also be required prior to works commencing.
Banff Road North	Mixed use	Preferred site	LDP2020_BID_KE8/ (R6)			Existing site adding in reference to potential location for NHS facilities. No flood risk identified.
Westerton	Mixed use	Further	LDP2020_BID_KE9			

Road		informatio n				
Westerton Road	Mixed use	Further informatio n	LDP2020_BID_KE10			

Keith



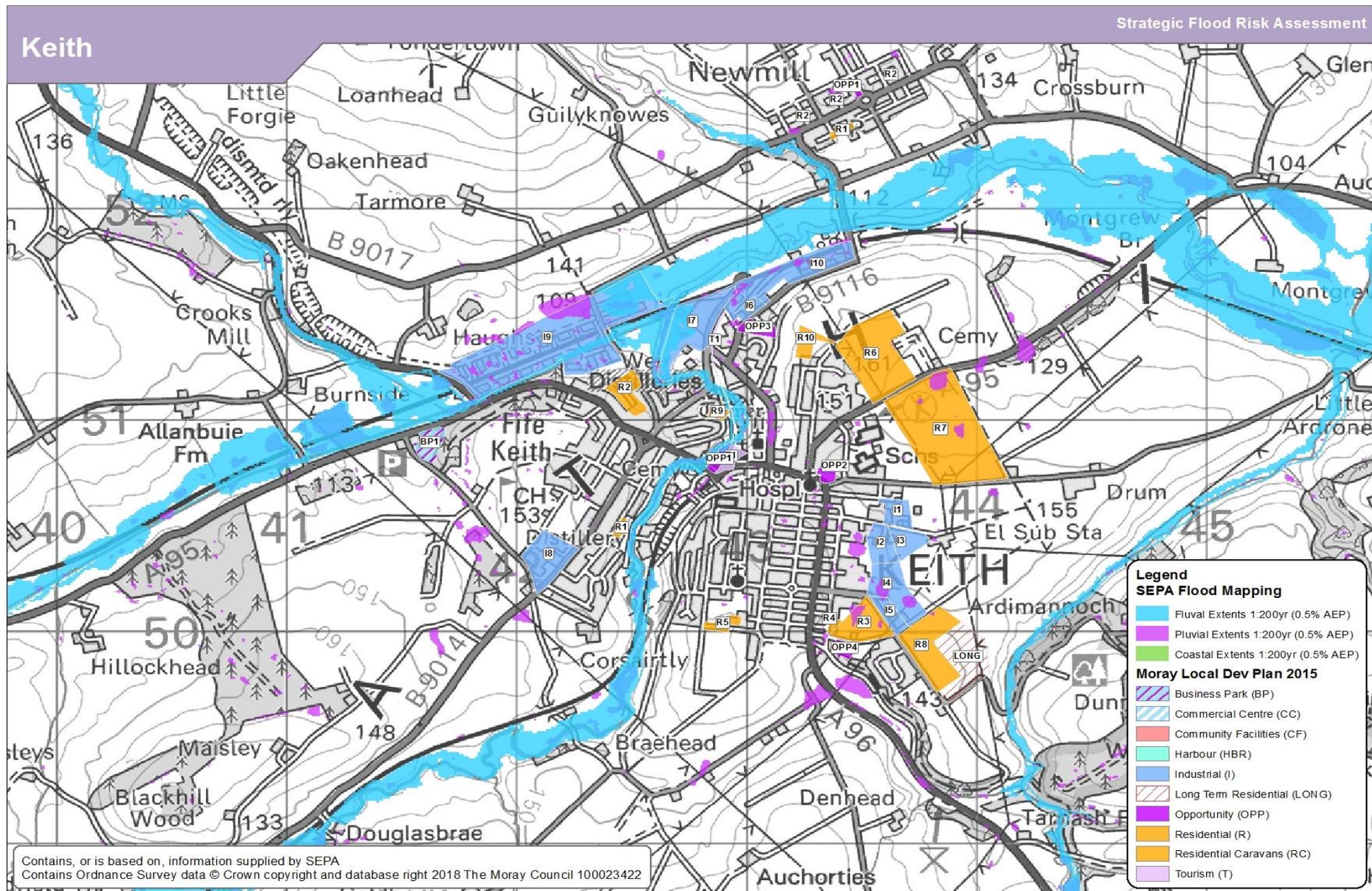
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Moray Local Development Plan 2015 Existing designations carried over with identified flood risk Keith

Site	Description of Proposal	Flooding Comments
R3 – Edindiach Road, west	40 houses	Due to localised flooding in Bridge Street, a Flood Risk Assessment will be required to identify solutions and ensure that further development does not exacerbate this situation.
R4 – Balloch Road	6 houses	Due to localised flooding in Bridge Street, a Flood Risk Assessment will be required to identify solutions and ensure that further development does not exacerbate this situation.
R7 – Banff Road	200 houses	No flood risk requirements. SEPA flood maps show some pluvial risk so there may be additional drainage requirements. Due to the pressure of a watercourse in the north east corner of the site water resilient measures should be considered as part of this.
I1 – Westerton Road, North	Industrial	Drainage Impact Assessment is required to ensure that existing flood risk on Bridge Street is not increased from development on this site.
I2 – Westerton Road, South	Industrial	Drainage Impact Assessment is required to ensure that existing flood risk on Bridge Street is not increased from development on this site.
I3 – Westerton Road, East	Industrial	Drainage Impact Assessment is required to ensure that existing flood risk on Bridge Street is not increased from development on this site.
I4 – Bridge Street	Industrial	No flood risk concerns. Flood Maps show pluvial flooding ensure that existing flood risk on Bridge Street is not increased from development on this site.
I7 – Isla Bank Mills	Industrial	The flat land to the rear is liable to flooding but may be suitable for storage use. Any stored materials must not cause a potential pollution hazard should flooding occur. A Flood Risk Assessment will be required for any application that is submitted for this area.

I9 – Burns of Haugh Warehouses	Industrial	A Flood Risk Assessment will be required for any planning application that is submitted for this site.
I10 – Railway land and blending works	Industrial	A Flood Risk Assessment will be required for any planning application that is submitted for this site.
OPP1 – The Tannery	Mixed use	A Flood Risk Assessment will be required for any planning application that is submitted for this site.
Newmill ,R2 – Any sites sub-division	Houses	A FRA may be required for any sites close to either of the burns

Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Keith

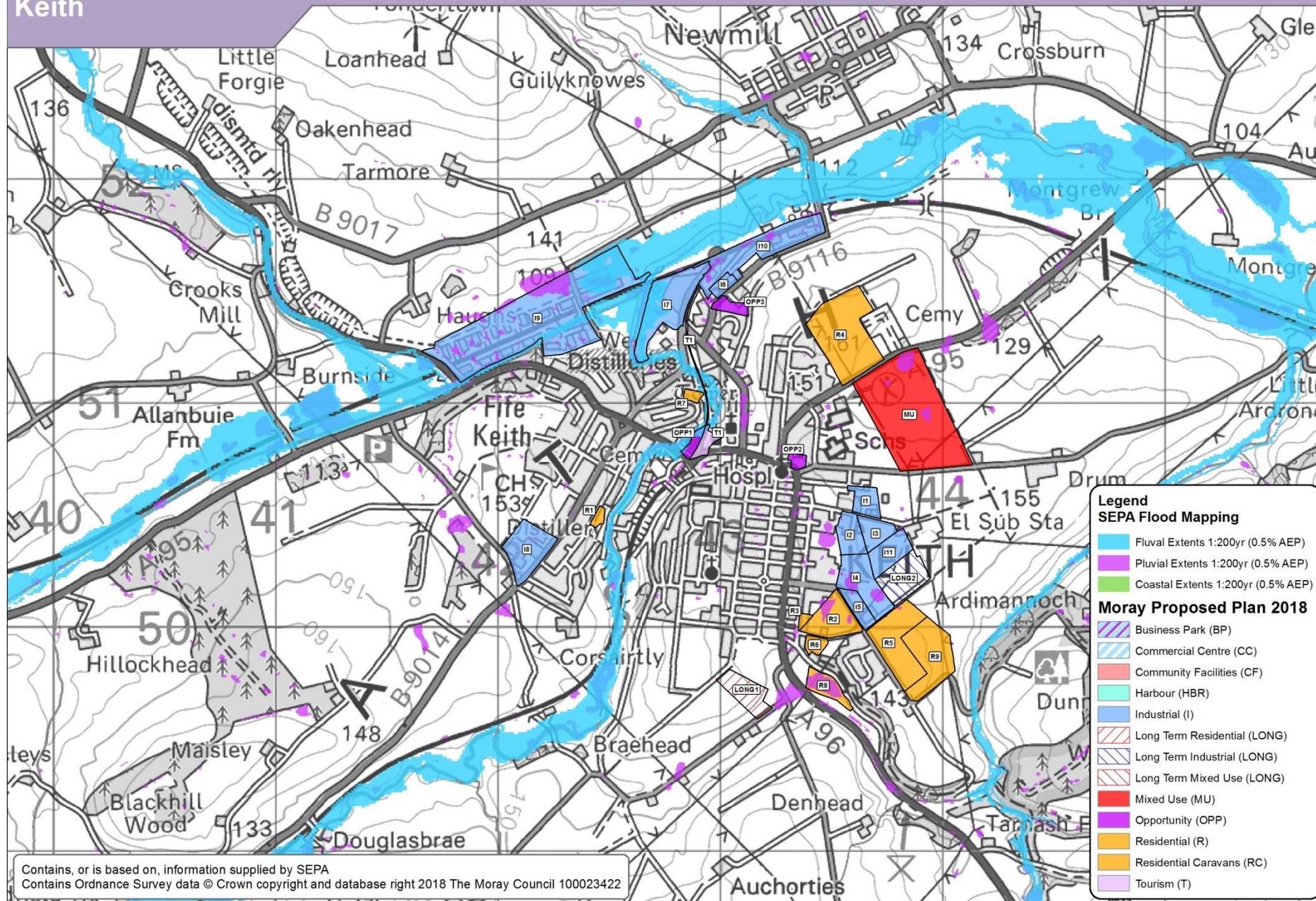
Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Keith	R1 Nelson Terrace	Residential – indicative capacity 5 houses infill opportunities within existing 1970's development	No	N/A
Keith	R2 Edindiach Road West	Residential – indicative capacity 40 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Keith	R3 Balloch Road	Residential – indicative capacity 6 houses	Yes	A Flood Risk Assessment will be required.
Keith	R4 Banff Road North	Residential – indicative capacity 90 houses	No	N/A
Keith	R5 Edindiach Road East	Residential – indicative capacity 55 houses	No	N/A
Keith	R6 Former Caravan Site Dunnyduff Road	Residential – indicative capacity 20 houses	No	N/A
Keith	R7 Jessiman's Brae	Residential –indicative capacity 6 houses	No	N/A
Keith	R8 Denwell Road	Capacity dependent on detailed Flood Risk Assessment	Yes	Any planning application for the site will require the support of a detailed flood risk assessment. Development will have to be avoided on all parts of the site found to be at risk of flooding and this may affect the options for site layout as well as the expected capacity of the site. No indicative capacity has been provided. This will be determined by the developable area of the site which will be determined by

