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## Summary

The Environmental Assessment (Scotland) Act 2005 requires a Strategic Environmental Assessment (SEA) to be undertaken of all plans, policies and strategies which are likely to raise significant environmental impacts.

The Assessment involves various stages including production of an Environmental Report.

This Environmental Report represents the first stage of the SEA of the Moray Local Development Plan and has been published at the same time as the Main Issues Report. The Environmental Report also includes an assessment of the Council's supplementary planning guidance on Onshore Wind Energy.

The Assessment process consists of "scoping" the main issues, settlements within the plan and individual proposed development sites against a set of 12 environmental objectives to identify whether there are likely to be significant environmental impacts. If an issue, settlement or site was not considered to have a likely significant environmental impact they were "scoped out" of further assessment and the reasons for doing so are indicated in the report.

The Assessment is informed by highlighting what the main environmental issues affecting Moray are, a detailed analysis of background statistics, consideration of consultation responses from Scottish Natural Heritage, SEPA, Historic Scotland and other consultees. This Report also identifies the many other sources of legislation, guidance and policies that are relevant to the preparation of the Main Issues Report and Wind Energy Policy Guidance. The Assessment itself consisted of planning officers considering the 12 objectives, with a series of prompting questions, to complete a matrix showing the magnitude of effect of any likely environmental effects. At this stage of policy development, it is often difficult to ascertain what the effects may be. Further assessment work may be required as the Plan develops into more detail.

If a Main Issue or site is identified as having a likely significant impact then appropriate safeguarding and mitigation measures have been identified. In most cases, the Local Development Plan process has highlighted environmental issues during preparation of the Main Issues Report. A number of small changes can be attributed as arising from the SEA. No changes were identified to the Wind Energy Policy Guidance as a result of the SEA process, which was primarily carried out for the purposes of best practice.

Future monitoring arrangements have been identified along with a set of indicators to enable the Council to monitor the environmental impacts arising from the Local Development Plan and Wind Energy Policy Guidance.

A further assessment will be carried out at the next stage of the Plan, known as the Proposed Plan to consider the implications of any additional sites and detailed policies.

This Environmental Report and the Main Issues Report are available for public consultation.

## 1. Introduction

The Moray Council is preparing a Local Development Plan (LDP) under the terms of the Planning (Scotland) Act 2006, which will replace the Moray Structure Plan 2007 and Moray Local Plan 2008. The Local Development Plan will cover the whole of the Moray Council administrative area excluding the Cairngorms National Park.

The purpose of the LDP is to provide a land use planning policy framework to guide future development and will be used to determine planning applications. The LDP will include a strategic “vision” for Moray, including forecasts for new housing, industrial and commercial requirements, with site designations made to meet these requirements. The LDP will also contain policies aimed at protecting the built and natural environment resources of Moray.

The LDP will conform to the National Planning Framework 2, Scottish Planning Policy, Circulars and Planning Advice Notes.

The first stage in the preparation of the LDP is the production of a Main Issues Report, which will discuss options and the alternatives considered and identify the main issues to be addressed. The Main Issues paper will be the subject of extensive public and stakeholder consultation, followed by the production of the Proposed Plan, which will contain more detail and will also be subject to further public and stakeholder consultation. Objections can be lodged at Proposed Plan stage and any unresolved objections will be subject to consideration at an Examination. Following Examination, modifications may be published.

The Council is also reviewing its Wind Energy Policy Guidance to ensure an up to date policy framework is in place to consider wind turbine proposals. This covers the same geographical area as the Moray LDP and will set out a spatial framework and guidance on siting, design and information requirements for varying scales of wind turbine proposals. The Guidance will be non statutory in support of Policy ER1 of the Moray Local Plan 2008, until it can be incorporated into the Local Development Plan.

This Environmental Report and the Main Issues Report are available for public consultation between November 2012 and February 2013. Copies are available online at [www.moray.gov.uk](http://www.moray.gov.uk) and at Council Access Points and libraries.

Comments should be submitted on the Environmental Report using the online form to;

Gary Templeton/ Emma Gordon  
The Moray Council,  
Council Offices,  
High Street,  
Elgin  
IV30 1BX

Or e-mail [garytempleton@moray.gov.uk](mailto:garytempleton@moray.gov.uk)/ [emma.gordon@moray.ov.uk](mailto:emma.gordon@moray.ov.uk)

All comments received will be reported to and considered by the Council’s Planning and Regulatory Services Committee.

## **2. Requirement for Strategic Environmental Assessment**

EC Directive 2001/42/EC requires a Strategic Environmental Assessment to be carried out on Development Plan documents and supplementary planning guidance. The aim of the Directive is to provide for a high level of protection to the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promote sustainable development. The EC Directive was implemented in Scotland through the Environmental Assessment (Scotland) Act 2005.

National guidance advises that the Assessment should be undertaken at the Main Issues report stage, although further assessment may be required at the Proposed Plan stage. The Environmental Report also sets out baseline data and a list of plans, policies and strategies directly influencing the Local Development Plan.

In addition to Strategic Environmental Assessment, the Council is required to undertake an Appropriate (Natura) Assessment of the Local Development Plan to ensure that the policies and proposals will not adversely affect habitats and species of European conservation concern. The Natura Assessment will also be available for public consultation along with the Proposed Plan.

Given the nature of a Main Issues Report and the limited detail available at this stage of Plan preparation, a further supplementary Environmental Assessment will be submitted when detailed policies and site designations are available at Proposed Plan stage.

### 3. SEA Process for the Local Development Plan and Wind Energy Policy Guidance

SEA is a systematic method for considering the likely environmental effects of certain plans, programmes and strategies (pps). SEA aims to:

- integrate environmental factors into PPS preparation and decision-making;
- improve PPS and enhance environmental protection;
- increase public participation in decision making; and
- facilitate openness and transparency of decision-making.

SEA is required by the Environmental Assessment (Scotland) Act 2005. The key SEA stages are:

|                             |  |
|-----------------------------|--|
| <b>Screening</b>            | determining whether the PPS is likely to have significant environmental effects and whether an SEA is required   |
| <b>Scoping</b>              | deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report - this is done in consultation with Scottish Natural Heritage, The Scottish Ministers (Historic Scotland) and the Scottish Environment Protection Agency |
| <b>Environmental Report</b> | publishing an Environmental Report on the PPS and its environmental effects and consulting on the report   |
| <b>Adoption</b>             | providing information on: the adopted PPS; how consultation comments have been taken into account; and methods for monitoring the significant environmental effects of the implementation of the PPS   |
| <b>Monitoring</b>           | monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.   |

Table 1: Key stages of SEA

The purpose of this Environmental Report is to:

- provide information on the Moray Local Development Plan Main Issues Report and WEPG;
- identify, describe and evaluate the likely significant effects of the Plan/ Guidance and its reasonable alternatives;
- provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this Environmental Report.

#### 4. Key Facts

The key facts relating to the Local Development Plan and WEPG are set out in Table 2 below.

|                               |   |
|-------------------------------|---|
| Name of Responsible Authority | The Moray Council   |
| Title of PPS                  | Moray Local Development Plan and Moray Onshore Wind Energy Policy Guidance  |
| What prompted the PPS         | Legislative requirement to prepare a Local Development Plan. Need to revise 2005 WEPG to ensure conformity with Scottish Planning Policy and reflect changing nature of wind turbine proposals.   |
| Subject                       | Land Use Planning   |
| Period covered by the PPS     | 2013-2018   |
| Frequency of updates          | Every 5 years for LDP. WEPG will be monitored annually.   |
| Area covered by PPS           | Moray administration area excluding southern part falling within the Cairngorms National Park.  |
| Purpose/ Objectives of Plan   | Plan will provide a statutory land use policy framework to guide developers and to assess development proposals.  |
| Contact Point                 | Gary Templeton/ Emma Gordon<br>The Moray Council,<br>Council Offices,<br>High Street,<br>Elgin<br>IV30 1BX<br>Tel 01343 563470\563292<br><a href="mailto:gary.templeton@moray.gov.uk">gary.templeton@moray.gov.uk</a> /<br><a href="mailto:emma.gordon@moray.gov.uk">emma.gordon@moray.gov.uk</a> |

Table 2: Key Facts

## 5. SEA activities to date

A Strategic Environmental Assessment Scoping Report for the Local Development Plan Main Issues Report was submitted in February 2011 to the consultation authorities through the SEA gateway. The Scoping report set out some of the likely significant environmental issues to be addressed through the Local Development Plan and the proposed methodology for assessing effects.

The Consultation authorities' responses are summarised in table 3 below. In the Scoping Report, the Council aimed to stress that national guidance to produce a concise Environment Report would be followed, with a concentration on significant environmental effects.

| Consultation Authority | Summary of Comments  | Council Response  |
|------------------------|--|---|
| Historic Scotland      | Concern expressed about the methodology for the assessment as set out in the scoping report particularly with regard to scoping out entire settlements at this early stage before gathering baseline information. Need to ensure that a robust assessment is undertaken which captures all the potential significant effects of bringing forward the plan to inform decision making and to enable mitigation to be identified. | Accepted. Further discussion and justification will be provided for this approach. A table has been included in the Environment Report to identify likely significant environmental effects and summarise additional housing/ industrial etc needs for each settlement, prior to determining whether to scope settlements in or out. The nature and format of the MIR is such that, not all settlements have been included at this stage, only those where there are considered to be "main" or important "local" issues. |
|                        | Pleased that the historic environment is scoped in to the assessment generally content with the scope and level of detail proposed for the assessment.   | Noted   |
|                        | It might be worth considering whether you can combine the assessment criteria within your planning process for looking at site options to fully integrate SEA within the plan.   | This had already been partially done. The site checklists completed include a number of fields for data on environmental issues such as archaeology, flooding,  |

|                           |  |  |
|---------------------------|--|--|
|                           | <p>One thing which is missing from the report is perhaps an awareness of the distinction between undertaking an assessment and reporting the findings. If you are looking at each site against a number of criteria, by working in criteria for the SEA topics to this process, you have carried out the assessment. All you then need to do is pull out the relevant information on significant effects and present this in the Environmental Report.</p> <p>Content with the two month period proposed for the consultation on the MIR and Environmental Report. For administrative purposes, Historic Scotland consider that the consultation period commences on receipt of the relevant documents by the SEA Secretariat.</p> | <p>noise, biodiversity. The Housing Market Area capacity studies also include a further level of assessing environmental issues and constraints, prior to determining each settlements capacity to accommodate further development.</p> <p>Noted. This is not missing. The checklists include boxes to identify and summarise significant environmental effects. This has allowed officers to quickly identify sites requiring further assessment.</p> <p>Noted.</p> |
| Scottish Natural Heritage | Happy with content of Scoping Report.  | Noted  |
| SEPA                      | <p>Scoping Report provides clear and detailed information on the proposed scope and level of detail.</p> <p>Relationship with other PPS- Scoping report provides a good start, expect full range of possible international,</p>  | <p>Noted</p> <p>The Scoping Report states that the PPS listed are the main ones influencing the LDP. In terms of concise and</p>   |

|  |  |  |
|--|--|--|
|  | <p>national and local PPS to be considered.</p> <p>SEPA provided further references on PPS relating to air, soil and water, climate change, human health and material assets.</p> <p><u>Baseline Information</u></p> <p>Scoping provides a reasonably comprehensive summary of relevant environmental problems, issues and opportunities. Further information should be considered for;-</p> <p>Water- welcome highlighting of flooding, expect plan to be informed by a strategic Flood Risk Assessment. Welcome opportunity to promote green corridors and environmental improvement opportunities.</p> <p>Further suggestions on water quality, bathing beaches, sustainable waste management.</p> <p>Alternatives- content with approach in relation to assessing alternatives. Query settlements scoped in /out in terms of spatial strategy which may need to be scoped back in.</p> | <p>focussed SEA, the Council does not consider it credible to produce a list of all possible PPS, many of which, in reality do not influence practitioners.</p> <p>See above comment. The list of PPS will be reviewed and amended, as necessary, within the terms of the above comment.</p> <p>Noted</p> <p>A Strategic Flood Risk Assessment has not been prepared. The Council has taken account of the Flood Risk maps in preparing the Main Issues report and has consulted with SEPA and the Moray Flood Alleviation Team. Sites which are at risk of flooding or affect flood alleviation proposals have been subject to detailed assessment through the SEA process.</p> <p>Accepted, these have been included.</p> <p>Noted. See comments in Historic Scotland section. Further justification has been provided for settlements being Scoped In/ out.</p> |
|--|--|--|

|  |  |  |
|--|--|--|
|  | <p><u>Methodology</u></p> <p>Expect all aspects of the plan which could have significant environmental effects to be assessed. Suggest that some policy areas could have significant environmental effects e.g. subdivision of plots, new housing in built up areas.</p> <p>Significant positive impacts should also be highlighted.</p> <p><u>Assessment of policies</u></p> <p>The description of assessment is limited. Some questions would benefit from further consideration e.g. Objective 2 question2 reword to, “will it seek to avoid or manage flood risk?”</p> <p>Objective 6 reword to “will it help to prevent deterioration of ecological status of the water environment, will it help achieve good ecological status in the water environment.</p> <p>Welcome inclusion of potential cumulative and synergistic effects and the potential short, long term, temporary or permanent nature of the effects.</p> <p><u>Assessment of land allocations</u></p> <p>Not clear how site checklists would inform SEA. SEPA advocate rigorous methodology which clearly assesses potential effects on all environmental receptors.</p> | <p>Noted. The MIR does not include specific policies, but does discuss policy areas. The Council considers that the policies referred to could lead to environmental effects, but query whether these can truly be classed as “significant”.</p> <p>Agreed</p> <p>Agreed, these suggestions have been incorporated.</p> <p>Agreed, this has been incorporated.</p> <p>Noted</p> <p>The site checklists have various fields for data entry on a range of issues including biodiversity, road access, risk of flooding, waste water etc. There is also a box for SEA</p> |
|--|--|--|

|  |  |   |
|--|--|---|
|  | <p>Any allocations, which, following the strategic flood risk assessment have been determined to be perpetually at risk of flooding to have a significant negative effect.</p> <p>Mitigation- Environment Report should identify any changes made to the Plan as a result of environmental assessment</p> <p>Monitoring- Environment Report should include a description of measures envisaged to monitor significant environmental effects.</p> | <p>assessment where officers have identified if there is likely to be any significant environmental impact arising from the proposal.</p> <p>Agreed. This has been reflected in the assessments.</p> <p>Agreed. A table of proposed changes has been included.</p> <p>Agreed. The Report includes a description of measures envisaged to monitor significant environmental effects.</p> |
|--|--|---|

Table 3: Summary of Consultation Authorities response to Scoping Report

## **6. Vision of the Moray Local Development Plan and aims/ objectives of Wind Energy Policy Guidance**

**The 10-15 year vision of Moray, as set out in the Main Issues Report is;**

“What would we like Moray to look like in 10-15 years time?”

### **Population**

- To grow to a population of over 90,000 over the next 10 years, attracting new residents and young people into the area (current population estimate 87,700)

### **Economic**

- That Moray is a vibrant 21<sup>st</sup> century region with a broad business base providing stable well paid employment, and strong communities with a growing population.
- To create 5,000 jobs in the wider economy, with focus on high quality jobs in engineering and science and technology, along with an increase in the employment base in long established sectors such as tourism; food and drink manufacturing.
- To improve average earnings to, or above, regional and Scottish averages.
- To set roles for towns/areas, and identifying potential for growth and expansion, as identified by The Moray Economic Strategy.

### **Housing**

- To allocate sufficient land designations to meet the requirements identified by the Housing Needs and Demand Assessment, and facilitate the provision of affordable housing.
- To have high quality residential environments that are attractive places in which to live; that embrace renewable energy; are energy efficient; contribute to reducing fuel poverty
- To support low impact housing in the countryside, whilst protecting the character and visual appearance of rural areas.

### **Environment**

- To maintain the high quality of Moray’s environment, which is one of the area’s prime assets.
- To create a policy context which supports growth and development, whilst protecting the natural and built heritage.
- To create attractive, sustainable places where people will wish to live and work, incorporating high quality design; green corridors and open spaces.
- To support renewable energy technologies and reduce carbon emissions in new developments.

## Delivery

In order to deliver this, the Local Development Plan will have to

- Provide an adequate supply of land designated for development
- Be able to respond positively to economic development proposals
- Safeguard and protect the environmental qualities for which Moray is reknown
- Promote sustainable development; reduce the need to travel; provide alternatives to car use”

The vision is supported by a series of Main Issues highlighting land use implications and a series of settlement maps showing the Council’s preferred land allocations. Settlement maps, at this stage, are only included where there are new land use designations proposed.

### Aims/ objectives of the draft Wind Energy Policy Guidance

The Guidance sets out;

- the Council’s approach to considering and determining planning applications and for making observations on development proposals to Scottish Government
- information requirements and issues to be addressed at pre application and application stages
- the Council’s overall strategy for wind turbine developments, including spatial frameworks for three typologies of turbine development
- Links to the extensive range of detailed guidance produced by the Council and consultees and contact details.

The Council’s overall strategy for considering wind turbine development proposals is;

- Moray enjoys a very high quality and diverse natural and built environment, which must be safeguarded from inappropriate development
- Several large scale wind farm proposals and many smaller single turbines and clusters of turbines have already been consented in Moray. These make a significant contribution towards meeting national goals for renewable energy generation.
- Opportunities for further large scale wind turbine developments are severely limited in Moray.
- There are some further opportunities to accommodate medium and smaller scale proposals within certain types of landscapes in Moray
- Further turbine development proposals will be guided by the spatial frameworks and the detailed policy requirements set out in this guidance, the Landscape Capacity Study and Development Plan policies.

## **7. Development Plan Monitoring Report**

The current Moray Structure and Local Plans are relatively up to date and are considered to be working effectively. There is an effective land supply for housing and industrial uses. A Monitoring report published in 2012 alongside the Main Issues Report identified the following issues which should be addressed in the preparation of the Local Development Plan.

- The Plan is generally considered to be up to date and working well. Some policy areas require review and some new policy areas need to be considered for inclusion.
- Growth has generally been consistent with the strategy and settlement hierarchy.
- There has been little progress in taking forward the Moray Towns Promotion and Development Study.
- The Strategic Defence Review had significant implications for the RAF presence in Moray, and will inevitably impact upon the local economy. Response plans being prepared include a new Economic Strategy for Moray and Elgin City for the Future.
- Flood risk has been a constraint on development, particularly Elgin and many businesses have had to relocate to accommodate the Elgin Flood Alleviation Scheme.
- Moray has experienced a significant increase in the number of applications for wind turbine proposals.
- The Climate Change (Scotland) Act 2009 requires Development Plans to contain policies to restrict greenhouse gases in new developments.
- Land take up for housing and industrial use has been much less than anticipated and a healthy supply still exists in most settlements.
- There is a need to raise the standard of urban design.
- Housing land requirements are no longer informed by household projections, and are now informed through a robust Housing Need and Demand Assessment.
- The policy requirements for provision of affordable housing are failing to meet demand
- Further policy guidance on dealing with flood risk, drainage, river basin management and providing for gypsies and travellers is required.

- Town Centre health checks show that Elgin, Forres and Buckie exhibited signs of good vitality and viability. Keith and Lossiemouth were considered to be weaker.

In addition to these issues, analysis of the relevant plans, programmes and strategies identified that the Local Development Plan must also take account of the following issues;

- conservation and enhancement of the natural and cultural heritage
- conservation and enhancement of the landscape character
- controlling development within flood risk areas
- protection of watercourses and sustainable use of water resources
- supporting sustainable waste management
- promoting sustainable construction
- promoting higher standards of urban design
- promoting renewable energy use
- reducing pollution
- promoting sustainable transport
- promoting a better quality of life
- providing more affordable housing
- supporting a diversification of the Moray economy
- providing well connected, high quality greenspaces
- Reducing emissions of greenhouse gases and addressing climate change
- Reducing reliance on motor vehicles

## 8. Alternatives/ Options

The Environmental Report is required to consider whether there are alternatives to preparing the LDP and whether there are alternative aims/ objectives and strategies which could be considered/included.

The preparation of a LDP for Moray is a statutory requirement so there is no alternative other than to prepare one. If a LDP was not prepared, or its preparation delayed, then the current Moray Structure and Local Plans would become out of date and ineffective in providing a plan led system. Land uses would be determined on an ad hoc basis and driven by market forces leading to an unplanned and potentially chaotic and unsustainable settlement pattern. This unplanned approach could have significant adverse environmental impacts with a lower quality of life for local residents. Greater development pressure could be exerted upon natural and cultural heritage assets and infrastructure, with the potential for increased pollution and greater dereliction as brownfield sites remain undeveloped.

The strategy of the LDP focuses development on the existing settlement pattern. The alternative strategies considered, with their advantages and disadvantages and reason for not pursuing them are set out in Table 4 below.

| <b>Alternative Strategy</b>   | <b>Advantages</b>  | <b>Disadvantages</b>  | <b>Conclusion</b>  |
|---|--|---|--|
| Focus development on existing settlements with Elgin, Forres, Buckie, Keith and Lossiemouth, the focal points for growth. | Existing infrastructure in place to support further growth. Targets new development to main centres of population where, generally, the demand for new development is highest. Public transport provision is better and offers opportunity to redevelop some brownfield sites. | Some settlements are nearing capacity and the settlement hierarchy may need to be adjusted. There are some areas where sites have not been effective and fail to meet demand. Some of the main settlements have grown considerably quicker than others and some have potentially significant constraints to their future large scale expansion. Some of the other | This is still considered the most sustainable option. However, future LDP's may need to consider a variation on this approach. |

|   |  |   |  |
|---|--|---|--|
|   |  | third tier settlements have reached capacity and further expansion is considered unsuitable.  |  |
| Focus development more on Elgin and Forres                              | Reflects the highest growth towns and the influence Inverness has upon west Moray. Sites in Buckie, Keith and Lossiemouth have been slower to develop.   | Slowing the growth of Buckie, Keith and Lossiemouth could adversely affect the local economy and would not support the findings of the Housing Need and Demand Assessment.              | Continue to grow all 5 main towns as long as effective sites and demand for them are identified.   |
| Promote a new settlement, perhaps in the growth corridor along the A96. | This allows a “fresh start”, to plan a new settlement, in an area with good transportation connections and free of constraints. This could also be located to target specific areas of demand. | This approach would not support local services, would likely increase car usage and would involve development of a sizeable greenfield area.  | At present, there is no justification for this approach, while effective sites can be provided within the existing settlement hierarchy. |
| To promote development outwith settlements                              | In some situations this could support village services and perhaps support some rural services.  | This would significantly increase the development of housing in the countryside and rapidly erode the character of Moray’s rural areas. It would also significantly increase car usage. | Small scale incremental growth in the countryside can be supported, which retains the rural character of Moray.                          |

Table 4: LDP alternatives

The alternatives to updating the Wind Energy Policy Guidance are limited, given it was criticised as being out of date at a recent Public Local Inquiry.

| <b>Alternative</b>                            | <b>Advantages</b>   | <b>Disadvantages</b>  | <b>Conclusions</b>   |
|---|---|---|--|
| Develop spatial framework and policy guidance | Conformity with Scottish Planning Policy. Provides a clear, robust and up to date policy framework for assessing wind turbine planning applications. Directs the right scale of turbine to the right location and safeguards Moray's environment. | None identified.  | This is the clear preferred option and a requirement for planning authorities. |
| Do nothing                                    | No staffing or financial implications for the Council.  | Existing Guidance is recognized as out of date. Scottish Government decisions may continue to undermine the overall strategy. | To do nothing is simply not an option in this case.                            |

Table 5: WEPG alternatives

The alternative strategy options were assessed against the SEA objectives and the results are summarised in tables 4 and 5. The preferred strategy for the Local Development Plan is to continue to concentrate development on the 5 main towns. The strategy for Wind Energy policy Guidance is to prepare a new, clear, robust and defensible planning policy framework.

In addition to considering alternative strategies, the Local Development Plan considers a significant number of alternative sites for designation to meet housing, industrial and commercial land requirements. The Council advertised its intention to prepare the Local Development Plan in early 2011. Expressions of interest were invited from developers, landowners and any other parties interested in suggesting land development options.

These "options" were all entered into a database and considered against a range of land use planning criteria to determine the most suitable sites for inclusion within the LDP. In addition to sites suggested, existing designated sites were re-evaluated and additional sites suggested by planning officers. Sites were visited by planning officers and evaluated against checklists.

Due to the nature and volume of submissions, it was considered inappropriate to carry out a SEA of all sites as the majority would raise limited

environmental issues and the assessment is to be undertaken at a strategic “higher” level. Assessment was therefore undertaken initially at a settlement basis for the settlements identified through the Scoping Report, as agreed with the consultation authorities. These were the settlements considered to have potentially significant environmental issues arising either as a result of potential new designations, through existing environmental issues or where a cumulative impact could arise. This acted as a filter to identify settlements where there could be a significant impact.

## 9. Relationship with other PPS and environmental protection objectives

The preparation of the Local Development Plan needs to take account of a range of international, national and local plans, programmes and strategies (PPS). Appendix 1 summarises the main documents influencing preparation of the Plan, and the implications for both the Plan and the Environmental Assessment process. The final column in the table identifies the objective number contained within the Environmental Assessment which takes account of the PPS. The proposed SEA objectives are set out below.

### SEA objectives

| Objective   | Aims of Objective  |
|---|--|
| 1.Improve Air Quality   | <ul style="list-style-type: none"> <li>To protect and enhance the quality of local air quality in Moray and to ensure that emissions are below National Air Quality Standards and thus air quality objectives are met.</li> </ul>  |
| 2. Reduce the causes and impacts of climate change                                      | <ul style="list-style-type: none"> <li>* To reduce pollution</li> <li>* To promote sustainable use of resources</li> <li>* To reduce the risk of flooding</li> </ul>   |
| 3. Increase energy efficiency and proportion of energy generated from renewable sources | <ul style="list-style-type: none"> <li>To improve energy efficiency in buildings</li> <li>To promote renewable energy generation</li> </ul>  |
| 4. Protect and enhance the biodiversity and landscape                                   | <ul style="list-style-type: none"> <li>To protect natural environment with particular emphasis on protected sites and species (Local, National and European) and to conserve the existing environment through enhancement schemes, mitigation and compensatory measures where necessary.</li> <li>To promote people's enjoyment, understanding and appreciation of the natural heritage need for its protection</li> </ul> |
| 5. Protect and enhance the cultural heritage and diversity                              | <ul style="list-style-type: none"> <li>To protect and, where appropriate, enhance the historic environment</li> </ul>  |
| 6. Protect and enhance the quality of the districts ground, river and sea water systems | <ul style="list-style-type: none"> <li>To protect watercourse from pollution</li> <li>To protect and enhance the quality of the water environment within Moray including surface and groundwater features in addition to the North Sea coastline and the protected marine environment of the Moray Firth SAC. Areas designated as floodplains should be maintained to ensure floodwater attenuation</li> </ul>             |

|   |  |
|---|--|
|   | is not affected.   |
| 7. Improve soil quality and use soil in a sustainable manner  | <ul style="list-style-type: none"> <li>To protect and enhance the quality of the ground environment and promote the sustainable use of local materials and brownfield sites.</li> </ul>  |
| 8. Reduce the amount of waste produced and increase the amount of recycling   | <ul style="list-style-type: none"> <li>To reduce waste produced, increase recycling and raise awareness of waste management.</li> </ul>  |
| 9. Promote the use of sustainable transport   | <ul style="list-style-type: none"> <li>Promote accessibility, health, and prosperity and quality of life benefits through an integrated and enhanced local transport strategy through sustainable development.</li> <li>To contribute to a sustainable transport infrastructure to reduce emissions from road and rail, helping to achieve National Targets for reduction in greenhouse gas emissions. Infrastructure proposals should be mindful of the effects of climate change on the network e.g. flooding, landslides etc.</li> <li>To improve, integrate and enhance the local transport network in Moray to benefit the economy of Moray whilst maintaining sustainable principles.</li> </ul> |
| 10. Ensure prudent use of natural resources   | <ul style="list-style-type: none"> <li>To protect and, where appropriate, enhance the landscape and visual amenity of Moray</li> <li>To safeguard and use natural resources sustainably</li> </ul>   |
| 11. Protect, enhance and create green spaces and to regenerate degraded environments  | <ul style="list-style-type: none"> <li>To protect existing open spaces, create high quality green and open spaces and link them to existing open/green spaces.</li> </ul>  |
| 12. To secure a better quality of life for local people, through improvements to service provision, sustain a healthy economy with high levels of employment and improve the health and well being of local people. | <ul style="list-style-type: none"> <li>To protect and enhance the quality of life of Moray communities and visitors through employment and housing provision, good infrastructure, health and recreational opportunities.</li> </ul>   |

Table 6: SEA objectives

## 10. Environmental Problems

This section explains how existing environmental problems will affect or be affected by the Plan, and whether it is likely to aggravate, reduce or otherwise affect existing environmental problems. Background information on the current state of the environment is included in Appendix 3.

