

Housing Delivery Pipeline

National Planning Framework 4 (NPF4) expects Delivery Programmes to establish a deliverable housing land pipeline for the Local Housing Land Requirement (LHLR). Moray’s LHRH for the emerging plan is 5732 units.

This section of the Delivery Programme provides an overview of the delivery of housing allocations in the Moray Local Development Plan 2020. This draws on evidence from the annual Housing Land Audits (HLA), developed in consultation with housebuilders, agents and Homes for Scotland (HfS), which establishes the availability of effective housing land at the time of publication.

This Housing Delivery Pipeline is derived from the approved [Moray HLA 2024/25](#) and sets out the anticipated sequencing of delivery of housing on sites allocated by the LDP over the short (years 1-3), medium (years 4-6) and the long term (years 7-10). The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including infrastructure, that enable delivery can be planned.

Delivery Status	
1	Allocated
2	Live planning
3	PPP
4	APP/AMC
5	Under construction
6	Complete

Table 1: Key for delivery status

	Total site capacity at 01/01/2020	Total affordable units	All completions by 23/24	Total dwellings remaining
Detail	1341	530	89	1252
Detail/Built	295	0	295	0
Detail/Under Construction	2291	768	823	1468
None	8236	2088	0	8236
Outline	43	0	0	43
Small Sites	836	3386	176	660
All sites	13042	6772	1383	11659
Constrained Supply				6737
Effective Supply				4922
Total Established Supply				11659

Moray Housing Delivery Pipeline 2024-25											
Programmed completions as at 01/04/2024											
Planning Status	Short term			Medium term			Long term				
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	POST 34
Detail	22	113	169	105	138	125	75	61	61	61	322
Detail/Built											
Detail/Under Construction	249	244	204	151	93	97	60	60	20	15	275
None	0	76	140	253	270	274	286	361	320	275	5981
Outline	0	3	3	3	3	3	3	3	2	0	20
Small Sites	60	60	60	60	60	60	60	60	60	60	60
Total	331	496	576	572	564	559	484	545	463	411	6658