				the FRA and ability to meet all other LDP policies.
Keith	R9 Edindiach Road East	Residential – indicative capacity 40 houses	No	N/A
Keith	LONG 1 Nursery Field	Residential – indicative capacity 70 houses	No	N/A
Keith	MU Banff Road South	Mixed use – residential, community facilities, and high amenity/high quality business uses.	Yes	A Flood Risk Assessment (FRA) will be required.
Keith	I1 Westerton Road North	Industrial – fully occupied	No	N/A
Keith	I2 Westerton Road South	Industrial	Yes	A Drainage Impact Assessment is required to ensure that existing flooding on Bridge Street is not increased through developing the site.
Keith	I3 Westerton Road East	Industrial	Yes	A Drainage Impact Assessment is required to ensure that existing flooding on Bridge Street is not increased through developing the site.
Keith	I4 Bridge Street	Industrial	Yes	A Drainage Impact Assessment is required to ensure that existing flooding on Bridge Street is not increased through developing the site.
Keith	I5 Edindiach Road	Industrial – fully occupied	No	N/A
Keith	I6 Newmill Road	Industrial – fully occupied	No	N/A
Keith	I7 Isla Bank Mills	Industrial	Yes	A Flood Risk Assessment (FRA) will be required. Flat areas of land are liable to flooding but may be suitable

				for storage uses.
Keith	I8 Grain Store Dufftown Road	Industrial – site of long established grain merchant and retained for that use.	No	N/A
Keith	I9 Burn of Haugh Bonded Warehouses	Industrial	Yes	A Flood Risk Assessment (FRA) will be required.
Keith	I10 Railway Land and Business Works	Industrial	Yes	A Flood Risk Assessment (FRA) will be required.
Keith	I11 Westerton Road East Expansion	Industrial	No	N/A
Keith	LONG2 Westeron Road	Industrial	No	N/A
Keith	OPP1 The Tannery	Industrial	Yes	A Flood Risk Assessment (FRA) will be required.
Keith	OPP2 Former Primary School Church Road	Residential/Business	No	N/A
Keith	OPP3 Newmill South Road	Residential/Business	No	N/A
Keith	T1 Keith Dufftown Railway	Tourism	No	N/A

Moray Local Development Plan 2020 – Proposed Plan Sites

Keith



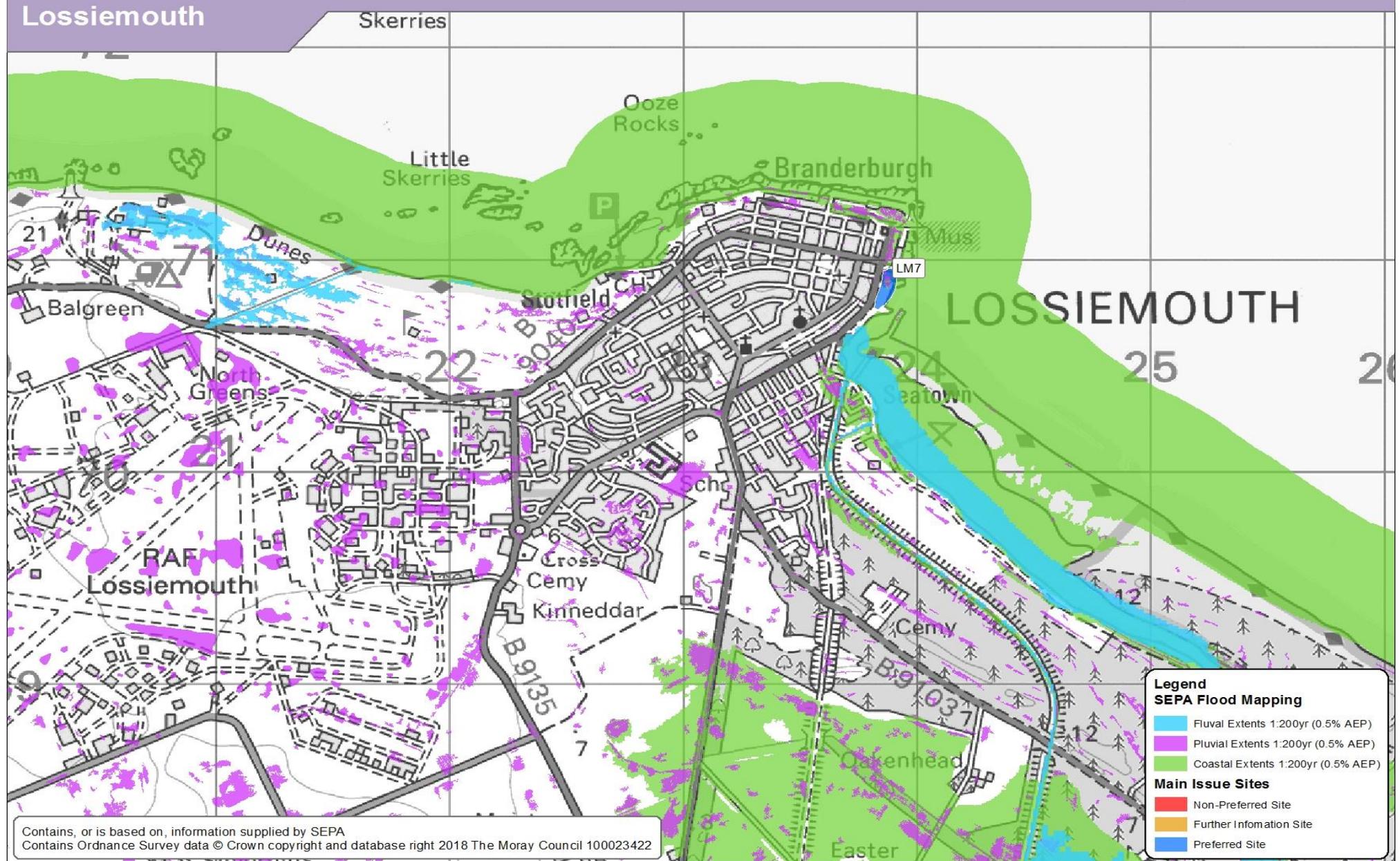
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Lossiemouth

Growth in Lossiemouth is constrained due to physical and environmental constraints and RAF Lossiemouth safeguarding. Areas in close proximity to the coast are at risk from inundation from the sea and will require to incorporate adequate protection measures.

Main Issues Report – Bid Sites Lossiemouth

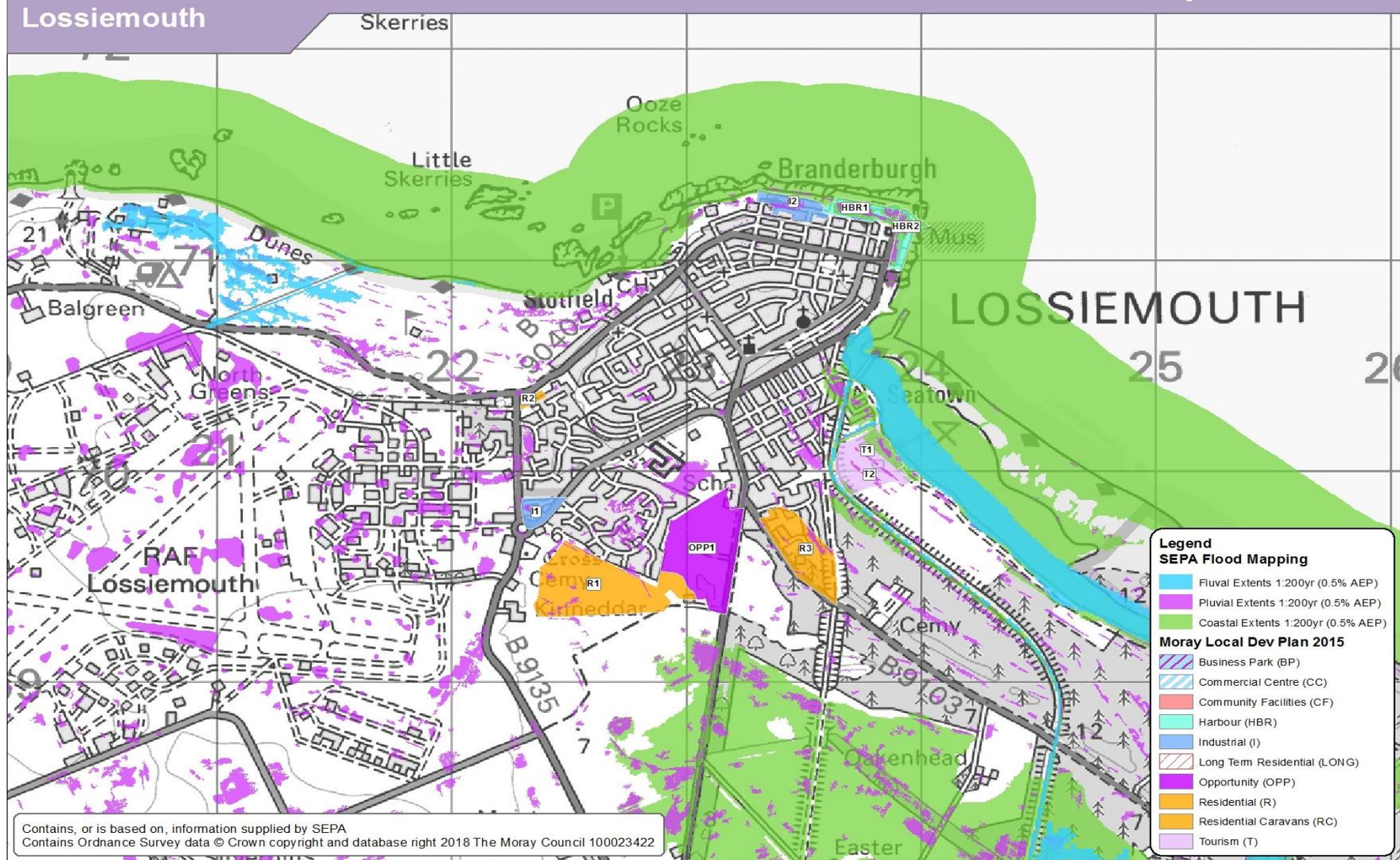
Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Station Park, Pitgaveny Street	Tourism, Recreation Community Facility	Preferred site	LDP2020_BID_LM7	323867	870868	Site is affected by both fluvial and wave action flooding. A FRA would be required to discuss these risks and to discuss strength of retaining wall, SuDS best practice to be followed.