The significant environmental problems considered relevant to preparation of the Local Development Plan are:-

- **Flooding**

Moray has a history of serious flooding incidents, particularly affecting Elgin, Forres, Rothes, Lhanbryde, Garmouth and Kingston. This has become a more common occurrence associated with climate change causing severe floods from the Mosset Burn (Forres), River Lossie (Elgin) and the River Spey (Rothes, Kingston and Garmouth). Flood Alleviation schemes have been or are currently being constructed for Forres, Rothes and Lhanbryde. Further Flood Alleviation schemes are currently being constructed for Elgin and Forres (River Findhorn). No schemes have been progressed for Kingston or Garmouth.

Development pressure on flood plains continues and the Council has worked closely with SEPA in determining planning applications where flooding may be an issue.

### Implications for Local Development Plan

- Need to review policy on Development Proposals in Flood Risk Areas
- Need to reflect Flood Alleviation schemes within settlement statements
- Need to review designations in light of latest flood risk data and areas safeguarded through Alleviation schemes.
- Promote green corridors and environmental improvement opportunities in association with flood alleviation schemes.

## **Design Standards in New Development**

Modern suburban housing styles are considered to be relatively uniform and have resulted in a number of areas lacking in any real character and identity, often poorly connected to adjacent areas and lacking in quality open spaces.

The Council has recently produced Urban Design Guidance as a result of the Scottish Government publications, Designing Streets and Designing Places. The Guidance aims to improve design quality in new developments and promote better joined up solutions between engineers, planners and designers.

### Implications for Local Development Plan

- Need to refer to Moray Urban Design Guide, Scottish Government Designing Places and Designing Streets in the Local Development Plan

- Need to consider how site designations can promote higher design standards
- Need to consider linkages between sites and take a more strategic and multi disciplinary approach to designations

## **Open Spaces**

Associated with the problem of poor design standards in new development, the provision of new open spaces are often poorly located, lack surveillance and use left over areas of land. Open Spaces act as wildlife corridors and green networks for pedestrians and cyclists and it is important that they are safeguarded and connected. The Council has started to prepare an Open Space Strategy, which will inform the Local Development Plan.

### Implications for Local Development Plan;-

- Review existing Open Space policies and consider case for a minimum provision requirement
- Consider results of Open Space audit and identify potential surplus/ deficits of open spaces
- Ensure that new open spaces meet the guidance set out in the Moray Urban Design Guide

## **Pressure for wind farm developments**

Commercial wind farm developments are operating at Paul's Hill, Hill of Towie and Rothes. Further consents have been granted for wind farms at Edintore, Dorenell and Berryburn. Other large scale proposals are at various stages in the planning process.

### Implications for Local Development Plan;-

- Review Wind Energy Policy Guidance
- Update policies to ensure conformity with Scottish Planning Policy
- Provide a clear policy framework for considering smaller scale proposals

## **The future of RAF Kinloss and Lossiemouth and diversification of the local economy.**

The future use of the bases was uncertain following the government announcement on the 19<sup>th</sup> October 2011 that Kinloss would close as an RAF base. The effects of this closure have been offset by the relocation of an army regiment to the base. RAF Lossiemouth has been retained as a key airbase for fighter jets.

The cycle of MoD reviews has reinforced the need to progress with the diversification of the local economy. The Moray Economic Strategy and Elgin City for the Future set out a range of proposals aimed at supporting and growing the local economy.

The current demographic trends show a slow but constant population growth, which is projected to continue between 2008 and 2033. In-migration has been

higher than anticipated. However, in-migration and population growth could be significantly affected by the closure of Kinloss and/or Lossiemouth as MoD bases. A significant population decline would have serious economic and social implications for the area.

In terms of the environment, issues would include;-

- uncertainty over what would happen to the operational land
- potentially hundreds of empty buildings and a vast (possibly contaminated) land area.
- knock on effect to school rolls, the school estate, public services and other local services
- management and maintenance uncertainty for some woodlands and duneland areas
- the loss of environmental management expertise

#### Implications for Local Development Plan

- The future use of the MoD bases at Kinloss and Lossiemouth will have a significant influence on future housing, population and migration forecasting and therefore influence housing land requirements, school rolls, retail, commercial and industrial land requirements.
- Surplus land and buildings could become vacant and potentially derelict. However, longer term expansion could create greater demand for land for operational and associated “living” uses.

### **Housing in the Countryside**

Pressure for development in the countryside and poor design quality of new rural housing has been an ongoing challenge for the Moray Council. Supporting new housing in the countryside is part of the Council’s strategy for supporting rural areas. Inappropriately sited and designed new housing erodes the character of rural areas.

Revised design guidance was recently approved for housing in the countryside with the aim of improving siting and design standards. However, of the cases involving single houses going to the Local Review Board, 75% have overturned the original decision and been approved.

#### Implications for Local Development Plan

- Need to review effectiveness of housing in the countryside policies and refer to updated supplementary planning guidance.

### **Integration of new development in the Landscape**

There are limited opportunities for brownfield land developments in Moray’s towns and villages. Previous Local Plans have relied heavily upon large new Greenfield housing land designations to meet strategic housing land requirements.

The Local Development Plan is unlikely to require the scale of new Greenfield land releases made in the MLP2008 as a result of the downturn in the national economy and the local uncertainty associated with the future of RAF Kinloss and RAF Lossiemouth.

Housing completion rates have been propped up through affordable housing contracts over the last few years and the 2011 Housing Land Audit identified that there is a 20 year established land supply in Moray.

While the scale of Greenfield land release is likely to be less, there could still be significant environmental issues arising. New developments, usually on the edge of towns can often fail to integrate sensitively into the landscape, leaving stark, modern, poorly landscaped developments, which appear out of character with their surroundings.

During preparation of the Moray Local Plan 2008, a series of studies for the 5 main towns were commissioned to consider the suitability, from a landscape perspective, of all sites considered for inclusion in the Plan. Where sites were identified as suitable or potentially suitable, the study identified landscape mitigation measures. Sites were also considered against other planning considerations, such as access, flooding and waste water. Where sites were selected for inclusion in the Plan, any landscape mitigation measures were shown within the designation and formed the basis for discussions with developers.

#### Implications for Local Development Plan

- Commission updated study to consider “new” sites, if required
- Ensure findings from previous studies are reflected in site designations.

#### **Shortage of Affordable Housing**

Demand for new housing has dropped dramatically as a result of the economic downturn. However, the local housing industry has been supported through a number of public sector affordable housing projects to meet specific identified needs.

There remains a significant need for affordable housing and this will have implications for the housing land supply. The Local Development Plan will be informed by the Housing Need and Demand Assessment. The current policy requiring 25% provision of affordable units will not provide the level of affordable housing required to meet demand.

#### Implications for Local Development Plan

- Housing Land Requirements to be informed by Housing Need and Demand Assessment
- Site designations may specify detailed affordable housing requirements
- Density levels may have to increase

## Elgin Transportation Network

Elgin experiences traffic congestion along the A96 trunk road and within the local road network, principally from New Elgin to connect to the A96. The Moray Local Plan 2008 (and predecessor MLP2000) identified a series of local road improvements and a bypass proposal for Elgin.

The traffic congestion experienced within the city creates local air pollution issues. On a wider scale, the congestion adds to the delays experienced while travelling along the A96. The Moray Local Plan 2008 identified indicative bypass routes to both the north and south of Elgin.

The Council has undertaken a STAG appraisal to consider options for improving the local road network within Elgin and prepared a Local Transport Strategy. The Strategy and outcomes of the STAG appraisal will inform the Local Development Plan.

### Implications for Local Development Plan

- Plan to reflect the Local Transport Strategy and promote sustainable transport
- Plan to identify local road network improvements identified through the STAG appraisal

Table 7 below summarises these issues and identifies how the Plan might affect them.

| <b>Significant Environmental Issue</b> | <b>How LDP addresses issue</b>   | <b>If LDP didn't address issue</b>   | <b>Likely Impact Upon Issue</b>  |
|--|--|--|--|
| <b>Flooding</b>                        | Plan includes a policy aiming to control development within flood risk areas. Where the extent and requirements of Flood Alleviation schemes are known, they are indicated on the proposals maps. Any opportunities for environmental enhancement in association with proposed alleviation works has also been identified. | There would be no policy for controlling developments within areas at risk of flooding. Opportunities for co-ordinated approach to land use planning, flood management and environmental enhancement would not be optimised. | Control of development within areas at risk of flooding.<br><br>Integrated land use approach to flood alleviation and future development. Identification of landscape enhancement opportunities. |

|  |   |   |   |
|--|---|---|---|
| <b>Design Standards in New Development</b> | The Plan includes policies promoting high standards of design and cross references policies to the Council's Urban Design guide. Settlement statements include references to design criteria where appropriate.         | There would be no design standards and planning officers would have no guidance to assist negotiations with developers. New developments could be bland, poorly designed, unconnected and fail to meet the standards set out in Designing Places and Designing Streets. | Plan will promote good urban design principles and support Designing Places. Policies will cross reference to the Council's Urban Design guide. Plan will promote sustainable travel, well connected, legible developments. |
| <b>Open Spaces</b>                         | The Plan includes a policy safeguarding existing open spaces and criteria for the provision of new open spaces. The Plan identifies opportunities for linking open spaces and creating networks of open/green corridors | New open spaces could be poorly located and unconnected. With no guidance or policy, planning officers would have a limited basis for negotiation with developers.  | Plan introduces a minimum open space requirement and cross references to quality and accessibility criteria. New open spaces should be well located, designed, safe and connected.  |
| <b>Pressure for Wind Farm Developments</b> | The Plan includes policies for assessing renewable energy proposals and cross references to the Council's Wind Energy Policy Guidance.  | The Council would have no spatial framework or policy for determining planning applications for wind farms. Moray's landscapes could be adversely affected from the   | Policy will provide a clear framework for considering wind farm proposals. Developments will be guided to the most suitable and least environmentally sensitive areas. This will conserve                                   |

|   |  |  |  |
|---|--|--|--|
|   |  | cumulative impact of wind farms.   | Moray's environment while supporting renewable energy production in the appropriate locations. |
| <b>Uncertainty over the future of RAF Kinloss and Lossiemouth</b> | The Plan aims to sustain the economy and quality of life in Moray. Land designations to support new employment opportunities and diversify the economy are included. Policies for assessing employment proposals are included. | Failing to provide land for new employment opportunities could result in no sites being available for new businesses and could ultimately lead to higher unemployment or an unplanned approach to releasing land for development.  | The Plan supports the diversification  |
| <b>Housing in the Countryside</b>                                 | Policies for considering housing developments in the countryside are included and cross referenced to detailed supplementary planning guidance.  | Without clear policy and guidance, there could be a lack of planning control over the siting and design of new housing in the countryside. This could result in a proliferation of suburban house types, scattered across the countryside, which would erode the rural character and adversely affect Moray's landscape. | Plan will provide a policy framework for assessing housing in the countryside.                 |
| <b>Integration of Development in the Landscape</b>                | Sites included within the Plan have been subject to detailed consideration   | Failing to integrate sites sensitively into the landscape, could result in townscape and   | Plan will be informed by landscape studies and will identify opportunities for structural      |

|                           |   |  |   |
|---------------------------|---|--|---|
|                           | and in the case of the most sensitive ones, the Council has taken further advice from a landscape consultant.   | landscape character being eroded. Landscape enhancement opportunities would not be maximised.  | landscaping and mitigation measures.  |
| <b>Affordable Housing</b> | Housing land requirements have been calculated through a detailed Housing Need and Demand Assessment. The Plan includes a policy on affordable housing provision and cross references to supplementary planning guidance on this subject. | Without a policy and minimum requirement for affordable housing provision, there would be minimal provision of affordable housing and high levels of homelessness. | Plan will include policies for affordable housing provision.                                      |
| <b>Elgin Road Network</b> | The Plan identifies road network improvements aimed at improving local traffic circulation. This will reduce pollution and improve connectivity. New site designations aim to be well connected and reduce reliance upon the car.         | Without the network proposals shown, an integrated approach to their provision and securing developer contributions may not be achieved.                           | Plan will identify transport infrastructure improvements, where possible and supporting policies. |

Table 7: Significant environmental issues

## **Other Environmental Issues**

There are many other environmental issues to be considered in the Local Development Plan, however, these are not considered to be significant. The Local Development Plan provides a policy framework for addressing aspects of these issues and takes them into account when considering site designations. This includes issues such as;-

- Biodiversity, safeguarding international, national and local natural heritage designations from inappropriate developments. This will be addressed through safeguarding policies, which will be subject to assessment and through consultation with SNH and SEPA.
- Cultural Heritage- safeguarding listed buildings, scheduled ancient monuments and archaeological sites will be controlled through policies, which will be subject to assessment and consultation with Historic Scotland
- Landscape issues- protecting designated landscapes and the wider landscape character qualities of Moray. Development pressures for housing in the countryside and wind farms threaten to erode the landscape character. Policies should safeguard landscape designations and the wider landscape quality of Moray.
- Woodlands- Moray benefits from extensive coverage of the land area in woodlands, contributing to climate change targets and providing a range of economic, social and environmental benefits. Development pressure for tourist accommodation and housing in the countryside must be controlled through policies to ensure Moray's woodlands are retained and potentially expanded.

## 11. Settlement Scoping

The Scoping report aimed to focus in on the policies and settlement proposals which were likely to raise significant environmental issues and to “scope out” the policies and settlements which were unlikely to raise any significant environmental issues.

The policies and settlements scoped in/out, following responses from the consultation authorities, are listed below. It is these policies and settlements which have been subject to Assessment in this report. The tables below list these with the reasoning for their inclusion within the Assessment process. The justification has been categorised into a number of headings such as Flooding, Biodiversity and Transportation.

| Settlement    | Comments  | Scoped In/Out |
|---------------|---|---------------|
| Aberlour      | Landscape   | In            |
| Alves         | No new development  | Out           |
| Archiestown   | Small scale development, cultural heritage  | In            |
| Buckie        | Significant new development   | In            |
| Burghead      | Landscape.  | In            |
| Craigellachie | Biodiversity, Pollution   | In            |
| Cullen        | No new development  | Out           |
| Cummingston   | No new development  | Out           |
| Dallas        | Flooding  | In            |
| Dufftown      | Significant new development.  | In            |
| Duffus        | No new development  | Out           |
| Dyke          | No new development  | Out           |
| Elgin         | Significant new development. Flooding, Cultural Heritage, Biodiversity, Landscape.      | In            |
| Findhorn      | Biodiversity, Landscape   | In            |
| Findochty     | No development proposed   | Out           |
| Fochabers     | Significant new development, Biodiversity, Transportation                               | In            |
| Forres        | Significant new land designations. Flooding, Biodiversity, Landscape, Cultural Heritage | In            |
| Garmouth      | No new development  | Out           |
| Hopeman       | Landscape, Pollution (gas)  | In            |
| Keith         | Significant new development, Cultural Heritage  | In            |
| Kingston      | No new development proposed   | Out           |

|             |   |     |
|-------------|---|-----|
| Kinloss     | No new development proposed   | Out |
| Lhanbryde   | No new development proposed   | Out |
| Lossiemouth | Significant new development, Pollution (noise), Landscape                     | In  |
| Mosstodloch | Significant new development proposed.   | In  |
| Newmill     | No new development proposed   | Out |
| Portgordon  | Landscape   | In  |
| Portknockie | No new development proposed   | Out |
| Rafford     | No new development proposed   | Out |
| Rothies     | Flooding, Landscape   | In  |
| Rothiemay   | Small scale development   | Out |
| Urquhart    | No new development  | Out |
| WEPG        | Biodiversity, Landscape, Pollution (noise), Transportation, cumulative impact | In  |

Table 8: Settlement Scoping

## 12. Scoping of site designations

After Scoping settlements in/out of the process, the next step was to scope individual sites and proposals in/ out. This was achieved principally through an analysis of the site checklists which had been prepared by planning officers.

These checklists summarise consultation responses, identify issues in terms of factors such as biodiversity, flooding, landscape impact and whether these, either individually or collectively, were likely to raise significant environmental impacts. The table below summarises the site assessments in terms of SEA. Only sites proposed for inclusion at Main Issues Report stage are included below.

| Settlement         | Site                   | Issue             | Comments  | Scoped In/Out |
|--------------------|------------------------|-------------------|---|---------------|
| <b>Aberlour</b>    | Speyside Cooperage     | Landscape         | Edge of settlement site. Land has rising topography and housing will have be sensitively sited to avoid impacting on landscape character.                           | In            |
| <b>Archiestown</b> | East End (extension)   | Cultural Heritage | Modest extension to existing designation. Proximity to conservation area. Accompanying text will specify design standards and retention of traditional grid layout. | Out           |
|                    | South Lane (extension) |                   | Proximity to Conservation Area. Accompanying text will specify design standards and retention of traditional grid layout  | Out           |
|                    |                        |                   |   |               |

|                 |                      |                     |  |     |
|-----------------|----------------------|---------------------|--|-----|
|                 | South of Viewmount   | Cultural Heritage   | Proximity to Conservation Area.<br>Accompanying text will specify design standards and retention of traditional grid layout.   | Out |
|                 | South of the Square  | Cultural Heritage   | Proximity to Conservation Area.<br>Accompanying text will specify design standards and retention of traditional grid layout.   | Out |
| <b>Buckie</b>   | East of Barhill Road | Landscape           | Sensitive site on the edge of Buckie.<br>Landscape study has identified the ridge of a hill that contains Buckie. This will be used to inform extent and layout of new development in this location. | Out |
|                 | March Road           | Landscape Pollution | Entrance way into Buckie set in land above the main body of the town. Amenity issues, noise etc from industrial processes.   | In  |
| <b>Burghead</b> | Clarkly Hill         | Landscape           | This is a sensitive edge of settlement site, which is proposed for 60 housing units. The site is at the gateway into the village and will require sensitive siting and design.                       | In  |

|                      |                             |                        |  |     |
|----------------------|-----------------------------|------------------------|--|-----|
|                      | Caravan Site                | Ecology and Landscape  | The proposed extension into Roseisle Forest is not considered to raise any significant environmental issues.   | Out |
| <b>Craigellachie</b> | Spey Road                   | Biodiversity           | The site is immediately adjacent to the River Spey SAC. An Appropriate Assessment will have to be carried out prior to inclusion within the plan.  | In  |
|                      | Opposite Speyside Cooperage | Landscape              | This is an entranceway to Craigellachie and the proposals will have to be sensitively designed to utilise the topography of the site and avoid skyline positions. Relatively modest scale development of 10 houses with potential to accommodate larger scale development over time. | In  |
| <b>Dallas</b>        | East end                    | Flooding               | SEPA has advised that the site is at risk of flooding.   | In  |
| <b>Dufftown</b>      | South of Hillside Farm      | Biodiversity Landscape | Large phased development with landscape implications due to topography and gateway location.   | In  |
|                      |                             |                        |  |     |

|              |                     |  |  |     |
|--------------|---------------------|--|--|-----|
|              | Balvenie Street     | Pollution<br>Biodiversity  | Site on the entrance to Dufftown with established backdrop, Designated from community facility to housing  | Out |
| <b>Elgin</b> | NE LONG             | Biodiversity<br>Flooding<br>Landscape<br>Transportation<br>significant new development | Extensive LONG term area being examined through masterplan. The site will include mixed uses, may have implications for Natura designation, landscape integration, and bypass proposal.  | In  |
|              | Linkwood Distillery | Biodiversity,<br>Transportation,<br>Cultural<br>Heritage                               | Existing buildings on sites that need to be assessed to establish if bats present. A transportation assessment will be required. Reuse of the existing 19 <sup>th</sup> century buildings required.                                | Out |
|              | Knockmasting Wood   | Landscape,<br>Flooding<br>transportation<br>significant new development                | Distinctive knoll and woodland to be retained as ENV designation and managed as part of residential development. Site dependent on delivery of new road access (western link road). Site falls within 1in200 year flood risk area. | In  |
|              |                     |  |  |     |

|                  |                        |   |   |     |
|------------------|------------------------|---|---|-----|
|                  | R9/R10 bypass corridor | Landscape, transportation                               | Bypass corridor to be removed. Form minor extensions to existing designations.  | Out |
|                  | Driving Range site     | Landscape, transportation, significant new development  | Landscaping plans will be required  | Out |
| <b>Fochabers</b> | East of Ordiquish Road | Landscape   | Sloping site needs to be sensitively designed, relatively small scale development.  | Out |
|                  | Christies Site         | Cultural Heritage, flooding, biodiversity and landscape | Exposed site on the edge of Fochabers   | In  |
| <b>Findhorn</b>  | Heathneuk              | Transportation, Biodiversity, Landscape                 | Issues are not considered to be significant. Transportation section has advised site can be accessed. Landscape study highlighted opportunity for development. No adverse comments from SNH in terms of biodiversity. | Out |
| <b>Forres</b>    | Lochyhill south        | Landscape Transportation                                | Large scale expansion proposed to the east of the town. Significant impact in terms of traffic generation and landscape.  | In  |
|                  | Tarras (north)         | Landscape Transportation                                | Expansion of Business Park. High profile site adjacent to A96.  | In  |
|                  |                        |   |   |     |

|  |                    |   |   |     |
|--|--------------------|---|---|-----|
|  | Cassieford (west)  | Landscape<br>Transportation<br>Flooding<br>Biodiversity | Proposed new industrial/ community facilities. Site could generate significant vehicle movements. The nature of the proposed use will require careful landscaping, consideration of flooding and biodiversity issues as there are a number of nearby watercourses draining into Findhorn Bay. | In  |
|  | Whiterow           | Landscape<br>Contamination                              | Reuse of brownfield site on edge of settlement. Issues are not considered to be significant and can be mitigated through appropriate contamination studies/ remediation and landscaping.  | Out |
|  | Plantation Cottage | Landscape<br>Flooding                                   | Proposal for 25 houses will require extensive woodland felling. However, the woodland is at maturity and unstable in parts. A landscaping plan could be required to retain/ replant some of the woodland. Outwith area identified as being at risk of flooding.                               | Out |

|                    |                               |                                     |   |     |
|--------------------|-------------------------------|-------------------------------------|---|-----|
|                    | Balnageith                    | Landscape Flooding                  | Small site for 10 houses. Outwith area identified as being at risk of flooding.   | Out |
|                    | Former campsite (south of R3) | Landscape                           | Small scale proposal. No significant issues identified.   | Out |
|                    | Chapelton                     | Landscape Flooding                  | Site adjacent to the flood storage area of the Mosset Burn Flood Alleviation scheme. Sensitive edge of settlement location.                     | In  |
|                    | Country Park concept          | Flooding                            | Proposed leisure and tourism uses within the flood storage area.  | In  |
| <b>Hopeman</b>     | West of Manse Road            | Landscape, pollution (landfill gas) | Sensitive edge of settlement site within coastal protection zone and potentially impacting upon a number of nature conservation designations.   | In  |
| <b>Lossiemouth</b> | East Beach                    | Biodiversity Landscape              | Proposed link created to east beach with retail and tourism uses. Highly sensitive location and works could impact upon the marine environment. | In  |
|                    | Sunbank South                 | Landscape, pollution (noise)        | Proposed housing development at gateway to Lossiemouth. Noise contours must be considered.  | In  |
|                    |                               |                                     |   |     |

|                    |                          |   |  |     |
|--------------------|--------------------------|---|--|-----|
|                    | Caravan site extension   | Landscape, biodiversity, transportation                       | Not considered to be significant   | Out |
| <b>Mosstodloch</b> | West of Garmouth Road    | Biodiversity, cultural heritage                               | River Spey SAC and SSSI  | In  |
|                    | Land to North of Baxters | Biodiversity, cultural heritage, pollution                    | Proximity to River Spey SAC. Potential impacts in terms of noise and smell for nearby residential properties | In  |
|                    | Land to South of bypass  | Landscape, cultural heritage                                  | Prominent trunk road location  | In  |
| <b>Portgordon</b>  | West of Reid Terrace     | Landscape   | Entrance to Portgordon, sloping exposed site.  | In  |
|                    | Crown Street             | Landscape   | Entrance to Portgordon, sloping exposed site.  | In  |
| <b>Roths</b>       | High Street              | Flooding  | Proposed business use in flood plain for River Spey  | In  |
|                    | Drumbain                 | Landscape   | Entrance to Roths on prominent elevated position   | In  |
| <b>WEPG</b>        |                          | Biodiversity, Landscape, Pollution (noise), cumulative impact | Guidance aims to provide an up to date policy framework for considering wind turbine proposals.              | In  |

Table 9: Scoping of Sites

### 13. Scoping Main Issues

Having scoped through the settlements and sites, this identified sites which would be subject to detailed assessment. In addition the Main Issues were scoped to identify which ones were likely to have a significant environmental impact.

|                                       | <b>Comment</b>   | <b>Scoped in/out</b> |
|---------------------------------------|--|----------------------|
| Spatial Strategy                      | Preferred strategy could have significant environmental impacts  | In                   |
| Diversification of local economy      | <p>Defence dependent economy issue- loss of skilled employment, concerns re future but secured army engineers incoming, support local economy. Potential env benefit from no longer being used as airbase in terms of noise pollution, aviation fuel etc.</p> <p>Diversification will have land use requirements and may result in relaxed planning requirements to attract inward investment.</p> | In                   |
| Economic development land allocations | Land allocations to support the above may require to be on Greenfield sites and require new/ improved road infrastructure.   | In                   |
|                                       |  |                      |
| Strategic housing land allocations    | Scale of new housing requirements will result in Greenfield land releases as brownfield opportunities in Moray are limited.  | In                   |
| Distribution by LHMA                  | Distribution by LHMA was made on the basis of population with  | Out                  |

|                            |  |     |
|----------------------------|--|-----|
|                            | added flexibility in Elgin and Speyside LHMA's.  |     |
| Affordable housing         | Affordable housing will, in most cases, be provided within housing designations, which will be assessed through settlements allocations.             | Out |
| Travelling people sites    | Need has been identified for 23 pitches to be provided on a variety of small sites.  | In  |
| Housing in the Countryside | Potential cumulative landscape impact  | In  |
| A96 trunk road dualling    | Likely to require significant land, which could impact upon biodiversity, cultural heritage and other issues.  | In  |
| Elgin traffic circulation  | Likely to reduce congestion and air pollution but may have an impact upon biodiversity and cultural heritage resources.                              | In  |
| A95 improvements           | Unknown at present, but may have an impact upon nature conservation and landscape designations.  | In  |
| Renewable energy           | Onshore wind farms, biomass plants and other proposals could have a significant impact upon the landscape as well as create noise and air pollution. | In  |
| Offshore Renewables        | Could have an impact both offshore on the marine environment and onshore in terms of supporting infrastructure.                                      | In  |

|                                |  |     |
|--------------------------------|--|-----|
| Water & Drainage               | Could result in positive benefits through SUDS etc. WWTW capacity issues have been addressed through consultation with Scottish Water and SEPA has been consulted re drainage. | Out |
| Rail services                  | No new lines or major land requirements.   | Out |
| Electronic/ digital technology | Land use implications are not considered to be significant.  | Out |
| Flooding                       | Flooding has been a significant problem in Moray. A number of flood alleviation schemes have been completed. SEPA has indicated a number of sites where flooding is a concern. | In  |
| Creating Sustainable Places    | Poor design standards create poor urban spaces. Designing Streets and Designing Places as well as the Council's Urban Design Guide all promote better design.                  | In  |

Table 10: Scoping of Main Issues

## **14. Assessment Methodology and Assessments**

### **Methodology**

A matrix has been completed for the preferred strategy, alternative strategies, main issues, settlements and sites, which have been identified for detailed assessment through the scoping process. The matrix considers each of the policies, proposals and options against the agreed 12 SEA objectives.

The Assessment was carried out by a panel of planning officers from the Council's Planning and Development section.

An assessment score has been inserted to identify whether effects will be;-

- Significantly positive ++
- Positive +
- Neutral/ No significant effects 0
- Unknown ?
- Negative -
- Significantly negative --

If an issue is not considered to be relevant then it has been marked as "N/A".

