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1 Introduction

This paper is one of a series of core background documents for the Moray Local Development Plan. The paper sets out:-

- how the strategic housing land requirements were calculated;
- how they were divided between the 5 Local Housing Market Areas (LHMA's);
- how they were allocated to individual settlements, and
- the method for selecting which sites should be included within the Plan.

Strategic housing land calculations were previously heavily reliant upon population and household projection data derived from the General Registers Office for Scotland. However, this method has been replaced by Housing Need and Demand Assessment, which is a much more thorough and detailed examination of a wide range of data sources. HNDA forms an important baseline figure, however the housing land requirement calculation must take account of wider community planning partners aims and objectives for Moray.

2 Scottish Planning Policy

Scottish Planning Policy (SPP) requires there to be stronger links between assessed housing need and demand, local housing strategies and development plans and for Local Housing Strategies and Local Development Plans to be developed in tandem and compliment each other.

The SPP encourages planning authorities to plan positively for new housebuilding and states:-

"The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of new housebuilding by identifying a generous supply of land for the provision of a range of housing in the right places. The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures.....Housing need and demand assessment provides the evidence base for defining housing supply targets in local housing strategies and allocating land for housing in development plans."

Scottish Planning Policy states that outwith city regions, *"the local development plan should identify the housing land requirement and allocate a range of sites which are effective or capable of becoming effective to meet these requirements up to year 10 beyond the predicted year of plan adoption, ensuring a minimum of 5 years effective land supply at all times. Local development plans outwith city regions should also provide an indication of the possible scale and location of housing land up to year 20."*

3 Housing Need and Demand Assessment (HNDA)

HNDA represents a new and much more comprehensive approach to assessing the entire housing system covering all tenures. The Council's HNDA was prepared by a Housing Market Partnership, consisting of public and private sector partners, lead by the Council's Housing Strategy officer. The Assessment was prepared in accordance with the Scottish Government's guidance and achieved "robust and credible" status on 12/9/11. The Scottish Government's Centre for Housing Market Analysis commented that the *"HNDA stands out as a particularly strong example, which we believe contains several examples of good practice that could be shared with other local authorities going forward"*.

A detailed report on the HNDA process, methodology and outputs was agreed at the Council's Communities Committee on 25/10/11. Copies of the HNDA are on the Council's website at http://www.moray.gov.uk/moray_standard/page_1917.html

The HNDA process followed national guidance and involved a comprehensive analysis of key data on a wide range of issues such as population, households, births, deaths, house prices, wage levels, mortgage finance and migration assumptions.

The HNDA identifies figures for need and demand in each of the 6 Local Housing Market Areas (LHMA). The key outputs influencing housing land requirements are summarised in table 1. The settlements falling within each LHMA are identified in table 2.

LHMA	New annual need for affordable housing	New annual demand for market housing	Total annual need and demand	Estimated % of Moray population 2009
Buckie	70	12	82	16.33
Elgin	193	47	240	48.63
Forres	87	28	115	17.89
Keith	34	17	51	8.48
Speyside	40	9	49	7.84
Cairngorms	1	1	2	0.83
Moray	424	114	538	100

Table 1: Summary of key need and demand figures from Moray HNDA.

The key outputs, influencing the housing land requirement is the annual requirement for 538 units, of which 424 are affordable (defined in Planning Advice

Note 2/2010 as housing of a reasonable quality that is affordable to people on modest incomes. The implications for the LDP are therefore to ensure that a generous supply of housing land continues to be provided in the right locations and to provide a higher level of affordable housing than previous Development Plans have delivered.

The outputs from the HNDA provide a key baseline for the calculation of housing land requirements which will influence the LDP and Local Housing Strategy. However, the LDP's role is to provide Moray's future land use planning framework and must take account of a wide range of corporate and community planning partners' strategies, financial, policy and other factors in determining housing land requirements, with the key aim of ensuring that a generous, effective supply of land is available.

4 Existing Housing Land Supply

There is already a considerable housing land supply in Moray which consists of sites designated in the Moray Local Plan 2008 and sites with planning consent for residential development (windfall sites).

The housing land supply is monitored annually to ensure that the Council maintains a five year effective land supply as required by Scottish Planning Policy. Sites are categorised in the audit as either:-

Effective- This is the housing land supply that is expected to be free from development constraints and available for construction of housing within a 5 year period. This includes sites under construction, sites with planning consent and other sites agreed as having potential for development, where the site is free of constraints in terms of ownership, physical contamination, deficit funding, marketability, infrastructure.

Constrained- This consists of sites, which at the time of carrying out an audit were not assessed as being effective and are considered to be constrained under the above categories. The identified constraint is considered to be significant and may not be resolved within the 5 year "effective" land supply period. This also includes "LONG" designations, which are constrained until an agreed set of "triggers" for their release are met. However, within the constrained land supply, a significant amount of land is only constrained through programming, which means that the only constraint is a lack of market demand or the developer is unable to progress the site at the present time due to resource issues.

Taken together the Effective and Constrained supply are referred to as the Established land supply.

The table on the next page is an extract from the Housing Land Audit 2011 and provides an overview of the housing land supply.

HMA	Settlement	Average annual completions 2008-2010	Effective	Constrained	Established
Buckie		44			
	Buckie		486	472	958
	Cullen		32	60	92
	Findochty		25	30	55
	Portgordon		11	52	63
	Portknockie		25	25	50
			579	639	1218
Elgin		92			
	Elgin		804	2041	2845
	Burgead		47	35	82
	Duffus		0	0	0
	Fochabers		30	70	100
	Garmouth/ Kingston		9	0	9
	Hopeman		0	0	0
	Lhanbryde		30	35	65
	Lossiemouth		137	233	370
	Mosstodloch		45	14	59
	Cummingston		5	0	5
	Urquhart		0	20	0
			1107	2448	3555
Forres		63			
	Forres		506	686	1192
	Alves		0	0	0
	Dallas		5	9	14
	Dyke		12	0	12
	Findhorn		41	11	52
	Kinloss		21	29	50
	Rafford		10	0	10
			595	734	1230
Keith		8			
	Keith		124	455	579
	Newmill		4	6	10
	Rothiemay		13	7	20
			141	468	609
Speyside		4			
	Aberlour		43	79	122
	Archiestown		6	6	12
	Craigellachie		12	10	22
	Dufftown		30	20	50
	Rothies		10	80	90
			101	195	296
CairngormsTomintoul		7	20	5	25

Table 2: Moray Housing Land Supply by settlement as at January 2011.

As at January 2011, there were 2793 effective units, 4540 constrained units and a total established land supply of 7333 units. The constrained land supply consists of:-

Constraint	No of sites	No of units
LONG	2530	11
Marketability	37	4
Physical	262	9
Programming	1711	45
Total	4540	69

Table 3 Breakdown of Constrained Land Supply as at January 2011.