Moray Local Development Plan 2015 Existing designations carried over with identified flood risk Lossiemouth

Site	Description of Proposal	Flooding Comments
R1 – Sunbank/Kinneddar	250 houses	Proposals should be supported by a Flood Risk Assessment.

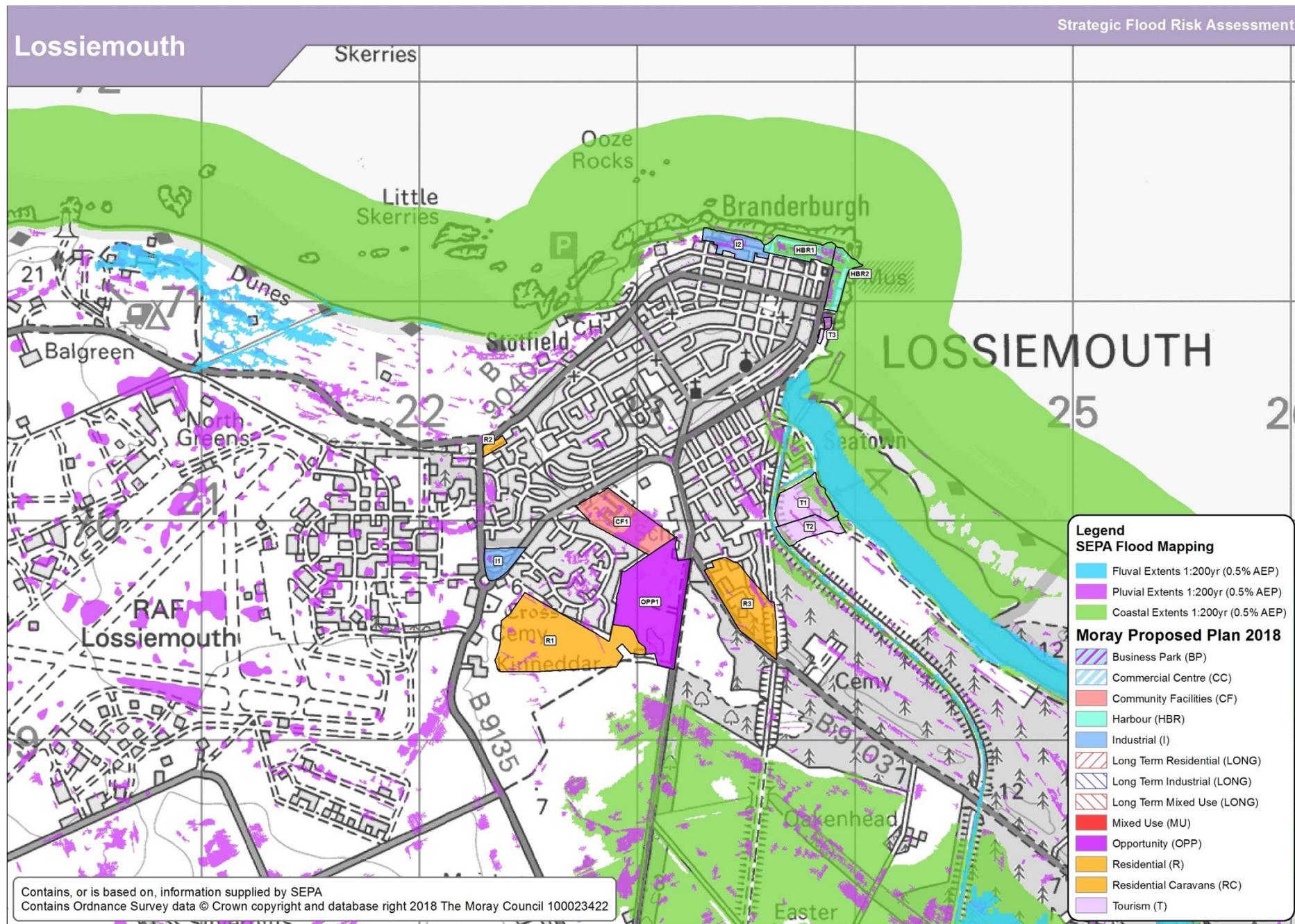
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 –Proposed Plan Sites Lossiemouth

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Lossiemouth	R1 Sunbank/Kinnedar	Residential – indicative capacity 261 houses	Yes	A Level 2 Flood Risk Assessment (FRA) is required.
Lossiemouth	R2 Stotfield Road	Residential –indicative capacity 5 houses	No	N/A
Lossiemouth	R3 Inchbroom	Residential – indicative capacity 67 houses	Yes	A Level 2 Flood Risk Assessment (FRA) is required.
Lossiemouth	I1 Coularbank Industrial Estate	Industrial – fully occupied	Yes	A Flood Risk Assessment (FRA) will be required.
Lossiemouth	I2 Shore Street	Industrial – harbour related and small business premises	Yes	A Flood Risk Assessment (FRA) will be required.
Lossiemouth	OPP1 Sunbank	Business Park, industrial and retail	Yes	A Level 2 Flood Risk Assessment (FRA) is required.
Lossiemouth	T1 Lossiemouth Bay Caravan Park	Tourism	Yes	A Flood Risk Assessment (FRA) will be required.
Lossiemouth	T2 Caravan Park extension	Tourism	Yes	Site is at risk from coastal flooding and a Flood Risk Assessment (FRA) is required.
Lossiemouth	T3 Old Station	Community and tourism uses	Yes	Flood Risk Assessment (Level 2) required, site affected by fluvial and wave action flooding.
Lossiemouth	HBR 1 Harbour	Tourism, recreational and residential	Yes	Flood Risk Assessment (Level 2) required.
Lossiemouth	HBR 2Harbour	Tourism, recreational and residential	Yes	Flood Risk Assessment (Level 2) required.

Moray Local Development Plan 2020 – Proposed Plan Sites Lossiemouth



Newmill

Modest housing development to meet local housing demand is identified. There are no significant flooding issues.

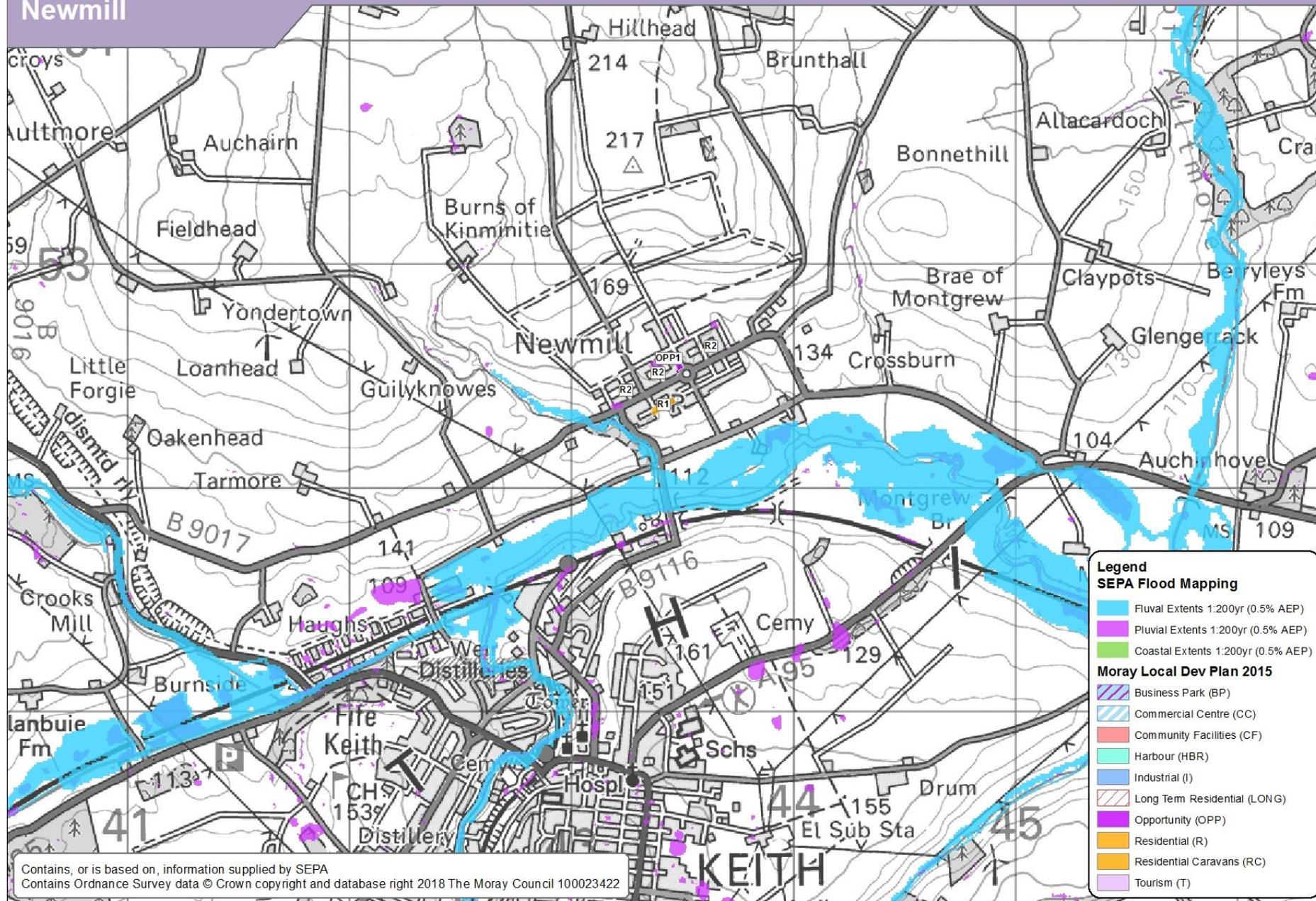
Main Issues Report – Bid Sites Newmill

No bid sites were submitted for Newmill as part of the Main Issues Report Call for Sites.

Moray Local Development Plan 2015 – Existing designations carried over with identified flood risk Newmill

Site	Description of Proposal	Flooding Comments
R1 – Isla Road	6-10 houses	Flood Risk Assessment (FRA) required.