Comments identify whether effects will be short or long term, temporary or permanent and whether there is likely to be any cumulative or secondary effects arising. Where there is likely to be a significant environmental effect the Council has identified safeguarding and mitigation measures. The overall results of the assessment are summarised in the table below. A copy of the completed matrices is available in Appendices 4 and 5.

Main Issues Assessment

|  | <b>Comments/ Significant Environmental Issues</b>   | <b>Mitigation</b>  |
|--|---|--|
| 1.Spatial Strategy                       | Directing development to the main settlements with smaller allocations in the third tier towns and villages is the most sustainable option. This makes the best use of land, the most efficient use of transport network, providing opportunities for sustainable travel, reducing emissions, safeguarding environmental designations and providing opportunities for new greenspace provision. | None   |
| 2. Diversification of the local economy  | The Moray economy has been over reliant upon the defence sector for employment opportunities and the secondary benefits that the RAF has brought in terms of visitors and spend to the local economy. Diversification will require a wide range of initiatives, including designating “attractive” sites for investment.  | In addition to land allocations, the Local Development Plan should include positive criteria based policies to consider other employment related proposals that come forward.  |
| 3. Economic development land allocations | Land allocations to be made for general industrial use and for higher amenity business park use. Allocations to link into adjacent areas, have good access and allow sustainable transport options to be provided.  | Land allocations to be subject to consultation with SNH, HS and SEPA. Checklists to be prepared for each site and subject to assessment as part of this SEA.   |
| 4. Strategic housing land allocations    | Land allocations to ensure environmental designations are not adversely affected, ensure sites are not at risk of flooding and are directed to areas with the best transport, services, opportunities for employment etc.   | None. Plan should explain the rationale for the split by Local Housing market Area and the reasoning for individual site allocations. Land allocations to be subject to consultation with SNH, HS and SEPA. Checklists to be prepared for each site and subject to assessment as part of this SEA. |

|                               |  |  |
|-------------------------------|--|--|
| 5. Travelling people's site   | Sites either to be identified or criteria for suitable sites to be included as part of a policy in the Local Development Plan. Sites should allow opportunities for sustainable transport, access to services and avoid impact upon environmental designations.  | Plan to include policy on criteria for assessing individual sites and/ or consider designating potential search areas. |
| 6. Housing in the Countryside | Housing in the countryside policies seek to reuse existing buildings, protect environmental designations, watercourse etc from adverse effects and provide a better quality of life for those seeking rural living. However, promoting housing in the countryside is likely to increase dependence upon the car, due to limited rural transport services, distance to schools, employment and services. Sites are often corners/ edges of fields, which cumulatively reduces the amount of agricultural land available. Cumulative impact in some areas is considered to be quite significant. | Policies to safeguard agricultural land and consider the cumulative impact upon landscape character.                   |
| 7. A96 Trunk road dualling    | The route of the proposed dualling is unknown at this stage, so it is difficult to assess what the potential impacts could be. The improved transport route will improve the quality of life for people of Moray and further afield, providing a quicker and hopefully safer route between Inverness and Aberdeen. This may bring economic benefits and make the area more attractive for inward investment as well as reducing local areas of air pollution arising from standing traffic.  | Route of the dualled A96 to be subject to separate Strategic Environmental Assessment.                                 |

|                                 |   |  |
|---------------------------------|---|--|
| 8. Elgin traffic circulation    | Project will bring benefits by creating quicker, better, safer links between the south and west of the town, reducing air pollution arising from standing traffic. This may have benefits for business in terms of reducing travel times. There may be an impact upon the Wards wildlife site and this will require further detailed assessment.  | Further detailed assessment of the potential impacts upon the Wards wildlife site to be provided.                  |
| 9. Renewable Energy             | Promoting renewables at a strategic level supports the national objectives for Climate Change action. Policies in the Plan and supplementary planning guidance aim to ensure that the right technologies are promoted in the right areas, safeguarding Moray's environmental designations, landscape, watercourses etc.   | Separate, detailed Wind Energy Policy Guidance to be produced.   |
| 10. Offshore Renewables         | Promoting and supporting Offshore Renewables helps to address Climate Change and will significantly increase the amount of energy generated from renewable sources. This may have some impacts on land based activities and support or generate employment opportunities. Land is required onshore to support this development and will be subject to separate planning applications and detailed assessment. | Detailed assessment of onshore activities at development management stage.   |
| 11. Flooding                    | Controlling development within areas at risk of flooding and implementing flood alleviation schemes improves the quality of life for residents of Moray. It also brings economic benefits by protecting businesses from flooding.   | None   |
| 12. Creating Sustainable Places | The Plan should include some policies promoting key urban design principles to reinforce and link to the People and Places supplementary planning   | Plan to cross reference to People and Places supplementary planning guidance and include policies on urban design. |

|  |  |  |
|--|--|--|
|  | guidance. This supports good quality development, sustainable transportation options and provides good open space provision. |  |
|--|--|--|

Table 11 Main Issues Commentary

### Development Sites Assessment Summary

The detailed assessments are set out in Appendix 3 and summarised below.

| <b>Site</b>  | <b>Comments/ Significant Environmental Issue</b>   | <b>Mitigation</b>  |
|--|--|--|
| Aberlour – Speyview Housing Designation (capacity up to 100 houses – phased) | This site may not be ideal in terms of its location on the periphery of Aberlour however, due to topographical and infrastructure constraints there are no other viable sites for development. There are acknowledged landscape issues that landscape expertise is being sought to address. The site is also in close proximity to the River Spey and prior to development commencing it will have to be evidenced through a Habitat's Assessment that there is no adverse impact on the River Spey SAC. | Impact on River Spey SAC has to be considered. Landscape expertise required to ensure the development can integrate sensitively. |
| Buckie – March Road Industrial Estate  | This site is a logical extension to provide additional industrial land requirements identified in the Moray Economic Strategy. There are no  | Landscape expertise required to ensure the development can integrate sensitively.  |

|   |  |   |
|---|--|---|
|   | significant environmental issues identified, although landscape provision and the treatment of this edge of the town will require careful consideration in order to address this adequately expert landscape advice is being sought.   |   |
| Craigellachie (capacity 10 houses)      | This site has been identified to meet housing need in the village and there is a specific shortage of affordable housing. The ability to develop this is dependent upon being able to demonstrate that there will be no adverse impact on the River Spey SAC, this issue would require to be resolved prior to inclusion within the Proposed Plan.   | Potential significant environmental impact. Proposals require the submission of Appropriate Assessment demonstrating there is no adverse impact on the River Spey SAC prior to the site being included in the Local Development Plan.   |
| Craigellachie – Speyside Cooperage Site | The site is located on the periphery of Craigellachie and is not ideal in terms of promoting sustainable travel. This is common to many of the rural settlements across Moray where there is high car dependency. Topographic constraints mean that there is a lack of alternative sites. There are acknowledged landscaping issues that will require to be addressed sensitively to avoid adversely affecting the landscape character. The site is also in close proximity to the River Fiddich and as part of the planning application | The provision of landscaping and siting of housing require careful consideration to assist the development to integrate sensitively and for housing to avoid skyline positions detrimentally impacting on the landscape character. This will be referenced within the designation text. |

|  |   |   |
|--|---|---|
|  | process a Habitats Regulations Assessment will have to be provided evidencing that drainage arrangements will have no adverse impact on the SAC.  |   |
| Cassieford, Forres   | This site has been identified as having the potential to meet demand for new community/ recreational use or for general industrial land. The site offers the secondary benefit of potentially unlocking access to site 17 Springfield which has remained undeveloped since being included in the Moray Local plan 2008.<br>Development of the site will lead to a loss of prime agricultural land, which is permanent and cannot be mitigated. The benefits of the designation and future use of the site are considered to outweigh the loss of this resource. | No significant environmental issues identified. No mitigation required.   |
| Clarkly Hill, Burghead   | This is a sensitive edge of settlement site. There are no simple solutions to the future expansion of Burghead and this site is one of two “bids” which were assessed. The site feels detached from the rest of the village and could have a significant impact upon the entrance to the village.   | A landscape capacity study was commissioned which concluded that development could be accommodated on this site, that it was a better option in landscape terms than Fraser Road and set out required mitigation works. |
| Country Park and associated housing at Chapelton/ Dallas Dhu, south Forres | The proposal is to create a Country Park with associated housing development , which will utilise a large   | No significant environmental issues identified, although close partnership working will be required between   |

|                          |   |  |
|--------------------------|---|--|
|                          | <p>area to the south of Forres, which is required to remain free of development and available to store water in the event of a serious flood. The proposed housing is outwith the area liable to flood.</p> <p>There are a wide range of environmental issues to be carefully assessed as the project develops. This includes the flooding issue, impact upon local biodiversity interests and the grade A listed Dallas Dhu distillery. The range of uses within the country park will be developed, along with the housing proposals, as part of a masterplan. The masterplan will be prepared in close consultation with the Council's Flood Team, Scottish Natural Heritage and the Regional Archaeologist.</p> | landowner, archaeologist, SNH, SEPA and the Moray Flood Alleviation Team during preparation of the Plan. |
| Dallas, site at east end | <p>Small site proposed for housing. Site is identified at risk of flooding and SEPA has indicated it will object unless a satisfactory Flood Risk Assessment is completed prior to the site being identified within the Local Development Plan. The Council will discuss this issue with the "applicant" as part of the consultation on the Main Issues Report.</p>   | Flood Risk Assessment required prior to inclusion within the Proposed Plan.                              |

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|---|---|---|
| Dufftown - Hillside farm Housing Designation (capacity up to 100 units) | The site is being designated to meet housing land requirements in an area with an identified lack of affordable housing. There are potential impacts on the River Spey SAC primarily how surface water from the site will be dealt with and this will have to be addressed at planning application stage. In addition to this the design and layout of the designation will need to take account of the topography of the site to ensure the gradient is dealt with sensitively and there is no detrimental impact to the townscape or landscape as a result of the development.                            | Need to work closely with SNH and SEPA to resolve surface water issues. Design and landscaping issues will be addressed within the designation text.  |
| Elgin North *   | This site is proposed as a LONG term site providing a significant supply of land for both residential and employment uses. Other uses such as leisure and recreation will be provided. There is also likely to be demand for health and retail facilities. A masterplan is to be prepared for the site which will specifically address a number of potential environmental concerns including the impact upon Loch Spynie SPA and Ramsar site, archaeological evaluation, the need for sustainable travel, structural and amenity landscaping provision and sustainable design and construction techniques. | <p>A detailed landscape study has already been completed and mitigation works will be identified in the Plan.</p> <p>Assessment of the impact upon Loch Spynie SPA and Ramsar site will be carried out through the Natura Assessment and at masterplan stage.</p> |

|  |   |   |
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|  | Impacts are generally seen as positive.   |   |
| Fochabers – Christies Nursery Site Opportunity Designation | The site has been identified to promote employment uses on the existing garden centre/nursery. The proximity of the site to the River Spey SAC means that SUDS and drainage arrangements will have to be designed to avoid adverse impact on water quality. In addition to this the site occupies a gateway location and will be visible due to its positioning in relation to the bypass, to minimise potential landscape impact the existing mature trees should be retained wherever possible and landscaping provided to create a setting for a high quality development. | No significant environmental issues identified. No mitigation required. |
| West of Manse Road, Hopeman                                | Although the site is located within the Coastal Protection Zone and immediately adjacent to a number of environmental designations, it is not considered to raise any significant environmental issues. Previous significant problems of landfill gas emissions from Greenbrae have been resolved and are subject to ongoing monitoring.  | No significant environmental issues identified. No mitigation required. |
| Knockmasting wood, Elgin                                   | This proposal raises a number of environmental concerns. The impact upon the water environment will need  | Flood Risk Assessment required prior to inclusion within Proposed Plan. |

|                |  |   |
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|                | <p>detailed investigation and the preparation of a Flood Risk Assessment. The site is currently identified as being at Risk of Flooding, is on close proximity to the River Lossie and could have an impact upon the Wards wildlife site. Evaluation of the impact upon habitats and species within the Wards, which is a local wildlife site, will be required. Landscape mitigation works will be required and a number of transport network improvements will be required prior to any development progressing.</p>   | <p>Impact upon Wards Wildlife site to be considered. Landscape assessment has been carried out.</p> |
| Lochyhill LONG | <p>Overall this site is considered to have a positive impact, within the context of limited options for LONG term development. The site offers a significant LONG term housing opportunity and will continue the strategy of growth to the east, but still south of the A96 and linking the town with the Business Park. The development will result in the loss of productive farmland and is an extensive Greenfield release on a key gateway into Forres. The site will provide valuable residential development and will require extensive landscape mitigation and connections into adjacent areas. A series of</p> | <p>Masterplan to be prepared.</p>   |

|   |   |  |
|---|---|--|
|   | <p>transport network improvements will be required to link the south east of Forres to the A96.</p> <p>A masterplan setting out key design principles will be required. A mix for the affordable housing elements and consideration of community facilities should also be provided at an early stage of the design process.</p> <p>Sustainable design and transport options will be central to the successful development of the site.</p>         |  |
| Lossiemouth East Beach                                | <p>This is a sensitive site and any works on the seabed may have an impact upon the Moray Firth Special Area of Conservation. This would require detailed investigation and assessment with Scottish Natural Heritage. Any loss of public open space may be offset by the benefits of a tourism development, creating employment and attracting inward investment. The loss could be further offset if the east beach was linked with the town.</p> | <p>Natura Assessment to cover any change in site designation and Plan text to refer to need for consultation with SNH.</p>                         |
| Mosstodloch – Baxters Industrial Designation (3.7 ha) | <p>The site has been specifically identified to accommodate future expansion of a large local business to facilitate the creation of local jobs. The site is well connected in terms of access to the trunk roads network. There are no significant environmental affects</p>   | <p>No significant environmental impacts identified and no mitigation identified. Reference within designation to requirements for landscaping.</p> |

|   |  |  |
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|   | identified, landscaping will require careful consideration to mitigate potential impacts to the amenity of housing to the west of the site.  |  |
| Mosstodloch – Industrial Designation on Land to South of A96 bypass | The site is identified to provide much needed employment land to encourage the creation of local jobs. The site is well connected in terms of access to the Trunk Roads Network. There are issues in terms of impact on the landscape as this is a highly visible site that requires careful consideration in terms of the design and layout of buildings.   | No significant environmental impacts identified and no mitigation identified. Designation text to make reference to visibility of site and careful consideration in terms of design and layout of buildings. |
| Mosstodloch – Garmouth Road, Housing Designation (capacity 60)      | The proposal for 60 units is the first phase of larger settlement expansion for Mosstodloch. The site is well located for accessing facilities such as the primary school and being on the A96 is well connected in terms of public transport. The proposed development could have an adverse impact on surface water and catchment of Mosstodloch and a regional SUDS scheme should be promoted and may provide an opportunity to address surface water flood risk at the adjacent industrial estate. | No significant environmental impacts have been identified. Designation text should make reference to provision of adequate SUDs to address surface water issues.   |
| Rothes – High Street Business/Industrial Designation                | This site is providing for much needed employment land to encourage the  | Flood Risk Assessment required. Flooding issues will have to be  |

|   |  |  |
|---|--|--|
|   | creation of local jobs. The site is well connected in terms of access to the trunk roads network. There is a significant constraint in terms of flood risk on site, given the serious nature of this, it would require to be addressed prior to inclusion within the plan. If this issue cannot be adequately addressed the site will not be taken forward.  | resolved prior to inclusion within the plan.   |
| Rothies – Drumbain Industrial Designation ( whisky warehousing) | The site has been identified to meet the requirements of an indigenous industry that wishes to expand. There are issues that need to be addressed to ensure there is no significant adverse environmental impact, in this regard expert advice will be sought on the landscape implications of the site. There is also a substantial amount of investigative work required to address surface water run off which has the potential to affect the River Spey SAC and increase flood risk in Rothies. | Potential landscape impact, seek expert landscape advice on integration of the development into the landscape. Surface water run off requires careful consideration. |
| Portgordon – Reid Terrace Housing Designation                   | This site is an expansion to an existing designation within the Moray Local Plan 2008. The site requires careful consideration in terms of landscape impact and expert landscape advice has been commissioned to ensure that the development can be integrated sensitively.  | No significant environmental impacts have been identified.   |

|  |  |  |
|--|--|--|
| Portgordon- Crown Street Housing Designation (Capacity 15) | The site requires careful consideration in terms of landscape impact and expert landscape advice has been commissioned to ensure that the development can be integrated sensitively. | No significant environmental impacts have been identified. |
|--|--|--|

Table 12: Site Assessment summary

#### Strategic option assessment- Elgin North and South

\*In addition to the Assessment for North Elgin, an Assessment was carried out of the environmental implications of expanding Elgin to the north or to the south. This is considered to be the only significant strategic alternative to be considered within the Local Development Plan. The Council received a bid for further development to the south, which expands upon an area which was not accepted for inclusion within the Moray Local Plan 2008.

The Assessment Team for this issue consisted of four officers from the Planning and Development section of Moray Council. The Assessment concluded;

- Both options are likely to raise air quality issues, which cannot be quantified at this time, as road access and trunk road arrangements are unknown. Local air quality issues from standing traffic in Elgin may be relieved through better traffic flow around the town.
- There are areas within both the north and south options which are at risk of flooding. However, neither are considered to be significant. At the time of assessment comments were awaited from SEPA for the northern option. SEPA has identified that a Flood Risk Assessment will be required if the southern option is supported.
- Sustainable design and construction would be encouraged whichever option was supported.
- There are opportunities for biodiversity enhancement to the south, using the Linkwood burn corridor. Growth to the north could have a significant impact upon Loch Spynie SPA, SSSI and Ramsar site. A Habitats Regulation Assessment will be required to assess likely effects.

- In terms of landscape, the north is considered more suitable as there is an existing landscape framework, which can be used to mitigate impact. The landscape assessment has expressed concern regarding further growth along the flat plain south of Elgin.
- Both options will result in the loss of prime agricultural land. While this is undesirable, given the objective of growing the City, options are limited.
- Both options will encourage recycling through provision of kerbside facilities and proximity to recycling centres.
- The north and south options are peripheral and have a sense of remoteness from the town. Good access linkages both internally and externally will be key to their success. The south has an existing public transport, walking and cycling connections, but the north offers the potential to link into the Elgin/ Lossiemouth cycle route and for new provision. Access to schools would be fairly equal. The north offers better access to the trunk road, although the route of the dualled A96 is unknown. The south would require a number of road improvements, especially the A941 Linkwood Road/Edgar Road junction which has performance issues.
- There is more existing open space (woodlands etc) to the north, which can be integrated into the development. However, there are more opportunities for new open space and habitat creation to the south.
- The north and south would both provide much needed affordable homes, land for employment, access to jobs, help to support and diversify the local economy and provide local facilities. Land for employment is required in the short term and it was unclear whether this would be identified to the north, or whether it awaited a masterplan process.

### Conclusions of Elgin North and South

Many aspects of the Assessment results are the same whether the north or south option is preferred. However, the critical issues are landscape, biodiversity and transportation. In terms of landscape, the north is the preferred option following landscape assessment. In terms of biodiversity, a significant issue has been highlighted regarding potential impact upon Loch Spynie SPA, SSSI and Ramsar site. The bypass options shown on the current Local Plan are to be removed as the route of the dualled A96 is still to be determined.

An overall conclusion, in terms of SEA, cannot therefore be reached at this stage and the following actions are recommended:-

- A Habitat Regulations Appraisal of the effect of northern expansion on Loch Spynie SPA, SSSI and Ramsar site is undertaken, in partnership with SEPA and SNH. This should ideally be done prior to inclusion within the Main

Issues Report, however, at this stage, it will be required before the option is considered for inclusion in Proposed Plan.

- SEPA consultation response is required for the northern option.
- Review of transportation comments to separate the proposed development from proposed link road, and in light of Scottish Government proposals to dual A96.
- Need to identify industrial land for the short term

#### Wind Energy Policy Guidance Assessment

The Guidance was scoped in on the grounds of biodiversity, landscape, pollution (noise) and cumulative impact. The Assessment highlighted the wide range of issues that require to be considered in responding to wind turbine proposals. However, the whole purpose of the Guidance is to direct the right scale of wind turbine to the right location and that the Guidance in itself will not result in significant environmental implications. The Guidance has been informed by a Landscape Capacity Study, commissioned in partnership with Scottish Natural Heritage and the detailed guidance text has been informed by pre draft consultation with Scottish Natural Heritage, SEPA, the Regional Archaeologist, Environmental Health and the Ministry of Defence.

These organisations and more, have provide further comments and further detail such as the effects on upland raptors and this will be incorporated into the finalised Guidance. During the Assessment, officers commented upon the need for SEA of the Scottish Government online guidance for onshore wind farms and for preparing spatial frameworks as both are considered to fail to reflect local environmental concerns.

| Guidance | Comments/ significant environmental issues   | Mitigation |
|----------|--|------------|
| WEPG     | No significant environmental issues arising. Prior to preparation of the draft, SEPA, SNH, Regional Archaeologist and other consultees | None.      |

|  |  |  |
|--|--|--|
|  | <p>were invited to contribute to the Guidance. The Guidance also refers to these consultees existing guidance and the consideration of environmental effects is embedded into the Guidance. A Landscape Capacity Study was also commissioned to inform the Guidance.</p> |  |
|--|--|--|

## 15. Mitigation measures/ Proposed Action

The Environmental Assessment (Scotland) Act 2005 requires an explanation of "the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan.

**Table 13** sets out any environmental problems that are likely to remain on implementation of the Local Development Plan and summarises proposed measures for the prevention, reduction and offset of significant adverse effects.

| SEA issue  | Proposed measures for the reduction/prevention and offset of significant adverse effects   |
|--|--|
| Flooding   | Safeguarding policy to be included within the Plan on developments within floodplains and providing details of flood risk and flood alleviation schemes.   |
| Design Standards in new development                        | Policy on urban design to be included within the Plan. Also links to be included to the Council's People and Places Supplementary Planning Guidance. Early involvement in design issues to be discussed with developers. |
| Open Spaces  | Policy on protecting existing open spaces and providing new open spaces, minimum standards and quality standards to be included in policy and supplementary guidance.  |
| Pressure for wind farm development                         | Revised policy on Renewable Energy Developments to be developed and cross referenced to the Wind Energy Policy Guidance. New Guidance being produced.  |
| Uncertainty over the future of RAF Kinloss and Lossiemouth | Policies and land use designations to support the diversification of the local economy. Annual monitoring report.  |
| Housing in the Countryside                                 | Review of housing in the countryside policies, with stronger emphasis upon siting and design and promotion of sustainable design and construction. Annual monitoring report.   |

|   |   |
|---|---|
| Integration of development in the countryside | Landscape assessment works to be commissioned as appropriate. |
| Affordable Housing                            | Review of Affordable Housing SPG.                             |

**Table 13 Measures envisaged for the prevention, reduction and offsetting of any significant adverse effects**

### Safeguarding

A key method of ensuring developments do not have a significant effect on Moray's environment is the provision of safeguarding policies within the Local Development Plan. The SEA has confirmed that safeguarding policies should be included for the following issues:-

- International and national nature conservation designations
- Local nature Conservation designations and wider biodiversity issues
- Local landscape designations
- Trees and open spaces
- Community facilities
- National built environment designations and archaeological sites
- Key waste management sites
- Private water supplies
- Waterbodies
- Pollution avoidance
- Sustainable design and construction
- Good Urban Design Principles
- Flood Risk
- Air Quality
- Mineral Resources
- Prime quality agricultural land

## 16. Monitoring

The Environmental Assessment (Scotland) Act 2005 requires the Council to monitor significant environmental effects of the implementation of the Plan. Monitoring will assess the predicted effects arising from implementation of the plan and to assess the mitigation measures identified. The Local Development Plan and Wind Energy Policy Guidance will be monitored annually. Specific indicators will be used for the LDP as shown in Table 14.

In terms of the Wind Energy Policy Guidance, monitoring will identify any Landscape Character Types where cumulative impact is becoming a critical issue and where additional assessment work is required. The Council will also monitor the overall effectiveness of the Guidance and update the text to reflect current policies.

| Objective  | Measure  | Source  | Frequency |
|--|--|---|-----------|
| 1.Improve air quality within moray Council area  | Air quality monitoring for Moray                       | Moray Council<br>Environmental Health – Air<br>Quality Monitoring Reports | Annually  |
| 2.Reduce impacts and causes of climate change  | Moray CO2 emissions.                                   | DECC – Local Authority<br>CO2 emission statistics                         | Annually  |
|  | No. of households in Moray at risk of flooding.        | Moray Council Flood<br>Team/SEPA  | Annually  |
| 3.Increase energy efficiency and proportion of energy generated from renewable sources | % or MW output of renewable energy installed in Moray. | Moray Council Planning –<br>Planning applications                         | Annually  |

|   |   |   |          |
|---|---|---|----------|
| 4.Protected and enhance biodiversity and the landscape                                    | No. of wind energy proposals approved outwith preferred search areas.             | Moray Council Planning – Planning applications                | Annually |
|   | % area of land within AGLV given over to major applications.                      | Moray Council Planning – Planning applications                | Annually |
|   | No. of planning applications approved in SPA's, RAMSAR and SAC sites              | Moray Council Planning – Planning applications                | Annually |
| 5.Protect and enhance cultural heritage and diversity in Moray                            | No. of applications for listed building consent.                                  | Moray Council Planning – Planning Applications                | Annually |
|   | No. of historic buildings on the at risk register.                                |   |          |
| 6.To protect and enhance the quality of the districts ground, river and sea water systems | Water quality ecological status of freshwater bodies in rivers and the coastline. | SEPA – Bathing and river water quality and abstraction rates. | Annually |
|   | No. of bathing water areas in Moray passing bathing water quality standards.      |   |          |
|   | Diffuse pollution and phosphates within River catchment areas.                    |   |          |
| 7.To improve soil quality and use soil in a sustainable manner                            | Number of identified contaminated land sites.                                     | Moray Council Contaminated Land team                          | Annually |

|   |   |  |          |
|---|---|--|----------|
|   | Number of remediated contaminated land sites.                             | Moray Council Contaminated Land team                 | Annually |
|   | % of vacant and derelict land.  | Moray Council Planning                               | Annually |
| 8.To reduce the amount of waste produced and increase the amount of recycling.  | % recycling rates   | Moray Council Waste Team                             | Annually |
|   | Tonnes of waste to landfill   |  | Annually |
| 9.To promote the use of sustainable transport options   | Car ownership levels.   | Moray Council Planning – Moray Information Bulletin. | Annually |
|   | Type of transport used by Moray residents.                                |  | Annually |
|   | Length of cycle and walkways in Moray                                     |  |          |
| 10.To ensure prudent use of natural resources   | % and area of prime agricultural land given over to development.          | Moray Council Planning                               | Annually |
| 11.To protect and create green spaces and to regenerate degraded environments   | % and area of structural landscaping provided in large scale developments | Moray Council Planning – Planning Applications.      | Annually |
|   | % of land designated as environmental designations lost to development    | Moray Council Planning – Planning Applications.      | Annually |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high | % of persons unemployed in Moray.   | Unemployment Bulletin                                | Annually |
|   | No. of affordable homes built in Moray.                                   | Moray Council Housing                                | Annually |

|  |  |                            |          |
|--|--|----------------------------|----------|
| levels of unemployment and improving the health and wellbeing of local people. | No of new health facilities provided.    | Moray Council Planning/NHS | Annually |
|  | No of new employment land sites created. | Moray Council/HIE          | Annually |

Table 14: Indicators

## 17. Next steps

Table 15 lists future milestones in the development of the Local Development Plan and the Strategic Environmental Assessment.

| <b>Consultation on Main Issues Report and Environmental Report</b>                                   |                                 |
|--|---------------------------------|
| Main Issues Report presented to Planning and Regulatory Services Committee                           | 1 <sup>st</sup> November 2012   |
| Consultation Period on Main Issues Report  | November 2012 to February 2013  |
| Publication of Proposed Plan, supplementary Environmental Report (if required) and Natura Assessment | August 2013                     |
| Objection Period   | September 2013 to November 2013 |
| Examination  | June 2014                       |
| Publication of Modifications   | March 2015                      |
| Adoption of Plan   | April 2015                      |

**Table 15 Anticipated plan-making and SEA milestones**

## 18. Changes to arising from SEA process

Table 17 below summarises the key changes arising from the Assessment process, identifying where there is likely to be a significant environmental effect, changes required to the Plan to mitigate or offset the effect and concluding comments.