					MORAY HOUSING DELIVERY PIPELINE 2024-25																	
Settlement	LDP Ref	HLA Ref	Site	Planning Status	Short term			Medium term			Long term				POST 34	Delivery status						Delivery Notes
					24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34		SD1	SD2	SD3	SD4	SD5	SD6	
Aberlour	20/R1	M/AB/R/010	TOMBAIN FARM	Detail	2	2	2	3												X		Partially developed. 1 of 12 units completed. Self-build plots.
Aberlour	20/R2	M/AB/R/15/04	SPEYVIEW	Detail		39	31	0	0	30										X		Construction commenced in 2024.
Alves	20/LONG	M/AL/R/15/LON	ALVES NORTH	None											250	X						LONG site, release controlled through MLDP Policy DP3.
Archiestown	20/R1	M/AR/R/07/01	EAST END	None			3	3	3	3	3	3	2			X						Allocated but no progress.
Archiestown	20/R2	M/AR/R/15/02	SOUTH LANE	None								2	2			X						Allocated but no progress. Landowner open to, but not actively marketing, disposal of site to developer.
Archiestown	20/R3	M/AR/R/15/03	WEST END	None											6	X						Allocated but no progress. Landowner open to, but not actively marketing, disposal of site to developer.
Archiestown	20/R4	M/AR/R/15/04	SOUTH OF VIEWMOUNT	None											10	X						Allocated but no progress. Landowner open to, but not actively marketing, disposal of site to developer.
Buckie	20/R1	M/BC/R/20/01	BURNBANK	Detail/Under Construction	2															X		Site under construction and approaching completion.
Buckie	20/R2	M/BC/R/07/09	ARHCIBALD GROVE	Detail/Built																	X	Site completed in 2021.
Buckie	20/R3	M/BC/R/015	RATHBURN (N)	None							10	10	10	10	20	X						Allocated but no progress. Constrained due to access issues.
Buckie	20/R4	M/BC/R/07/07	RATHBURN (S)	None											60	X						Allocated but no progress. Constrained due to access and programming issues.
Buckie	20/R5	M/BC/R/07/10	HIGH STREET (E)	None											200	X						Allocated but no progress.
Buckie	20/R6	M/BC/R/15/11	BARHILL ROAD (S)	Detail/Built																	X	Site completed in 2022.
Buckie	20/R7	M/BC/R/20/07	LAND AT MUIRTON	Detail	20	20	20	20	20	20									X			Planning permission granted in 2023.
Buckie	20/R8	M/BC/R/20/08	LAND AT BARHILL ROAD	None		35	45	10		35	35	45	45						X			Planning permission granted under appeal in 2023.Revised planning application under consideration.
Buckie	20/R9	M/BC/R/20/09	SITE AT ARDACH HEALTH CENTRE	None				5								X						Site required by landowner for operational purposes.
Buckie	20/R10	M/BC/R/20/W1	MILL OF BUCKIE	Detail		2	3	3	3										X			Permission granted in 2021. Consent implemented but construction has not commenced.
Buckie	20/LONG1	M/BC/R/20/LG1	LAND TO SOUTH WEST OF BUCKIE	None				35	44					45	126		X					LONG site, release controlled through MLDP Policy DP3. Planning application for part of the site under consideration.
Burghead	20/R1	M/BH/R/006	NORTH QUAY	Detail				6								X						Allocated but permission expired in 2022.
Burghead	20/R2	M/BH/R/04	CLARKLY HILL	None				8	8	8	8	8	8	8	24	X						Allocated but no progress.
Burghead	20/LONG1	M/BH/R/20/LNG	LONG1 CLARKLY HILL	None											80	X						LONG site, release controlled through MLDP Policy DP3.
Craigellachie	20/R1	M/CR/R/001	EDWARD AVENUE	None											5	X						Allocated but no progress. Constrained due to protected water supply issues.
Craigellachie	20/R2	M/CR/R/004	FORMER BREWERY, SPEY ROAD	None											5	X						Site required by landowner for operational purposes.
Craigellachie	20/R3	M/CR/R/003	BRICKFIELD	Detail					12										X			Permission granted in 2017. Consent implemented but construction has not commenced.