Newmill



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Moray Local Development Plan 2020 – Proposed Plan Sites Newmill

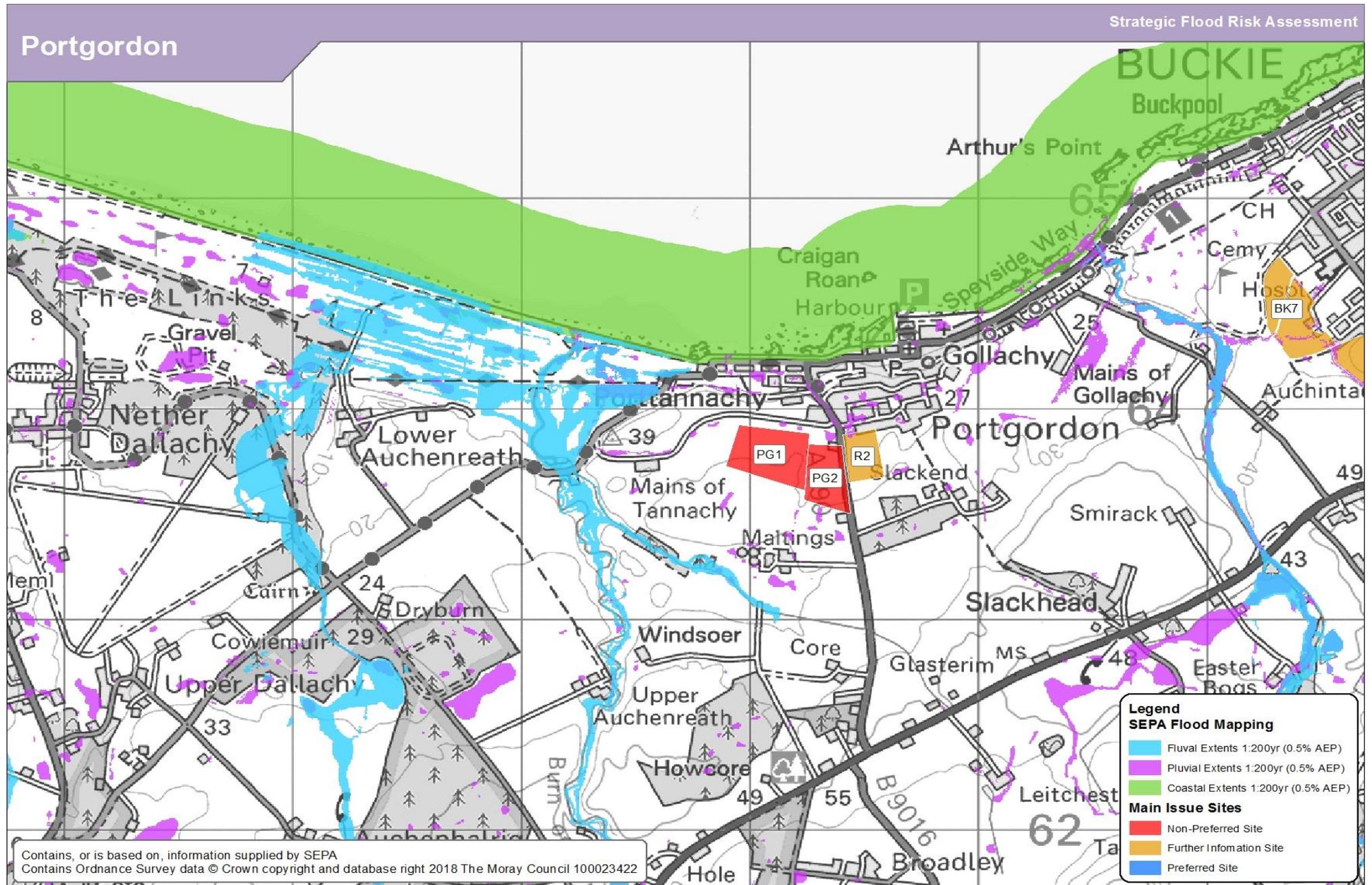
Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Newmill	R1 Isla Road	Residential – indicative capacity 6-10 houses	Yes	Flood Risk Assessment (FRA) may be required.
Newmill	Gap sites/subdivisions	Residential – none indicated.	Yes	A Flood Risk Assessment may be required for ant site close to either of the burns.
Newmill	OPP1 The Square	Redevelopment of derelict buildings.	No	N/A

Portgordon

Moray Council is currently undertaking a study into the provision of flood protection from wave action in the Stewart Street and Lennox Place area of Portgordon. If it is feasible to do so a flood protection scheme will be constructed between 2022 and 2028.

Main Issues Report – Bid Sites

Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Land to south of R1 Portgordon	Housing	Non preferred	LDP2020_BID_PG1	339093.2335	863783.3997	There is no existing fluvial flooding in the area. Due to the topography of the site, which runs down towards the Moray Firth there may be some surface water issues. A housing development directly to the North of the site should also be taken into consideration to ensure no additional flooding occurs within this site from additional surface water flow. Therefore a DIA is required along with plans of the SUDs design. A Construction Surface Water Management Plan would also be required.
Land to south of R2 Portgordon	Housing	Non preferred	LDP2020_BID_PG2	339335.4537	863674.1567	There is no existing fluvial flooding in the area. Due to the topography of the site, which runs down towards the Moray Firth there may be some surface water issues below the site. Therefore a DIA and full SUDs design would be required. It may be advantageous take both Portgordon sites into consideration when designing the SUDs. A Construction Surface Water Management Plan would also be required.



Moray Local Development Plan 2015 Existing designations carried over with identified flood risk

Site	Description of Proposal	Flooding Comments
HBR 1 Portgordon Harbour	Mixed use harbour	A Flood Risk Assessment (FRA) would be required for more vulnerable uses on this site

Moray Local Development Plan 2020 – Proposed Plan sites Portgordon

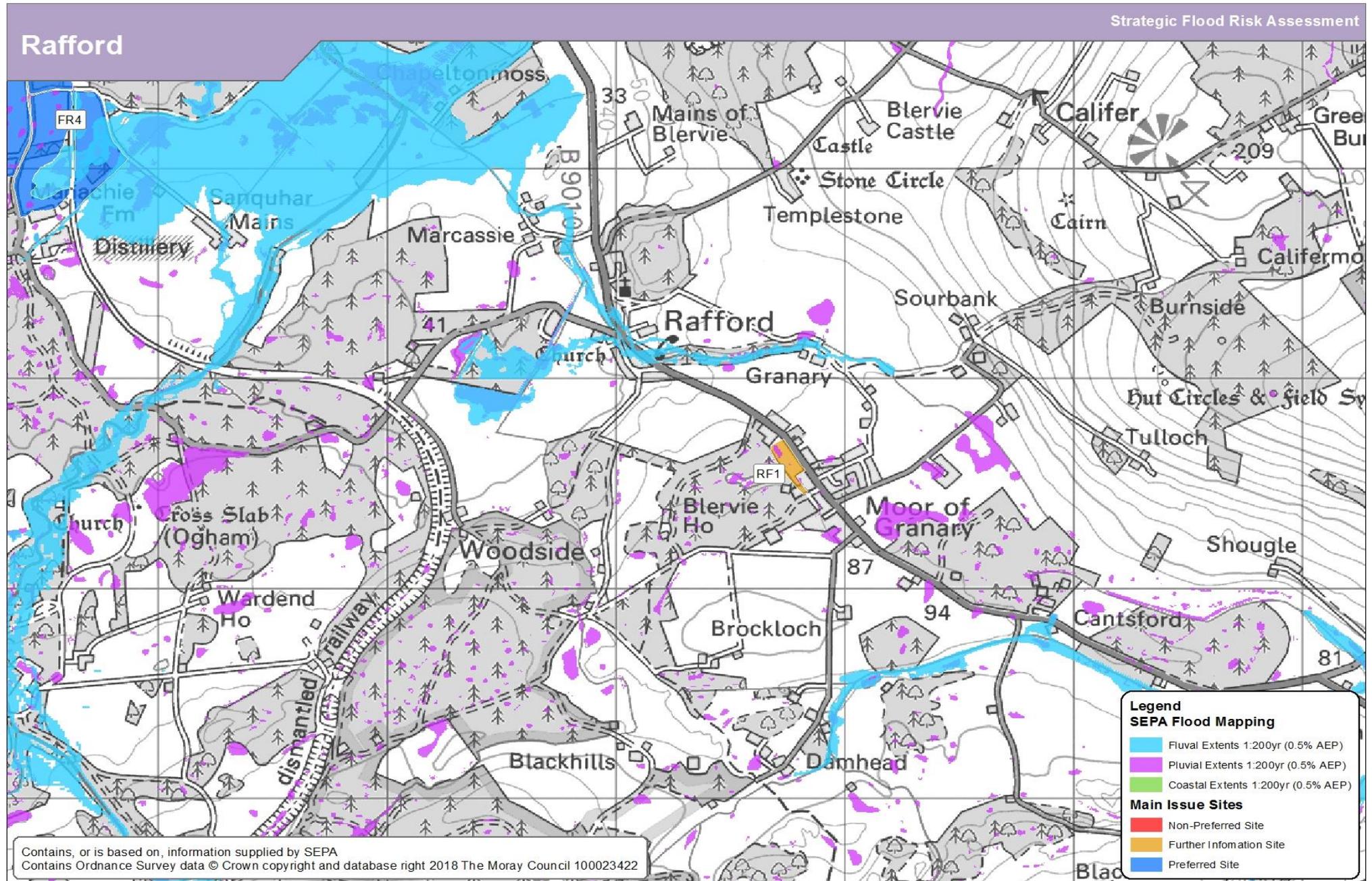
Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Portgordon	R1 West of Reid Terrace	Residential – indicative capacity 40 houses	No	N/A
Portgordon	HBR1 Portgordon Harbour	Tourism	Yes	A Flood Risk Assessment (FRA) may be required for more vulnerable uses.

Rafford

Rafford is protected by the Burn of Mosset Flood Alleviation Scheme, which provides protection for up to and including a 1 in 100 year flood event plus an allowance for climate change.