5 Local Development Plan Housing Land Requirement

The housing land requirement is calculated for a 12 year period, assuming a 2 year period to prepare the LDP and allowing 10 years beyond adoption of the Plan. The time period for the housing land requirement is therefore 2011-2023. Identifying "LONG" term sites will provide an indication of the location of housing land up to year 20, as required by Scottish Planning Policy.

Using the baseline figure of 538 units/ annum from the HNDA, the 12 year housing land requirement is therefore 6456 (12x538). There is already a substantial housing land supply in Moray and the existing effective supply (2793) and sites constrained only by programming (1711) are subtracted from this total.

The baseline housing land requirement calculation is therefore:-

HNDA annual requirement	538
12 year requirement to 2023	6456
Subtract existing effective supply	2793
Subtract sites constrained only by programming	1711
12 year baseline housing land requirement	1952

Table 4: Baseline housing land calculation.

This means that over and above the existing housing land supply, additional sites for 1952 units need to be identified through the LDP. A significant proportion of this is likely to be met by bringing forward some of the sites currently identified as LONG term in the 2008 Plan.

6 Housing Land Requirement by Local Housing Market Area

There are various ways of distributing the figures across the 6 LHMA's. It is proposed that the baseline housing land requirement of 1952 units is split between the 6 LHMA's according to the existing percentage of Moray's population residing within them (see percentages in table 1).

LHMA	Housing Land Requirement based on proportion of population
Elgin	949
Buckie	319
Forres	349
Keith	166
Speyside	153
Cairngorms	16
	1952

Table 5 Housing Land Requirement based on proportion of population.

This method of distributing the requirement between LHMA's is considered the most appropriate to meet Moray's circumstances and the proposed Spatial Strategy for housing land provision, which is to:-

- Promote proportional growth across all LHMA's
- Reinforce and strengthen the primary role of Elgin in the settlement hierarchy
- Address a lack of effective housing sites in the Speyside LHMA

In order to reflect this strategy, an element of flexibility has been added to the baseline housing land requirement figures for the Elgin and Speyside LHMA's. A flexibility element of 50% is proposed, which would equate to an additional 474 units in Elgin LHMA, giving a total housing land requirement for Elgin LHMA of 1423 and an additional 77 units in Speyside, giving a total land requirement for Speyside LHMA of 230. The justification for the 50% flexibility in these 2 LHMA's is:-

- Elgin is the primary centre and the Community Planning Partnership's Elgin City for the Future and the Moray Economic Strategy both place a strong emphasis on the need to reinforce the role of the city.
- Elgin has a relatively low effective land supply and a high level of annual completions.
- The Elgin LHMA contains a number of larger towns such as Lossiemouth, Fochabers and Burghead. If additional allocations are considered in these towns it will erode the housing figures available for Elgin, undermining the planned strategy for growing the city.

- Demand for affordable housing in Speyside is high and a number of currently designated housing sites have not progressed. The Council's Housing Service has had difficulty progressing a site for a Council House New build project and has highlighted this as a key issue which must be addressed.

The flexibility added for the Elgin LHMA results in a total Moray housing land requirement figure of **2503**. The requirement for the Cairngorms (the part falling within Moray- 16 units) will be met through the Cairngorms National Park Local Development Plan and the requirement to be met through the Moray LDP is therefore **2487**.

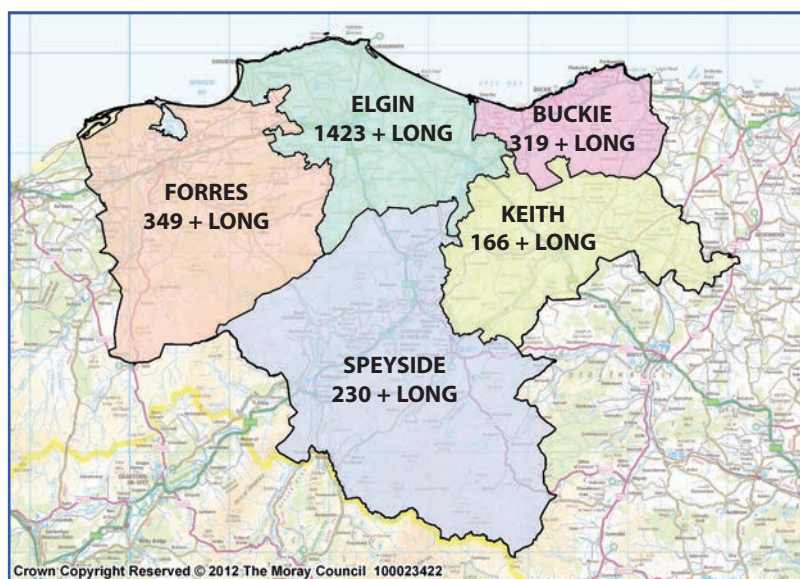
This figure, on top of the established land supply, will continue to ensure that Moray has a very generous supply of land for housing developments and meet the requirements of Scottish Planning Policy. Further elements of flexibility are incorporated as the figure of 2487 does not take account of contributions from windfall developments (122 units in 2010), small sites under 5 units or developments in rural communities. The LDP will continue to identify LONG term sites, which add further flexibility and a strategic land bank which can be brought forward if the triggers for their release are met.

The proposed figures, incorporating flexibility, for each LHMA are set out in the table below:-

LHMA	Settlements within LHMA	Proposed Moray Local Development Plan Requirement
Elgin	Elgin, Burghead, Duffus, Fochabers, Garmouth/ Kingston, Hopeman, Lhanbryde, Lossiemouth, Mosstodloch, Cummington, Urquhart	1423 + LONG
Buckie	Buckie, Cullen, Findochty, Portgordon, Portknockie	319 + LONG
Forres	Forres, Alves, Dallas, Dyke, Findhorn, Kinloss, Rafford	349 + LONG
Keith	Keith, Newmill, Rothiemay	166 + LONG
Speyside	Aberlour, Archiestown, Craigellachie, Dufftown, Rothes	230 + LONG
Total		2487+LONG

Table 6 Housing Land Requirement including added flexibility.

Map 1: Distribution of Housing Land Requirements between LHMA's



7 Distribution of housing land requirements between settlements

The figures agreed for each LHMA have been divided between the relevant settlements based upon a capacity study, which considers a number of criteria, including:-

- Position of settlement within the settlement hierarchy
- Previous allocations, strategy and settlement aims set out in the Moray Local Plan 2008
- Existing effective and constrained land supply
- Planning constraints affecting the settlement such as landscape impact, environmental designations, flooding, built heritage etc
- Land use development opportunities identified by officers and through the "bid" process
- Previous development rates
- Responses from consultees

The capacity studies represent a summary of these issues and are included in Appendix 1. The capacity studies identify the potential for settlements to accommodate additional development and the proposed additional new land requirements for each settlement are set out in Table 7 on the next page.