Cullen	20/R1	M/CL/R/15/02	SEAFIELD ROAD	None		20	12	12	11							X						Allocated but no progress following developer entering liquidation. Potential MGD Housing Mix project.
Cummingston	20/R1	M/CM/R/02	SEAVIEW ROAD	Detail/Under Construction	0	1	1													X		Partially developed. 2 of 4 units completed.
Dallas	20/R1	M/DA/R/001	DALLAS SCHOOL WEST	None								2	2	2		X						Allocated but no progress. Constrained due to waste water issues.
Dallas	20/R2	M/DA/R/20/02	DALLAS SCHOOL EAST	None										1		X						Allocated but no progress.
Dallas	20/R3	M/DA/R/002	FORMER FILLING STATION	Detail											4				X			Remediation carried out in 2010.
Dufftown	20/R1	M/DF/R/15/03	HILLSIDE FARM	None				20	20	20	20	20				X						Masterplan being developed for site. Potential MGD Housing Mix project.
Dallas	20/R1	M/DY/R/07/01	NORTH DARKLASS ROAD	Detail/Built																	X	Site completed in 2022.
Dallas	20/R2	M/DY/R/15/02	SOUTH DARKLASS ROAD	None											5	X						Allocated but no progress. Constrained due to access issues.
Dallas	20/R3	M/DY/R/20/03	FIR PARK ROAD	None		1	1	1											X			Permission granted in 2023.
Elgin	20/R1	M/EL/R/048	BILBOHALL NORTH	Detail				5	25	10										X		Partially developed. 40 of 60 units completed. Planning application expected to increase capacity.
Elgin	20/R2	M/EL/R/20/02	EDGAR ROAD	Detail		47	37													X		Permission granted in 2022. Part of Bilbohall Masterplan.
Elgin	20/R3	M/EL/R/07/05	BILBOHALL SOUTH	Detail			62	40											X			Permission granted in 2022. Part of Bilbohall Masterplan.
Elgin	20/R4	M/EL/R/07/06	SOUTH WEST OF ELGIN HIGH SCHOOL	None											107	X						Allocated but no progress. Part of Bilbohall Masterplan but constrained due to phasing and topography issues.
Elgin	20/R5	M/EL/R/20/05	BILBOHALL WEST	None											50	X						Allocated but no progress. Part of Bilbohall Masterplan but constrained due to phasing.
Elgin	20/R6	M/EL/R/15/12	KNOCKMASTING WOOD	None				30	30	25						X						Allocated but no progress. Part of Bilbohall Masterplan.
Elgin	20/R7	M/EL/R/093	THE FIRS, BILBOHALL	Detail				8											X			Permission granted in 2022.
Elgin	20/R8	M/EL/R/20/08	ALBA PLACE	Detail/Built																	X	Site completed in 2021.
Elgin	20/R9	M/EL/R/15/13	HAMILTON DRIVE	Detail/Under Construction	5	5														X		Partially developed. 8 of 10 units completed. Developer entered liquidation in 2024.
Elgin	20/R10	M/EL/R/07/07	SPYNIE HOSPITAL NORTH	Detail/Built																	X	Site completed in 2022.
Elgin	20/R11	M/E/R/23/02 M/E/R/23/03 M/E/R/23/04 M/E/R/23/05	FINDRASSIE	Detail/Under Construction None None None	59	69	72	57	42	30	50	70	70	70	710						X	Site partially under construction. 165 of 419 units completed. Planning application under consideration for next phase. Remainder of site is allocated but no progress. Part of Findrassie Masterplan but constrained due to phasing.
Elgin	20/R12	M/EL/R/20/12	FINDRASSIE (R12 PARCEL)	None											150	X						Allocated but no progress. Part of Findrassie Masterplan but constrained due to phasing.
Elgin	20/R13	M/EL/R/15/14	LESMURDIE FIELDS	Detail			10	25	25	10									X			Permission granted in 2022.
Elgin	20/R14	M/EL/R/094	SPYNIE HOSPITAL	None							10	20	20			X						Site required by landowner for operational purposes.
Elgin	20/R15	M/EL/R/20/015	PINEGROVE	None											36	X						Landowner no longer seeking to redevelop the site.