| Issue                       | Changes Proposed to Local Development Plan  | Monitoring   |
|-----------------------------|---|--|
| Burghead, Clarkly Hill site | Site proposed for inclusion following detailed landscape assessment. Initial SEA review confirmed concerns regarding this site.   | The planning application and any subsequent development of the site will be monitored and assessed against the landscape study and requirements of the Local Development Plan. |
| Craigellachie – Spey Road   | Further work required before the site can be included within Proposed Plan. This includes Appropriate Assessment of potential effects on the River Spey SAC                                 | No monitoring has been identified at this stage until Appropriate Assessment has been completed.   |
| Elgin North                 | Further work required before northern option can be included within Proposed Plan. This includes Appropriate Assessment of potential effects on Loch Spynie SPA, SSSI and Ramsar.           | No monitoring has been identified at this stage until Appropriate Assessment has been completed.   |
| Rothes – High Street        | There is significant risk of flooding on this site and therefore a satisfactory flood risk assessment will require to be submitted and agreed prior to the sites inclusion within the plan. | No monitoring has been identified at this stage until the flood risk assessment has been completed.  |

Table 16 Changes arising from SEA

## Appendix 1 - Links to other PPS and environmental objectives

| Name of PPS                                       | Requirements of PPS  | Implications for LDP   | Implications for SEA  | SEA objective no. |
|---|--|--|---|-------------------|
| <b>Overall Strategy</b>                           |  |  |   |                   |
| Scottish Government National Planning Framework 2 | Long term spatial strategy for Scotland identifying future land use planning challenges and a range of strategic national infrastructure projects. | Policies to support the challenges of promoting sustainable economic growth climate change. Plan should also provide a framework for considering key infrastructure projects. One project identified in NPF2, the upgrading of the grid network from Keith to Beaulieu will have implications for Moray. | Include objectives to support the NPF, including affordable housing, renewable energy, climate change, economic development, waste water infrastructure improvements and biodiversity conservation. | 3,12              |
| The Planning Scotland Act 2006                    | Range of planning reforms aimed at streamlining the system and increasing community involvement.   | Act introduces a range of changes aimed at streamlining the  | Include SEA objectives to protect and enhance the   | 4,5,12            |

|                          |  |  |  |      |
|--------------------------|--|--|--|------|
|                          |  | planning process, including changes to the Plan preparation process and the processes for determining planning applications.   | urban and rural environment.   |      |
| Scottish Planning Policy | Range of national guidance on topics including housing land, natural environment, renewable energy, employment land, retailing and minerals. | Need to reflect national guidance within the LDP.e.g providing a 5 year effective housing land supply, affordable housing provision, land for employment and commercial purposes, safeguarding of open spaces, safeguarding built and natural heritage designations. | Objectives to promote urban and rural environmental quality, conserve natural and historic environment, provide land for housing, affordable housing, promote renewable energy, reduce risk of flooding, better access to quality open spaces, | 1-12 |

|                                    |   |  |   |             |
|------------------------------------|---|--|---|-------------|
|                                    |   |  | regenerate contaminated land, enhancing commercial and industrial opportunities, promote brownfield development, protect biodiversity, water and soil quality reduce the effects of climate change. |             |
| Scottish Planning Advice Notes     | As above for SPP. PAN's provide further detailed guidance on policy subjects.   | As above.  | As above  | 1-12        |
| Scottish Planning Circulars        | As above for SPP. Circulars provide further detailed guidance on policy subjects.   | As above.  | As above  | 1-12        |
| Climate Change (Scotland) Act 2009 | Aims to reduce greenhouse gas emissions by 80% by 2050. Places a duty on public bodies to contribute to the delivery of the targets set in the Act in exercising its functions. | Plan strategy should aim to create sustainable communities, reduce reliance upon motor vehicles, reduce pollution, promote | SEA objectives to include the reduction of air pollution, sustainable forms of transport,   | 1,2,3,9, 12 |

|  |  |  |  |      |
|--|--|--|--|------|
|  |  | renewable energy sources and promote walking and cycling.  | promoting renewable energy technologies.   |      |
| General Registers Office (Scotland)<br>Population, household and migration projections | Identifies projected demographic changes.    | Consider projections and their impact on the demand for new housing land, principally through the HNDA process. Also consider impacts upon school rolls, local services etc. | SEA objectives to support local services, maintain quality of life.                                | 12   |
| Cairngorms National Park Local Plan  | Land use policy framework for adjacent area. | Need to consider cross boundary issues.  | Include objective on conservation of the natural environment.                                      | 1-12 |
| Highland Council LDP   | Land use policy framework for adjacent area. | Need to consider cross boundary issues.  | Include objectives on conservation of the natural environment and promoting sustainable transport. | 1-12 |
|  |  |  |  |      |

|                           |  |   |  |      |
|---------------------------|--|---|--|------|
| Aberdeenshire LDP         | Land use policy framework for adjacent area.   | Need to consider cross boundary issues.   | Include objectives on conservation of the natural environment and promoting sustainable transport. | 1-12 |
| Moray Structure Plan 2007 | Strategic policy framework, including housing land projections 2005-2017 and strategic growth options. | Need to review projections and effectiveness of policies.                                   | Include objectives to sustain quality of life.   | 1-12 |
| Moray Local Plan 2008     | Detailed policy framework and settlement statements, including LONG term growth areas.                 | Need to review effectiveness of policies and development activity on land use designations. | Include objectives to sustain quality of life.   | 1-12 |

|  |   |   |  |         |
|--|---|---|--|---------|
| Moray Single Outcome Agreement   | Identifies strategic priorities and outcomes to be delivered by community plan partners.    | Plan to reflect outcomes including, providing land for employment purposes, promoting well designed, safe places to live, safeguarding our natural and built environment. | Include objectives on quality of life, supporting employment, safeguarding the natural and built environment and promoting healthy lifestyles. | 4,5, 12 |
| Supplementary Planning Guidance on Affordable Housing, Wind Energy Policy Guidance, Urban Design, Housing in the Countryside, Developer Requirements | Series of supplementary planning guidance prepared in support of the Moray Local Plan 2008. | Ensure consistency between supplementary guidance and Local Development Plan policies and cross reference.  | Include objectives to support rural housing opportunities, better urban design, renewable energy and affordable housing.                       | 3,12    |

|   |   |  |   |      |
|---|---|--|---|------|
| UN Framework Convention on Climate Change                                   | International environmental treaty produced at UN Conference, known as the Earth Summit, held in Rio de Janeiro in 1992.  | Aim to reduce greenhouse gas emissions in order to combat global warming.  | Ensure all policies support the overall objective of combating climate change | 1-12 |
| Securing the Future - UK Government Sustainable Development Strategy (2005) | The strategy provides a national focus with objectives for living within environmental limits, ensuring strong, healthy and just society, addressing climate change, creating sustainable communities, achieving a sustainable community. | Ensure policy framework that supports the aims of sustainable development.   | Include objectives that support sustainable development.                      | 1-12 |
| Choosing our Future: Scotland's Sustainable Development Strategy (2006)     | Provides a vision for a sustainable Scotland, covering topics including sustainable economy, food, community, waste, environmental justice and travel.  | Provide a policy framework supported by supplementary guidance that aims to reduce greenhouse gas emissions in order to combat climate change. | Ensure all policies support the overall objective of combating climate change | 1-12 |
|   |   |  |   | 1-12 |

|  |   |   |  |      |
|--|---|---|--|------|
| Changing Our Ways – Scotland's Climate Change Programme (2006)   | Provides national interpretation of broader climate change objectives.  | Provide a policy framework supported by supplementary guidance that aims to reduce greenhouse gas emissions in order to combat climate change.                      | Ensure all policies support the overall objective of combating climate change                            |      |
| The Second European Climate Change Programme (currently in preparation) required in order to meet the EU's | The work identified in the first programme is being undertaken according to plan, but that further measures will be required in order to meet the EU's commitments under the Kyoto agreement.                                   | Provide a policy framework supported by supplementary guidance that aims to reduce greenhouse gas emissions in order to combat climate change.                      | Ensure all policies support the overall objective of combating climate change                            | 1-12 |
| Scotland's Climate Change Adaptation Framework 2009  | Sets the strategic direction for Scottish Government actions for building resilience to the changing climate. Developed a set of sector action plans outlining key issues and planned activity for adapting across all sectors. | Policies and designations to build in resilience to impacts of climate change. Local Plan to take account of flooding, identifying vulnerable land and making space | Ensure SEA objectives support adapting to and mitigating against the changes a result of climate change. | 1-12 |

|   |   |   |   |      |
|---|---|---|---|------|
|   |   | for habitats.   |   |      |
| Low Carbon Economy Strategy 2010                    | Strategy to secure sustainable economic growth to meet Scotland's climate change targets and secure the transition to a low carbon economy in Scotland.                   | Need policies and guidance to promote improvement in the performance of existing buildings through upgrading and retrofitting and improved performance in new buildings to meet emission reduction targets. | Ensure SEA objectives support sustainable economic growth.                              | 1-12 |
| 2020 Routemap for Renewable Energy in Scotland 2011 | Presents actions to meet revised targets to meet an equivalent demand for 100% electricity from renewable energy by 2020, as well as a target of 11% from renewable heat. | Produce spatial strategy for guiding onshore wind energy and prepare policies to steer and stimulate the correct types of development activity in the most suitable locations.                              | Ensure SEA objectives are supportive of the promotion of renewable energy technologies. | 1-12 |
| Moray Council Climate Change Action Plan 2011       | Sets out an action plan for Moray Council to reduce greenhouse gas emissions and act in a sustainable manner to meet Climate Change Act 2008 obligations.                 | Provide a policy framework supported by supplementary guidance that aims to reduce  | Ensure SEA objectives support adapting to and mitigating against the                    | 1-12 |

|  |  |   |   |    |
|--|--|---|---|----|
|  |  | greenhouse gas emissions in order to combat climate change.   | changes a result of climate change.   |    |
| <b>Economic Development</b>                                |  |   |   |    |
| Moray 2020   | Vision and proposals to diversify Moray's defence dependent economy.   | Proposals may require land use designations.  | Include SEA objective regarding provision of land for business.               | 12 |
| Moray Industrial land and opportunity sites audit.         | Audit of available industrial and opportunity sites.   | Identifies land available for business purposes.  | Include SEA objective regarding provision of land for business.               | 12 |
| Donaldson Study "Towns Promotion and Development Project". | Study into investment opportunities in Moray's five main towns. Study was commissioned to inform the Moray Local Plan 2008, but is still relevant. | Study proposes industrial and commercial development opportunities, which were subsequently designated in the Moray Local Plan 2008. These designations will be reviewed as part of the LDP preparation | Include SEA objectives on provision of land for business and quality of life. | 12 |

|  |  |          |  |  |
|--|--|----------|--|--|
|  |  | process. |  |  |
|--|--|----------|--|--|

| <b>Residential Development</b>          |  |   |   |      |
|---|--|---|---|------|
| Scottish Government Designing Places    | Promotes high quality urban design principles and a multi disciplinary approach to design.   | Cross reference to Council's Urban Design Guide. Include design considerations in site designations.  | Include objectives to create well designed places.                                  | 9,12 |
| Local Housing Strategy                  | Identifies Moray's housing needs, aims to increase supply of affordable housing, address fuel poverty and improve housing quality. | Plan needs to ensure policies and land designations support provision of affordable housing and promote good quality, well designed places to live. | Include objectives to promote sustainable communities and provide affordable homes. | 12   |
| Moray Strategic Housing Investment Plan | Identifies proposed housing investment projects.   | Ensure consistency between SHIP and land use designations in the Local Development  | Include objectives to ensure affordable housing is provided.                        | 12   |

|                               |   |   |  |      |
|-------------------------------|---|---|--|------|
|                               |   | Plan.   |  |      |
| Moray Housing Land Audit      | Details of housing land completions and projected completions. Record of effective and constrained housing land supply. | Consider the results of the Housing Land Audit in future housing land projections.                          | Include objectives to promote brownfield development and ensure opportunities for housing development are available. | 12   |
| Landscape Integration studies | Series of studies identifying potential to integrate sites into the landscape and mitigation measures if required.      | Reflect study conclusions in land use designations to ensure new development integrates into the landscape. | Include objectives to safeguard landscape quality.   | 4,12 |

|   |  |  |  |      |
|---|--|--|--|------|
| <b>Retail and Commercial</b>  |  |  |  |      |
| Town centre Health Checks   | Provides details of footfall, vacancy rates etc  | Identifies opportunities for redevelopment/ improvement.                       | Include objectives regarding sustainable transport, supporting local services and promoting quality of life. | 9,12 |
| Review of Retail Impact Assessments submitted with planning applications. | Assessments provide background information on retail catchment areas, demand/ supply of retail floorspace, impacts upon town centres, leakage of expenditure and the sequential approach to retail sites.  | Plan may need to consider demand for new retail sites and mitigation measures. | Include objectives promoting quality of life.  | 12   |
| <b>Transport and Accessibility</b>  |  |  |  |      |
| Scotland's National Transport Strategy (2006)                             | Sets out 3 key aims;- <ul style="list-style-type: none"> <li>• improve journey times and connections</li> <li>• reduce transport sector emissions</li> <li>• improve quality, accessibility and</li> </ul> | Include policies to promote sustainable transport.                             | Include objective on sustainable transport.  | 9    |

|  |  |   |  |        |
|--|--|---|--|--------|
|  | affordability.   |   |  |        |
| Scottish Executive Designing Streets                 | Policy statement on street design. Emphasis is upon place making rather than the dominance of the motor vehicle. | Include policies promoting place making and sustainable transport.  | Include objectives on sustainable transport and promoting sustainable development. | 9, 12  |
| Moray Local Transport Strategy                       | Sets out vision and targets for the future of transport in Moray, to inform future investment.                   | Identify transport network improvements, policies on road access and promote sustainable transport.       | Include objectives on sustainable transport.                                       | 9,12   |
| Moray Access Strategy                                | Identifies core paths network and proposed improvements.   | Ensure policy framework safeguards core path paths and consider potential for future links between paths. | Include objectives on sustainable transport and quality of life.                   | 9, 12  |
| <b>Community Facilities, Sport and Recreation</b>    |  |   |  |        |
| Natural Grass and Synthetic Turf Pitch Strategy 2007 | Audit of outdoor pitch provision and set out proposals to meet demand through improved/                          | Plan to safeguard existing facilities   | Include objectives conserving  | 11, 12 |

|                                       |   |  |   |    |
|---------------------------------------|---|--|---|----|
|                                       | new facilities.                                   | and identify opportunities for new provision.  | open spaces, sports facilities and quality of life.               |    |
| Moray Council school roll projections | Identifies school capacities and projected rolls. | Ensure children in new developments can be accommodated within local schools. Safeguard playing fields from inappropriate development. | Include objectives supporting local services and quality of life. | 12 |

|  |  |  |   |   |
|--|--|--|---|---|
| <b>Natural Environment</b>                       |  |  |   |   |
| EC Directive 92/43/EEC The Habitats Directive    | Conservation of protected habitats.  | Include policies to protect international protected habitats.  | Include SEA objective on protecting and enhancing biodiversity. | 4 |
| The Conservation (Habitats & C) Regulations 1994 | The habitats regulations transposed into UK legislation with the principle aims to sustain biodiversity through the conservation of natural habitats and wild fauna and flora. These targets are | Plan to include policies conserving and enhancing biodiversity | Include SEA objective on protecting and enhancing biodiversity  | 4 |

|  |  |   |  |    |
|--|--|---|--|----|
|  | specifically met through the establishment of special areas of conservation (SACs)   |   |  |    |
| EC Directive 79/409/EEC The Birds Directive              | Conservation of protected bird species.  | Include policies to protect international protected bird species.                   | Include SEA objective on protected bird species.             | 4  |
| Council of Europe 2000 The European Landscape Convention | Protection of all landscapes not just those of heritage value. Recognises the role of landscapes in quality of life.                           | Include policies to safeguard protected landscapes and the wider landscape quality. | Include SEA objective that protects and enhances landscape.  | 4  |
| Nature Conservation (Scotland) Act 2004                  | The Act introduces a general duty on all public bodies to further the conservation of biodiversity.  | Plan to include policies conserving and enhancing biodiversity.                     | Include SEA objectives to conserve and enhance biodiversity. | 4  |
| UK and Scottish Biodiversity Plans                       | Protection of key habitats and species of conservation concern and protection of wider biodiversity.   | Include policies to protect and enhance biodiversity.                               | SEA objective to conserve and enhance biodiversity.          | 4. |
| North East Scotland LBAP                                 | Series of action plans to conserve and enhance key habitats, species and areas. Includes Moray Coast, the Wards Wildlife site and Quarrelwood. | Refer to LBAP within relevant policies.   | SEA objective to conserve and enhance biodiversity.          | 4  |
| Water Environment and Water                              | Enabling legislation in Scotland   | Plan will include   | SEA objective  | 6  |

|   |   |   |   |   |
|---|---|---|---|---|
| Services (Scotland) Act 2003              | <p>for the Water Framework Directive and aims to:</p> <ul style="list-style-type: none"> <li>☐ Protect and prevent deterioration of the status of water bodies (including surface water and groundwater bodies and wetlands);</li> <li>☐ Protect, enhance and restore all water bodies with the aim of achieving good water status by 2015;</li> <li>☐ Prevent or limit the input of pollutants to water and reverse any significant and sustained upward trends in the concentration of pollutants in water;</li> <li>☐ Achieve compliance with any relevant standards and objectives</li> </ul> | policies to protect the water environment.                      | to protect the water environment.                   |   |
| 2004 - Nature Conservation (Scotland) Act | Increases protection for biological and geological SSSI sites, including peat. Also sets the basis for the Scottish Biodiversity Strategy and biodiversity duty.  | Plan to include policies conserving and enhancing biodiversity. | SEA objective to conserve and enhance biodiversity. | 4 |

|   |   |   |   |   |
|---|---|---|---|---|
| <b>Built Environment</b>  |   |   |   |   |
| The Planning (Listed Buildings and Conservation Areas) Act 1997 | Sets out the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.   | Plan should include policies to safeguard historic and cultural heritage. | Include objectives to safeguard historic and cultural assets. | 5 |
| Scottish Historic Environment Report (2009)                     | <p>SHEP supports the protection and enhancement of the historic environment and identifies 3 key outcomes.</p> <ol style="list-style-type: none"> <li>1. Historic environment is cared for protected and enhanced for the benefit of our own and future generations.</li> <li>2. To secure greater economic benefits from the historic environment.</li> <li>3. The people of Scotland and visitors to our country value, understand and enjoy the historic environment.</li> </ol> | Plan should include policies to safeguard historic and cultural heritage. | Include objectives to safeguard historic and cultural assets  | 5 |
| Ancient Monuments and Archaeological Areas Act 2004             | Protect and enhance archaeological resources.   | Include policies to safeguard and enhance archaeology.                    | Ensure policies and proposals do not adversely affect         | 5 |

|   |   |  |   |   |
|---|---|--|---|---|
|   |   |  | archaeology.  |   |
| <b>Environmental Protection</b>   |   |  |   |   |
| The Air Quality Standards (Scotland) Regulations 2010                         | Require the attainment of Air Quality Standards in respect of the concentration of various pollutants in ambient air and set out the measures Scotland Departments are required to take in order to ensure attainment of these standards. They set out the limit values and target values which must be achieved                      | Ensure that proposals do not adversely affect air quality and include policies to safeguard air quality. | Include objective to protect air quality.                       |   |
| 2005 - The Contaminated Land (Scotland) Regulations (SI 2005/658)             | Amendment to Environment Protection Act 1990- Part II A: Contaminated   | Include policies to address contaminated land.   | Include objectives relating to contaminated land.               | 7 |
| 2007 - Air Quality Strategy for England, Scotland, Wales and Northern Ireland | Establishes air quality objectives for: Benzene; 1,3-butadiene; Carbon monoxide; Lead; Nitrogen dioxide; Particulate matter; Sulphur dioxide, Ground-level ozone; and Polycyclic Aromatic Hydrocarbons with the aim of improving and protecting ambient air quality in the UK. (This is an update of the original published in 1996). | Include policies to improve local air quality  | Include objectives to reduce pollution and improve air quality. | 1 |

|  |   |   |  |      |
|--|---|---|--|------|
|  | Additional objectives for PM2.5 to protect human health, and for ozone to protect ecosystems, were adopted in 2007  |   |  |      |
| EC Directive 2000/60/EEC the Water Framework Directive | Framework for the sustainable conservation of the water environment.  | Include policies to protect watercourses from pollution, sustainable management of surface water and flood alleviation. | Include SEA objective on protecting and enhancing water quality. | 6    |
| Flood Risk Assessment (Scotland) 2009 Act              | This Act introduces a framework to reduce the adverse consequences of flooding for human health, the environment, cultural heritage and economic activity. It transposes the EU Floods Directive, updates legislation on flooding and amends legislation related to reservoirs in Scotland. | Include policies on developments in flood risk areas.   | Include SEA objective on sustainable flood risk management       | 6,12 |
| Marine (Scotland) Act 2010                             | Some of these activities are controlled, however there is little strategic overview of the use of the marine environment. The Act creates a framework to manage the growing and   | Where appropriate include policies for the protection of the marine   | SEA objectives to protect the marine environment.                | 6    |

|  |  |  |   |      |
|--|--|--|---|------|
|  | competing demands for the use of marine resources in the seas around Scotland, integrating environmental and socio-economic considerations to maximise economic growth within sustainable environmental limits | environment.   |   |      |
| EC Directive 99/31 The Landfill Directive                    | The Directive sets out a hierarchy from waste minimisation to recycling and recovery to reduce waste going to landfill.  | Include policies regarding waste management and promoting recycling. | SEA objectives to reduce waste production, use resources efficiently and promote recycling. | 8    |
| EC Directive on the Assessment and Management of Flood Risks | Sustainable management of flood water.   | Include policies on developments in flood risk areas.                | Include SEA objective on sustainable flood risk management.                                 | 6,12 |
| The Flood Risk Management (Scotland) Act                     | This creates a framework to enable Scotland to become more resilient to flooding and capable of managing flood risk.   | Include policies on developments in flood risk areas.                | Include SEA objective on sustainable flood risk management.                                 | 6,12 |
| SEPA National River Basin management Plan                    | Identifies the main pressures and their environmental impacts on Scottish water bodies. Issues include pollution, abstractions,  | Include policies on reducing pollution, safeguarding watercourses    | Include objectives to reduce pollution and improve water                                    | 6    |

|  |   |   |  |   |
|--|---|---|--|---|
|  | modification to physical habitats and invasive species.   | and water quality.  | quality.   |   |
| EU Landfill Directive 1999   | Sets out targets to reduce the reliance on landfill, summarised as follows, reducing amount of biodegradable municipal waste from 1995 levels by 65% by 2020.       | Protect waste management facilities from inappropriate developments and encourage recycling facilities. | Include objectives on sustainable waste management.    | 8 |
| National Waste Strategy Scotland (1999)                                | Provides a framework for the sustainable management of waste, reduce waste production, increase recycling and handle waste in a more sustainable way.               | Protect waste management facilities from inappropriate developments and encourage recycling facilities. | Include objectives on sustainable waste management.    | 8 |
| National Waste Plan 2003   | Delivery of national waste strategy outlines how it will be possible to achieve increased recycling and overall reduction in the amount of waste going to landfill. | Protect waste management facilities from inappropriate developments and encourage recycling facilities. | Include objectives on sustainable waste management.    | 8 |
| Air Quality Strategy for England, Scotland, Wales and Northern Ireland | Aims to improve air quality   | Include policies to improve local air quality.  | Include objectives to reduce pollution and improve air | 1 |

|  |   |   |   |               |
|--|---|---|---|---------------|
|  |   |   | quality.  |               |
| North East Scotland Area Waste Plan        | Sets out the Best Practicable Environmental Option (BPEO) for the North East. It focuses on waste prevention and the reuse of certain wastes, underpinned by high recycling and composting levels   | Safeguard waste management sites, promote recycling and waste minimisation.   | Include objectives on sustainable waste management.   | 8             |
| River Spey Catchment Management Plan       | The River Spey Catchment Management Plan sets out a strategic framework for the sustainable use of the water resource and for the protection and enhancement of water quality and natural heritage within the River Spey catchment.                 | Plan to includes policies to conserve and enhance biodiversity, safeguard watercourses, reduce pollution and protect water quality. | Include objectives to reduce pollution, protect water quality, promote quality of life, safeguard biodiversity. | 1,4,<br>,8,12 |
| Zero Waste Scotland Zero Waste Plan (2010) | Replaces the National Waste Plan 2003 and Area Waste Plans. Sets out a vision for a zero waste society, waste is minimised, valuable resources are not disposed of in landfills and most waste is sorted leaving only limited amount to be treated. | Safeguard waste management sites, promote recycling and waste minimisation.   | Include objectives on sustainable waste management.   | 8             |
| Moray Council Waste Strategy               | Prepared to achieve interim objective of achieving 25% recycling rates by 2006, it also initiated a comprehensive   | Safeguard waste management sites, promote   | Include objectives on sustainable waste   | 8             |

|  |  |                                   |             |  |
|--|--|-----------------------------------|-------------|--|
|  | network of recycling centres, points and kerbside recycling. | recycling and waste minimisation. | management. |  |
|--|--|-----------------------------------|-------------|--|

|   |  |  |  |           |
|---|--|--|--|-----------|
| <b>Environmental Resources</b>                        |  |  |  |           |
| Council Directive 2001/77/EC The Renewables Directive | Promotion of renewable sources of energy generation. | Include policies promoting renewable energy provision in appropriate locations.  | Include SEA objective promoting renewable energy.                                      | 3         |
| Scottish Forestry Strategy                            | Increasing forestry cover, multi use forestry.       | Protection of ancient woodlands, promoting new woodland planting and a framework for considering development proposals in woodlands. | Include SEA objective on safeguarding natural resources and promoting quality of life. | 4,10, 12  |
| Moray Forestry Strategy                               | Identifies opportunities for woodland expansion.     | Plan to include policies controlling development in woodland.  | Include objectives to safeguard natural resources and enhance biodiversity.            | 4, 10, 12 |

|  |   |   |  |                |
|--|---|---|--|----------------|
| <b>Wind Energy</b>   |   |   |  |                |
| Scottish Planning Policy   | Sets our national policy on promoting renewable and protecting environment. | Guidance to be incorporated in to wind energy SPG where applicable. | Include objectives to safeguard natural resources and enhance biodiversity. Supporting renewable energy proposals. |                |
| Planning Circular 3, 2011 The Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011 | Environmental Assessment thresholds for certain development types.          | Guidance to refer.  | EA acts as a significant safeguard and method for assessing environmental effects.                                 | 1-12           |
| Scottish Government online guidance on renewable and spatial frameworks  | Guidance on setting spatial frameworks                                      | Guidance on preparing SPG   | None   | 3,4,5,6, 11,12 |
| Moray Council Transportation Service Requirements  | Guidance to safety distance and issues in developing wind turbines.         | Guidance to be incorporated.  | None   | 3,4,5,6, 11,12 |
| SEPA Guidance note 4 Planning guidance on windfarm developments  | Identifies watercourse and water environment issues.                        | Incorporate into Guidance.  | None   | 6              |
| Scottish Government's carbon balance calculator Peat Slide Risk  | Best practice on assessing peat slide risk                                  | Incorporate into Guidance   | None   | 4              |
| The Assessment and Rating of Noise from Wind Farms, ETSU   | Assessing noise impacts from wind turbines                                  | Incorporate into Guidance   | None   | 12             |

|  |  |                           |      |      |
|--|--|---------------------------|------|------|
| Moray Wind Turbine Landscape Capacity Study 2012                               | Identifies constraints and opportunities in landscape terms. | Incorporate into Guidance | None | 4,12 |
| Assessing the cumulative impacts of onshore wind energy developments, SNH 2012 | Cumulative impact techniques and guidance                    | Incorporate into Guidance | None | 4,12 |

Table 17: Plans, Programmes and Strategies relevant to Moray Local Development Plan

## Appendix 2- Environmental Issues Scoping

| Environmental Issue   | Scoped In/Out | Justification   |
|---|---------------|---|
| 1.Improve Air Quality   | In            | Plan will include policies and proposals to address air quality issues such as Elgin road network improvement issues.   |
| 2. Reduce the causes and impacts of climate change                                      | In            | Plan will include a range of policies and proposals addressing climate change issues, including flooding, recycling, renewable energy and sustainable design. |
| 3. Increase energy efficiency and proportion of energy generated from renewable sources | In            | Plan will include policies promoting renewable energy in appropriate locations.   |
| 4. Protect and enhance the biodiversity and landscape                                   | In            | Plan will include policies to protect designated natural heritage and landscape sites and the wider biodiversity.   |
| 5. Protect and enhance the cultural heritage and diversity                              | In            | Plan will include policies to protect and enhance listed buildings,   |

|   |    |   |
|---|----|---|
|   |    | conservation areas, archaeological sites and scheduled ancient monuments.                       |
| 6. Protect and enhance the quality of the districts ground, river and sea water systems | In | Plan will include policies to protect watercourses and control pollution.                       |
| 7. Improve soil quality and use soil in a sustainable manner                            | In | Plan will include a policy to safeguard prime agricultural land.                                |
| 8. Reduce the amount of waste produced and increase the amount of recycling             | In | Plan will include a policy on recycling provision in new developments.                          |
| 9. Promote the use of sustainable transport   | In | Plan will include policies and proposals relating to use of sustainable transport.              |
| 10. Ensure prudent use of natural resources   | In | Plan will include policies relating to prime agricultural land, minerals, forestry.             |
| 11. Protect, enhance and create green spaces and to regenerate degraded environments    | In | Plan will protect ENV designations and aim to create green corridors and improve derelict land. |
| 12. To secure a better quality of life for local people, through                        | In | Plan will include proposals for new industrial, housing and                                     |

|  |  |  |
|--|--|--|
| improvements to service provision, sustain a healthy economy with high levels of employment and improve the health and well being of local people. |  | commercial developments, creating future housing and employment opportunities. Protection and creation of a high quality environment, provides opportunities for recreation. |
|--|--|--|

Table 18 : Scoping SEA objectives in/out

### **Appendix 3: Current State of the Environment**

#### **The current state of the environment**

##### **Background**

Moray is located in the North East of Scotland and extends to 2,238 km<sup>2</sup>. The Local Development Plan covers all of Moray, excluding the southern part, which is within the Cairngorms National Park. Moray is a predominantly rural area with a population of 87,720. Approximately 57% of the population live in the 5 main towns of Elgin, Keith, Buckie, Forres and Lossiemouth.

