

## How to use the Settlement Statements

The Settlement Statements set out the current and proposed land uses. In general the land use designations indicate the types of uses that will be acceptable under the terms of the plan however, proposals must also satisfy all relevant policies set out within the plan.

### Placemaking

Quality Placemaking is a priority for the Scottish Government and Moray Council. It is essential that developers discuss proposals at a very early stage with Council officers. Details of the Council's Quality Auditing process are available at [www.moray.gov.uk/moray\\_standard/page\\_102159.html](http://www.moray.gov.uk/moray_standard/page_102159.html) along with contact information for early design advice.

### Water/ Wastewater

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals. Scottish Water will work with developers to ensure that new development can be accommodated.

### Transportation

A number of potential transportation improvements (TSP) have been identified for each settlement. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to support the development, including any off site improvements.

These requirements are a minimum and further mitigation measures/ infrastructure may be required subject to the outcome of the Transport Assessment.

### Flooding/ Drainage

Developers are advised to contact the Moray Flood Risk Management Team to discuss drainage and flooding issues where highlighted in the site designations and to take account of Policy EP12 and the Flood Risk and Drainage Impact Assessment for New Developments Supplementary Guidance. All water attenuation solutions must be above ground.

### Developer Obligations

Obligations will be sought towards infrastructure improvements required to support development. Details are set out in the Developer Obligations Supplementary Guidance. It is essential that developers contact the Council's Developer Obligations Officer at an early stage.

### Key Design Principles

For some of the site designations, Key Design Principles have been prepared. These expand on the site designation text and include the main design and infrastructure criteria that must be observed when designing a layout. These aspects must be taken into account at an early stage of the process.

### Landscaping definitions

Some of the site designations refer to landscaping requirements which will assist new development integrate into the landscape. Policies also refer to various standards of trees. The terminology used is as follows;

**Structure planting**- the planting of shelter belts, small woodlands or substantial clumps of trees, to provide strategic planting, visual containment and screening. This must be woodland type density and reflect woodland pattern in the surrounding area and soften the built development. It needs to be visually and physically significant to achieve that and include a path network linking people to places. Structural planting should be of native species, including, as appropriate to the site, oak, ash, beech, pine, birch and rowan. Proposals must be accompanied by a planting and maintenance plan.

**Feature trees**- These are single trees planted in a more decorative way, to add interest and create detail and definition of space within a development. These could be planted to create avenues or points of interest in streets, open spaces and hard landscaped areas. These could be a wide variety of species from native species to more decorative species of rowan and birch and more exotic species of maple, chestnut or beech where a larger tree is suitable. Species choice will relate to the location and scale of the feature; the proximity of houses; the need for autumn colour, flowers, berries or other decorative elements to complement the tree.



## Tree Technical Specification

Symbol Definition		Girth cm	Height cm
1+0	1 year seedling	6-8	Light Standard 250/300
2+0	2 year seedling	8-10	Standard 250/300
0+1	1 year cutting	10-12	Selected Standard 300/350
0+2	2 year cutting	12 - 14	Heavy Standard 350/425
1+1	2 year transplant, 1x	14 - 16	Extra Heavy Standard 425/600
1+2	3 year transplant, 1x	16 - 18	Extra Heavy Standard 450/625
2+2	4 year transplant, 2x	18 - 20	Extra Heavy Standard 450/650
		20 - 25	Semi-Mature 500+

Trees are specified by their girth in centimetres, measured at 1 metre above ground level. Clear stem height, that is, the distance from the ground to the lowest branch, is normally 1.8 to 2.0 metres between the size ranges 12 - 20cm girth.

## Contents

Aberlour	<b>3</b>	Forres	<b>197</b>
Alves	<b>13</b>	Garmouth	<b>229</b>
Archiestown	<b>17</b>	Hopeman	<b>233</b>
Buckie	<b>21</b>	Keith	<b>241</b>
Burghead	<b>51</b>	Kingston	<b>259</b>
Craigellachie	<b>61</b>	Kinloss	<b>263</b>
Cullen	<b>67</b>	Lhanbryde	<b>269</b>
Cummingston	<b>75</b>	Lossiemouth	<b>273</b>
Dallas	<b>79</b>	Mosstodloch	<b>285</b>
Dufftown	<b>83</b>	Newmill	<b>295</b>
Duffus	<b>91</b>	Portgordon	<b>299</b>
Dyke	<b>95</b>	Portknockie	<b>305</b>
Elgin	<b>101</b>	Rafford	<b>313</b>
Findhorn	<b>173</b>	Rothies	<b>317</b>
Findochty	<b>181</b>	Rothiemay	<b>323</b>
Fochabers	<b>189</b>	Urquhart	<b>327</b>