Main Issues Report - Bid Sites

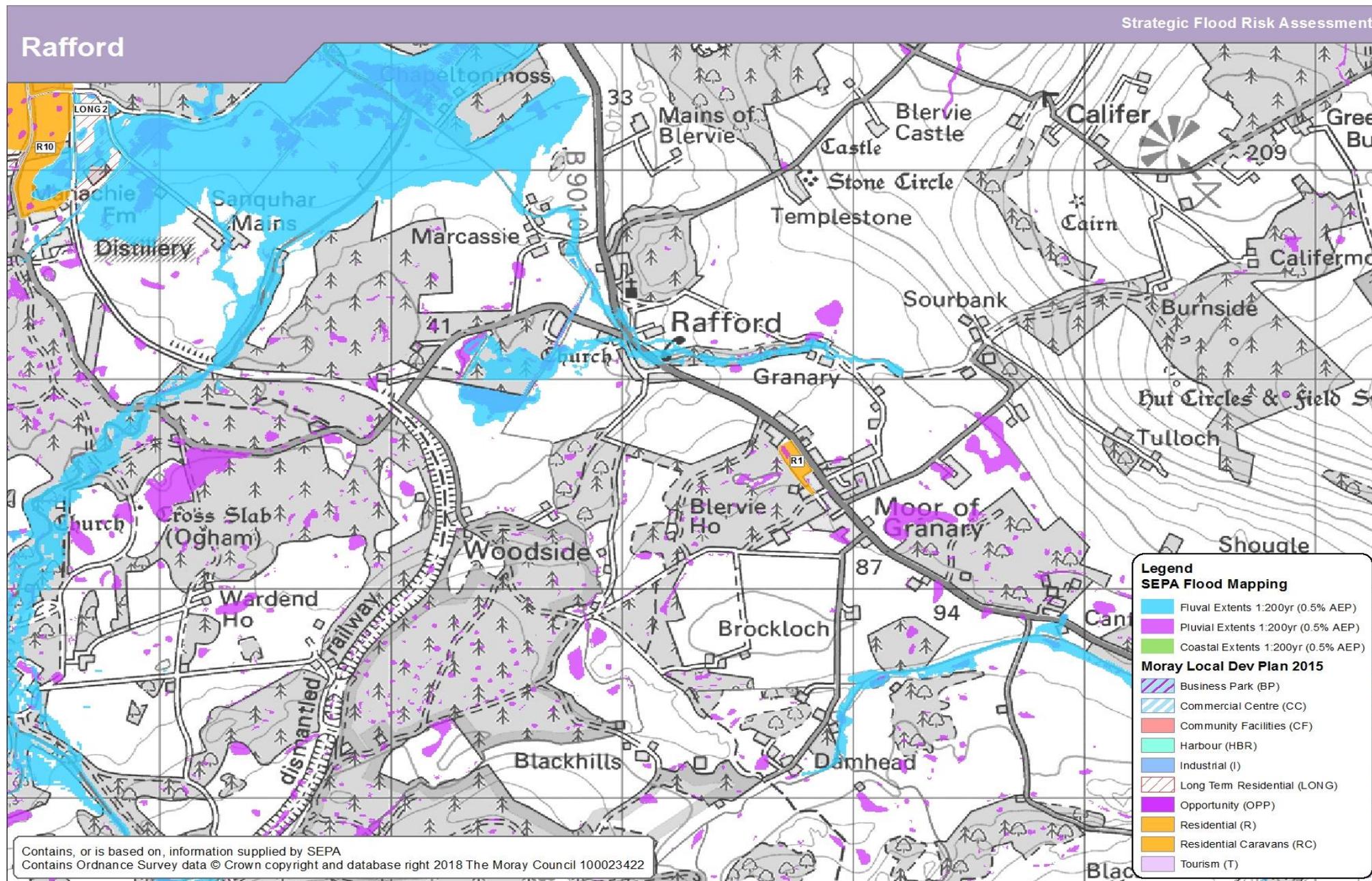
Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
R1 Rafford	Retain housing designation	Preferred	LDP2020_BID_RF1	306753.0558	855597.2929	No existing fluvial flood risk. Some surface water issues, possibly due to proximity to Cocks Loch and road. A DIA would be required along with SUDs design.



Moray Local Development Plan 2015 Existing Sites carried over with identified flood risk Rafford

Site	Description of Proposal	Flooding Comments
N/A		

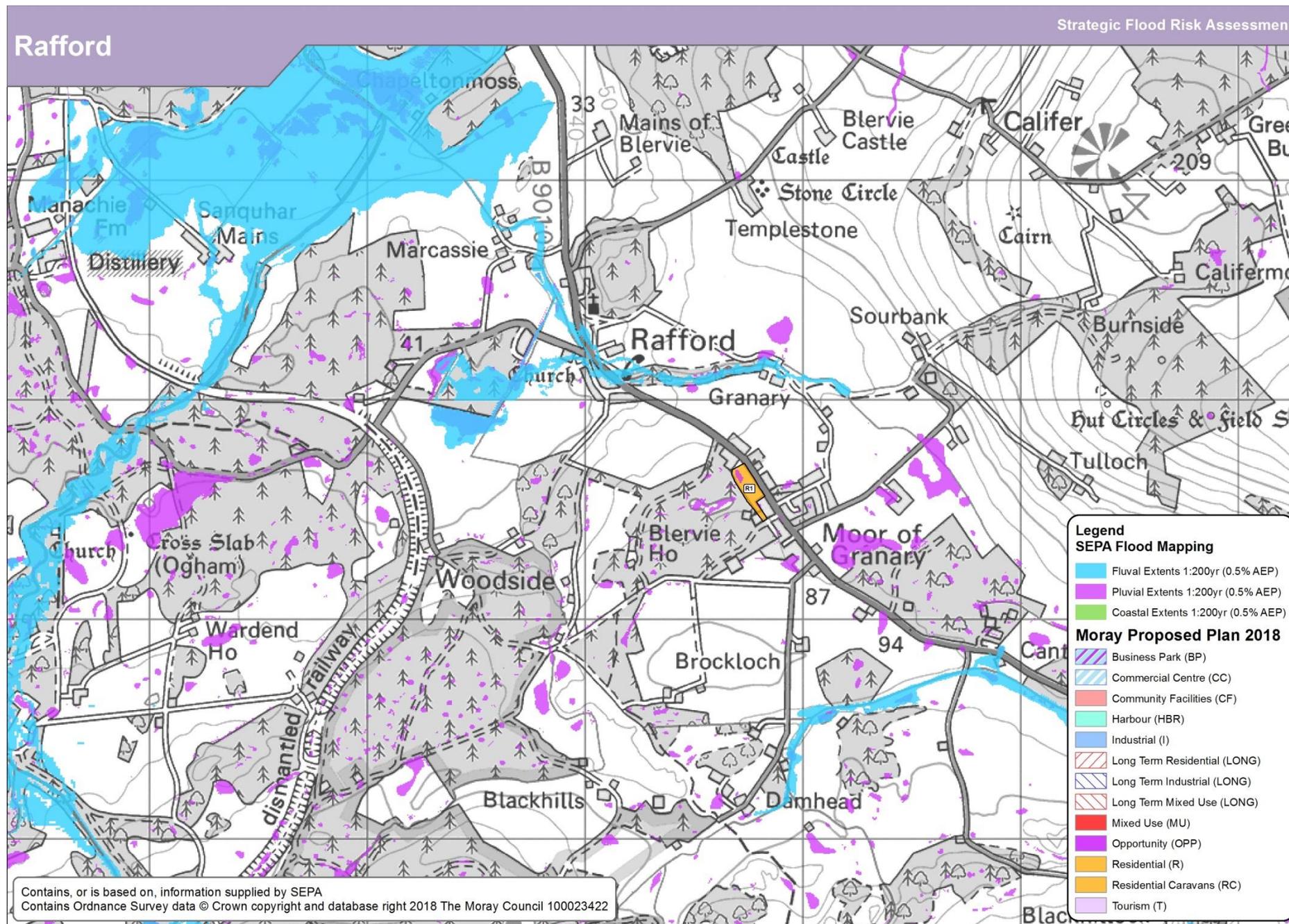
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan sites Rafford

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Rafford	R1 Brochloch	Residential – indicative capacity 12 houses	No	N/A