HMA Requirement	Settlement	Effective (e)	Constrained (c)	Established (e+c)	Proposed Housing Land Requirement to 2023
Buckie 320					
	Buckie	486	472	958	240
	Cullen	32	60	92	55
	Findochty	25	30	55	0
	Portgordon	11	52	63	25
	Portknockie	25	25	50	0
		579	639	1218	320
Elgin 1420					
	Elgin	804	2041	2845	1150
	Burghead	47	35	82	20
	Duffus	0	0	0	0
	Fochabers	30	70	100	60
	Garmouth/Kingston	9	0	9	0
	Hopeman	0	0	0	25
	Lhanbryde	30	35	65	0
	Lossiemouth	137	233	370	100
	Mosstodloch	45	14	59	60
	Cunninghamston	5	0	5	0
	Urquhart	0	20	20	10
		1107	2448	3555	1425
Forres 350					
	Forres	506	686	1192	345
	Alves	0	0	0	0
	Dallas	5	9	14	0
	Dyke	12	0	12	0
	Findhorn	41	11	52	5
	Kinloss	21	29	50	0
	Rafford	10	0	10	0
		595	734	1230	350
Keith 170					
	Keith	124	455	579	160
	Newmill	4	6	10	0
	Rothiemay	13	7	20	10
		141	468	609	170
Speyside 230					
	Aberlour	43	79	122	75
	Archiestown	6	6	12	20
	Craigellachie	12	10	22	20
	Dufftown	30	20	50	75
	Rothies	10	80	90	40
		101	195	296	230

Table 7 Proposed Housing Land Requirements by settlement.

8 Identifying Sites to be supported/ proposed in Plan

Potential development opportunities were identified through an advertisement of the Council's Notice of Intention to prepare the Moray LDP which invited landowners, developers and agents to submit expressions of interest or "bids" for the Council's consideration. In addition to these, planning officers identified further opportunities which weren't subject to a bid.

A development checklist was completed by planning officers for each proposal. These have been collated and are available as a background document to the Main Issues Report. The checklists were completed after each site was visited by planning officers and from consultations with:-

- Moray Council Transportation
- Moray Council Environmental Health (noise and contaminated land issues)
- SEPA
- SNH
- Regional Archaeologist
- Historic Scotland
- Scottish Water
- Transport Scotland

In specific cases, further more detailed consultations took place e.g. with the Council Flood Alleviation team.

Following completion of site checklists, officers identified the most appropriate sites in planning terms for development in the short and long term to meet the housing land requirement and also identified those which were considered to be unsuitable.

Buckie Local Housing Market Area (LHMA)

The Buckie LHMA is expected to identify additional sites capable of providing land for a further 320 houses towards meeting the Housing Need and Demand target. There are 5 settlements to be considered for the distribution of this figure

The area's role within the Moray Economic Strategy is concentrated on Buckie, to provide facilities in support of the Offshore Renewables sector; to be the location for an East Moray Science and Business Campus; to provide additional employment land at March Road and the Harbour; to promote central area office provision.



Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Buckie Population: 8,023 Households: 3,977 Effective Housing Supply: 486 Constrained Housing Supply: 472 Average Annual Completions: 42	<p>Buckie is the only second tier settlement within the Buckie LHMA. The town has a wide range of services including a secondary school, four primary schools, a hospital (rehabilitation and convalescence), health centre, community centre, a variety of shops and businesses, recreational spaces for sports and coastal walks, and a working harbour.</p> <p>Similar to many ports along the Moray coastline, Buckie has experienced a downturn in the fishing industry. However, the harbour remains a key asset to the town.</p> <p>The Moray Local Plan 2008 (MLP 2008) identified allocations for over 800 houses on the south-western, southern and south-eastern edges of the town including LONG term designations at Barhill Road West and High Street.</p> <p>Development is currently being constructed at Barhill Road East (R8) and West (R9) and on the LONG term designation at Barhill Road. Whispering Meadows (R3) is now complete. Despite this availability, further provision is required to meet Housing Need and Demand forecasts.</p>	<p>Expansion to the south-east around Portessie is constrained by the disused railway which creates a sense of separation, coalescence with Rathven and the landscape. The landscape study conducted during the preparation of the MLP 2008 concluded that development would be acceptable around the lower lying slopes to the south of lanstown and Portessie, which were subsequently allocated for residential development, however, care needed to be taken to not breach the containing ridgeline. Development further south is therefore constrained.</p> <p>Expansion to the west is constrained by the Golf Course. Expansion to the south-west around Barhill Road is constrained by the landscape and sense of remoteness from the town centre. The aforementioned landscape study concluded that development to the south is constrained by the increased elevation of the slope of the land which currently creates containment for the town to the south.</p> <p>Expansion to the south is constrained by the A98.</p>	<p>Buckie is home to a number of successful large businesses (Forsyths, Buckie Shipyard, Associated Seafoods, Regency Oils and Northern Oils) as well as small and medium sized enterprises (SME's). Opportunities should be sought to help these businesses grow and prosper through the provision of adequate effective industrial land. There may be potential to expand the current industrial allocations at March Road and the Maltings to accommodate the requirement for further industrial land.</p> <p>Buckie has potential to accommodate an operations and maintenance base for the offshore turbines proposed in the Moray Firth. Opportunities to accommodate this type of development at the harbour and help build the supply chain should be sought. This may involve the relocation of existing businesses at the quayside to March Road industrial estate.</p> <p>There are opportunities to capitalise on the upgraded infrastructure provided in association with the developments at Barhill Road to accommodate further housing.</p>	<p>It is considered that Buckie as the only second tier settlement in the LHMA with a wide range of services and the necessary infrastructure has the potential to accommodate considerable further development. As such, it is proposed that Buckie accommodates the bulk of the Housing Need target, and that land for a further 240 houses be identified.</p> <p>It is proposed to achieve this by bringing forward the LONG site at High Street for 135 units, and that a new site at Barhill Road be designated for 105 units. Both sites will require to include a significant amount of structure planting to help their integration into the landscape. Thus their capacity has been set to respect this.</p> <p>Longer term development (beyond the new LDP period) could take place to the west of Barhill Road adjacent the current developments/proposal and/or to the east of A942 beyond the current and proposed designations. Identifying the longer term direction of growth in Buckie will allow the efficient planning of resources and</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Buckie	<p>There is a recognised shortage of serviced industrial land to meet the development needs of existing businesses and prospective inward investors in Buckie. No progress has been made with the establishment of the Business Park designated for High Street, although a Tesco supermarket was developed on part of the site.</p> <p>The Moray Economic Strategy (MES) identifies the following estimated requirements for employment land in the town up to 2025:</p> <p>700 square metres serviced office space; 3-5ha serviced industrial land at the quayside; and, 5ha serviced industrial land at March Road and elsewhere.</p> <p>This is in addition to land currently allocated for employment purposes in the MLP 2008.</p> <p>The MES also identifies the creation of an East Moray Science & Business Centre in Buckie. An appropriate site for this facility will need to be identified in the new LDP.</p>	<p>There is limited capacity at the March Road Industrial Estate. Servicing the new land allocated for industrial purposes has not progressed. This may negatively impact on the expansion of existing or creation of new businesses at the harbour if alternative facilities cannot be found for relocation.</p> <p>There are no known drainage issues.</p>		<p>achievement of higher quality integrated developments.</p> <p>Part of the land allocated for a business park has been developed for a supermarket (Tesco). The new LDP can re-visit whether this designation should be retained for businesses uses only or re-allocated for residential or commercial uses such as a hotel or garden centre that cannot be accommodated within the town centre. The site could be used to accommodate a new East Moray Science and Business Centre, as identified in the Moray Economic Strategy.</p> <p>There is a shortage of readily available industrial land to support the growth of the local economy. Further employment land at the quayside can be accommodated through the rationalisation of existing land and property. It is proposed that 5ha of additional land at March Road is allocated adjacent to the existing industrial allocation. This will allow the existing infrastructure to be built upon and the grouping of industrial uses and accommodation of their needs in one key location.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Cullen Population: 1,319 Households: 755 Effective Housing Supply: 32 Constrained Housing Supply: 60 Average Annual Completions: 2	<p>Cullen is a third tier settlement and second largest town in the Buckie LHMA. The town is popular with tourists and day-visitors. The settlement has a good range of services including a primary school, health centre, community hall, and a number of shops and businesses as well as a small harbour. The attractive coastal and historic environment is key attributes associated with the town.</p> <p>The town has two conservation areas, one of which includes the harbour, seatown and the other based on the grid layout focused around a square at the centre of the village.</p> <p>The town has seen a moderate development rate of housing in the past few years at Findlater Drive and Seafield Place. Around 5 houses have been built at Seafield Place; the site is designated in the MLP 2008 for 30 houses (Site R1). The MLP 2008 also identified a LONG term allocation on Seafield Road.</p>	<p>Opportunities for expansion of the settlement are limited by topography, landscape setting and access.</p> <p>It will be important that new development is promoted without eroding character and setting of the town.</p> <p>There are no known drainage issues.</p>	<p>No development proposals have been submitted for consideration in the new LDP.</p>	<p>Cullen is an attractive town with a good range of facilities which would support growth. It is therefore proposed to allocate land for a further 55 houses in the town.</p> <p>To do so, it is proposed to bring forward for release the LONG site at Seafield Road which could accommodate this number of units.</p> <p>The existing R1 site at Seafield Place (30 units) will be carried forward.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Findochty Population: 1,059 Households: 545 Effective Housing Supply: 25 Constrained Housing Supply: 30 Average Completions: 0	<p>Findochty is a third tier settlement in the Buckie LHMA. The settlement has an attractive harbour, which is a popular sailing centre, and historic environment. Services provided within the village include a primary school, community hall, shops.</p> <p>Findochty conservation area includes the harbour.</p> <p>Two residential sites are identified in the MLP 2008. However, there has been little interest in developing them. The two sites at Morven Crescent (site R1) and to the West of the Primary School (Site R2) have a total capacity of 55 units.</p> <p>.</p>	<p>Options for expanding Findochty are limited as there is no access into land to the east, Strathlene Golf Course is to the west and A942 creates an enclosing boundary to the south. Land to the north of the A942 is highly visible.</p> <p>There are no known drainage issues.</p> <p>A pipeline serving the Buckie WTW follows the dismantled railway line along the edge of Findochty and crosses the land between the A942 and housing to the east of the settlement.</p>	<p>The constraints on expansion restrict the opportunities for land release.</p> <p>No development proposals have been submitted for consideration for the new LDP.</p>	<p>The current land allocations, the low development rate, and the constraints in place mean that no further development beyond this is being proposed.</p> <p>Therefore no new housing land is required for Findochty</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Portgordon Population: 831 Households: 393 Effective Housing Supply: 11 Constrained Housing Supply: 52 Average Annual Completions: 1	<p>Portgordon is a third tier settlement within the Buckie LHMA. The settlement has a primary school and harbour, and a small number of shops and local services.</p> <p>There has been limited development over recent years, restricted to the R1 old railway line development (10 units) and R3 Crown Terrace (2 units). The designated site at R2 Garden Lane (20 units) has not progressed, and no proposals have come forward for the R4 site at Reid Terrace (40 units).</p>	<p>Doubts over the ability to develop the designated site at R2 Garden Lane due to flood risk may require a replacement site to be identified through the new LDP.</p> <p>Archaeological evaluations are required for the new bid sites that have been submitted, should development be supported.</p> <p>There is currently limited landscaping to control the visual impact of development to the south of the settlement, although this could be softened with planting.</p>	<p>Two proposals have been submitted for the new LDP. There is a proposal to extend the existing Reid Terrace designation south but retain the current capacity of 40 units, effectively creating a larger site for the same number of houses. This would allow greater landscaping and enhance the viability of the site however there could be issues over controlling the density at planning application stage. The second proposal is to designate land to the south of Crown Street for 12-15 houses over the LDP period with a further 12-15 identified for the longer term.</p>	<p>Opportunities for development in Portgordon should continue to be provided. Land for a further 25 houses should be identified in Portgordon for the new LDP.</p> <p>It is proposed to support both of the bids as residential designations in the new LDP to offer choice within the settlement.</p> <p>The capacity of Reid Terrace will be increased by 10 to 50, and a site south of Crown Street for 15, with further development possible here in the longer term.</p> <p>NOTE : At the special meeting of the Planning and Regulatory Services Committee on 1st November 2012, it was decided not to prefer the release of additional land at Tannachy, and that the additional housing release here be incorporated at the Crown Street site instead, to 25 units.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Portknockie Population: 1,104 Households: 581 Effective Housing Supply: 25 Constrained Housing Supply: 25 Average Annual Completions: 0	<p>Portknockie is a third tier settlement in the Buckie LHMA. The harbour and historic environment are key attributes associated with the village. There are a number of services within Portknockie including a primary school, community hall, a small number of shops and businesses.</p> <p>The conservation area includes the grid layout at the centre of the village and harbour.</p> <p>One residential site at Seabraes was identified in the MLP 2008 for 50 houses. No planning application has been submitted, although initial discussions have taken place with a developer.</p>	<p>The topography and landscape setting of the settlement constrain development options for growth. Land to the south rises and development would be highly visible whilst there are no natural landscape features to contain development.</p> <p>There are no known drainage constraints.</p>	<p>No development proposals have been submitted for the new LDP.</p>	<p>Given the constraints on expansion; limited development activity; an existing designation for 50 houses, it is not proposed to promote further sites for housing development in Portknockie.</p> <p>Consequently, no further housing land requires to be identified.</p>