The landscape of Moray is predominantly open countryside and woodland with only a small proportion covered by urban and rural development. This is reflected in a population density of 39 people per sq km compared to the national average of 67.

There are many locations across Moray valued for their landscape, habitat or ecological importance and these are given protection by European, national and local designations.

## **Landscape**

Moray enjoys a diverse landscape. The Moray and Nairn landscape Character Assessment identifies the predominant landscapes in Moray as Uplands, River Valleys, Coast and Coastal lowlands. The various landscape character types make it one of the most attractive rural areas in Scotland. There are seven designated Areas of Great Landscape Value and the southern part of Moray lies within the Cairngorms National Park. (The National Park is not covered within the Local Development Plan). The southern tip of Moray is within the Cairngorms National Scenic Areas, although this is outwith the LDP area.

The landscape quality of the coastline is protected through a Coastal Protection Zone controlling the types of development that are acceptable within it. To control higher development pressures around the five main settlements of Elgin, Forres, Keith, Buckie and Lossiemouth, a Countryside Around Towns designation and policy limit the type of development in this area. The aim of the designation is to preserve the distinction between built up areas and the countryside. The wider landscape is also under pressure, principally through the cumulative effects of new housing in the countryside and wind turbine developments.

A Landscape Capacity Study for onshore wind turbines was commissioned in 2011 and completed in 2012, which identifies opportunities and constraints for further wind turbine developments. The Study was used to inform the Wind Energy Policy Guidance. The Study highlights key sensitivities such as landmark hills as well as cumulative issues within some Landscape Character Types. Further consultation has also highlighted trans-boundary issues with designated Special Landscape Areas in Highland Council.

**Key Issues:** Need to safeguard Moray's landscape from inappropriate development and provide an up to date policy framework for housing in the countryside and wind turbines.

## Population

The 2009 population for Moray is 87,660, a decrease of 0.1% from 87,770 in 2008. The population of Moray accounts for 1.7% of the total population of Scotland. In Moray 15.7% of the population are aged 16 to 29 years. This is less than the national average of 18.6%. Persons aged 60 and over make up 25.3%, which is higher than the national average of 22.9%.

By 2033 the population of Moray is projected to be 90,324 an increase of 2.9% compared to the population in 2008. The population of Scotland is projected to increase by 7.3% between 2008 and 2033. Over the 25 year period, the age group that is projected to increase the most in size in Moray is the 75+ age group. This is the same for Scotland as a whole. The population aged under 16 in Moray is projected to decline by 6.3 % over the 25 year period.

Between 2008 and 2009 Moray experienced a 1% increase in the number of births rising from 956 to 966. The births in Scotland over the same period fell by 1.7%. Fertility in Moray increased from 63 births per 1000 women (aged 15-44) to 63.9 in 2009. While nationally the general fertility rate decreased from 57.2 in 2008 to 56.6 in 2009.

The number of deaths in Moray decreased from 925 in 2008 to 897 in 2009. Over the period 2007 to 2009 the overall death rate was lower for males than for females. Compared to Scotland over the period 2007 to 2009 Moray had a lower death rate. The main causes of death in Moray were circulatory disease followed by cancer.

In 2007-2009 life expectancy at birth for Moray was 78.8 years an increase of 2.2% when compared to 1997-1999. Female life expectancy at birth (80.9 years) is greater than male life expectancy (76.7 years) and both were greater than the Scottish average.

On average in 2007-2009 there was a net immigration of 458 people into Moray per year, meaning more people entered Moray (3,522 per year) than left (3,064). The 16-29 age group account for the largest group of in migrants and also the largest group of out migrants.

The total number of households in Moray is projected to change from 38,810 in 2008 to 43,480 in 2033 which is an increase of 12%. In Scotland as a whole, the projected number of households is set to increase by 21% over the same 25 year period. In 2009 the proportion of these households receiving single adult Council Tax discount is 32% For Scotland,

this figure is 38%. In Scotland the number of lone adult households is projected to increase by 49% over the 25 year period. In Moray, the number of lone adult households is projected to increase by 43% and the number of larger households is expected to fall, with the number of households with two or more adults with children decreasing by 28% over the 25 year period. The average household size is projected to decrease from 2.2 in 2008 to 2.01 in 2033.

Key Issues: Need to plan for growth, more housing, more employment opportunities, more services, opportunities and education opportunities for the 16-29 age group. Need to provide more facilities for the ageing population.

### **Biodiversity**

Moray benefits from a wealth of natural heritage sites and species designated for their importance including 275 of the nationally listed species of conservation concern. There is a wealth of designated sites within Moray including five Special Areas of Conservation (SAC), four Special Protection Areas (SPA) and 2 RAMSAR sites. There are 35 national designated Sites of Special Scientific Interest (SSSI) and various locally important Sites of Interest to Natural Science sites and protected sites of local nature conservation value.

Key Issues: Need to protect designated nature conservation sites and protected habitats and species from inappropriate development and also protect and enhance wider biodiversity interests.

### **Agriculture**

The lower coastal plains are highly fertile and productive, with the main crops in Moray are wheat, barley, oats, oilseed rape and potatoes. Cumulatively these crops account for 20,617 ha of land. Livestock farming is common in both lowland and upland Moray. Moray has 67,082 head of cattle, 147,421 sheep, 87,973 pigs and 206,338 head of poultry.

Key Issue: Safeguarding prime agricultural land.

### **Forestry**

In Moray woodland covers approximately 27% of the total land area and plays an important role in the economic, social and environmental character of the area. This land cover is significantly higher than Scotland (17%) and Great Britain (11%) but low compared with France, Germany and the Scandinavian countries. Conifer woodland is the dominant forest

type representing 74% of all woodland. The main conifer species is Scots Pine covering 18,243 hectares (34%) of all woodland. The next most dominant species are Sitka Spruce covering 11,001 hectares(20%) and Lodgepole Pine covering 9,560hectares (18%).

Forests are an important recreational resource in Moray for walking, cycling, horse riding, mountain biking and orienteering.

Key Issues: To protect Moray's woodland resources

## **Flooding**

Moray suffered from extensive flood damage in 1997, 2002 and 2009, inundating hundreds of homes and businesses. The worst hit areas were Elgin, Forres, Rothes and Lhanbryde. Garmouth and Kingston have also been hit badly by flooding, although no Flood Alleviation Schemes are currently planned. Flood Alleviation Schemes have been completed for Lhanbryde, Rothes and Forres (Mosset Burn), The Elgin Flood Alleviation Scheme is currently under consideration and is due for completion in 2015. A Flood Alleviation Scheme is also planned for Forres to deal with flood risk from the River Findhorn.

Key Issue: Controlling development within areas at risk of flooding.

## **Economy**

The unemployment rate in Moray is considerably lower than the Scottish average. In December 2009 the unemployment rate in Moray was 2.6% compared to a national average of 4.1%. Compared to Scottish or UK levels, average incomes in Moray are low. The average wage in 2003 was £286.00 per week which was 12% below the Scottish average and 18% below the UK (these statistics exclude armed forces). The figures reflect the large amount of part-time employment, with fewer qualified workers and less managerial and professional jobs. 16% of workers out-commute which is relatively high and of these, two thirds work in Aberdeen or Aberdeenshire in the oil and gas industry. These out commuters earn significantly more than local workers.

The majority of the population is employed in the public sector, food and drink and defence sector. The Moray economy has been a defence depended economy, relying upon the RAF presence at Kinloss and Lossiemouth. In 2005, bases

contributed £156.5 million (including civilian expenditure) to the Moray economy, of which £76.6 million was retained and spent locally. The station at Kinloss closed as a Royal Air Force base in 2012 and from August 2012 will be utilised as an Army barracks.

Tourism is an important sector within the Moray economy. Moray and the North East of Scotland attracts a significant number of visitors each year to attractions such as whisky distilleries, castles and other local visitor attractions. Moray is a popular destination for outdoor pursuits including walking , cycling and watersports.

As part of a multi agency response to the closure of RAF Kinloss, the Moray Economic Strategy has been prepared , which identifies a range of measures to assist with the support, diversification and promotion of the local economy.

Key Issues: Land use designations and policies to support the economic diversification of Moray.

## **Housing**

The total number of dwellings in Moray in 2009 was 42,241 of these approximately 5,769 are local authority dwellings. In Moray and nationally 64% of the population live in owner occupied accommodation. Moray has a smaller proportion of people living in social rented accommodation at 20% compared to 24% in Scotland, but a higher percentage living privately 11% compared to the national average of 6%.

With regards to dwellings in Moray, 94% are occupied, 4% are vacant and 1% are second homes. The proportions of dwellings in Scotland that are vacant and second homes in Scotland are 2.9 % and 1.4% respectively.

The Housing Need and Demand Assessment has provided an up to date baseline for identifying housing land requirements. The annual requirement identified through the HNDA is for 538 units per annum for the period 2011 to 2013. Approximately 80% of this requirement is for affordable dwellings.

Key Issue- Need to identify land to meet HNDA requirements and reconsider current affordable housing provision policy.

## **Transport**

Car dependency in Moray is relatively high and there is a higher availability of cars per household than the national average. In 2001 there was an average of 1.09 cars per household compared to an average of 0.93 cars per household in Scotland.

Moray connects with other parts of Scotland, Europe and beyond through the trunk road and rail networks. The two trunk roads in the area are the A96 (Aberdeen to Inverness) and the A95 (Keith to Aviemore). The Aberdeen to Inverness rail line includes stations at Elgin, Forres and Keith. The two nearest airports are Inverness and Aberdeen.

Moray already has a relatively high level of travel to work trips by cyclists and pedestrians. 4% of trips to work are by bicycle and 25% of trips are on foot in Moray. In Elgin 5% of trips to work are by bicycle and over 30% of trips are on foot.

Moray has a high level of rural primary industries, creating additional pressure on the road and bridge infrastructure from heavy good and farm vehicles. Recent road improvements include the Mosstodloch/ Fochabers bypass which was completed in 2012.

The Scottish Government has announced plans to dual the A96 and the A9, which in the longer term will greatly improve connectivity and improve Moray's economic prospects.

Key Issue: Land requirements for road improvements. Need to promote sustainable travel within a rural area.

## **Pollution**

Due to the rural nature of Moray there is a high dependency on the use of the private car. This can contribute to local air quality issues. Since 1999 Moray Council has monitored levels of nitrogen dioxide(NO<sub>2</sub>) at a number of locations across Moray. To date the Council has not declared a Local Air Quality Management Area.

There are no known bathing water pollution issues in Moray or significant other pollution risks.

Key Issue: Reduce local air pollution issues arising from standing traffic.

## **Contaminated, Vacant and Derelict Land**

In 2009/10 there were 5,600 potentially contaminated land sites in Moray 25 of which have been remediated. The potential contamination predominantly relates to previous historic use of the site as opposed to more recent activities. Historically, industry in Moray has included agriculture, fishing, forestry and whisky.

Figures from the 2011 Vacant and Derelict Land Audit for Moray show that there is approximately 3.5 ha of derelict land and 22.4 ha of vacant land.

Key Issue: Promote re-use and remediation of contaminated sites.

## **Open Space**

Moray is generally very well provided for in terms of open space. The Local Plan contains extensive areas of “ENV” designations which are protected through policies. An audit of the quantity of open space in Moray’s main towns was carried out several years ago which showed that Elgin had a total of 2636791m<sup>2</sup> of open space within the settlement boundary, Forres 3180973m<sup>2</sup>, Buckie 1126154 m<sup>2</sup>, Keith 1113112 m<sup>2</sup> and Lossiemouth 877756. This equates to approximately 297m<sup>2</sup> per household in Elgin, 823m<sup>2</sup> in Forres, 325 in Buckie, 546 in Keith and 315m<sup>2</sup> in Lossiemouth.

Key Issue: Need to promote green corridors and quality open space

## **Waste**

During 2009/10 a total of 64,531 tonnes of combined household and commercial waste was collected and dealt with in Moray. Of the waste produced, 41.5% was recycled, 58.5% or 31,738 tonnes were sent to landfill at the Nether Dallachy site, the only remaining operational landfill site located within Moray. 22,730 tonnes of the waste that went to landfill was biodegradable municipal waste representing 35.2% of the total waste collected. Moray has achieved the Scottish Government and EU landfill directive targets that require local authorities to recycle at least 40% of waste by 2010.

Key Issue: Support recycling and safeguard waste management sites

## **Renewable Energy**

In Moray there is an operational output from onshore wind turbines of 159.8 MW with a further 319 MW with planning consent. Drummuir wind farm is now operational. The number of wind turbine planning applications received by the Council has increased from 16 in 2009 to 36 in 2010 and 53 in 2011.

There is increasing interest in biomass plants in Moray and a number of proposed offshore wind farms.

Key Issue: To provide an up to date policy framework for considering renewable energy proposals.

## **Health**

Overall the population of Moray benefits from better health than in Scotland as a whole with nearly 93% of the population reporting good to fair health and just 7% reporting not good health. This compares with 90% and 10% nationally. The % of the population that has a limiting long term illness is approximately 3% lower in Moray than nationally at 17% of the population compared with 20%.

Key Issue: Providing land for further health facilities as required and promoting recreational opportunities.

## **Geology**

There are three sites designated for geological interest in Moray, Cutties Hillock, Findrassie SSSI and Spynie Quarry SSSI.

Key Issue: Protection of designated sites.

## **Water**

The main rivers within Moray are the River Spey, River Lossie, River Isla, River Findhorn, River Avon and River Deveron. There are various bodies of standing water in Moray, varying from upland lochs to reservoirs including Loch Dallas, Lochindorb, Glenlatterach Reservoir, Clunas Reservoir and Loch Spynie SPA and RAMSAR site.

45% of Moray waterbodies were in good or better condition in 2008. A breakdown by type indicates that all of Moray's coastal waters, transitional waters and lochs are in good or better condition. 88% of groundwater bodies are in good to better condition but just 27% of Moray's rivers were assessed as in good or better condition. Indicators of ecological condition for rivers include the status of water plants/communities, fish, insects and other invertebrates, levels of nutrients, oxygen, acidity, temperature, toxic pollutants, condition of the beds, banks and shores, continuity of fish migration and water flows and levels. The common pressure on Moray's river environment is morphological alterations.

The Scottish River Basin Management Plan aims for 98% of waterbodies to be at good or higher status by 2027. Improvements to Moray's waterbodies are included within the North East Scotland and North Highland Area Management Plans.

Key Issues: To promote improvement of waterbodies.

## **Climate**

Moray has a temperate maritime climate having mainly cool summers but with relatively mild winters. There is variation between the coastal areas and the Cairngorms to the south. Climate change is predicted to result in the following changes drier summers, wetter winters and an increased frequency in heavy rain events. This has potential to increase flood events across Moray.

Key Issues: To reduce the impacts of climate change. To reduce and mitigate flood risk.

**Cultural Heritage**

Moray benefits from a number of important sites for cultural heritage including 1668 Listed buildings, 80 Ancient Monuments, 2211 Archaeological sites, 7 Garden and Design Landscapes and 18 Conservation Areas. Collectively this heritage contributes greatly to the Moray character and provides a sense of place. The conservation, enhancement and promotion of Moray's built heritage is therefore important.

Key Issue: Safeguard Moray's cultural heritage.

#### Appendix 4- Wind Energy Policy Guidance and Site Assessment matrices

##### Strategy/Policy/ Issue/ Settlement Designation: Wind Energy Policy Guidance

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....28/8/12.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|---|-----------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   |  |               |   |                             |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Long  | Transboundary and Cumulative                       | ++            | The Guidance aims to direct wind turbines of the right scale to the right location. Wind Energy is being promoted nationally as a key short term measure to achieve the government's targets for climate change. Moray already makes a significant contribution through existing wind turbine | None                        |

|  |   |      |                              |    |   |      |
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|  |   |      |                              |    | developments. The guidance also seeks to protect existing environmental resources such as peatlands and woodlands which act as carbon sinks.  |      |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources   | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>          | Long | Transboundary and cumulative | ++ | The Guidance is a positive “tool” to encourage further wind turbine developments in Moray, while safeguarding the environment. This will result in increased renewable energy generation.     | None |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of</p> | Long | Transboundary and Cumulative | +  | Biodiversity conservation is a key consideration in the Guidance. Scottish Natural Heritage has been consulted at various stages of preparing the Guidance. The Guidance includes information | None |

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| geology and landform | <p>designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |  |  |  | <p>requirements regarding the protection of habitats and species of particular concern in Moray. Biodiversity interests have been a key consideration in the preparation of the Preferred Search area maps. Landscape impact has been a key consideration in preparing the Guidance. A Landscape Capacity Study was commissioned which has identified the capacity within each landscape Character Type for further wind turbine development, as well as identifying specific sensitivities and cumulative impact issues.</p> |  |
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| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?   | Long | Cumulative | + | Protection of cultural heritage assets is a key consideration in the guidance. The Regional archaeologist has been consulted and key information requirements are set out in the Guidance. |  |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment? | Long | Cumulative | + | Protecting watercourses and their quality is a requirement in the Guidance. SEPA has been consulted and have advised on information requirements.  |  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | N/A  |            |   |  |  |
| 8. To reduce the amount of waste produced and increase the amount of                       | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual                              | N/A  |            |   |  |  |

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| recycling  | disposal through the least environmentally damaging option?  |      |                              |   |  |  |
| 9. To promote the use of sustainable transport options | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | N/A  |                              |   |  |  |
| 10. To ensure prudent use of natural resources         | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | Long | Transboundary and cumulative | + | Promoting renewable energy generation uses such as wind, should theoretically reduce demand for non renewable materials such as coal for power stations and reduce the requirement for less environmentally friendly power generation options. |  |
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| 11. To protect, enhance and create green spaces and to regenerate degraded environments  | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>  | N/A  |            |   |   |  |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> | Long | Cumulative | + | Wind farms are a very emotive subject, with concern within the local community of the long term cumulative impact being to the detriment of the local landscape with a resultant impact upon the attractiveness of the area and general quality of life. The guidance aims to direct suitable scales of wind turbine to the least |  |

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|  | <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  | <p>sensitive environments. Buffer zones around residential property have been included to safeguard immediate residential amenity. Monitoring of cumulative impacts is a key action point to ensure the guidance is being properly implemented.</p> |  |
|--|--|--|--|--|---|--|

## Conclusions

Environmental issues have been an integral element of the Guidance from its initial inception with the need to achieve the correct balance between helping to achieve national targets for renewable energy generation and safeguarding the local environment. Environmental consultees were contacted at the outset and asked to identify issues they wished to be included, with particular emphasis on Moray issues. The Guidance is based upon the responses from consultees, a Landscape capacity study and a good understanding and experience of dealing with wind energy policy issues. The Guidance identifies spatial frameworks for three of the four “typologies” of wind turbines and sets out Guidance and information requirements on a wide range of issues such as biodiversity, the water environment, cultural heritage, noise and transportation.

Directing the right scale of turbines to the right location is considered to be a significantly positive step for the environment. Safeguards are built into the Guidance, which has been the subject of extensive public consultation.

**Strategy/Policy/ Issue/ Settlement Designation: Aberlour – Speyview Housing Designation (Capacity up to 100)**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....3 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|---|-----------------------------|
| 1. To improve air quality within the Moray Council area       | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | Phased development in rural location. No air quality issues in this location.   | None                        |
| 2. To reduce the causes and impacts of climate change         | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of housing should be to a high energy efficiency standard. Under the Building Standards new building should be designed to reduce carbon dioxide emissions. The site is not subject to flood risk. | Climate Change SPG          |
| 3. To increase energy efficiency and the proportion of energy | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased  | Permanent                                       | Local  | +             | Buildings should adopt sustainable construction techniques. Renewable energy  | Climate Change SPG          |

|   |   |           |       |   |   |   |
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| generated from renewable sources  | <p>proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>  |           |       |   | projects will be supported in appropriate locations.  |   |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | Permanent | Local | ? | <p>Through the required landscaping provision there is the potential to create green corridors to enhance biodiversity.</p> <p>Depending on the species of conifers red squirrels could be present</p> <p>The site drains to the main stem of the River Spey a SSSI and SAC site.</p> | <p>Climate Change SPG</p> <p>Designation will refer to the retention of the small section of plantation woodland.</p> <p>Habitats Regulations Assessment will be required to evidence suitability of drainage arrangements on site. This will be addressed at planning application stage.</p> |

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|  |  |           |       |   | Given the topography of the site and gateway entrance location landscape impact will be an issue. | Expert landscape advice will be sought on the development of this site to ensure it can integrate sensitively.                  |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?   | ?         | ?     | ? | There is potential for buried archaeological remains.   | Archaeological evaluation of 7-10% prior to development commencing.   |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment? | ?         | ?     | ? | Need to ensure water quality in SAC remains unaffected.   | Habitats assessment to establish drainage design, layout and use of SUDS. This will be addressed at planning application stage. |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | N/A       |       |   | The site is not prime agricultural land.  | None  |
| 8. To reduce the amount of waste produced  | Will it ensure that the management of waste is consistent with the waste   | Permanent | Local | + | Houses will have kerbside recycling facilities.   |   |

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| and increase the amount of recycling                   | management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?   |           |       |   |   |  |
| 9. To promote the use of sustainable transport options | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | — | <p>The site will require various infrastructure improvements including pedestrian and cycle links. The site is remote from the centre of Aberlour, which may detract from aspirations to increase walking and cycling.</p> <p>The settlement is the largest service provider in Speyside and has a major employer in the form of Walkers and a primary and secondary school which may contribute to</p> |  |

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|   |  |           |       |   | reduction in travel.   |  |
| 10. To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>   | Permanent | Local | + | <p>Resource efficiency should be taken into account when developing the site.</p> <p>The site is not prime agricultural land</p> | Climate Change SPG   |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p> | Permanent | Local | + | <p>The site will require extensive landscaping, provision of open space and linkages to adjacent residential properties.</p>     | Site designation will refer to the need for extensive landscape informed by expert landscape advice. |
| 12. To secure a better quality of life for local people through improvements            | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car</p>   | Permanent | Local | + | <p>The site will provide a valuable supply of housing land where there is an identified</p>                                      |  |

|   |  |  |  |  |   |  |
|---|--|--|--|--|---|--|
| to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  | <p>shortage of affordable housing. Additional housing will also support the local services and the primary and secondary schools.</p> |  |
|---|--|--|--|--|---|--|

### Conclusions

This site may not be ideal in terms of its location on the periphery of Aberlour however, due to topographical and infrastructure constraints there are no other viable sites for development. There are acknowledged landscape issues that landscape expertise is being sought to address. The site is also in close proximity to the River Spey, it will have to be evaluated through a Habitat Assessment that there is no likely significant impact on the River Spey SAC.

**Strategy/Policy/ Issue/ Settlement Designation: Buckie – March Road Industrial Estate (5ha)**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....12 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|---|-----------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | There may be minimal improvements through reduction in travel associated with creating employment locally.  | None                        |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of any development should be of a high design quality given the gateway location and visibility. The current building standards require developments to improve thermal performance and reduce carbon dioxide emissions. | Climate Change SPG          |

|   |  |           |       |   |  |                                   |
|---|--|-----------|-------|---|--|-----------------------------------|
|   |  |           |       |   |  |                                   |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources  | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>   | Permanent | Local | + | Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should maximise the opportunities to utilise passive solar gain. | Climate Change SPG                |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest?</p> <p>Particular attention should be</p> | N/A       | 0     | 0 | <p>There are no biodiversity interests affected.</p> <p>Badgers may be present.</p>  | Potential for badger survey work. |

|  |  |     |   |   |  |                                     |
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|  | <p>paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |     |   |   |  |                                     |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?   | ?   | ? | ? | There is potential for archaeological remains.     | Archaeological evaluation required. |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?   | N/A | 0 | 0 | There are no watercourses affected by development. |                                     |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | N/A | 0 | 0 | The site is not prime agricultural land            |                                     |
| 8. To reduce the amount of   | Will it ensure that the management of waste is   | N/A | 0 | 0 | The site will provide recycling                    |                                     |

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| waste produced and increase the amount of recycling               | consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?   |           |       |   | facilities.   |  |
| 9. To promote the use of sustainable transport options            | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | + | The site has good links to the A98 and is accessible on foot and cycle and there are nearby public transport links. |  |
| 10. To ensure prudent use of natural resources                    | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | Permanent | Local | + | Resource efficiency should be an important consideration in all developments.                                       | Water conservation, sustainable material etc will be promoted through Climate Change SPG.              |
| 11. To protect, enhance and create green spaces and to regenerate | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p>   | Permanent | Local | + | The site will require the current woodland around towns to be incorporated into                                     | Seek professional landscape advice on incorporation of structural planting and treatment to settlement |

|  |   |           |       |   |   |           |
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| degraded environments  | <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>   |           |       |   | the designation. This is considered to increase possibility of the planting coming forward.   | boundary. |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> | Permanent | Local | + | There is a requirement for 5 ha of industrial land as identified in the Moray Economic Strategy. This site will support an extension to an existing industrial designation providing an opportunity to create local jobs and create a cluster of similar type uses with good access onto the A98. |           |

|  |  |  |  |  |  |  |
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|  | <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  |  |  |
|--|--|--|--|--|--|--|

### Conclusions

This site is a logical extension to provide additional industrial land requirements identified in the Moray Economic Strategy. There are no significant environmental issues identified, although landscape provision and treatment of this edge of Buckie will require careful consideration in order to address this adequately and expert landscape advice will be sought.