Moray Local Development Plan 2020 – Proposed Plan Sites

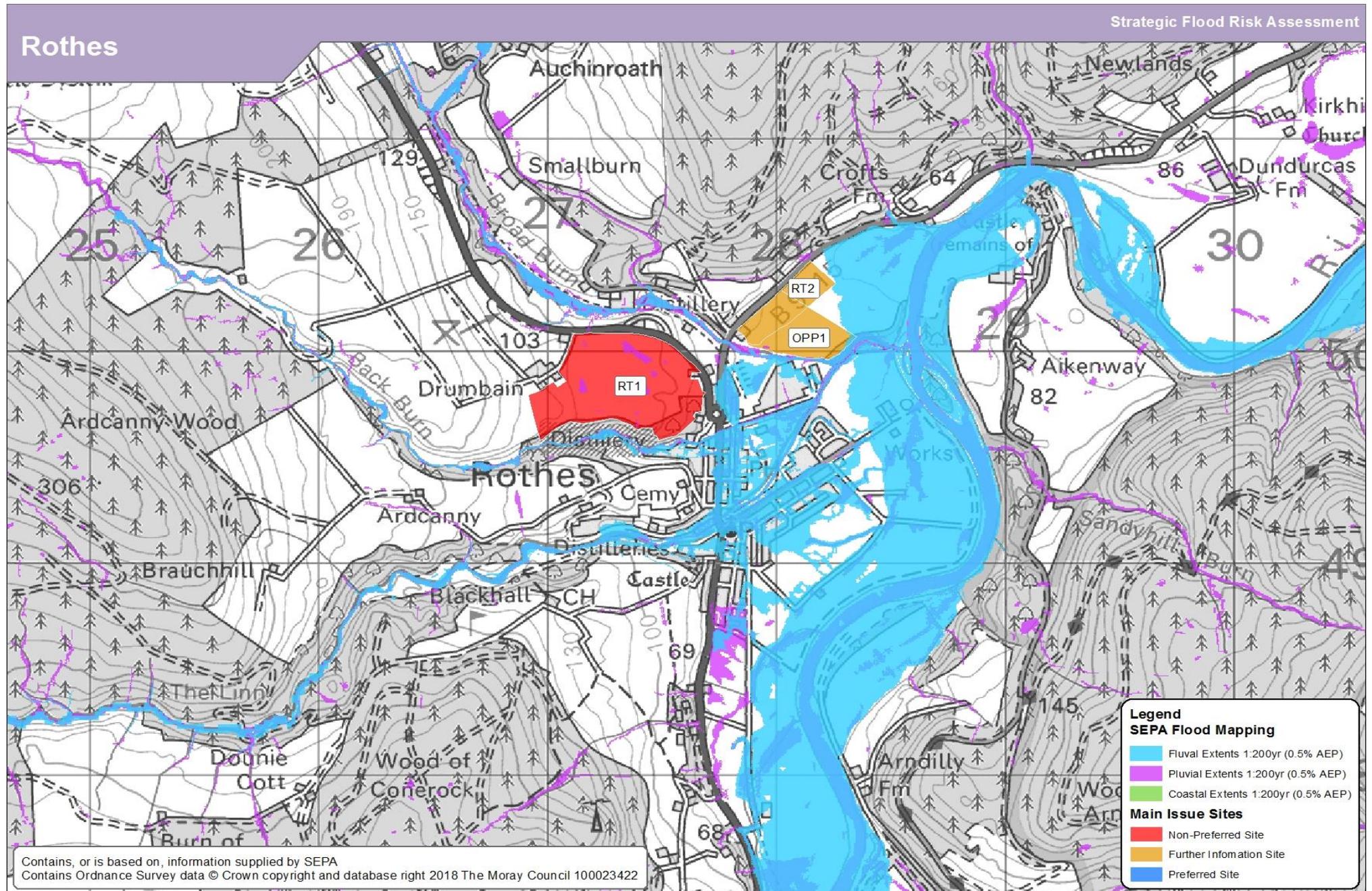


Roths

Roths has flooded on a number of occasions. In 2011 the Roths Flood Prevention Scheme was completed providing protection from the Back Burn, Black Burn and Burn of Roths for up to and including a 1 in 100 year flood event plus an allowance for climate change. A Surface Water Management Plan is currently being developed for Moray and Roths has been identified as a priority area within this plan. Any feasible actions to address surface water flooding that are identified in this plan will be taken forward for implementation from 2022 to 2028.

Main Issues Report – Bid Sites

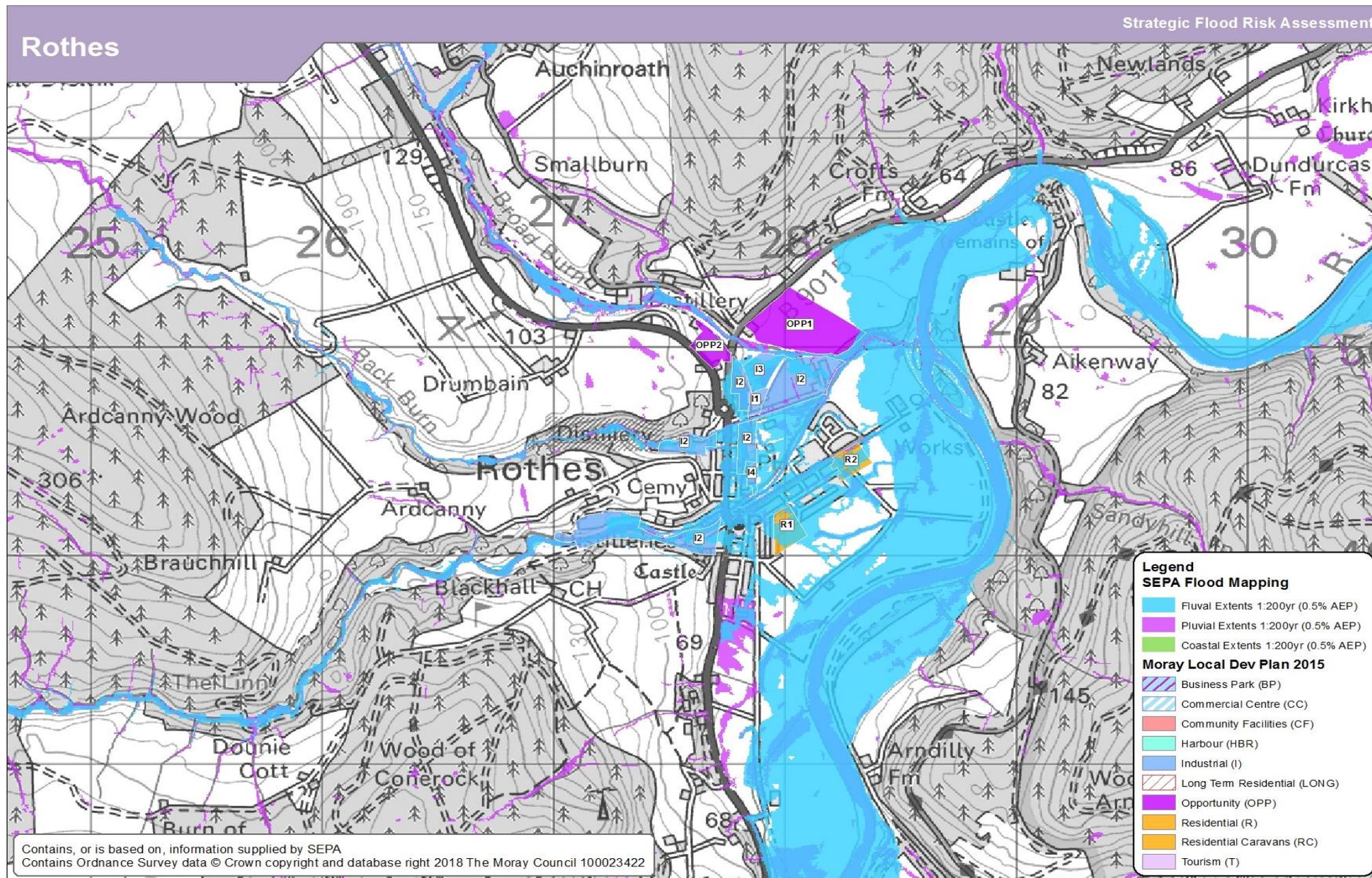
Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
Land at Drumbain Farm, Roths	Industrial designation	Non preferred	LDP2020_BID_RT1	327300.625	849882.4997	No existing fluvial flood risk. A DIA would be required to prevent any drainage issues occurring in Roths. There is an area of land slip above the Back Burn upstream of the distillery, any development on this land should take this into consideration so risk to properties or land below isn't increased.
Greens of Roths	Industrial designation	Further information	LDP2020_BID_RT2			The existing opportunity site is severely constrained by the high pressure pipeline that across the site. It is proposed to amend the shape of the site to mitigate this constraint. The existing designation states that detailed Flood Risk Assessment which should include consideration of water resilient measures.



Moray Local Development Plan 2015-Existing designations carried over with identified flood risk Rothes

Site	Description of Proposal	Flooding Comments
R2 – Green Street	40 houses	Site is in close proximity to the River Spey and proposals should be accompanied by Topographical information to demonstrate that the development is a sufficient distance from the 1:200 year flood envelopes. This could impact on the developable are of the site. Note it is proposed to amend the site to avoid the high pressure gas piping and in doing so the site is further from the River Spey and Broad Burn.
OPP1 – Greens of Rothes	Mixed use.	A detailed Flood Risk Assessment is still required and should include consideration of water resilient measures.
OPP2 – North Street	Mixed use	A Flood Risk Assessment will be required for any planning application submitted for this site.
I1 – Back Burn	Industrial	Land protected by the Rothes Flood Scheme. Suitable for less vulnerable uses proposed
I2 – The Distilleries	Industrial	Land protected by the Rothes Flood Scheme for less vulnerable uses proposed a Flood Risk Assessment (FRA) may be required.
14 – Station Yard	Industrial	Land is thought to be protected by the Rothes flood prevention scheme. A flood risk assessment may be required depending on the risk and the vulnerability of the use proposed.

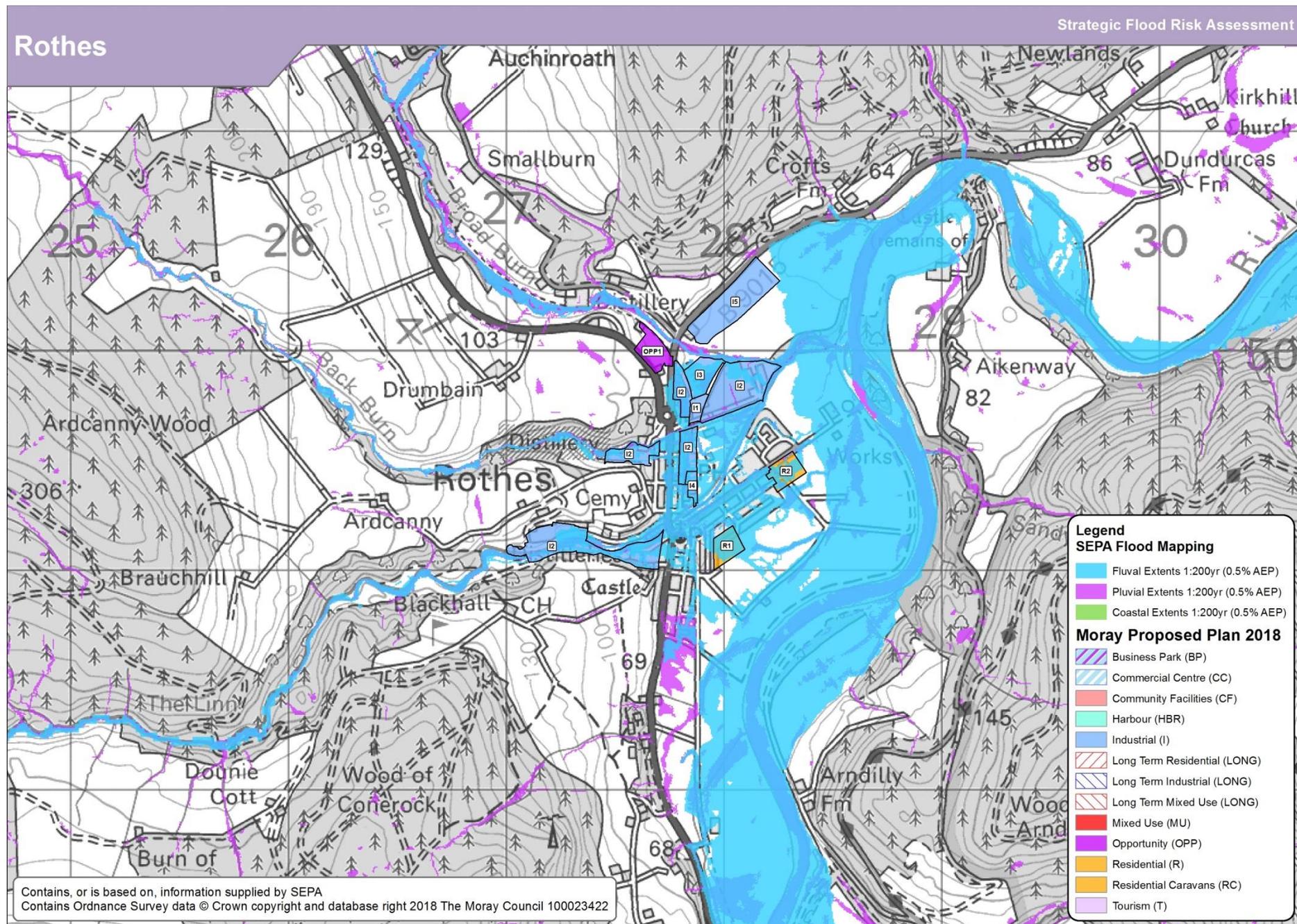
Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Rothes

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Rothes	R1 Spey Street	Residential – indicative capacity 30 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Rothes	R2 Green Street	Residential – indicative capacity 40 houses	Yes	A Flood Risk Assessment (FRA) will be required. Topographical information to demonstrate that development is a sufficient distance from the 1:200 year flood envelope.
Rothes	I1 Back Burn	Industrial	No	N/A
Rothes	I2 Distilleries	Industrial – reserved for use of distilleries and related business use	Yes	A Flood Risk Assessment (FRA) will be required.
Rothes	I3 Reserve Rear of Dark Grains Plant	Industrial – fully occupied	No	N/A
Rothes	I4 Station Yard	Industrial	Yes	A Flood Risk Assessment (FRA) will be required.
Rothes	I5 Greens of Rothes	Industrial	Yes	A Flood Risk Assessment (FRA) will be required.
Rothes	OPP1 North Street	Business and residential	Yes	A Flood Risk Assessment (FRA) will be required.