Settlement	LDP Ref	HLA Ref	Site	Planning Status	Short term			Medium term			Long term				POST 34	Delivery status						Delivery Notes
					24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34		SD1	SD2	SD3	SD4	SD5	SD6	
Elgin	20/R16	M/EL/R/088	BARNUCKITY	None											190	X						Allocated by no progress. Constrained due to phasing.
Elgin	20/R17	M/EL/R/15/09	DRIVING RANGE SITE	Detail/Built																		Site completed in 2020.
Elgin	20/R18	M/EL/R/15/10	LINKWOOD STEADING	Detail/Built																	X	Site completed in 2020.
Elgin	20/R19	M/EL/R/20/19	EASTER LINKWOOD AND LINKWOOD	Detail					45	55	55	55	55	55	289					X		Partially developed with 66 units completed. Remainder of site constrained due to ownership issues. Part of Elgin South Masterplan.
Elgin	20/R20	M/EL/R/20/20	GLASSGREEN, ELGIN SOUTH	Detail/Under Construction	14															X		Site under construction and nearing completion.
Elgin	20/R21	M/EL/R/082	PALMERS CROSS	None							10	10				X						Allocated but no progress. Consent lapsed in 2017.
Elgin	20/LONG1	M/EL/R/15/LNE	LONG1 A/B NORTH EAST	None											1800	X						LONG site, release controlled through MLDP Policy DP3.
Elgin	20/LONG2	M/EL/R/20/L2 M/EL/R/21/L2	ELGIN SOUTH	None Detail/Under Construction	54	55	60	60	60	60	40	40	45	45	1108					X		LONG partially released in 2021. Construction commenced in 2023. Release of remainder is controlled through MLDP Policy DP3. Part of Elgin South Masterplan.
Findhorn	20/R1	M/FH/R/009	HEATHNEUK	Detail/Under Construction	1	1														X		Partially developed. 4 of 6 units completed.
Findhorn	20/R2	M/FH/R/008	DUNELANDS	Detail/Built																	X	Site completed in 2020.
Findochty	20/R1	M/FN/R/009	MORVEN CRESCENT	None						12	16	16	16			X						Allocated but no progress. Constrained due to marketability.
Findochty	20/R2	M/FN/R/07/02	WEST OF PRIMARY SCHOOL	None										10	10	X						Allocated but no progress. Constrained due to marketability.
Fochabers	20/R1	M/FO/R/07/01	ORDIQUISH ROAD	Detail/Under Construction	10	10	10	12												X		Site under construction. 7 of 49 units completed.
Fochabers	20/R2	M/FO/R/07/02	ORDIQUISH ROAD WEST	None				8	10	10	10	12				X						Allocated but no progress.
Fochabers	20/R3	M/FO/R/15/R3	EAST OF DUNCAN AVENUE	Detail/Built																	X	Site completed in 2021.
Fochabers	20/R4	M/FO/R/20/04	ORDIQUISH ROAD EAST	None					5	15	10	10	10			X						Allocated but no progress.
Fochabers	20/LONG	M/FO/R/15/LG	ORDIQUISH ROAD EAST LONG	None											35	X						LONG site, release controlled through MLDP Policy DP3.
Forres	20/R1	M/FR/R/07/01	KNOCKOMIE	Detail/Under Construction	9															X		Site under construction and nearing completion.
Forres	20/R2	M/FR/R/07/03	FERRYLEA	Detail/Under Construction	64	50	40													X		Site under construction. 418 of 572 units completed.
Forres	20/R3	M/FR/R/23/01 M/FR/R/23/02 M/FR/R/23/03	LOCHYHILL	None					15	55	30	55	45	40	610	X						Consent expired in 2018. Potential MGD Housing Mix project. Partially constrained due to phasing.
Forres	20/R4	M/FR/R/07/08	MANNACHIE	None			3	6	6	6	6	6	7				X					Planning application under consideration.
Forres	20/R5	M/FR/R/15/08	BALNAGEITH	None				2	2	4	4					X						Allocated but no progress. Constrained due to marketability.
Forres	20/R6	M/FR/R/15/10	DALLAS DHU	None			18	24	24	24	24	22					X					Planning application under consideration. MGD Housing Mix project.
Forres	20/R7	M/FR/R/15/11	PILMUIR ROAD WEST	None											40	X						Allocated but no progress. Constrained due to contamination and operational issues.
Forres	20/LONG1	M/FR/R/07/11	LOCHYHILL	None											400	X						LONG site, release controlled through MLDP Policy DP3.
Garmouth	20/R1	M/GM/R/15/01	SOUTH OF INNES ROAD	None										10		X						Allocated but no progress. Constrained due to marketability.
Hopeman	20/R1	M/HP/R/15/R1	MANSE ROAD	Detail/Under Construction	8	8	8	8	8	8	8	8	8	3						X		Construction commenced in 2024.
Hopeman	20/R2	M/HP/R/008	FORSYTH STREET	Detail																	X	Site completed in 2020.
Keith	20/R1	M/KH/R/005	NELSON TERRACE	Detail/Built																	X	Site completed in 2021.
Keith	20/R2	M/KH/R/015	DUNNYDUFF ROAD	Detail								6	6	6	18					X		Partially developed. 4 out of 36 units completed. Remainder of site constrained due to ownership and marketability issues.