**Strategy/Policy/ Issue/ Settlement Designation: .....Clarkly Hill, Burghead**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....29/8/12.....

| Objective  | Questions   | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation  |
|--|---|---|--|---------------|---|--|
| 1. To improve air quality within the Moray Council area  | Will it help to comply with air quality standards by reducing/ minimising air pollution?  | N/A   |  |               |   |  |
| 2. To reduce the causes and impacts of climate change  | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk?  | N/A   |  |               | Site is not at risk of flooding. Council is preparing Climate Change supplementary planning guidance. | Council to prepare Climate Change supplementary planning guidance. |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased proportion of energy needs being met from renewable sources?<br><br>Will energy usage be positively influenced by location and development? | N/A   |  |               | Council is preparing Climate Change supplementary planning guidance.                                  | Council to prepare Climate Change supplementary planning guidance. |

|  |   |          |          |           |  |   |
|--|---|----------|----------|-----------|--|---|
| <p>4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform</p> | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | <p>0</p> | <p>0</p> | <p>--</p> | <p>Site of Interest to Natural Science is located to the west of this site. Site is of biological and geological importance. The development of the site at Clarkly hill is not considered to have an effect upon this designation. The site is not covered by any landscape designation, however, the site occupies a sensitive edge of settlement location and has been the subject of detailed landscape assessment. Options for expansion of Burghead are limited and this is one of two bids which were submitted. The site</p> | <p>Detailed landscape assessment has been undertaken and identified that the site could accommodate development, with appropriate mitigation.</p> |
|--|---|----------|----------|-----------|--|---|

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|  |   |     |   |   | has a sense of detachment from the rest of the village. |  |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | 0   | 0 | 0 | No sites/ buildings of historic importance              |  |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?                        | N/A |   |   |   |  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A |   |   |   |  |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging | N/A |   |   |   |  |

|   |  |           |       |   |  |  |
|---|--|-----------|-------|---|--|--|
|   | option?  |           |       |   |  |  |
| 9. To promote the use of sustainable transport options                                  | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | + | If the site was developed for residential use, it would require sustainable transport options. This is particularly important given its relative isolation and detachment from the rest of the village. Safe road crossings will be important. |  |
| 10. To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | 0         | 0     | 0 | The site is not prime agricultural land.   |  |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant</p>   | Permanent | Local | + | Green spaces would be required as part of any residential development.   |  |

|   |  |           |       |   |  |  |
|---|--|-----------|-------|---|--|--|
|   | <p>contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>   |           |       |   |  |  |
| <p>12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p> | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of</p> | Temporary | Local | + | <p>Employment will be supported during the construction phase. Affordable housing units would be provided.</p> |  |

|  |                                      |  |  |  |  |  |
|--|--------------------------------------|--|--|--|--|--|
|  | sufficient employment land?          |  |  |  |  |  |
|  | Improve access to health facilities? |  |  |  |  |  |

### Conclusions

This is a sensitive edge of settlement site. There are no simple solutions to the future expansion of Burghead and this site is one of two “bids” which were assessed. The site feels detached from the rest of the village and would have an impact upon the entrance to the village. However, a detailed landscape study has been undertaken, which concluded that the site could accommodate development and from a landscape perspective, this is the best option available.

**Strategy/Policy/ Issue/ Settlement Designation: Craigellachie – Spey Road Housing Designation (capacity 10 houses)**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....3 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|--|-----------------------------|
| 1. To improve air quality within the Moray Council area       | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | Small scale development of 10 houses   | None                        |
| 2. To reduce the causes and impacts of climate change         | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of housing should be to a high energy efficiency standard. Under the Building Standards new building should be designed to reduce carbon dioxide emissions. The site is not subject to flood risk | Climate Change SPG          |
| 3. To increase energy efficiency and the proportion of energy | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased  | Permanent                                       | Local  | +             | Buildings should adopt sustainable construction techniques. Renewable energy   | Climate Change SPG          |

|   |   |           |       |    |   |  |
|---|---|-----------|-------|----|---|--|
| generated from renewable sources  | <p>proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>  |           |       |    | projects will be supported in appropriate locations   |  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | Permanent | Local | -- | <p>The site is currently unmanaged plantation that has not been adequately maintained. Felling is required to make way for housing but the balance should be retained and thinned which should improve its biodiversity value.</p> <p>The site is in close proximity to River Spey SAC which is important for otters and salmon. Concerns regarding surface water run-off</p> | <p>Designation to make reference to thinning and retention of balance of woodland on site.</p> <p>Appropriate Assessment required to evidence that the proposal will have no adverse impact on the integrity of the SAC. This will require to be resolved prior to</p> |

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|  |  |           |       |   | during construction and occupation.  | including the site within the Proposed Plan.<br><br>The designation will reference requirements for an otter survey. |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?   | N/A       | 0     | 0 | There is no historical, heritage or cultural designations on the site or in close proximity.         | None   |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment? | Permanent | Local | 0 | The River Spey has moderate ecological status as a result of pressures including sewerage pollution. | Waterbodies and pollution policy   |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | N/A       | 0     | 0 | The site is not prime agricultural land.   |  |
| 8. To reduce the amount of waste produced and increase                                     | Will it ensure that the management of waste is consistent with the waste management hierarchy by   | N/A       | 0     | 0 | Households will have kerbside recycling facilities provided.   |  |

|   |  |           |       |   |  |                    |
|---|--|-----------|-------|---|--|--------------------|
| the amount of recycling   | reusing/recycling and residual disposal through the least environmentally damaging option?   |           |       |   |  |                    |
| 9. To promote the use of sustainable transport options                                  | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | + | The site is located in close proximity to the centre of Craigellachie and close to the school.               |                    |
| 10. To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | Permanent | Local | + | Resource efficiency should be taken into account when developing the site.                                   | Climate Change SPG |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant</p>   | Permanent | Local | + | The balance of the site will remain as woodland which will provide a setting for this edge of Craigellachie. |                    |

|   |  |           |       |   |  |  |
|---|--|-----------|-------|---|--|--|
|   | <p>contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>   |           |       |   |  |  |
| <p>12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p> | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of</p> | Permanent | Local | + | <p>The site will provide a valuable supply of housing land in an area that has an identified lack of affordable housing provision. The site lends itself to be developed as individual plots and is in close proximity to services including a primary school.</p> |  |

|  |                                      |  |  |  |  |  |
|--|--------------------------------------|--|--|--|--|--|
|  | sufficient employment land?          |  |  |  |  |  |
|  | Improve access to health facilities? |  |  |  |  |  |

### Conclusions

The ability to develop this is dependent upon being able to demonstrate that there will be no adverse impact on the River Spey SAC, this issue would need to be resolved prior to inclusion within the Proposed Plan.

**Strategy/Policy/ Issue/ Settlement Designation: ...Dallas East End**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: 21<sup>st</sup> August 2012.....

| Objective  | Questions  | Long/<br>Short term.<br>Permanent<br>/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation   |
|--|--|---|--|---------------|---|---|
| 1. To improve air quality within the Moray Council area  | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   |  |               |   |   |
| 2. To reduce the causes and impacts of climate change  | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk?                               | Permanent   | Local  | -             | Site is identified at being at risk of flooding. Council is preparing Climate Change supplementary planning guidance. | Flood Risk assessment required prior to inclusion within the Plan. Council to prepare Climate Change supplementary planning guidance. |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased proportion of energy needs being met from renewable sources?<br><br>Will energy usage be | Permanent   | Local  | +             | Council is preparing Climate Change supplementary planning guidance.  | Council to prepare Climate Change supplementary planning guidance.  |

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|   | positively influenced by location and development?  |     |  |  |  |  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | N/A |  |  |  |  |
| 5. To protect and enhance cultural heritage and diversity within the  | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | N/A |  |  |  |  |

|  |   |     |  |  |  |  |
|--|---|-----|--|--|--|--|
| Moray Council area   |   |     |  |  |  |  |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?                                | N/A |  |  |  |  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A |  |  |  |  |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | N/A |  |  |  |  |
| 9. To promote the use of sustainable transport options                                     | Will it improve public transport?<br><br>Will it encourage walking and cycling?<br><br>Will it reduce the need to travel by car?  | N/A |  |  |  |  |

|  |  |     |  |  |  |  |
|--|--|-----|--|--|--|--|
|  | Will it shorten the duration of journeys?  |     |  |  |  |  |
| 10. To ensure prudent use of natural resources   | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>   | N/A |  |  |  |  |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments            | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p> | N/A |  |  |  |  |
| 12. To secure a better quality of life for local people through improvements to service provision, | Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?  | N/A |  |  |  |  |

|   |   |  |  |  |  |  |
|---|---|--|--|--|--|--|
| sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  |  |  |
|---|---|--|--|--|--|--|

### Conclusion

Site is identified at risk of flooding and SEPA has indicated it will object unless a satisfactory Flood Risk Assessment is completed prior to the site being identified within the Local Development Plan. The Council will discuss this issue with the “applicant” as part of the consultation on the Main Issues Report.

**Strategy/Policy/ Issue/ Settlement Designation: .....Craigellachie – Speyside Cooperage Housing Designation (up to 50 houses)**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: ...4 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|---|-----------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | Small scale development in rural location with no existing air quality issues   | None                        |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions.<br><br>The site is not at risk of flooding. | Climate Change SPG          |
| 3. To increase energy                                   | Will it promote the use of sustainable design and  | Permanent                                       | Local  | +             | Buildings should adopt sustainable  | Climate Change SPG          |

|   |   |   |       |   |  |  |
|---|---|---|-------|---|--|--|
| efficiency and the proportion of energy generated from renewable sources  | <p>construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>  |   |       |   | <p>construction techniques. Renewable energy techniques will be supported in appropriate locations.</p>  |  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> | ? | Local | ? | <p>The site sits above the River Fiddich, need to ensure the integrity of the SAC is unaffected.</p> <p>The adjacent woodland is likely to have red squirrels and badgers present.</p> <p>This could be quite a sensitive area in terms of the change in landscape housing could have.</p> | <p>Habitats Regulations Assessment will have to be undertaken to establish whether drainage proposals are appropriate.</p> <p>Surveys will be required for development close to trees or affecting trees.</p> <p>Designation will refer to the requirement for extensive landscaping and sensitive siting of housing to avoid skyline positions.</p> |

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|  | Will it have a detrimental effect on landscape character and designations?  |           |       |   |   |   |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | ?         | ?     | ? | There is potential for buried archaeological remains.   | Archaeological evaluation of 7-10% prior to development commencing.   |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?                                | Permanent | Local | + | The site sits above the River Fiddich, need to ensure the integrity of the SAC is unaffected. | Habitats Regulations Assessment will have to be undertaken to establish whether drainage proposals are appropriate. |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A       | 0     | 0 | The site is not prime agricultural land.  | None  |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Permanent | Local | + | Houses will have kerbside recycling   |   |

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| 9. To promote the use of sustainable transport options                     | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | – | The site is somewhat remote from the centre of Craigellachie which may inhibit walking and cycling. Moray is rural in nature with regional service centres which means there is a high dependency on car use and higher than average car ownership. |   |
| 10. To ensure prudent use of natural resources                             | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | Permanent | Local | + | Resource efficiency should be taken into account when developing the site. The site is not prime agricultural land.   | Climate Change SPG  |
| 11. To protect, enhance and create green spaces and to regenerate degraded | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p>   | Permanent | Local | + | As part of the extensive landscaping required to assist the development to integrate  | There will be reference in the designation to provision of extensive landscaping, green corridors and community |

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| environments   | <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>   |           |       |   | sensitively there will be a requirement to create green corridors and community green spaces.   | <p>greenspace.</p> <p>Climate Change SPG</p> |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> | Permanent | Local | + | The village has some local services including a Primary School. The site will provide housing land in an area that has been identified as lacking affordable housing. The designation of this site will meet that demand. |  |

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|  | <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  |  |  |
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### Conclusions

This site is located on the periphery of Craigellachie and not ideal in terms of promoting sustainable travel, this is common to many of the rural settlements across Moray where there is a high dependency on car use. Topographic constraints mean that there is a lack of alternative sites. There are acknowledged landscaping issues that will require to be addressed sensitively to avoid adversely affecting the landscape character. The site is also in close proximity to the River Fiddich and as part of the planning application process a Habitat Regulations Assessment will have to be provided evidencing that drainage arrangement will have no adverse impact on the SAC.

**Strategy/Policy/ Issue/ Settlement Designation: .....Dufftown Hillside Farm Housing Designation (capacity up to 100 units)**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....4 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|---|-----------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | O  | O             | Phased development in a rural location. No existing air quality issues in this location.  | None                        |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions.<br><br>The site is not subject to flood | Climate Change SPG          |

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|  |  |           |       |   | risk. There are known issues of surface water run-off. The ditch to the south of Hillside farm is currently part of the flood risk management watercourse inspection regime. |   |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources                   | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p> | Permanent | Local | + | Buildings should adopt sustainable construction techniques. Renewable energy projects will be supported in appropriate locations.  | Climate Change SPG  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p>  | Permanent | Local | + | The site is in close proximity to Hillside burn, a tributary of the River Spey.  | Reference in designation to appropriate design, layout and use of SUDS will be necessary to ensure that water quality in the SAC is unaffected. |

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| enhancement of species, habitats, geology and landform                                     | <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest?<br/>Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |           |       |   | In terms of landscaping the site will require careful consideration of the change in levels to ensure that the development integrates into the surrounding landscape and existing townscape. | There will be reference within the designation to importance of landscaping and to the topography of the site and appropriate siting and scale of dwellings. |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | ?         | ?     | ? | There is potential for buried remains  | Archaeological evaluation of 7-10% undertaken at planning application stage.   |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?  | Permanent | Local | + | The site is in close proximity to Hillside burn, a tributary of the River Spey.  | Reference in designation to appropriate design, layout and use of SUDS will be necessary to ensure that water quality in the SAC is unaffected.              |

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|  |   |           |       |   |  | This will be dealt with at planning application stage. |
| 7. To improve soil quality and use soil in a sustainable manner                | Will it protect and improve the quality of the soil?  | N/A       | 0     | 0 | The site is not prime agricultural land.   | None   |
| 8. To reduce the amount of waste produced and increase the amount of recycling | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Permanent | Local | + | Households will have kerbside recycling facilities provided.   |  |
| 9. To promote the use of sustainable transport options                         | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>    | Permanent | Local | + | This site is well located in close proximity to shops, services and local primary school. The provision of pedestrian and cycle linkages should encourage walking and cycling especially to nearby primary school. |  |
| 10. To ensure prudent use of   | Will it minimise the use of water?  | Permanent | Local | + | Resource efficiency should   |  |

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| natural resources   | <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>   |           |       |   | be taken into account when developing the site.   |   |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p> | Permanent | Local | + | The site will require extensive landscaping, provision of open spaces and linkage to adjacent residential properties. | Site designation will refer to the need for extensive landscaping, creation of greenspaces and green corridors. |

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| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> | Permanent | Local | + | The site will provide a valuable supply of housing land where there is an identified shortage of affordable housing. Additional housing will also help to support local services including shops, employers and the primary school. |  |
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**Conclusions**

This site is being designated to meet housing land requirements in an area with an identified lack of affordable housing. There are potential impacts on the River Spey SAC primarily, how surface water from the site will be dealt with and this will have to be addressed at planning application stage. In addition to this design and layout of the designation will need to take account of the topography of the site to ensure the gradient is dealt with sensitively and there are is no detrimental impact on the landscape or townscape as a result of the development.

**Strategy/Policy/ Issue/ Settlement Designation: ....Elgin North East LONG**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....21<sup>st</sup> August 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation   |
|---|--|---|--|---------------|--|---|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution? | ?   | ?  | -             | Effects are difficult to predict at this time. While increased housing will inevitably lead to increased traffic and emissions. However, this can be reduced, offset and mitigated through a range of measures such as promoting sustainable design and construction, tree planting and landscaping and sustainable transport options being provided.<br><br>Existing air pollution problems | Extensive tree planting to be provided.<br>Sustainable transport options to be provided, along with local facilities and employment opportunities.<br><br>Policy on sustainable design and construction to be included. |

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|   |   |       |       |   | caused by standing traffic in Elgin are likely to be alleviated when a bypass is built as part of the dualling of the A96.   |   |
| 2. To reduce the causes and impacts of climate change | <p>Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p> | Short | Local | 0 | <p>Marginal edges of the LONG term site are at risk of flooding. These areas are likely to be used for landscaping or other “non built” land uses. Buildings will be required to meet building regulations and will therefore minimise emissions. Sustainable travel options will minimise use of motor vehicles. Council is preparing Climate Change supplementary planning guidance.</p> | <p>Sustainable travel plans.</p> <p>Avoidance of areas at risk of flooding.</p> <p>Local employment opportunities created.</p> <p>Sustainable design and construction and building standards to be met.</p> <p>Council to prepare Climate Change supplementary planning guidance.</p> |

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| 3. To increase energy efficiency and the proportion of energy generated from renewable sources   | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p> | Long | Local | + | <p>Buildings will be required to be energy efficient through policies and building regulations. Policies will encourage use of renewable energy technology.</p> <p>Buildings should be sited to maximise shelter and solar gain.</p> <p>Council is preparing Climate Change supplementary planning guidance.</p> | Implementation policies to refer to siting, maximising shelter and solar gain. Council to prepare Climate Change supplementary planning guidance.                                      |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the</p>                | Long | Local | + | <p>Opportunities for habitat creation through extensive structural landscaping and linking into adjacent green corridors.</p> <p>Loch Spynie SPA</p>   | <p>Site to be assessed in detail as part of the Appropriate Assessment at the proposed Plan stage.</p> <p>Scottish Natural Heritage to be invited to participate in the masterplan</p> |

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| habitats, geology and landform | <p>favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |  |  |  | <p>and Ramsar site are located a short distance from the north of this site. Spynie geological SSSI is immediately adjacent to the site and Spynie SINS designation overlaps part of the site. Safeguarding will be required through strong policies protecting watercourses, as contained in the Moray Local Plan 2008. This would ensure there is no impact on the water quality at Loch Spynie. Development proposals likely to have a significant effect on qualifying interests of the SAC would require an Appropriate</p> | <p>preparation.</p> <p>Policies protecting watercourse and designated nature conservation sites to be included in Plan. The existing policies in MLP2008 have worked well.</p> |
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|   |  |      |       |   | Assessment. Developments where it cannot be demonstrated that there will be no significant effect will be refused. This site will be assessed further as part of the Appropriate Assessment at the proposed Plan stage of the LDP process. |   |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance? | Long | Local | 0 | There are a number of archaeological points of interest which will require further evaluation and discussion with the Regional Archaeologist as part of the masterplan preparation process.  | Regional Archaeologist to be involved in preparation of the masterplan.<br><br>Policies protecting archaeological sites to be included. |
| 6. To protect and enhance the quality of  | Will it help to prevent deterioration of the ecological status of the water  | Long | Local | ? | Potential impact upon Loch Spynie would require  | Watercourse and pollution policies required.  |

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| the districts ground, river and sea water systems                              | environment and help to achieve good ecological status in the water environment?  |      |       |   | detailed assessment.   |   |
| 7. To improve soil quality and use soil in a sustainable manner                | Will it protect and improve the quality of the soil?  | N/A  |       |   |  |   |
| 8. To reduce the amount of waste produced and increase the amount of recycling | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Long | Local | + | New homes and business premises will have kerbside and other waste recycling initiatives.                  |   |
| 9. To promote the use of sustainable transport options                         | Will it improve public transport?<br><br>Will it encourage walking and cycling?<br><br>Will it reduce the need to travel by car?<br><br>Will it shorten the duration of journeys?           | Long | Local | + | Sustainable travel options will be required to provide public transport links and walking/ cycling routes. | Policies requiring sustainable travel required. |
| 10. To ensure prudent use of   | Will it minimise the use of water?  | ?    | Local | - | Site is mainly agricultural land   |   |

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| natural resources   | <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>   |      |       |   | and woodland. Part of the bid is prime agricultural land but this area is not preferred for development as a result of the landscape study and therefore there will be no loss of prime agricultural land.  |   |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p> | Long | Local | + | New green spaces will be created to link into existing green corridors. This will consist of structural landscaping and open space provision within developments. A landscape study has already been undertaken and further work will be carried out as part of the masterplan. | Structural landscaping, green corridors and open space provision to be further detailed through the masterplan. |
| 12. To secure a better quality of life for local  | Will it contribute to adequate access to and provision of services and leisure and   | Long | Local | + | Site will provide a long term supply of housing for Elgin,  | None  |

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| <p>people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p> | <p>recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  | <p>including much needed affordable homes.</p> <p>The site will also provide new employment land, land for recreation and leisure uses.</p> <p>The site is Greenfield.</p> <p>Demand for new health facilities is unknown at this time, but given the size of the proposed expansion to the north, there may be some requirement for NHS provision.</p> |  |
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**Conclusions**

This site is proposed as a LONG term site providing a significant supply of land for both residential and employment uses. Other uses such as leisure and recreation will be provided. There is also likely to be demand for health and retail facilities. An Appropriate Assessment is required prior to inclusion within the Proposed Plan, to assess likely impacts upon Loch Spynie SAC and Ramsar site. A masterplan is to be prepared for the site which will specifically address a number of potential environmental concerns including the impact upon Loch Spynie SPA and Natura site, archaeological evaluation, the need for sustainable travel, structural and amenity landscaping provision and sustainable design and construction techniques.

**Strategy/Policy/ Issue/ Settlement Designation: .....Knockmasting wood, Elgin**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....22<sup>nd</sup> August 2012.....

| Objective  | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation  |
|--|--|---|--|---------------|---|--|
| 1. To improve air quality within the Moray Council area                                | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   |  |               |   |  |
| 2. To reduce the causes and impacts of climate change                                  | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | ?   | Local  | -             | Site is at risk of flooding and a FRA will be required prior to inclusion of the site within the Local Development Plan. Council is preparing Climate Change supplementary planning guidance. | Satisfactory FRA required prior to inclusion in the Plan. Council to prepare Climate Change supplementary planning guidance. |
| 3. To increase energy efficiency and the proportion of energy generated from renewable | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased proportion of energy needs being met from renewable        | N/A   |  |               | Council is preparing Climate Change supplementary planning guidance.  | Council to prepare Climate Change supplementary planning guidance.   |

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| sources  | <p>sources?</p> <p>Will energy usage be positively influenced by location and development?</p>  |   |       |   |  |  |
| <p>4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform</p> | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | ? | Local | ? | <p>Site is bounded by the golf course and the Wards wetland site, which is a local designation. The sites are rich in biodiversity. The potential impact on the Wards wetland will require detailed investigation and mitigation at the development management stage. The Wards acts as a local sponge for surface water and is also an important recreational resource. Site has been considered in the previous landscape study,</p> | <p>Consultation with SNH to evaluate the potential impact upon the Wards wetland wildlife site will be required. Surveys for a number of protected species will be required.</p> <p>Landscape mitigation works will be required.</p> |

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|  |  |     |       |   | which identified key features to be safeguarded and recommended that development take place on lower lying areas.   |   |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?   | ?   | Local | ? | Archaeological evaluation will be required.   |   |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment? | ?   | Local | ? | Site is within 150 metres of the River Lossie. Potential impact upon the river and water quality should be further evaluated at development management stage. | Further evaluation of impact upon the River Lossie. |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | N/A |       |   |   |   |
| 8. To reduce the amount of   | Will it ensure that the management of waste is   | N/A |       |   |   |   |

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| waste produced and increase the amount of recycling               | consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?   |           |       |   |   |  |
| 9. To promote the use of sustainable transport options            | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | + | If the site is successfully developed, sustainable transport options will be required, including walking and cycling connections into adjacent areas. |  |
| 10. To ensure prudent use of natural resources                    | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | N/A       |       |   |   |  |
| 11. To protect, enhance and create green spaces and to regenerate | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p>   | Permanent | Local | + | New residential development will be required to provide new green spaces and to link  |  |

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| degraded environments  | <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>   |           |       |   | into adjacent green corridors.   |  |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> | Permanent | Local | + | New residential development will support local housebuilding industry and will provide much needed new affordable homes. |  |

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|  | <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  |  |  |
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### Conclusions

This proposal raises a number of environmental concerns. The impact upon the water environment will need detailed investigation and the preparation of a Flood Risk Assessment. The site is currently identified as being at Risk of Flooding, is on close proximity to the River Lossie and could have an impact upon the Wards wildlife site. Evaluation of the impact upon habitats and species within the Wards, which is a local wildlife site, will be required. Landscape mitigation works will be required and a number of transport network improvements will be required prior to any development progressing.

**Strategy/Policy/ Issue/ Settlement Designation: Fochabers Christies Nursery Site**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....12 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|--|-----------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | May be some minimal improvements through reduction in travel associated with creating local employment opportunities   | None                        |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of any development should be of a high design quality given the gateway location and visibility from the A96 bypass. The current building standards require developments to improve thermal performance and reduce carbon | Climate Change SPG          |

|  |  |                             |                       |                   |  |  |
|--|--|-----------------------------|-----------------------|-------------------|--|--|
|  |  |                             |                       |                   | dioxide emissions. The site is not subject to flood risk.  |  |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources   | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>   | Permanent                   | Local                 | +                 | Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should maximise the opportunities to utilise passive solar gain. | Climate Change SPG   |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific</p> | <p>N/A</p> <p>Permanent</p> | <p>0</p> <p>Local</p> | <p>0</p> <p>?</p> | <p>There are no issues for the River Spey SAC/SSSI providing adequate SUDS can be implemented.</p> <p>This is a highly visible site and</p>  | <p>Reference in designation to adequate drainage arrangements to avoid negative impact on the SAC. This should be dealt with at planning application stage.</p> <p>Reference within designation to</p> |

|  |   |     |   |   |   |   |
|--|---|-----|---|---|---|---|
| landform   | <p>and natural interest?<br/>Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |     |   |   | landscaping provision will be required to provide a high quality setting for any potential development                                  | retention of existing mature trees, provision of landscaping and working with the existing natural features on site to help development integrate sensitively.            |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | N/A | 0 | 0 | <p>The site lies within Gordon Castle (Bog of Grant) Inventory Designed Landscape.</p> <p>No other cultural heritage assets nearby.</p> | None  |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?  | N/A | 0 | 0 | No issues with River Spey SAC providing adequate SUDS can be implemented.   | Reference in designation to adequate drainage arrangements to avoid negative impact on the SAC. Requirement to submit a construction phase management plan. These details |

|  |   |           |       |   |   |  |
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|  |   |           |       |   |   | should be dealt with at planning application stage |
| 7. To improve soil quality and use soil in a sustainable manner                | Will it protect and improve the quality of the soil?  | N/A       | 0     | 0 | The site is not prime agricultural land.  | None   |
| 8. To reduce the amount of waste produced and increase the amount of recycling | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Permanent | Local | + | Recycling facilities will be provided   | None   |
| 9. To promote the use of sustainable transport options                         | Will it improve public transport?<br><br>Will it encourage walking and cycling?<br><br>Will it reduce the need to travel by car?<br><br>Will it shorten the duration of journeys?           | Permanent | Local | + | The site is easily accessed by foot and cycle from Fochabers. The site is well connected to the trunk roads network and public transport. | None   |
| 10. To ensure prudent use of natural resources                                 | Will it minimise the use of water?<br><br>Will it minimise the demand   | Permanent | Local | + | Resource efficiency should be taken into account when   | Climate Change SPG                                 |

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|  | <p>for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>  |           |       |   | <p>developing the site. Water conservation, sustainable material etc will be promoted through Climate Change SPG.</p>   |  |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments  | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>                | Permanent | Local | + | <p>This is a highly visible site and landscape provision will be required to provide a setting for any potential development. This should link to the existing green spaces surrounding the site.</p> | <p>Reference with designation to retention of existing mature tree, provision of landscaping and working with the existing natural features on site to help development integrate sensitively.</p> |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> | Permanent | Local | + | <p>This site has been identified due to the opportunities resulting from the construction of the A96 bypass, to create a cluster of commercial uses. The site will provide</p>                        |  |

|   |  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| high levels of employment and improving the health and well being of local people | <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  | <p>employment land and offer the prospect of creating local jobs. The site also promotes the development of brownfield land.</p> |  |
|---|--|--|--|--|--|--|

### Conclusions

The site has been identified to promote employment uses on the existing garden centre/nursery. The proximity of the site to the River Spey SAC means that SUDs and drainage arrangements will have to be designed to avoid adverse impact on water quality. In addition to this the site occupies a gateway location and will be visible due to its positioning in relation to the bypass. To minimise potential landscape impact existing mature trees should be retained where possible and landscaping provided to create a setting for a high quality development.