Moray Local Development Plan 2020 – Proposed Plan Sites



Rothiemay

Modest housing development to meet local housing demand is identified. There are no significant flooding issues.

Main Issues Report – Bid Sites Rothiemay

No bid sites were submitted for Rothiemay as part of the Main Issues Report Call for Sites.

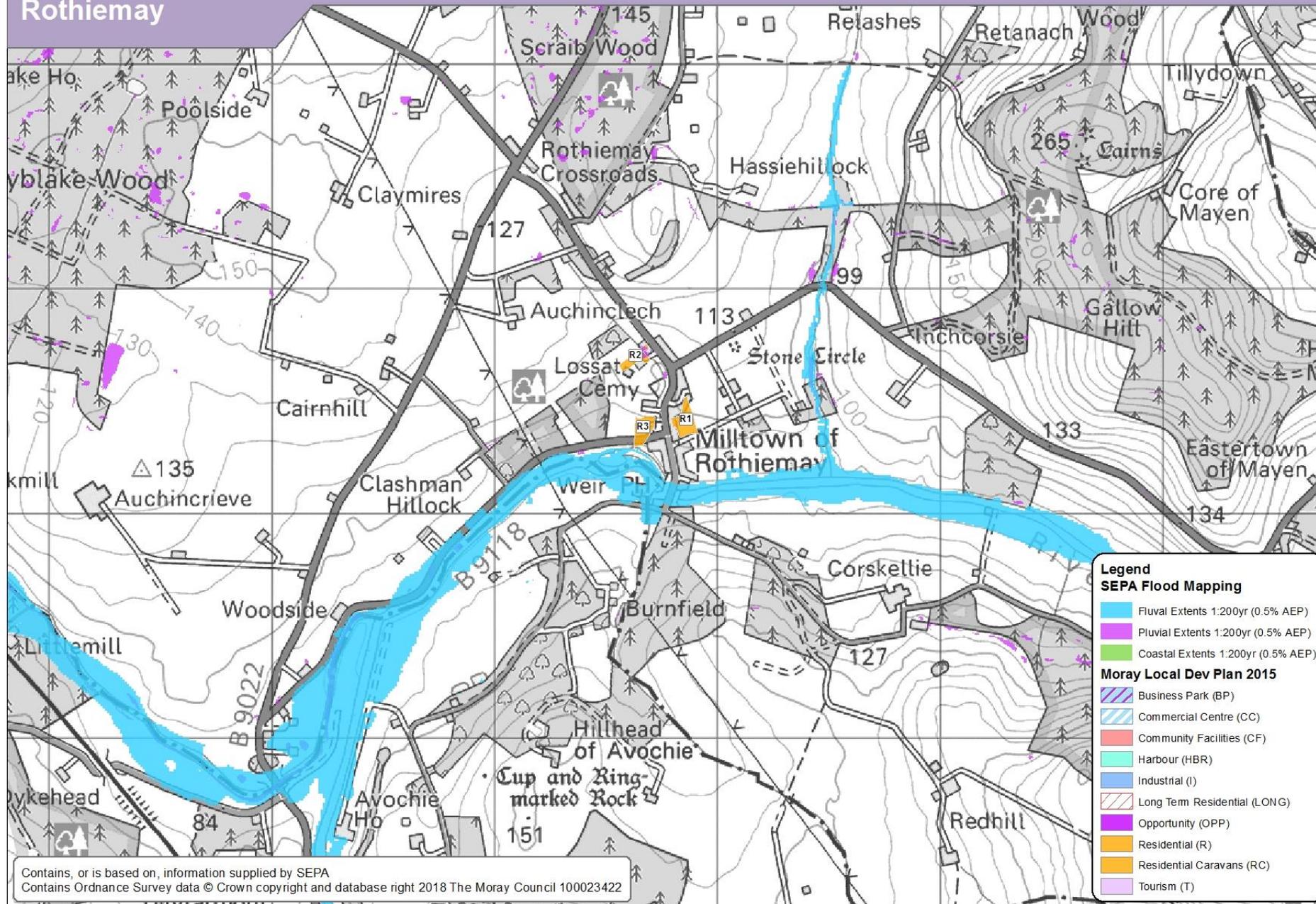
Moray Local Development Plan 2015 – Existing sites carried forward with identified flood risk Rothiemay

Site	Description of Proposal	Flooding Comments
R2 Anderson Drive	5 houses	A Flood Risk Assessment (FRA) may be required due to the presence of a watercourse on the site and water resilient measures should be considered as part of this.
R3 Deveronside Road	10 houses	A Flood Risk Assessment (FRA) will be necessary, given the south west corner lies within the 1 and 200 indicative flood maps (River Deveron), and water resilient measures should be considered as part of this.

Moray Local Development Plan 2015 – Existing Designated Sites

Strategic Flood Risk Assessment

Rothiema

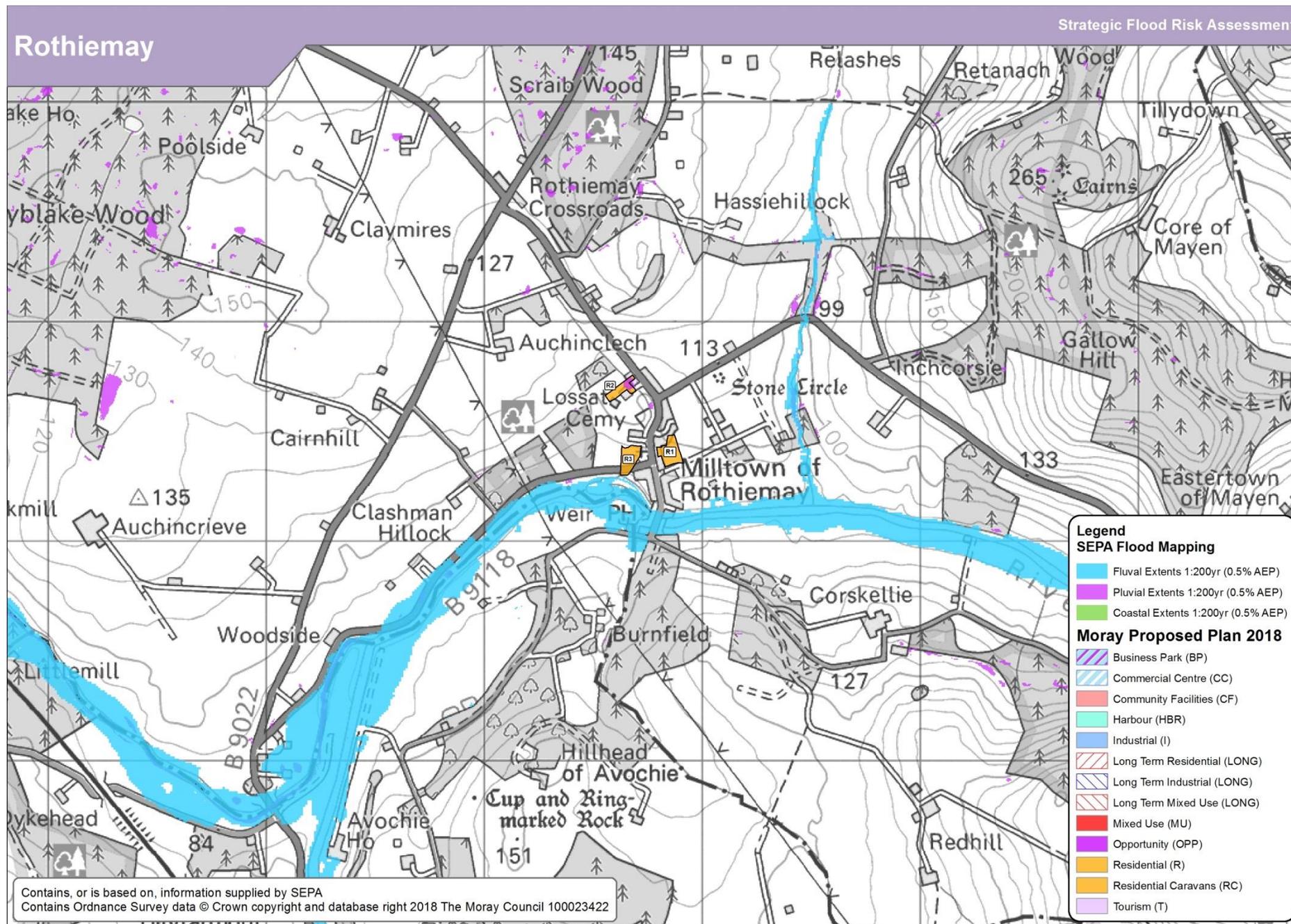


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Moray Local Development Plan 2020 – Proposed Plan Sites Rothiemay

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Rothiemay	R1 Castle Terrace	Residential – indicative capacity 15 houses	No	N/A
Rothiemay	R2 Anderson Drive	Residential – indicative capacity 5 houses	Yes	A Flood Risk Assessment (FRA) may be required.
Rothiemay	R3 Deveronside Road	Residential – indicative capacity 10 houses	Yes	A Flood Risk Assessment (FRA) will be required.