Conclusion

Buckie is the largest settlement in the LHMA and is best placed to accommodate the majority of development. Smaller settlements have limited capacity to accommodate further development particularly given landscape constraints. In addition, many of the allocated sites in the current local plan (MLP 2008) have yet to be built providing adequate opportunities for residential development. For these reasons, it is proposed that the settlement allocations for the Buckie LHMA are:

Settlement	Proposed Housing Allocation
Buckie	240
Cullen	55
Findochty	0
Portgordon	25
Portknockie	0

Elgin Local Housing Market Area (LHMA)

The Housing Land target for Elgin LHMA is 1420 houses over and above the existing supply. Elgin is the primary growth centre for the whole of Moray, whilst Lossiemouth has second tier status. These settlements will be expected to accommodate the bulk of this figure.

In the Moray Economic Strategy, the role for the Elgin area is to provide new employment land; be a centre for life sciences/research; arts/sports/leisure. The Elgin City for the Future Strategy provides a broad masterplan on how this might be achieved.



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Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Elgin Population: 21,760 Households: 10,735 Effective Housing Supply: 804 Constrained Housing Land Supply: 2,041 Average Completions (2008- 2010): 94	<p>Elgin is the primary centre within Moray, and is the main centre for retail, commercial and leisure provision. Over a quarter of Moray's population lives in Elgin and the city also serve a large catchment population of close to 100,000. It is the main urban centre between Aberdeen and Inverness.</p> <p>Elgin is served by a wide range of facilities, including two secondary schools, seven primary schools, Dr Gray's Hospital, Moray College and a wide range of retail & leisure outlets and community facilities.</p> <p>The MLP 2008 identified new housing designations for 950 houses and a new LONG term housing allocation at Findrassie. Development proposals have been progressed for most of the designated sites. The exception is sites to the west of Elgin (R5, R6 and R8) where the sites are constrained by access.</p> <p>Despite public and private sector intentions to develop industrial sites and land, including the Linkwood Estate and Barmuckity (application for road layout granted consent June 2011) few</p>	<p>Elgin City centre is constrained by the severance of the Alexandra Road/A96 and the persistent threat from flooding by the River Lossie which appears to undermine confidence in strategic land assembly. Work on the Elgin Flood Alleviation Scheme is underway and is due for completion in May 2015.</p> <p>By-pass lines: the current local plan indicates two route options (north and south); however, the Strategic Transport Projects Review makes no commitment to develop an Elgin bypass over the next 20 years.</p> <p>Elgin has two conservation areas.</p> <p>Landscape: The landscape study prepared for the MLP 2008 identified the following landscape constraints: The well defined wooded ridges to both the north and south of the town; The prominent, distinctive knolls to the south east and south west; The level plains to the east, south and south west, most of which are also active flood plains; and The undeveloped open space associated with the River Lossie, which is a characteristic of Elgin.</p>	<p>Both the Moray Economic Strategy (MES) and Elgin City For The Future (ECFTF) Report aspire to develop Elgin as a regional business centre and the primary hub for the Moray economy.</p> <p>A number of bids have been received for housing and commercial land development in Elgin.</p> <p>Two of the bids can be classed as a significant scale. One involves the release of the current LONG designation in North Elgin. The other bid involves the release of a large section of land to the south of Elgin, and a new by-pass/distributor route from a western point on the A96 at the Oakwood, continuing around the south of the town to the East of Barmuckity business park site.</p> <p>Officers have also identified land to the north east of Elgin as having potential for the long term growth of Elgin beyond the plan period. This are could also accommodate some of the immediate requirement for employment land.</p> <p>In additions to these significant scale bids, a number of other</p>	<p>As Moray's principal settlement and service centre, Elgin has the potential to accommodate significant further development and play a key role in diversifying the regional economy. Elgin has services available to support further large scale growth and the necessary infrastructure. Most of the existing designated housing sites are progressing with development proposals at various stages. There is a recognised shortage of effective industrial/ commercial land to support the diversification of the economy and support expansion/ relocation of existing businesses</p> <p>It is therefore proposed that Elgin accommodates the majority of the LHMA housing land requirement, with sites identified for 1150 new houses.</p> <p>It is proposed that this requirement is met by bringing forward the existing LONG site to accommodate up to 800 houses. The remainder would continue to be designated as LONG. The area to the east of this is identified by officers as preferred for the long term growth of Elgin given its ability to accommodate development without significant</p>

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Elgin	<p>buildings or sites have been brought forward. There is a shortage of effective industrial/employment land to support the diversification of the economy, and this needs to be addressed.</p>		<p>residential development bids have been received, including: R9 & R10 (inclusion of by-pass corridor for housing); Knockmasting and Rounds Wood; Lesmurdie and Middle field; Linkwood Farm Steading Area; Bilbohall; and Waulkmill/ Stonecrosshill</p> <p>In terms of industrial/ employment/commercial proposals, the following bids have also been received: Elgin Auction Mart site; Burnside of Burnie; and Various town centre and Edgar Road sites.</p> <p>Alternative options (not the subject of a bid) have been considered for the uses permitted in the Barmuckity Business Park designation. The ECFTF report acknowledges that while part of the site is constrained by flooding, Barmuckity is a key resource to enable the expansion and relocation of local businesses, and attract new investment to Elgin. It could provide at least 30 ha of general industrial land.</p>	<p>landscape impacts. The area to the immediate east of the A941 is the preferred location for employment land, however the precise location for this will be found in the context of a master plan for the whole area.</p> <p>Other smaller bids to the south of Elgin are proposed to provide a range and choice of sites across the town.</p> <p>The Linkwood Steading bid is proposed for up to 85 houses, with the sustainable reuse of the 19th century building.</p> <p>Given the existing development to the north and the consent granted to the east of the driving range, the bid at the driving range is considered to be a logical progression for development in this area and is preferred for up to 120 houses. Landscaping planting will be required.</p> <p>The site at Knockmasting Wood was identified as having potential for development in landscape terms and is preferred for up to 85 houses. Whilst the site is constrained by access the Western Link Road is anticipated to be completed within the timescales of the plan.</p>