**Strategy/Policy/ Issue/ Settlement Designation: .....Cassieford West, Forres**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....28/8/12.....

| Objective  | Questions   | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation   |
|--|---|---|--|---------------|---|---|
| 1. To improve air quality within the Moray Council area  | Will it help to comply with air quality standards by reducing/ minimising air pollution?  | N/A   |  |               |   |   |
| 2. To reduce the causes and impacts of climate change  | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk?  | 0   | 0  | 0             | Site is not at risk of flooding. Council is preparing Climate Change supplementary planning guidance. | Climate Change Supplementary Planning Guidance to be prepared.  |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased proportion of energy needs being met from renewable sources?<br><br>Will energy usage be positively influenced by | ?   | Local  | 0             | Climate Change supplementary planning guidance to be prepared.  | Sustainable design and construction policies required. Climate change supplementary planning guidance to be prepared. |

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|   | location and development?   |       |       |   |  |  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | 0     | 0     | 0 | No designated sites affected.  |  |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council  | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | Short | Local | ? | A number of archaeological points of interest will require evaluation. | Further consultation required with the Regional Archaeologist at development management stage. |

| area   |  |           |       |   |  |  |
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| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment? | Permanent | Local | ? | The site is located within 1 km of Findhorn Bay which is subject to a number of environmental designations for its, and the Moray Firth's, biodiversity value. The development must ensure that it has no impact upon water quality and further consultation with Scottish Natural Heritage and SEPA will be required. | Further consultation and consideration of potential impact on water quality at development management stage. |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | N/A       |       |   |  |  |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least   | N/A       |       |   |  |  |

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|  | environmentally damaging option?   |           |       |   |   |  |
| 9. To promote the use of sustainable transport options                     | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Long      | Local | + | The proposed use of the site is for community/ industrial use. The site will either provide leisure/ recreation facilities or employment land and may also help to “unlock” site 17 Springfield for further employment opportunities. |  |
| 10. To ensure prudent use of natural resources                             | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | Permanent | Local | - | Part of the site is prime agricultural land, which will be lost if the site is developed.   |  |
| 11. To protect, enhance and create green spaces and to regenerate degraded | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p>   | Permanent | Local | + | The site will be landscaped and open space provision will be dependent upon the final use.  |  |

|  |   |           |       |   |  |  |
|--|---|-----------|-------|---|--|--|
| environments   | <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>   |           |       |   |  |  |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> | Permanent | Local | + | <p>The final use of the site is unknown at present. Employment will be supported during the construction phase, but the final use will determine the number of jobs created.</p> |  |

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|  | Ensure the provision of sufficient employment land? |  |  |  |  |  |
|  | Improve access to health facilities?                |  |  |  |  |  |

### Conclusions

This site has been identified as having the potential to meet demand for new community/ recreational use or for general industrial land. The site offers the secondary benefit of potentially unlocking access to site I7 Springfield which has remained undeveloped since being included in the Moray Local Plan 2008.

Development of the site will lead to a loss of prime agricultural land, which is permanent and cannot be mitigated. The benefits of the designation and future use of the site are considered to outweigh the loss of this resource.

### Strategy/Policy/ Issue/ Settlement Designation: Proposed Country Park and associated housing development at Chapelton/ Dallas Dhu, Forres

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....28/8/12.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments                     | Safeguarding/<br>mitigation          |
|---|--|---|--|---------------|------------------------------|--------------------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution? | N/A   |  |               |                              |                                      |
| 2. To reduce the causes and                             | Will it contribute to the reduction of greenhouse gas                                    | Permanent                                       | Local  | +             | The proposal is to prepare a | Masterplan to be prepared to address |

|                           |   |  |  |  |   |  |
|---------------------------|---|--|--|--|---|--|
| impacts of climate change | <p>emissions in line with the national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p> |  |  |  | <p>masterplan for land uses which are compatible with the flood storage area at the south of Forres. This is proposed to take the form of a country park with various tourism and leisure uses. Housing is also proposed on the periphery of the park, within areas which are not at risk of flooding and outwith the flood storage area. The applicant and planning service has been in close consultation with the Flood Alleviation team to ensure proposals in the new Local Development Plan are consistent with the Flood scheme for the Mosset</p> | <p>the complexity of the proposal and ensure the flooding issues are fully addressed. Climate change supplementary planning guidance to be prepared.</p> |
|---------------------------|---|--|--|--|---|--|

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|--|--|-----------|-----------|---|--|--|
|  |  |           |           |   | Burn. The Council is preparing Climate Change supplementary planning guidance.   |  |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p> | Permanent | Local     | + | <p>The landowner is committed to providing a high quality development. This will be encouraged through the masterplan process and appropriate site designation and policies to encourage sustainable design and construction. The Council is preparing Climate Change supplementary planning guidance.</p> | Climate Change supplementary planning guidance to be prepared.         |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area.            | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental</p>   | Long      | Permanent | + | <p>The masterplan is likely to include opportunities for habitat creation and environmental education.</p>   | SNH to be consulted on masterplan and at development management stage. |

|   |   |           |       |   |   |   |
|---|---|-----------|-------|---|---|---|
| Including the protection and enhancement of species, habitats, geology and landform     | <p>effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |           |       |   | <p>SNH will be consulted on the masterplan to ensure no adverse impact upon biodiversity interests.</p> <p>No designated sites will be adversely affected.</p>  |   |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | Permanent | Local | 0 | There are a number of sites of historic and archaeological interest in and around Dallas Dhu and the base of Wright's hill. The most significant is Dallas Dhu distillery which is a category A listed building. Historic | Historic Scotland to be consulted in the preparation of the masterplan. |

|  |  |      |       |   |   |  |
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|  |  |      |       |   | Scotland will be a key consultee in the preparation of a masterplan for the country park and housing.   |  |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment? | N/A  |       |   |   |  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | Long | Local | + | Proposal is to use the land in a sustainable and productive manner, while respecting that much of the site is constrained for water storage in the event of a serious flooding event. |  |
| 8. To reduce the amount of waste produced and increase the amount of                       | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual                              | N/A  |       |   |   |  |

|   |  |           |       |    |   |  |
|---|--|-----------|-------|----|---|--|
| recycling   | disposal through the least environmentally damaging option?  |           |       |    |   |  |
| 9. To promote the use of sustainable transport options                                  | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | +  | Sites and tourism/leisure attractions will require to be linked and promote sustainable transport options.          | Sustainable transport options to be provided and considered as part of the masterplanning process. |
| 10. To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | ?         | ?     | ?  | Land is not prime agricultural land   |  |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the</p>                                      | Permanent | Local | ++ | New links into adjacent areas will be provided and the country park concept will build upon the outstanding Sanquar | Open spaces to be considered as part of the masterplan process.                                    |

|  |  |           |       |    |   |  |
|--|--|-----------|-------|----|---|--|
|  | <p>regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>  |           |       |    | <p>woodlands as a recreational resource. New housing developments will provide formal and informal open spaces.</p>   |  |
| <p>12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p> | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of</p> | Permanent | Local | ++ | <p>The proposal will contribute towards the supply of affordable homes and provide a network of footpaths and cycleways. Employment opportunities will be created during the construction period with longer term job creation in the leisure and tourism sector.</p> |  |

|  |   |  |  |  |  |  |
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|  | brownfield land?                                    |  |  |  |  |  |
|  | Ensure the provision of sufficient employment land? |  |  |  |  |  |
|  | Improve access to health facilities?                |  |  |  |  |  |

### Conclusions

The proposal is to create a Country Park with associated housing, tourism and recreational development , which will utilise a large area to the south of Forres, which is required to remain free of development and available to store water in the event of a serious flood. The proposed housing is outwith the area liable to flood.

There are a wide range of environmental issues to be carefully assessed as the project develops. This includes the flooding issue, impact upon local biodiversity interests and the grade A listed Dallas Dhu distillery. The range of uses within the country park will be developed, along with the housing proposals, as part of a masterplan. The masterplan will be prepared in close consultation with the Council's Flood Team, Scottish Natural Heritage and the Regional Archaeologist.

**Strategy/Policy/ Issue/ Settlement Designation: .Lochyhill Proposed LONG term housing site**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: ..30<sup>th</sup> July 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation   |
|---|--|---|--|---------------|--|---|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | May be some minimal improvements through reduction in travel associated with creating local employment opportunities at the adjacent Business Park.  | None  |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of the houses should be of a high standard, reducing emissions and promoting energy efficiency, green travel etc<br>Significant landscaping will be required. Local shops/ services | The relevant policy text in the Plan should make reference to sustainable design principles. The designation text should refer to the need for structural landscaping as well as transportation links into adjacent housing and employment areas. |

|  |  |           |       |   |   |  |
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|  |  |           |       |   | may be required to serve the development which may further reduce some travel. Council is preparing Climate Change supplementary planning guidance.   | Council to prepare Climate Change supplementary planning guidance.   |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p> | Permanent | Local | + | <p>The buildings will need to meet the building regs and promote energy efficiency. Buildings should incorporate sustainable design and construction principles, consistent with the existing Business Park buildings. Buildings will be located to maximise solar gain. Council is preparing Climate Change supplementary planning guidance.</p> | <p>Policy text to promote sustainable design and construction and use of renewable technologies.</p> <p>A development brief/ masterplan approach will be required.</p> <p>Council to prepare Climate Change supplementary planning guidance.</p> |

|   |   |           |       |   |  |   |
|---|---|-----------|-------|---|--|---|
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | Permanent | Local | + | <p>Potential for habitat creation through SUDS and woodland planting.</p> <p>No designated sites adversely affected.</p> | <p>No designated sites will be adversely affected by the proposal.</p> <p>Site will require extensive structural landscaping and link into existing woodland in the established Business Park.</p> <p>Brief/ masterplan to be prepared promoting green corridors into adjacent areas, especially the proposed Country Park and nearby woodland walks.</p> |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area   | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | N/A       |       |   | No cultural heritage features will be affected by development of this site.  | None  |

|  |   |           |       |   |   |                                       |
|--|---|-----------|-------|---|---|---------------------------------------|
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?                                | N/A       |       |   | No water environment issues arising. There are no watercourses within or immediately adjacent to the site. It is likely that SUDS ponds will be provided as part of the development and provide a feature for amenity and biodiversity value. | None                                  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A       |       |   | Site is currently used for agriculture, but is not prime agricultural land.   | None                                  |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Permanent | Local | + | Site will include recycling facilities. Households will have kerbside recycling facilities provided.  | None                                  |
| 9. To promote the use of   | Will it improve public transport?   | Permanent | Local | + | Site will require a number of network   | Lochyhill housing designations (short |

|  |  |           |       |   |   |   |
|--|--|-----------|-------|---|---|---|
| sustainable transport options                  | <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>                  |           |       |   | <p>improvements which will effectively create a new connection from the east end of St Leonards Road through to the A96. Connection to the A96 will be via a roundabout. Public transport, cycling and walking connections will all be required to integrate this extensive site. Connections into adjacent woodland areas and to the proposed Country Park are essential to reduce travel.</p> | <p>and LONG) term should incorporate the need for pedestrian/ cycle links to the Business Park, adjacent woodland areas and the proposed Country Park. Public Transport linking Lochyhill into the town centre and other employment centres is essential.</p> <p>A number of road network improvements will be required, which are likely to improve traffic circulation around the north east of the town.</p> |
| 10. To ensure prudent use of natural resources | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural</p> | Permanent | Local | - | Site is not prime agricultural land.  | None  |

|  |   |           |                |   |  |  |
|--|---|-----------|----------------|---|--|--|
|  | land?   |           |                |   |  |  |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments  | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>  | Permanent | Local          | + | Site should include extensive landscaping and open spaces and link into adjacent residential and employment areas to create green corridors. Cycling and walking routes are essential.   | Site designation to refer to the need for extensive landscaping and open spaces.   |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> | Permanent | Trans-boundary | + | <p>Site will provide a valuable supply of land for housing development and form a link between the existing town boundary and the Business Park.</p> <p>The development will support significant employment in the housebuilding industry. There is high demand for affordable housing</p> | <p>Mix of housing required should be identified in brief/ masterplan.</p> <p>Requirement for community facilities should be considered. Landscape assessment and mitigation will be required. The site may not be ideal from a landscape perspective, however, flooding and infrastructure constraints elsewhere result in eastern</p> |

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|  | <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  | <p>in Forres and this site will contribute towards meeting some of the demand.</p> | <p>expansion being the preferred option for the future growth of Forres.</p> |
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### Conclusion

Overall this site is considered to have a positive impact. The site offers a significant LONG term housing opportunity and will continue the strategy of growth to the east, but still south of the A96 and linking the town with the Business Park. The development will result in the loss of productive farmland and is an extensive Greenfield release on a key gateway into Forres. The site will provide valuable residential development and will require extensive landscape mitigation and connections into adjacent areas. A series of transport network improvements will be required to link the south east of Forres to the A96.

A masterplan setting out key design principles will be required. A mix for the affordable housing elements and consideration of community facilities should also be provided at an early stage of the design process. Sustainable design and transport options will be central to the successful development of the site.

**Strategy/Policy/ Issue/ Settlement Designation: .Tarras North Business Park Extension**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: ..16<sup>th</sup> March 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation   |
|---|--|---|--|---------------|---|---|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | May be some minimal improvements through reduction in travel associated with creating local employment opportunities.   |   |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of business units should be of a similar high standard as the existing business units within a high quality landscaped setting, involving significant new tree planting. Sustainable transport options will be | The designation text in the Plan should make reference to sustainable design principles and high quality landscaping as well as transportation links into adjacent housing areas.<br><br>Council to prepare Climate Change supplementary planning guidance. |

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|  |  |           |       |   | encouraged. Council is preparing Climate Change supplementary planning guidance.   |  |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p> | Permanent | Local | + | <p>Potential for the buildings to incorporate renewable energy generation equipment. Buildings will incorporate sustainable design and construction principles, consistent with the existing Business Park buildings. Buildings will be located to maximise solar gain. Council is preparing Climate Change supplementary planning guidance.</p> | <p>Designation text to require sustainable design and construction, promote use of renewable technologies.</p> <p>Council to prepare Climate Change supplementary planning guidance.</p> |
| 4. To protect and enhance the biodiversity   | Will it contribute to the protection and enhancement of the biodiversity in the  | Permanent | Local | + | Potential for habitat creation through SUDS and  | Plan to require extensive landscaping and link into existing   |

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| and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |     |  |  | woodland planting.  | woodland in the established Business Park. |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area                                      | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | N/A |  |  | No cultural heritage features will be affected by development of this site. |  |
| 6. To protect and enhance the quality of   | Will it help to prevent deterioration of the ecological status of the water   | N/A |  |  | No water environment issues arising.  |  |

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| the districts ground, river and sea water systems                              | environment and help to achieve good ecological status in the water environment?  |           |       |   |   |  |
| 7. To improve soil quality and use soil in a sustainable manner                | Will it protect and improve the quality of the soil?  | N/A       |       |   | Site is currently used for agriculture, but is not prime agricultural land.   |  |
| 8. To reduce the amount of waste produced and increase the amount of recycling | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Permanent | Local | + | Site will include recycling facilities.   | None   |
| 9. To promote the use of sustainable transport options                         | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>    | Permanent | Local | + | Site is already connected via a cycleway and bus services. Further linkages into Lochyhill could be developed in the longer term. May reduce the need to travel by car by providing local employment opportunities. | Lochyhill housing designations (short and LONG) term should incorporate the need for pedestrian/ cycle links to the Business Park. |

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| 10. To ensure prudent use of natural resources   | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>  | Permanent | Local          | +  | Design could incorporate water minimisation features. Site is not prime agricultural land.  | None   |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments  | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>                | Permanent | Local          | +  | Site should include extensive landscaping and open spaces and link into adjacent residential areas to create green corridors.   | Site designation to refer to the need for extensive landscaping and open spaces. |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> | Permanent | Trans-boundary | ++ | Site will provide a valuable supply of land for business development and form an extension to the existing Business Park. The site is intended to attract inward investment | None   |

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| high levels of employment and improving the health and well being of local people | <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  | <p>opportunities and provide employment opportunities as part of the implementation of the Moray Economic Strategy. The site is intended to help to diversify and support the local economy.</p> |  |
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### Conclusion

Overall this site is considered to have a positive impact on a key gateway into Forres. The site will provide valuable employment land within a high amenity setting. Mitigation will be required to ensure that buildings and landscaping are consistent with the existing Business Park, incorporating extensive woodland planting, water features and showcasing sustainable design and construction techniques.

**Strategy/Policy/ Issue/ Settlement Designation: ....West of Manse Road, Hopeman**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: ..24<sup>th</sup> August.2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation  |
|---|--|---|--|---------------|---|--|
| 1. To improve air quality within the Moray Council area       | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   |  |               |   |  |
| 2. To reduce the causes and impacts of climate change         | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Long  | Local  | +             | Buildings will be required to meet building regulations and will therefore incorporate energy efficiency measures to reduce emissions. Council is preparing Climate Change supplementary planning guidance. | Council to prepare Climate Change supplementary planning guidance. |
| 3. To increase energy efficiency and the proportion of energy | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased  | Long  | Local  | +             | See above comments  |  |

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| generated from renewable sources  | <p>proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>  |   |       |   |   |  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | 0 | Local | 0 | <p>Site is presently gorse/ scrub on the edge of the village, adjacent to the coast. The site is located within the current Coastal Protection Zone and immediately adjacent to a number of important nature conservation designations. However, the development of the site is not considered likely to raise significant environmental issues. The gorse, although low lying is natural and some pockets of</p> | Retention of some areas of gorse around the edges of the site. |

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|  |  |      |       |   | gorse should be retained around the western and northern edges of the site.  |  |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?   | Long | Local | ? | There is a point of archaeological interest in the southern part of the site, which will require discussion with the Regional Archaeologist. | Possible mitigation may be required as part of the development management process. |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment? | N/A  |       |   |  |  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | N/A  |       |   |  |  |
| 8. To reduce the amount of waste produced and increase the amount of                       | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual                              | Long | Local | + | New development will be served by kerbside collections   | None   |

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| recycling   | disposal through the least environmentally damaging option?  |      |       |   |   |      |
| 9. To promote the use of sustainable transport options                                  | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Long | Local | 0 | Site is unlikely to be of a scale to warrant additional new public transport services. Site will incorporate footpath and cycleway links into adjacent areas. | None |
| 10. To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | N/A  |       |   |   |      |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the</p>                                      | Long | Local | + | Site will not involve the loss of any greenspace. New greenspace, albeit fairly small, will be created in the new development.                                | None |

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|  | regeneration of an area?<br><br>Will it result in further degradation of environments?   |      |       |   |   |   |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> | Long | Local | + | <p>Proposal involves the construction of new housing and a nursing home. This will include an element of much needed affordable housing.</p> <p>The site is located to the east of a former landfill gas site. During preparation of the previous Local Plan, the site was considered for inclusion until a serious landfill gas leak occurred. Development can now be considered, subject to an appropriate landfill gas risk assessment and</p> | <p>Detailed mitigation for the landfill gas issue may be required as part of the development management process. This may include the fitting of gas alarms and ongoing monitoring.</p> |

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|  | Improve access to health facilities? |  |  |  | mitigation measures. |  |
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### Conclusions

Although the site is located within the Coastal Protection Zone and immediately adjacent to a number of environmental designations, it is not considered to raise any significant environmental issues. The site had previous significant problems of landfill gas emissions from Greenbrae, however development can now be considered on this site.

**Strategy/Policy/ Issue/ Settlement Designation: .....Lossiemouth East Beach**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....23<sup>rd</sup> August 2012 .....

| Objective  | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation   |
|--|--|---|--|---------------|---|---|
| 1. To improve air quality within the Moray Council area  | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   |  |               |   |   |
| 2. To reduce the causes and impacts of climate change  | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk?                               | N/A   |  |               | Council is preparing Climate change supplementary planning guidance.  | Council to prepare Climate Change supplementary planning guidance.  |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased proportion of energy needs being met from renewable sources?<br><br>Will energy usage be | ?   | Local  | ?             | Any development taking place may use sustainable design and construction techniques. Site and initial proposal offer the opportunity for an innovative, | Sustainable design and construction techniques policy to be included.<br><br>Council to prepare Climate Change supplementary planning guidance. |

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|   | positively influenced by location and development?  |       |       |   | sensitive tourism development.<br><br>Council is preparing Climate Change supplementary planning guidance.   |  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character</p> | Short | Local | - | The Moray Firth and the Moray Coast are sensitive marine and coastal environments, with a number of nature conservation designations. The original proposal involved a tourism structure in the marine environment, to link the east beach with the town. Any works immediately adjacent to the Moray Firth SAC may require detailed consultation and construction method statements | Mitigation of any impacts upon the marine environment may be required at planning application stage. |

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|  | and designations?   |     |  |  | to be approved with Scottish Natural Heritage. |  |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | N/A |  |  | No impact upon cultural heritage assets.       |  |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?                                | N/A |  |  |  |  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A |  |  |  |  |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | N/A |  |  |  |  |

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| 9. To promote the use of sustainable transport options                                  | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>                      | N/A  |       |     |   |      |
| 10. To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>  | N/A  |       |     |   |      |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further</p> | Long | Local | +/- | Although redevelopment of this site would result in the loss of open space, this could be offset if the proposed link between the east beach and town was created. This link would create a | None |

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|  | degradation of environments?  |    |       |   | new corridor and improve access to the beach.<br>However, without this link, there would be a negative impact.  |      |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> | Lg | Local | + | The site offers the opportunity to be developed for a sensitive tourism development, which would help to diversify the local economy and support tourism in the town and create local employment opportunities. | None |

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|  | <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  |  |  |
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### Conclusions

This is a sensitive site and any works on the seabed may have an impact upon the Moray Firth Special Area of Conservation. This would require detailed investigation and assessment with Scottish Natural Heritage. Any loss of public open space may be offset by the benefits of a tourism development, creating employment and attracting inward investment. The loss could be further offset if the east beach was linked with the town.

**Strategy/Policy/ Issue/ Settlement Designation: Sunbank South, Lossiemouth**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: ..29/8/12.....

| Objective  | Questions   | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation  |
|--|---|---|--|---------------|---|--|
| 1. To improve air quality within the Moray Council area  | Will it help to comply with air quality standards by reducing/ minimising air pollution?  | N/A   |  |               |   |  |
| 2. To reduce the causes and impacts of climate change  | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk?  | ?   | ?  | ?             | The Council is preparing Climate Change supplementary planning guidance.  | Climate Change supplementary planning guidance to be prepared.   |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased proportion of energy needs being met from renewable sources?<br><br>Will energy usage be positively influenced by location and development? | Permanent                                       | Local  | +             | Sustainable design and construction should be encouraged through appropriate LDP policies. The Council is preparing Climate Change supplementary planning guidance. | Sustainable design and construction policies to be included in LDP. Climate Change SPG to be prepared. |

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| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | Permanent | Local | + | No designated sites are affected by the proposal. The site occupies an important gateway into Lossiemouth. The site offers the opportunity to create new habitats and green corridors into adjacent areas. | Structural landscaping and provision of a gateway into the town will be required. |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council  | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | Temporary | Local | ? | A number of archaeological points of interest may be affected and development proposals will   | Site designation to require discussion with Regional Archaeologist.               |

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| area   |   |           |       |   | require discussion with the Regional Archaeologist.   |  |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?                                | N/A       |       |   |   |  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A       |       |   |   |  |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Permanent | Local | + | New development will have kerbside recycling facilities.  |  |
| 9. To promote the use of sustainable transport options                                     | Will it improve public transport?<br><br>Will it encourage walking and cycling?<br><br>Will it reduce the need to   | Permanent | Local | + | New development will require to address sustainable transport options to reduce the need to travel by car and |  |

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|   | <p>travel by car?</p> <p>Will it shorten the duration of journeys?</p>   |           |       |     | encourage walking and cycling.  |   |
| 10. To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>   | N/A       |       |     | No prime agricultural land will be affected.  |   |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p> | Permanent | Local | +   | New green spaces will be created as part of the new residential development.                        |   |
| 12. To secure a better quality of life for local people through improvements to service | Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility  | Permanent | Local | +/- | The development of this site would provide a supply of effective housing land for Lossiemouth. This | Detailed assessment of noise contour issues to be considered. Acoustic mitigation measures may be required. |

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| provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  | <p>would include the provision of much needed affordable homes and would support employment during the construction phase. Noise contours from RAF Lossiemouth are a key consideration in the development of this site. Careful siting, design and possibly acoustic mitigation measures will be required to address this issue.</p> |  |
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## Conclusions

This site occupies a key gateway entrance into the town and may require landscape mitigation measures. The only significant environmental issues arising with this site are the need for structural landscaping provision and the need to mitigate the noise issues associated with RAF Lossiemouth. The Ministry of Defence have identified noise contours, some of which are a “No-go” for development, others where mitigation will be required, perhaps in the form of further acoustic mitigation measures.

**Strategy/Policy/ Issue/ Settlement Designation: Lossiemouth East Beach**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....23<sup>rd</sup> August 2012 .....

| Objective  | Questions   | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation   |
|--|---|---|--|---------------|--|---|
| 1. To improve air quality within the Moray Council area  | Will it help to comply with air quality standards by reducing/ minimising air pollution?  | N/A   |  |               |  |   |
| 2. To reduce the causes and impacts of climate change  | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk?  | N/A   |  |               | Council is preparing Climate change supplementary planning guidance.   | Council to prepare Climate Change supplementary planning guidance.  |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources | Will it promote the use of sustainable design and construction?<br><br>Will it lead to an increased proportion of energy needs being met from renewable sources?<br><br>Will energy usage be positively influenced by location and development? | ?   | Local  | ?             | Any development taking place may use sustainable design and construction techniques. Site and initial proposal offer the opportunity for an innovative, sensitive tourism development. | Sustainable design and construction techniques policy to be included.<br><br>Council to prepare Climate Change supplementary planning guidance. |

|   |   |       |       |   |   |  |
|---|---|-------|-------|---|---|--|
|   |   |       |       |   | Council is preparing Climate Change supplementary planning guidance.  |  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest?<br/>Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | Short | Local | - | The Moray Firth and the Moray Coast are sensitive marine and coastal environments, with a number of nature conservation designations. The original proposal involved a tourism structure in the marine environment, to link the east beach with the town. Any works immediately adjacent to the Moray Firth SAC may require detailed consultation and construction method statements to be approved with Scottish | Mitigation of any impacts upon the marine environment may be required at planning application stage. |

|  |   |     |  |  |  |  |
|--|---|-----|--|--|--|--|
|  |   |     |  |  | Natural Heritage.                        |  |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | N/A |  |  | No impact upon cultural heritage assets. |  |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?                                | N/A |  |  |  |  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A |  |  |  |  |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | N/A |  |  |  |  |
| 9. To promote the use of   | Will it improve public transport?   | N/A |  |  |  |  |

|   |  |      |       |     |  |      |
|---|--|------|-------|-----|--|------|
| sustainable transport options   | <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>  |      |       |     |  |      |
| 10. To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>   | N/A  |       |     |  |      |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p> | Long | Local | +/- | Although redevelopment of this site would result in the loss of open space, this could be offset if the proposed link between the east beach and town was created. This link would create a new corridor and improve access to | None |

|  |  |    |       |   |   |      |
|--|--|----|-------|---|---|------|
|  |  |    |       |   | the beach.<br>However, without this link, there would be a negative impact.   |      |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of</p> | Lg | Local | + | The site offers the opportunity to be developed for a sensitive tourism development, which would help to diversify the local economy and support tourism in the town and create local employment opportunities. | None |

|  |                                      |  |  |  |  |  |
|--|--------------------------------------|--|--|--|--|--|
|  | sufficient employment land?          |  |  |  |  |  |
|  | Improve access to health facilities? |  |  |  |  |  |

### Conclusions

This is a sensitive site and any works on the seabed may have an impact upon the Moray Firth Special Area of Conservation. This would require detailed investigation and assessment with Scottish Natural Heritage. Any loss of public open space may be offset by the benefits of a tourism development, creating employment and attracting inward investment. The loss could be further offset if the east beach was linked with the town.

**Strategy/Policy/ Issue/ Settlement Designation: Mosstodloch Industrial Designation adjacent to Baxters (3.7 ha)**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....11 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|--|-----------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | May be some minimal improvements through reduction in travel associated with creating local employment opportunities   | None                        |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of any business/industrial units should be of a high design quality given the location. The current building standards require developments to improve thermal performance and reduce carbon dioxide emissions. | Climate Change SPG          |

|  |  |           |       |   |  |   |
|--|--|-----------|-------|---|--|---|
|  |  | ?         | ?     | ? | The site is not subject to flood risk, there is an area of known flood risk at the existing industrial estate  | Add reference to nearby flooding and potential impact of new development on this within designation text. |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources                   | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p> | Permanent | Local | + | Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should maximise the opportunities to utilise passive solar gain. | Climate Change SPG  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p>  | N/A       | 0     | 0 | There are no issues for the River Spey SAC/SSSI providing adequate SUDS can be implemented.  | Reference in designation to SUDS scheme. This should be dealt with at planning application stage.         |

|  |   |     |   |   |   |                                     |
|--|---|-----|---|---|---|-------------------------------------|
| enhancement of species, habitats, geology and landform                                     | <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest?<br/>Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |     |   |   |   |                                     |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | ?   | ? | ? | Potential for buried archaeological remains.                              | Archaeological evaluation required. |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?  | N/A | 0 | 0 | No issues with River Spey SAC providing adequate SUDS can be implemented. | None                                |

|  |   |           |       |   |   |   |
|--|---|-----------|-------|---|---|---|
| 7. To improve soil quality and use soil in a sustainable manner                | Will it protect and improve the quality of the soil?  | N/A       | 0     | 0 | The site is not prime agricultural land.  | None  |
| 8. To reduce the amount of waste produced and increase the amount of recycling | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Permanent | Local | + | Recycling facilities will be provided   | None  |
| 9. To promote the use of sustainable transport options                         | Will it improve public transport?<br><br>Will it encourage walking and cycling?<br><br>Will it reduce the need to travel by car?<br><br>Will it shorten the duration of journeys?           | Permanent | Local | + | The site is easily accessed by foot and cycle from Mosstodloch. The site is well connected to the trunk roads network and public transport. | None  |
| 10. To ensure prudent use of natural resources                                 | Will it minimise the use of water?<br><br>Will it minimise the demand for raw materials?<br><br>Will it protect and enhance   | Permanent | Local | + | Resource efficiency should be taken into account when developing the site.  | Water conservation, sustainable material etc will be promoted through Climate Change SPG. |

|  |  |           |       |   |  |  |
|--|--|-----------|-------|---|--|--|
|  | the use of prime agricultural land?  |           |       |   |  |  |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments  | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>   | Permanent | Local | + | Landscaping provision will be required to provide a setting for the development as the site is an open field.  | Designation should make reference to the need for landscaping and safeguarding amenity of housing to the west. |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a</p> | Permanent | Local | + | The site is well served being located immediately adjacent to the A96. The land offers the opportunity to facilitate the expansion of an existing business and offers the potential to create additional employment. |  |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  | <p>healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  |  |  |
|--|--|--|--|--|--|--|

### Conclusions

This site has been specifically identified to accommodate future expansion of a large local business to facilitate the creation of local jobs. The site is well connected in terms of access to the trunk roads network. There are no significant environmental effects identified, landscaping will require careful consideration to mitigate potential impacts to the amenity of housing to the west of the site.