Moray Local Development Plan 2020 – Proposed Plan

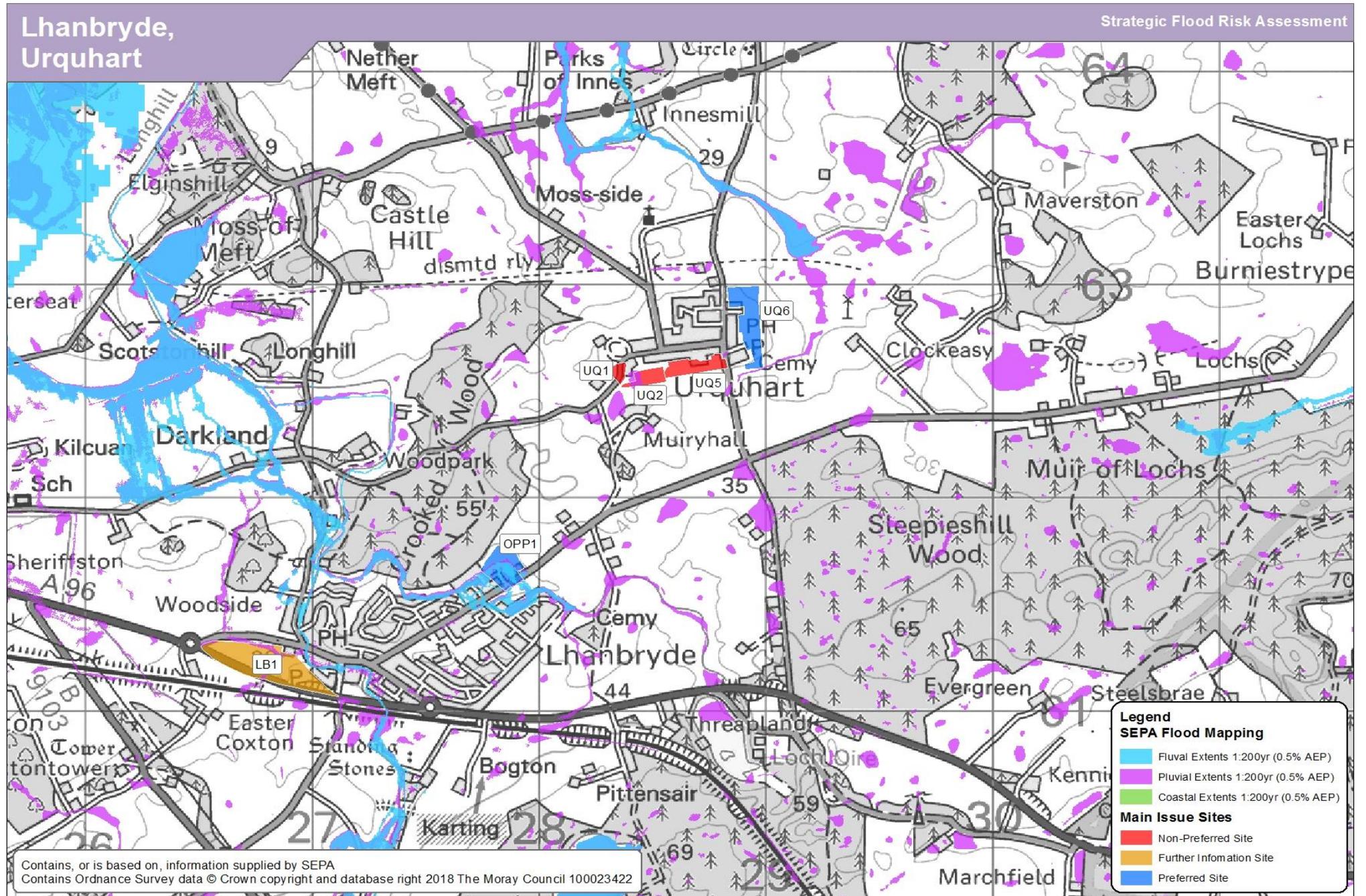


Lhanbryde and Urquhart

Lhanbryde has flooded historically but is now protected by the Lhanbryde Flood Protection Scheme for up to and including a 1 in 100 year flood event plus an allowance for climate change. There are no significant flooding issues in Urquhart.

Main Issues Report – Bid Sites

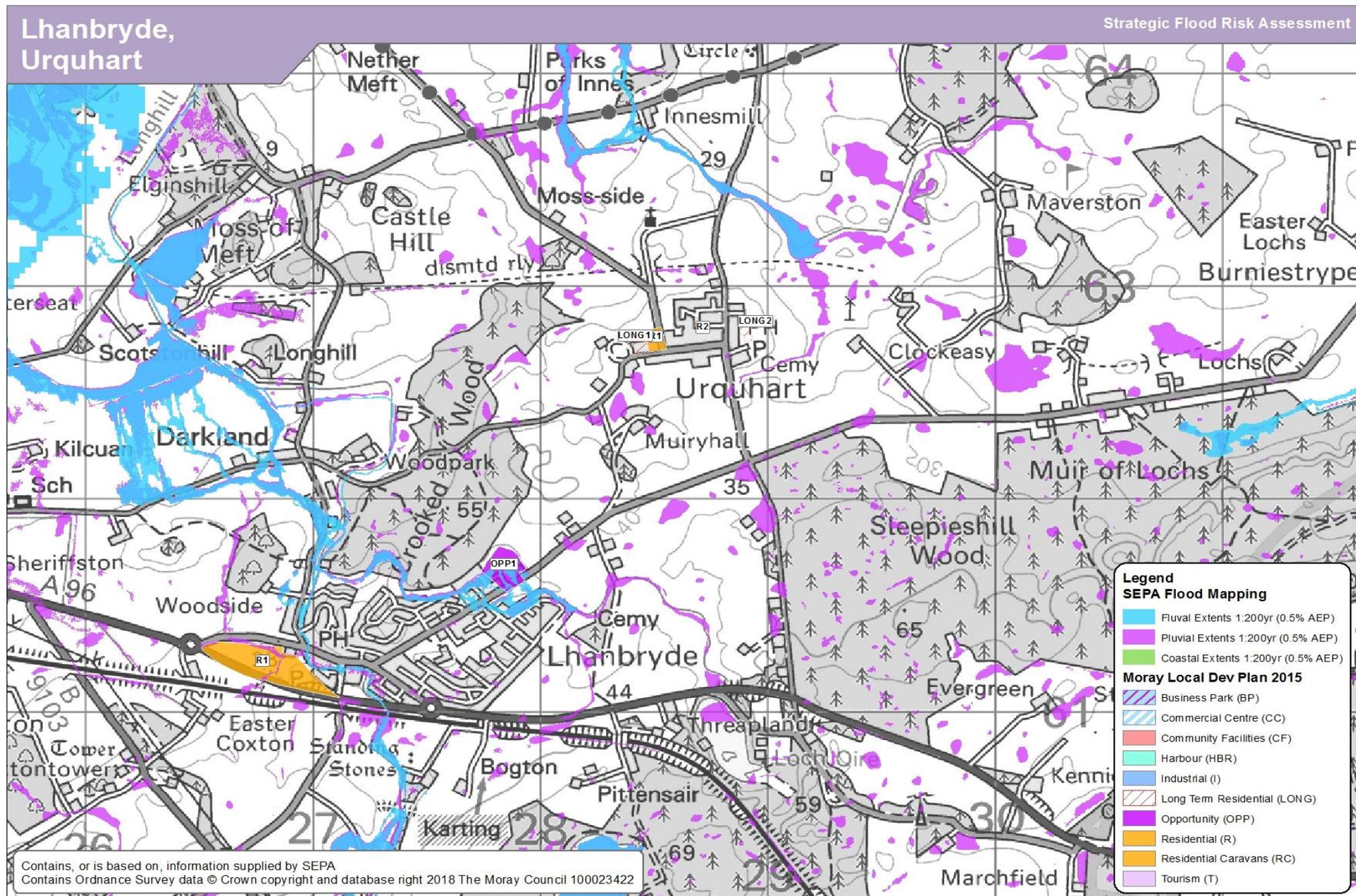
Site Location	Description of Bid	Status	Site Reference	Site Coordinates		FRM Comments
				Easting	Northing	
West of St Andrews Road, Lhanbryde	Residential	Further info required in respect of effectiveness/delivery of site.	LDP2020_BID_LB1			Retention of existing site. Requirement for detailed Flood Risk Assessment (FRA) already identified.
Garmouth Road, Lhanbryde	Change of use to purely residential	Preferred site	OPP1			Requirement for detailed Flood Risk Assessment (FRA) already identified.
			LDP2020_BID_UQ1			Not supported. No flooding comments sought.
			LDP2020_BID_UQ2			Not supported. No flooding comments sought.
			LDP2020_BID_UQ5			Not supported. No flooding comments sought.
Land to east of Station Road	Residential	Preferred site	LDP2020_BID_UQ6	328905.8102	862787.1392	No fluvial or pluvial flood risk water issues. Flood Risk Assessment (FRA) may be required.



Moray Local Development Plan 2015 Existing designations carried over with identified flood risk

Site	Description of Proposal	Flooding Comments
R1 – West of St Andrews Road, Lhanbryde	65 houses	A detailed Flood Risk Assessment will be required for any planning application that is submitted on the site.
OPP1 – Garmouth Road, Lhanbryde	Proposed to amend from mixed use to residential	A detailed Flood Risk Assessment will be required for any planning application that is submitted on the site.
LONG Urquhart	Residential	A flood risk assessment may be required depending on site layout

Moray Local Development Plan 2015 – Existing Designated Sites



Moray Local Development Plan 2020 – Proposed Plan Sites Lhanbryde and Urquhart

Settlement	Site Reference	Proposed Use	Flood Risk	Flooding Comment
Lhanbryde	R1 West of St Andrews Road	Residential – indicative capacity 65 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Lhanbryde	R2 Garmouth Road	Residential – indicative capacity 35 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Urquhart	R1 Meft Road	Residential – indicative capacity 10 houses	No	N/A
Urquhart	R2 Station Road	Residential – indicative capacity 8 houses	Yes	A Flood Risk Assessment (FRA) will be required.
Urquhart	LONG 1 Meft Road	Residential – indicative capacity 10 houses	No	N/A
Urquhart	LONG 2 Station Road	Residential – indicative capacity 25 houses	No	N/A

Note: R3 Urquhart is a policy designation preventing further subdivision/backland development.

Moray Local Development Plan 2020 – Proposed Plan Sites