Keith	20/R3	M/KH/R/030	BALLOCH ROAD	None			6									X						Allocated but no progress.
Keith	20/R4	M/KH/R/07/08	BANFF ROAD NORTH	Detail/Under Construction		26		16		16										X		Site under construction. 64 of 122 units completed.
Keith	20/R5	M/KH/R/07/09	EDINDIACH ROAD (WEST)	Detail/Built																	X	Site completed in 2021.
Keith	20/R6	M/KH/R/035	FORMER CARAVAN SITE, DUNNYDUFF ROAD	Outline											20	X						Site sold in 2021 and reopened as caravan park.
Keith	20/R7	M/KH/R/20/08	DENWELL ROAD	None											5	X						Allocated but no progress. Constrained due to flood risk.
Keith	20/R8	M/KH/R/07/15	EDINDIACH ROAD (EAST)	None											40	X						Allocated but no progress. Constrained due to utility and marketability issues.
Keith	20/LONG1	M/KH/R/20/LG1	NURSERY FIELD LONG1	None									4	4	62	X						Allocated but no progress. LONG released in 2023.
Kinloss	20/R1	M/KN/R/003	WEST OF SEAPARK HOUSE	Detail/Under Construction	1	1	1	1	1	1											X	Construction commenced in 2023. Self-build plots.
Kinloss	20/R2	M/KN/R/009	FINDHORN ROAD WEST	Detail/Under Construction	1																X	Site under construction and nearing completion.
Kinloss	20/R3	M/KN/R/07/04	DAMHEAD	Outline		3	3	3	3	3	3	3	2					X				Permission granted in 2020. Planning application under consideration.
Lhanbryde	20/R1	M/LH/R/07/01	WEST OF ST ANDREWS ROAD	None		20	30	27											X			Permission granted in 2021 and 2024.
Lhanbryde	20/R2	M/LH/R/20/02	GARMOUTH ROAD	None			10	11	11										X			Permission granted in 2022.
Lossiemouth	20/R1	M/LS/R/07/01	SUNBANK/KINNEDAR	Detail/Under Construction	14	12	12	12	12	12	12	12	12	12	77							Site under construction. 79 of 278 units completed.
Lossiemouth	20/R2	M/LS/R/20/002	STOTFIELD ROAD	Detail/Under Construction																X		Partially developed. 3 of 5 units completed.
Lossiemouth	20/R3	M/LS/R/023	INCHBROOM	Detail/Under Construction	7	6														X		Site under construction and nearing completion. Amended layout granted in 2024.
Mosstodloch	20/R1	M/MS/R/002	STYNIE ROAD	Detail/Built																	X	Site completed in 2021.
Mosstodloch	20/R2	M/MS/R/15/02	GARMOUTH ROAD	None							10	10	10	10	20	X						Allocated but no progress. Part of Mosstodloch Masterplan (draft) which seeks to change to employment site.
Newmill	20/R1	M/NM/R/001	ISLA ROAD	None											10	X						Site subject to long-term tenancy agreement(s).
Portgordon	20/R1	M/PG/R/07/04	WEST OF REID TERRACE	None				10	10	10	10	10	10			X						Allocated but no progress. Partially constrained due to marketability.
Portknockie	20/R1	M/PK/R/004	SEABRAES	None				12	12	12	12	12				X						Allocated but no progress.
Rafford	20/R1	M/RF/R/07/01	BROCHLOCH	None			12											X				Planning application under consideration.
Rothies	20/R1	M/RS/R/07/01	SPEY STREET	None				15	15							X						Allocated but no progress.
Rothies	20/R2	M/RS/R/15/02	GREEN STREET	None								10	10	20		X						Allocated but no progress. Constrained due to operational farm buildings.
Rothiemay	20/R1	M/RT/R/001	CASTLE TERRACE	Detail											11					X		Partially developed. 1 out of 12 units completed. Remainder of site constrained due to marketability.
Rothiemay	20/R2	M/RT/R/07/02	ANDERSON DRIVE	None											5	X						Allocated but no progress. Part of site developed for agricultural use and remainder constrained due to flood risk and marketability issues.

Settlement	LDP Ref	HLA Ref	Site	Planning Status	Short term			Medium tern			Long term				POST 34	Delivery status						Delivery Notes
					24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34		SD1	SD2	SD3	SD4	SD5	SD6	
Rothiemay	20/R3	M/RT/R/15/03	DEVERONSIDE ROAD	None					5	5	5	5				X						Allocated but no progress. Constrained due to access and marketability issues.
Small Sites	LDP	M/RM/R/999B	SITES BELOW 5 HOUSES	Small Sites	60	60	60	60	60	60	60	60	60	60	60				X			Supply of small housing sites in and outwith settlements.
Urquhart	20/R1	M/UR/R/20/01	MEFT ROAD	Detail		3	4	3											X			Permission granted in 2022.
Urquhart	20/R2	M/UR/R/20/02	STATION ROAD	None				4	4							X						Allocated but no progress.
Urquhart	20/LNG1	M/UR/R/20/L1	MEFT ROAD LONG1	None							3	3	4			X						LONG site, release controlled through MLDP Policy DP3.