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Elgin				<p>Planning consent for site R9 and R10 states that no development should take place on the corridor reserved for a bypass until a local development plan is adopted which shows these are no longer required. Therefore the principle of development upon this land is acceptable subject to the bypass reservation being removed from the plan. Transport Scotland have no plans to promote a bypass of Elgin.</p> <p>The large bid to the south of Elgin is not supported due to significant landscape and transportation constraints.</p> <p>Further extension of site R6 (Rounds Wood) is not supported due to the topography and landscape constraints.</p> <p>Development of Lesmurdie Field is not preferred due to the poor road access and its visual detachment from the settlement.</p> <p>Development of an area at Waulkmill/Stonecross which is currently wooded with a play park is not preferred due to the adverse impact on character and amenity.</p>

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Burghead Population: 1818 Households: 880 Effective Housing Supply: 47 Constrained Housing Land Supply: 35 Average Completions (2008-10): 14	<p>Burghead is a third tier historic village, which developed on a grid pattern. The town has a primary school and good range of local facilities in an excellent coastal location.</p> <p>Development rates have been consistent and projects at St.Aethans and the Redcraig Hotel have progressed and are almost complete.</p> <p>No progress has been made at the former chemical works site and the effectiveness of this site has to be questioned. Without this site there is a lack of effective housing sites in Burghead.</p> <p>The future use of the former railway station site is unknown and the designation of this site will need to be reconsidered.</p> <p>Consent has been granted for an extension of the caravan park and the settlement boundary should be amended to reflect this.</p> <p>A Conservation area has been designated in the northern historic core of the village.</p> <p>During preparation of the Moray Local Plan 2008, an objection was submitted regarding a site at Fraser Road for housing development. This was not supported by the Council due to the potential landscape and environmental impact.</p>	<p>There are a range of environmental designations around Burghead, including the Moray Firth SAC, Masonhaugh SSSI Hopeman/ Cummingston Coast AGLV Burghead/ Findhorn Coast AGLV Burghead Covesea SINS Culbin, Findhorn and Burghead Bay SINS.</p> <p>The northern part of the village is a Conservation Area and has a number of scheduled ancient monuments and listed buildings.</p> <p>The coastal fringes of the village are at risk of flooding from the sea.</p> <p>The former chemical works has proven difficult to develop due to flooding, ownership and contamination issues.</p> <p>Sites at the harbour have also proven difficult to develop due to ownership issues.</p> <p>Topography limits opportunities for further expansion to either the south or east.</p>	<p>Bids have been submitted seeking residential designations at Clarkly hill to the south of the village and to the north of Fraser Road, on the north east of the village.</p> <p>Both sites raise issues of landscape integration and a landscape assessment if proposed.</p> <p>The site to the north east is a prominent coastal site, while the site at Clarkly hill would represent a significant change to the approach and entrance to the village.</p> <p>A further bid has also been received for expansion of the caravan park into a small area of forestry and into the former chemical works site.</p>	<p>The effectiveness of the former chemical works site is unknown and if it is constrained or reallocated for an alternative land use, then there would be limited opportunities for new housebuilding.</p> <p>The village has good services and has grown at a consistent rate. It is therefore considered that a new effective land supply should be provided for Burghead, with additional supply to compensate for the former chemical works site (if required). A requirement for 20 units is proposed, although this increases to 60, to replace 40 units lost through the redesignation of the former chemical works site.</p> <p>It is proposed that this is met through designation of the Clarkly Hill site, which will require careful design and siting as it is a sensitive gateway site.</p>

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Cummingston Population: 214 Households: 85 Effective Housing Supply: 5 Constrained Housing Land Supply: 0 Average Completions (2008-10): 0	<p>Cummingston is a small third tier village, located between Burghead and Hopeman with no local services. The MLP2008 aimed to limit further development of the village, in particular the linear extension of the village along the B9012, in order to prevent the coalescence with Hopeman and Burghead.</p> <p>A small site at Seaview road was identified with a capacity for four houses. Consent for one has been granted and an application for a further three is currently being considered by the Council.</p>	<p>There are a number of environmental designations around Cummingston including, the Moray Firth SAC, Masonhaugh SSSI, Hopeman/ Cummingston coast AGLV Burghead/ Covesea SINS and the Coastal Protection Zone.</p> <p>The potential for coalescence with Hopeman and Burghead should be considered.</p>	<p>Opportunities are limited Due to topography, environmental designations and planning objectives. A bid has been received for development to the south of the village. However, no detail as to the extent of this proposal has been provided.</p>	<p>It is proposed to continue the objective of the MLP2008 and limit further development of Cummingston and therefore no additional housing land requirement is proposed.</p>
Duffus Population: 679 Households: 136 Effective Housing Supply: 0 Constrained Housing Land Supply: 0 Average Completions (2008-10): 0	<p>Duffus is a small third tier settlement with limited local service provision. The village has developed on a grid pattern. The MLP2008 objectives were to curtail growth of the village and maintain the character and features of the original village area.</p>	<p>The village is surrounded by prime quality agricultural land. Gordonstoun Designed Landscape and Historic Garden is located to the east.</p>	<p>A bid has been submitted for expansion of the village to the east. This reflects a planning application which was withdrawn prior to determination by the Council. Alternatively, expansion could be considered to the west, adjacent to the cemetery.</p>	<p>Duffus has limited local services. Further expansion of the village could adversely affect the character and features of the original village area. Therefore no new housing land requirement is proposed.</p>

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Fochabers Population: 1668 Households: 852 Effective Housing Supply: 30 Constrained Housing Land Supply: 70 Average Completions (2008-10): 0	<p>Fochabers is a third tier settlements with a good level of services including a Primary and Secondary School, doctor's surgery, community hall, caravan park, and a number of shops and businesses.</p> <p>The MLP 2008 identified a new housing allocation for 50 units (Site R1) at Ordiquish Road. The site has been the subject of a Planning Application Notice (PAN) although no planning application has yet been submitted. A LONG term indication of growth to the west of this site for a further 50 units was identified in the MLP 2008.</p> <p>The planned and formal layout along the existing A96 and its relation to the grounds of Castle Gordon and wooded environs form the character of the settlement. The outstanding conservation area at the core of the village is one of the finest examples of a planned 18th Century village in Scotland.</p>	<p>There is limited capacity at Badentinian Water Treatment Works (WTW) and Fochabers Waste Water Treatment Works (WWTW) for further development without investment.</p> <p>There are a number of environmental and historic designations in the vicinity of Fochabers: River Spey Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), Site of Interest to Natural Science (SINS) and Gordon Castle Designed Landscape and Historic Garden.</p> <p>Some of the bid sites are located on prime agricultural land.</p> <p>The landscape study conducted during the preparation of the MLP 2008 identified that more recent development has extended into a contained and well-defined hinterland between the River Spey to the south-west and rising wooded slopes to the south-east. The study supported development firstly on Site R1 allocated in the MLP 2008 and immediate vicinity and secondly on a more elevated site to the east. This site is proposed for residential development in the new LDP (Parcel 4).</p>	<p>A number of bids have been received for housing and commercial uses in Fochabers.</p> <p>The housing proposals are largely concentrated to the south, south-east and north-east of the settlement. Taken together, the parcels of land proposed to the south-east of the village are of a significant scale. All of the proposed development will not be required. However, an indication of the longer term direction of development in Fochabers can be given through the new LDP.</p> <p>Proposals to the north and south of the A96 (around Christie's Garden Centre) are for a mixture of uses – housing, hotel/motel. The proximity of the bypass and the opportunities a gateway site offers needs to be taken into consideration when considering suitable uses for this land.</p>	<p>Fochabers as a third tier settlement has the capacity to accommodate 60 new houses. It is intended to bring forward the LONG term allocation identified in the MLP 2008 as a residential site for 40 units in the new LDP. This site forms a logical extension to the current allocation. It is proposed to support a further 20 units on part of the site to the east of Ordiquish Road with potential to accommodate longer term development in the remainder of the parcel. The development of this site can build on the infrastructure established for the development to the west of Ordiquish Road, is well located for access to facilities such as the school and public transport, and can be accommodated within the landscape setting of Fochabers without having a detrimental impact on the town's character. Given the gateway location of land around Christie's Nursery and to the north of the current A96, and the marketability opportunities this presents it is proposed to support these sites for commercial uses, such as a hotel. This will consolidate the existing and consented commercial uses in this part of the town, i.e. nursery/café and petrol filling station.</p>