# **Strategy/Policy/ Issue/ Settlement Designation: Mosstodloch Industrial Designation on Land to South of Bypass**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....7 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|--|-----------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | May be some minimal improvements through reduction in travel associated with creating local employment opportunities   | None                        |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of any business/industrial units should be of a high design quality given the location. The current building standards require developments to improve thermal performance and reduce carbon dioxide emissions. | Climate Change SPG          |

|   |  |                             |                       |                   |  |   |
|---|--|-----------------------------|-----------------------|-------------------|--|---|
|   |  |                             |                       |                   | The site is not subject to flood risk.   |   |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources  | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>   | Permanent                   | Local                 | +                 | Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should maximise the opportunities to utilise passive solar gain. | Climate Change SPG  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest?</p> | <p>N/A</p> <p>Permanent</p> | <p>0</p> <p>Local</p> | <p>0</p> <p>-</p> | <p>There are no issues for the River Spey SAC/SSSI providing adequate SUDS can be implemented.</p> <p>This is a highly visible site and although</p>   | <p>Reference in designation to SUDS scheme. This should be dealt with at planning application stage.</p> <p>Reference with designation to landscaping and</p> |

|  |   |     |   |   |  |   |
|--|---|-----|---|---|--|---|
|  | <p>Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |     |   |   | landscaping provision will be required to provide a setting for any potential development it is unlikely to fully mitigate any impact. | landscape impact of this highly visible site. |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | ?   | ? | ? | Significant potential for buried archaeological remains.   | Archaeological evaluation required.           |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?  | N/A | 0 | 0 | No issues with River Spey SAC providing adequate SUDS can be implemented.  | None  |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A | 0 | 0 | The site is not prime agricultural land.   | None  |

|  |   |           |       |   |  |                    |
|--|---|-----------|-------|---|--|--------------------|
| 8. To reduce the amount of waste produced and increase the amount of recycling | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Permanent | Local | + | Recycling facilities will be provided  | None               |
| 9. To promote the use of sustainable transport options                         | Will it improve public transport?<br><br>Will it encourage walking and cycling?<br><br>Will it reduce the need to travel by car?<br><br>Will it shorten the duration of journeys?           | Permanent | Local | + | The site is easily accessed by foot and cycle from Mosstodloch. The site is well connected to the trunk roads network and public transport.                          | None               |
| 10. To ensure prudent use of natural resources                                 | Will it minimise the use of water?<br><br>Will it minimise the demand for raw materials?<br><br>Will it protect and enhance the use of prime agricultural land?                             | Permanent | Local | + | Resource efficiency should be taken into account when developing the site. Water conservation, sustainable material etc will be promoted through Climate Change SPG. | Climate Change SPG |

|  |   |           |       |   |  |  |
|--|---|-----------|-------|---|--|--|
| 11. To protect, enhance and create green spaces and to regenerate degraded environments  | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>  | Permanent | Local | - | This is a highly visible site and although landscaping provision will be required to provide a setting for any potential development it is unlikely to fully mitigate any impact.  | Designation should make reference to the need for landscaping. |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> | Permanent | Local | + | The site is well served being located immediately adjacent to the A96. The land offers opportunity to attract businesses to the area and create local employment and diversify economy away from dependence on RAF and public sector jobs. |  |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  | <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  |  |  |
|--|--|--|--|--|--|--|

### Conclusions

This site is providing for much needed employment land to encourage the creation of local jobs. The site is well connected in terms of access to the trunk roads network. There are issues to address in terms of impact on the landscape as this is a highly visible site that requires careful consideration in terms of the design and layout of buildings.

**Strategy/Policy/ Issue/ Settlement Designation: Mosstodloch Garmouth Road Housing Designation (Capacity 60)**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....7 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation  |
|---|--|---|--|---------------|---|--|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | Phased housing development in a relatively rural location with no existing air quality issues.  | None   |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions.<br><br>The site is not subject to flood risk. There is an area of known | Climate Change SPG<br><br>Consideration needs to be given to impact on flooding at nearby industrial estate at |

|   |  |           |       |   |  |   |
|---|--|-----------|-------|---|--|---|
|   |  |           |       |   | flood risk (surface water) at the adjacent industrial estate.  | planning application stage.   |
| 3. To increase energy efficiency and the proportion of energy generated from renewable sources                                  | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p> | Permanent | Local | + | Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should maximise the opportunities to utilise passive solar gain. | Climate Change SPG  |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving</p>                                       | Permanent | Local | + | With a large area proposed for a phased settlement expansion there are opportunities to include green and open spaces for amenity and biodiversity value.  | Reference within designation to the creation of green corridor and greenspace provision linking subsequent phases of development. |

|  |   |           |       |   |   |   |
|--|---|-----------|-------|---|---|---|
| species, habitats, geology and landform  | <p>and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |           |       |   | The River Spey SAC and SSSI could be affected in relation to surface water run off.   | Designation should make reference to provision of adequate SUDS solution including consideration of regional SUDS system to address surface water issues. |
| 5.To protect and enhance cultural heritage and diversity within the Moray Council area     | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | ?         | ?     | ? | There is potential for archaeological remains.  | Archaeological evaluation required.   |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?  | Temporary | Local | ? | Proximity to River Spey SAC. Implications as a result of surface water run-off. The size of proposed development overall could have | Designation should make reference to provision of adequate SUDS solution including consideration of regional SUDS system to address surface water issues. |

|  |   |           |       |   |  |  |
|--|---|-----------|-------|---|--|--|
|  |   |           |       |   | an adverse impact on the surface water and catchment of Mosstodloch. A regional SUDS scheme may be an appropriate way to deal with this as opposed to site specific schemes. | Construction phase management plan required. |
| 7. To improve soil quality and use soil in a sustainable manner                | Will it protect and improve the quality of the soil?  | N/A       | 0     | 0 | The site is not prime agricultural land.   | None   |
| 8. To reduce the amount of waste produced and increase the amount of recycling | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | Permanent | Local | + | Households will have kerbside recycling facilities provided.   | None   |

|   |  |           |       |   |   |  |
|---|--|-----------|-------|---|---|--|
| 9. To promote the use of sustainable transport options                                  | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | + | The development of the site will include improvements including extension of footways and cycleways and improvements to public transport infrastructure.  | Reference in designation to promoting sustainable travel.  |
| 10. To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | Permanent | Local | + | Resource efficiency should be taken into account when developing the site.<br>The site is not prime agricultural land.                                    | Climate Change SPG   |
| 11. To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p>             | Permanent | Local | + | With a large area proposed for a phased settlement expansion there are opportunities to include green and open spaces for amenity and biodiversity value. | Reference within designation to the creation of green corridor and greenspace provision linking subsequent phases of development |

|  |  |           |       |   |  |      |
|--|--|-----------|-------|---|--|------|
|  | Will it result in further degradation of environments?   |           |       |   |  |      |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health</p> | Permanent | Local | + | <p>There is a shortage of affordable housing across Moray and this site has been identified to meet local housing need. The site is well located for access to the primary school and being on the A96 is in close proximity to good public transport links. This designation is also seen as being complimentary to proposals to expand an existing industrial designation to offer expansion potential for a large local employer and the identification of a further industrial</p> | None |

|  |             |  |  |  |   |  |
|--|-------------|--|--|--|---|--|
|  | facilities? |  |  |  | site as result of the construction of the bypass. |  |
|--|-------------|--|--|--|---|--|

### Conclusions

This proposal for 60 units is the first phase of a larger settlement expansion for Mosstodloch. The site is well located for accessing facilities such as the primary school and being on the A96 is well connected in terms of public transport. The proposed development could have an adverse impact on surface water and catchment of Mosstodloch and a regional SUDS scheme should be promoted and may provide an opportunity to address surface water flood risk at the adjacent industrial estate.

**Strategy/Policy/ Issue/ Settlement Designation: .....Portgordon Crown Street Housing Designation (Capacity 15)**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....7 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|--|-----------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | Small scale development in a relatively rural location with no existing air quality issues.  | None                        |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions. The site is not subject to flood risk. | Climate Change SPG          |
| 3. To increase energy efficiency and                    | Will it promote the use of sustainable design and construction?  | Permanent                                       | Local  | +             | Buildings should adopt sustainable construction  | Climate Change SPG          |

|   |  |           |       |   |  |   |
|---|--|-----------|-------|---|--|---|
| the proportion of energy generated from renewable sources   | <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>  |           |       |   | techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should maximise the opportunities to utilise passive solar gain.   |   |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan</p> | Permanent | Local | + | No designated sites adversely affected. The site is currently used as agricultural grazing. Landscaping will be required to help the development to integrate sensitively. Expert landscape advice is being sought to address this. As this site is part of a larger phased development there will be opportunities to | <p>Findings of landscape architects to be included in designation.</p> <p>Climate Change SPG.</p> |

|  |  |           |       |   |   |                                     |
|--|--|-----------|-------|---|---|-------------------------------------|
|  | <p>targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>  |           |       |   | create green and open spaces to providing a feature for amenity and biodiversity value.         |                                     |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?   | Permanent | Local | ? | Potential for archaeological remains.   | Archaeological evaluation required. |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment? | N/A       | 0     | 0 | No water environment issues arising, there are no watercourses within the vicinity of the site. | None                                |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | N/A       | 0     | 0 | The site is in agricultural use but is not prime agricultural land.                             | None                                |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least   | Permanent | Local | + | Householder kerbside recycling facilities will be provided.                                     |                                     |

|  |  |           |       |   |   |  |
|--|--|-----------|-------|---|---|--|
|  | environmentally damaging option?   |           |       |   |   |  |
| 9. To promote the use of sustainable transport options | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | + | The development of the site will require contributions to safer routes to school and improvements to existing public transport infrastructure. There is an opportunity to improve the existing pedestrian and cycle path from Portgordon to nearby cluster of houses. | Reference in designation to upgrading of path linking Slackend and Portgordon. |
| 10. To ensure prudent use of natural resources         | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | Permanent | Local | + | Resource efficiency should be taken into account with developing the site.  | Climate Change SPG   |
| 11. To protect, enhance and                            | Will green spaces be promoted?   | Permanent | Local | + | As this site is part of a larger phased   | Landscape advice to be included within   |

|  |  |           |       |   |  |                   |
|--|--|-----------|-------|---|--|-------------------|
| create green spaces and to regenerate degraded environments  | <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>   |           |       |   | development there will be opportunities to create green and open spaces to providing a feature for amenity and biodiversity value.   | designation text. |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> | Permanent | Local | + | The site contributes to provision of housing land and creates a choice of development sites in different ownerships. Development of the site should assist in sustaining this community and local services including a primary school. |                   |

|  |   |  |  |  |  |  |
|--|---|--|--|--|--|--|
|  | <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  |  |  |
|--|---|--|--|--|--|--|

### Conclusions

This site has been identified to meet housing land requirements. The site requires careful consideration in terms of landscape impact and expert landscape advice has been commissioned to ensure that the development can be integrated sensitively.

**Strategy/Policy/ Issue/ Settlement Designation: .....Portgordon Reid Terrace Housing Designation (Capacity 15)**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....7 September 2012.....

| Objective   | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation |
|---|--|---|--|---------------|--|-----------------------------|
| 1. To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | Small scale development in a relatively rural location with no existing air quality issues.  | None                        |
| 2. To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions. The site is not subject to flood risk. | Climate Change SPG          |
| 3. To increase energy efficiency and                    | Will it promote the use of sustainable design and construction?  | Permanent                                       | Local  | +             | Buildings should adopt sustainable construction  | Climate Change SPG          |

|   |  |           |       |   |  |   |
|---|--|-----------|-------|---|--|---|
| the proportion of energy generated from renewable sources   | <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>  |           |       |   | techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should maximise the opportunities to utilise passive solar gain.   |   |
| 4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan</p> | Permanent | Local | + | No designated sites adversely affected. The site is currently used as agricultural grazing. Landscaping will be required to help the development to integrate sensitively. Expert landscape advice is being sought to address this. As this site is part of a larger phased development there will be opportunities to | <p>Findings of landscape architects to be included in designation.</p> <p>Climate Change SPG.</p> |

|  |  |           |       |   |   |                                     |
|--|--|-----------|-------|---|---|-------------------------------------|
|  | <p>targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>  |           |       |   | create green and open spaces to providing a feature for amenity and biodiversity value.         |                                     |
| 5. To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?   | Permanent | Local | ? | Potential for archaeological remains.   | Archaeological evaluation required. |
| 6. To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment? | N/A       | 0     | 0 | No water environment issues arising, there are no watercourses within the vicinity of the site. | None                                |
| 7. To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?   | N/A       | 0     | 0 | The site is in agricultural use but is not prime agricultural land.                             | None                                |
| 8. To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least   | Permanent | Local | + | Householder kerbside recycling facilities will be provided.                                     |                                     |

|  |  |           |       |   |   |  |
|--|--|-----------|-------|---|---|--|
|  | environmentally damaging option?   |           |       |   |   |  |
| 9. To promote the use of sustainable transport options | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | + | The development of the site will require contributions to safer routes to school and improvements to existing public transport infrastructure. There is an opportunity to improve the existing pedestrian and cycle path from Portgordon to nearby cluster of houses. | Reference in designation to upgrading of path linking Slackend and Portgordon. |
| 10. To ensure prudent use of natural resources         | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | Permanent | Local | + | Resource efficiency should be taken into account with developing the site.  | Climate Change SPG   |
| 11. To protect, enhance and                            | Will green spaces be promoted?   | Permanent | Local | + | As this site is part of a larger phased   | Landscape advice to be included within   |

|  |  |           |       |   |  |                   |
|--|--|-----------|-------|---|--|-------------------|
| create green spaces and to regenerate degraded environments  | <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>   |           |       |   | development there will be opportunities to create green and open spaces to provide a feature for amenity and biodiversity value.   | designation text. |
| 12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> | Permanent | Local | + | The site contributes to provision of housing land and creates a choice of development sites in different ownerships. Development of the site should assist in sustaining this community and local services including a primary school. |                   |

|  |   |  |  |  |  |  |
|--|---|--|--|--|--|--|
|  | <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> |  |  |  |  |  |
|--|---|--|--|--|--|--|

### Conclusions

This site has been identified to meet housing land requirements. The site requires careful consideration in terms of landscape impact and expert landscape advice has been commissioned to ensure that the development can be integrated sensitively.

# **Settlement Designation: Rothes : Drumbain Industrial Designation for Whisky Warehousing**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....13 September 2012.....

| Objective  | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments  | Safeguarding/<br>mitigation |
|--|--|---|--|---------------|---|-----------------------------|
| 1.To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | Relatively small scale development for warehousing that is not generating significant volumes of traffic in a rural area that has no air quality issues.  | None                        |
| 2.To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of the buildings should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions. The application of this may be limited as | Climate Change SPG          |

|   |   |           |       |   |   |   |
|---|---|-----------|-------|---|---|---|
|   |   | ?         | ?     | ? | <p>the buildings are intended as warehousing and may be not heated etc.</p> <p>The site is not subject to flood risk however, surface water run off from the slopes above Rothes have been one of the causes of flooding in Rothes. Warehousing significantly increases the area of impermeable surface and rainfall of it can be rapid and concentrated.</p> | <p>Need to ensure the site has sufficient capacity to attenuate through SUDS the additional run off. Unless measures can be implemented this could increase flood risk to Rothes.</p> |
| 3.To increase energy efficiency and the proportion of energy generated from renewable sources | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> | Permanent | Local | + | <p>Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and</p>   | Climate Change SPG  |

|  |  |   |   |   |  |  |
|--|--|---|---|---|--|--|
|  | Will energy usage be positively influenced by location and development?  |   |   |   | orientation of buildings should maximise the opportunities to utilise passive solar gain. Photovoltaics should be utilised where there is a significant expanse of roof space available.   |  |
| 4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest?<br/>Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan</p> | ? | ? | ? | <p>Construction work could pose a significant risk to the SAC. There is a steep slope between the site and the nearest watercourse and run off from the construction site may be difficult to control.</p> <p>Likely that badgers are present in woodland adjacent to site.</p> <p>The area is</p> | <p>Need to ensure the site has sufficient capacity to attenuate through SUDS the additional run off and that such measures will also not impact on the SAC interests.</p> <p>Text should refer to need to establish if badgers are present at an early stage.</p> <p>Promote the</p> |

|                          |   |           |       |    |   |   |
|--------------------------|---|-----------|-------|----|---|---|
|                          | <p>targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> |           |       |    | <p>currently an agricultural field with probably a low value to local biodiversity. This development could present opportunities to enhance the value to local biodiversity through landscaping plans.</p> <p>The site is highly prominent from the A941 and sits significantly higher than the existing distillery complexes at Glen Grant and Speyburn. The introduction of whisky warehousing could introduce an overtly prominent feature into the landscape.</p> | <p>biodiversity opportunities through the designation text.</p> <p>Seek expert landscape advice on the integration of the development into the landscape.</p> |
| 5.To protect and enhance | Will it protect and enhance the district's sites and  | Permanent | Local | -- |   |   |
|                          |   | ?         | ?     | ?  | There is potential for archaeological   | Archaeological evaluation required.   |

|   |   |           |       |   |   |  |
|---|---|-----------|-------|---|---|--|
| cultural heritage and diversity within the Moray Council area                             | features of historical, cultural and archaeological importance?   |           |       |   | remains.  |  |
| 6.To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?                                | Permanent | Local | ? | Construction work could pose a significant risk to the SAC. There is a steep slope between the site and the nearest watercourse and run off from the construction site may be difficult to control. | Need to ensure the site has sufficient capacity to attenuate through SUDS the additional run off and that such measures will also not impact on the SAC interests. |
| 7.To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A       | 0     | 0 | The site is not prime agricultural land.  |  |
| 8.To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option? | N/A       | 0     | 0 |   |  |

|  |   |           |       |   |   |  |
|--|---|-----------|-------|---|---|--|
| 9.To promote the use of sustainable transport options                                  | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>                      | N/A       | 0     | 0 | The site is for warehousing for the adjacent distillery and is unlikely to involve any increase in employment or traffic.   |  |
| 10.To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>  | Permanent | Local | + | Given the issues with surface water run off, retention and reuse of water within the site should be promoted.   | Climate Change SPG.  |
| 11.To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further</p> | Permanent | Local | + | This development could present opportunities to enhance the value to local biodiversity through landscaping plans. Links should be made to the adjacent environmental | Climate Change SPG. Designation should make reference to benefits of landscaping in terms of link to existing environment designations and amenity and biodiversity value. |

|   |  |           |       |   |   |  |
|---|--|-----------|-------|---|---|--|
|   | degradation of environments?   |           |       |   | designations.   |  |
| 12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p> | Permanent | Local | + | <p>The site has been designated to allow for indigenous industry to expand and create local employment opportunities. The site is well located for access onto the A941 and A95. There are opportunities for workers in Rothes to walk and cycle to the site,</p> |  |

## **Conclusions**

The site has been identified to meet the requirements of an indigenous industry that wishes to expand. There are issues that need to be addressed to ensure there is no significant environmental impact, in this regard expert advice will be sought on the landscape implications of the site. There is also a substantial amount of investigative work required to address surface water run off which has the potential to significantly affect the River Spey SAC and increase flood risk in Rothes.

**Strategy/Policy/ Issue/ Settlement Designation: Rothes High Street Business/Industrial Designation**

Assessors: Emma Gordon and Gary Templeton, Planning Officers, The Moray Council

Date of Assessment: .....11 September 2012.....

| Objective  | Questions  | Long/<br>Short term.<br>Permanent/<br>temporary | Scale-local/<br>trans-<br>boundary/<br>cumulative) | Env<br>Impact | Comments   | Safeguarding/<br>mitigation |
|--|--|---|--|---------------|--|-----------------------------|
| 1.To improve air quality within the Moray Council area | Will it help to comply with air quality standards by reducing/ minimising air pollution?   | N/A   | 0  | 0             | May be some minimal improvements through reduction in travel associated with creating local employment opportunities   | None                        |
| 2.To reduce the causes and impacts of climate change   | Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?<br><br>Will it actively seek to manage or avoid flood risk? | Permanent                                       | Local  | +             | The design of any business/industrial units should be of a high design quality given the location. The current building standards require developments to improve thermal performance and reduce carbon dioxide emissions. | Climate Change SPG          |

|   |  |           |       |     |  |   |
|---|--|-----------|-------|-----|--|---|
|   |  | Permanent | Local | - - | The site is entirely within the SEPA flood maps with records of flooding in 2002 and 1997. The Rothes Flood Alleviation Scheme does not protect from flooding from the River Spey.   | The flooding issues would require to be resolved prior to inclusion within the Proposed Plan. |
| 3.To increase energy efficiency and the proportion of energy generated from renewable sources | <p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p> | Permanent | Local | +   | Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should maximise the opportunities to utilise passive solar gain. | Climate Change SPG  |
| 4.To protect and enhance the biodiversity and landscape                                       | Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?  | Permanent | Local | +   | The site is in close proximity to the River Spey SAC/SSSI and  |   |

|  |  |           |       |   |  |  |
|--|--|-----------|-------|---|--|--|
| of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p> | Permanent | Local | + | <p>proposals would need to ensure that water quality within the SAC remains unaffected.</p> <p>The site is located on the southern approach to Rothes the whole of the site is relatively flat. Given this is a gateway entrance to the town substantial planting would be required to soften the appearance of any development.</p> | <p>Reference with designation to landscaping and landscape impact of this highly visible site.</p> <p>Reference within the designation text to the provision of substantial landscape planting to provide setting for development and gateway feature into Rothes.</p> |
|--|--|-----------|-------|---|--|--|

|   |   |           |       |   |   |   |
|---|---|-----------|-------|---|---|---|
| 5.To protect and enhance cultural heritage and diversity within the Moray Council area    | Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?  | N/A       | 0     | 0 | There are no cultural or heritage features affected.  | None.   |
| 6.To protect and enhance the quality of the districts ground, river and sea water systems | Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?                        | Permanent | Local | ? | Nearby River Spey is affected by sewage pollution (moderate status) the proposal needs to assess the impacts of the proposed development on this. | The designation text should make reference to the proposal not deteriorating the ecological status of the River Spey. This should be addressed at planning application stage. |
| 7.To improve soil quality and use soil in a sustainable manner                            | Will it protect and improve the quality of the soil?  | N/A       | 0     | 0 | The site is not prime agricultural land.  | None  |
| 8.To reduce the amount of waste produced and increase the amount of recycling             | Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging | Permanent | Local | + | Recycling facilities will be provided   | None  |

|  |  |           |       |   |   |  |
|--|--|-----------|-------|---|---|--|
|  | option?  |           |       |   |   |  |
| 9.To promote the use of sustainable transport options                                  | <p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p> | Permanent | Local | + | The site is well located with an A941 frontage and access onto the A96 and A95. The site is located on the periphery of Rothes but it is easily accessible by pedestrians and cyclists and on a public transport route. | None   |
| 10.To ensure prudent use of natural resources  | <p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>                   | Permanent | Local | + | Resource efficiency should be taken into account when developing the site.  | Water conservation, sustainable material etc will be promoted through Climate Change SPG.  |
| 11.To protect, enhance and create green spaces and to regenerate degraded environments | <p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the</p>                                      | Permanent | Local | + | This is a visible site and on a key gateway into Rothes. Landscaping provision will be required to provide a setting for the  | Designation should make reference to the need for landscaping and enhancing the biodiversity and amenity value of adjacent Flood Alleviation pond. |

|  |  |           |       |   |  |  |
|--|--|-----------|-------|---|--|--|
|  | <p>regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>  |           |       |   | <p>development and has the opportunity to make the existing flood attenuation pond feature of amenity and biodiversity value..</p>   |  |
| <p>12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p> | <p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of</p> | Permanent | Local | + | <p>The site is well served being located immediately adjacent to the A941. The land offers opportunity to attract businesses to the area and create local employment and diversify economy away from dependence on RAF and public sector jobs.</p> |  |

|  |   |  |  |  |  |  |
|--|---|--|--|--|--|--|
|  | brownfield land?                                    |  |  |  |  |  |
|  | Ensure the provision of sufficient employment land? |  |  |  |  |  |
|  | Improve access to health facilities?                |  |  |  |  |  |

### Conclusions

This site is providing for much needed employment land to encourage the creation of local jobs. The site is well connected in terms of access to the trunk roads network. There is a serious constraint in terms of addressing flood risk issues on site, given the serious nature of this it would to be addressed prior to inclusion within the proposed plan. If this issue cannot be adequately addressed the site will not be taken forward.

## Appendix 5- Assessment matrix of main issues

### Assessment of Main Issues

| Main Issue/ SEA issue                           | 1.To improve air quality within the Moray Council area | 2.To reduce the causes and impacts of climate change | 3.To increase energy efficiency and the proportion of energy generated from renewable sources | 4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform | 5.To protect and enhance cultural heritage and diversity within the Moray Council area | 6.To protect and enhance the quality of the districts ground, river and sea water systems | 7.To improve soil quality and use soil in a sustainable manner | 8.To reduce the amount of waste produced and increase the amount of recycling | 9.To promote the use of sustainable transport options | 10.To ensure prudent use of natural resources | 11.To protect, enhance and create green spaces and to regenerate degraded environments | 12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people |
|---|--|--|---|--|--|---|--|---|---|---|--|---|
| 1. Spatial Strategy                             | +  | +  | +   | +  | +  | +   | +  | +   | +   | +   | +  | +   |
| 2. Diversification of the local economy         | 0  | 0  | +   | 0  | 0  | 0   | 0  | 0   | 0   | 0   | 0  | +   |
| 3. Economic development land allocations        | 0  | +  | 0   | +  | 0  | 0   | 0  | 0   | +   | 0   | +  | +   |
| 4. Strategic housing land allocations           | 0  | +  | 0   | +  | 0  | 0   | 0  | 0   | +   | 0   | 0  | +   |
| 5. Travelling people's site                     | 0  | 0  | 0   | +  | 0  | 0   | 0  | 0   | +   | 0   | 0  | +   |
| 6. Housing in the Countryside                   | 0  | 0  | 0   | +  | 0  | +   | 0  | 0   | -   | -   | 0  | +   |
| 7. A96 Trunk road dualling and A95 improvements | +  | +  | 0   | ?  | ?  | ?   | ?  | 0   | +/-   | 0   | 0  | +   |

|                                 |   |   |   |   |   |   |   |   |     |   |   |   |
|---------------------------------|---|---|---|---|---|---|---|---|-----|---|---|---|
| 8. Elgin traffic circulation    | + | + | 0 | - | 0 | 0 | 0 | 0 | +/- | 0 | 0 | + |
| 9. Renewable Energy             | 0 | + | + | + | + | + | 0 | 0 | 0   | + | 0 | + |
| 10. Offshore Renewables         | 0 | + | + | 0 | 0 | 0 | 0 | 0 | 0   | 0 | 0 | + |
| 11. Flooding                    | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0   | 0 | 0 | + |
| 12. Creating Sustainable Places | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | +   | - | + | + |

Table 19: Assessment matrix of Main Issues