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Fochabers		<p>The outstanding conservation area is located around a square in the centre of the village. The streets are straight and wide in mainly rectangular layouts with the main elevations of the houses facing onto the road. Stone walls continue the building line along the main thoroughfare and contribute to the character of the village.</p>		<p>Development in this area will need to be of a high quality to reflect its location as a gateway to Fochabers.</p>

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Garmouth/ Kingston Population: 800 Households: 352 Effective Housing Supply: 0 Constrained Housing Land Supply: 0 Average Completions	<p>Garmouth and Kingston are both small third tier villages. At Garmouth development was restricted in the Moray Local Plan 2008 due to limited waste water capacity. Development has been restricted to proposals on white land within the settlement boundary of Garmouth. The settlement boundary was redrawn for the Moray Local Plan 2008 to allow for some pockets of white land.</p> <p>At Kingston development was also restricted in the Moray Local Plan 2008. No greenfield or redevelopment sites were identified in Kingston due to the area's susceptibility to flooding.</p>	<p>There are a number of environmental designations in the vicinity of Garmouth and Kingston including the Moray and Nairn Coast Ramsar site, the River Spey SAC, Lower River Spey – Spey Bay SAC, the Moray and Nairn Coast SPA, Spey Bay SSSI, River Spey SSSI, Lower River Spey SSSI, Spey Bay SINS, Spey Garmouth Boat O'Brig SINS, and the coastal protection zone.</p> <p>Both Garmouth and Kingston have Conservation Areas. The northern part of Garmouth is a Conservation Area and includes several Listed Buildings. The majority of Kingston falls within a Conservation Area, with only small areas to the west and south excluded from the boundary. Again there are several Listed Buildings within the Conservation Area.</p> <p>There is limited capacity at Badentinian Water Treatment Works (WTW) and Garmouth Waste Water Treatment Works (WWTW) continues to have very limited capacity for further development without investment.</p> <p>Kingston is subject to flood risk from the River Spey and the sea. Garmouth is subject to flood risk from the River Spey.</p>	<p>Three bid sites have been submitted for housing at Garmouth with a further bid to amend the ENV6 boundary to reflect planning consents.</p> <p>The bids include a small site to the north of the High Street which was considered in the previous Local Plan examination. The Reporter concluded that allocation of this site would have "a detrimental effect on the setting of the village and its Conservation Area and would adversely affect the visual amenity of local residents, particularly those living in houses adjoin the objection site."</p> <p>A small bid site to the north of Station Road and south of Innes Road is proposed. This is a small paddock surrounded by existing development on three sides. Access to the site may be restricted and may limit development.</p> <p>A larger bid site is proposed to the north of Northfield Place and south of Innes Road. The site is of a significant scale relative to Garmouth.</p> <p>No bids were proposed at Kingston. The constraints identified mean there are limited opportunities.</p>	<p>It is proposed to continue the objective of the MLP2008 and limit further development of Garmouth and Kingston and therefore no additional housing land requirement is proposed.</p>

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Hopeman Population: 1555 Households: 717 Effective Housing Supply: 0 Constrained Housing Land Supply: 0 Average Completions 2008-10: 0	<p>Hopeman is a third tier village, which has experienced relatively rapid growth over the last 20 years and the most recent Local Plan strategy was to consolidate the village. Hopeman enjoys an attractive coastal location with a primary school, range of local shops and services, busy recreational harbour and excellent community facilities. The finalised Moray Local Plan 2008 proposed a small development to the south of the village. This was debated at Public Local Inquiry along with a proposal from a developer for a much larger, long term masterplan for growth south of the village. The Reporter concluded that "in my view the Council should accept that, on balance, there are no suitable sites available for housing expansion of Hopeman in the short term - and no requirement for an allocation at Hopeman during the local plan period, particularly given the high levels of growth of the village in the last 15-20 years. This period of consolidation of Hopeman would be reviewed again in advance of the next local plan. At that time there may be</p>	<p>There are a number of environmental designations around Hopeman, including the Moray Firth SAC, Hopeman/ Lossiemouth coast AGLV, Hopeman/ Cummingston AGLV and the Coastal Protection Zone.</p> <p>Noise contours from RAF Lossie are an issue to be considered on the eastern side of the village.</p> <p>Previous Local Plans have restricted growth to the south of the village.</p> <p>The character of the village has developed on a grid format.</p> <p>Landfill gas emissions from Greenbrae were a serious safety concern at the time of preparing the MLP2008.</p>	<p>Two bids have been received. One is for an expansion to the west for residential development and a nursing home. The other is for a longer term masterplanned expansion of the village to the south.</p> <p>The site to the west was considered for inclusion in the current Plan at the Consultative draft stage. However, it was not included because of the landfill gas emissions from Greenbrae.</p> <p>The longer term expansion to the south was not supported by the Reporter who concluded that, "no matter how creatively and sensitively new blocks or plots of housing are laid out and designed - the appearance of 66 new houses to the south of the B9040 road would be materially detrimental to the existing character and setting of the village. Furthermore, this concern would be exacerbated if longer term aspirations for several hundred additional houses were to be realised through allocations emanating in due course from a long term search area designation in</p>	<p>Hopeman is a third tier settlement, and it is not proposed to alter this status by promoting large scale expansion.</p> <p>It is proposed that further growth is provided for in Hopeman, for 25 units. In accordance with the previous Plan Reporter's recommendations, it is proposed to designate a site to the west of Hopeman at Manse Road for both short and LONG term development.</p> <p>However, opportunities beyond this are limited, without having a significant adverse effect on the character of the village.</p>

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Hopeman	<p>scope for some development to be allocated on the western edge of Hopeman – subject to various constraints there, as outlined above, being addressed satisfactorily. It is also possible that other options – perhaps for example looking at the possibility of further expansion to the east by some arrangement with the adjoining golf course – could also be investigated.</p> <p>My preferred option – comprising a period of consolidation whilst exploring limited expansion opportunities to the east or west in due course, if and when feasible - would have the benefit of retaining the B9040 road as an effective southern boundary for new development in Hopeman. This would also retain one of its most distinctive and attractive characteristics as a settlement, which should not be sacrificed unnecessarily.”</p>		<p>the local plan. My conclusions in this regard would not alter in principle, even if this proposed expansion was on a phased basis and planned carefully with the highest standards of urban design, landscaping, and building materials being used.</p> <p>The Reporter also suggested options to the east of the golf course. However, these are considered to be remote and disconnected from the village.</p>	

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Lhanbryde Population: 1,959 Households: 940 Effective Housing Supply: 35 Constrained Housing Land Supply: 35 Average Completions (2008- 2010): 0	<p>Lhanbryde is a third tier settlement that supports a range of community facilities.</p> <p>A site for 65 units (45 effective and 20 for the longer term) was identified in the MLP 2008. The site remains undeveloped.</p>	<p>Landscape: The previous landscape integration study contended that development should be located within the dip between rounded knolls at the centre of the site but could also extend onto lower hill slopes either side. Development sited on the western knoll would be prominent in views from the A96 and would be contrary to the existing form of Lhanbryde which largely sits at the foot of small hills. The containment provided by this knoll should be accentuated by woodland planting.</p>	<p>A bid has been received to retain the existing R1 designation.</p> <p>In terms of industrial/employment proposals, a bid has been received for an industrial site at Scotsburn, extending to 5.5 ha, situated approximately 800m south of the existing settlement boundary.</p>	<p>In the absence of other bids and the overall housing land allocations it is proposed to carry forward the existing R1 allocation.</p> <p>The bid at Scotsburn is not preferred for development as this would be an isolated pocket of development of industrial uses in a wholly countryside setting.</p>

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Lossiemouth Population: 6690 Households: 3222 Effective Housing Supply: 137 Constrained Housing Land Supply: 233 Average Completions (2008-10): 18	<p>Lossiemouth is a second tier town with a wide range of local services, including a primary and secondary school and wide range of shops and services. The town has a busy recreational harbour and is a popular tourist destination. Following a period of great uncertainty, the future of RAF Lossiemouth as a key RAF base has been confirmed.</p> <p>House completions have remained steady, although mostly through windfall sites. Site R2 has been completed, sites R3 and R4 are under construction.</p> <p>Pre-application discussions have taken place for site R1, although no application has been lodged to date.</p>	<p>There are a number of environmental designations around Lossiemouth, which should be considered, including the Moray Firth SAC, Lossie Shore SSSI, Hopeman- Lossie Coastal AGLV, Coastal Protection Zone and Spey Bay SINS.</p> <p>Noise contour data from RAF Lossiemouth is a significant constraint to future development.</p>	<p>Bids have been received, confirming commitment to develop existing designations at Sunbank/ Kinnedar with a request for some minor alterations to boundaries. This includes a bid for a more flexible designation in the area identified as BP1, I3 and RET.</p> <p>A bid in the Station Park area of Lossiemouth proposes the creation of a unique tourist attraction and link to the east beach.</p> <p>No bids have been received for large new residential designations. Environmental constraints limit opportunities to the north, west and east. Opportunities to the south are constrained to some extent by noise contours from RAF Lossiemouth. Officers have identified land to the south of the existing R1 allocation as having potential for residential development.</p> <p>A bid to extend the existing caravan park to the south of Seatown has been made.</p> <p>Bids have also been received for new industrial land to the west of the town outwith the settlement boundary and for amendments to ENV designations.</p>	<p>Lossiemouth is a second tier settlement and has potential to accommodate 100 houses.</p> <p>Extension of the R1 site further south is the preferred location for an additional 100 houses. However, it is acknowledged that development of this site is likely to have adverse landscape impacts however the alternative is to provide no new allocation for Lossiemouth effectively restricting future growth of the settlement.</p> <p>It is proposed that the existing BP1, I3 and RET designation are reallocated as an opportunity site with the potential for a mix of business park, industrial and retail uses.</p> <p>Extension of the caravan park is also proposed.</p> <p>Support is given to the development of a tourist attraction in the Station Park area as a focal point for tourism and commercial activity. It is proposed this area is identified as an opportunity site.</p> <p>The industrial bid site is not preferred as it is remote from the settlement boundary and does not form part of the masterplanning approach taken to the expansion of Lossiemouth.</p>

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Mosstodloch Population: 1024 Households: 484 Effective Housing Supply: 45 Constrained Housing Land Supply: 14 Average Completions (2008-10): 0	<p>Mosstodloch is a third tier settlement with a reasonable level of services including a Primary School, Community Hall and a number of shops and services.</p> <p>The MLP 2008 identified a new housing allocation for 50 units at Stynie Road (Site R1). A development of 59 units has consent (10/01269/APP). The site is currently being marketed.</p> <p>The industrial estate is almost full. Only one unit remains and is currently being marketed by the Moray Council. Two large employers: James Jones Joinery and Baxters occupy sites to the north and east of the settlement. Given the attractiveness of the settlement's location being on the A96 with the construction of the new bypass improving accessibility, and lack of employment land for local needs in this area, further employment land will be required to facilitate growth.</p>	<p>There is limited capacity at Badentinian Water Treatment Works (WTW) and Fochabers Waste Water Treatment Works (WWTW) for further development without investment in infrastructure.</p> <p>An archaeological evaluation would be required for development of some of the proposed sites prior to development commencing.</p> <p>The bypass creates a sense of detachment to the south of the settlement.</p> <p>Potential noise and odour issues associated with proximity of housing proposals to existing industrial sites.</p>	<p>A number of bids have been received for housing and employment land in Mosstodloch.</p> <p>The housing proposals are largely concentrated in the north and north-east of the settlement. These are of a significant scale being in excess of the numbers required.</p> <p>The employment land proposal is to the south of the bypass. Although the bypass creates a sense of separation, it is well connected via a new underpass to the village. There may be potential to relocate existing land intensive industries to allow them to expand and remove the associated heavy traffic and noise from the centre of the village.</p> <p>The new LDP gives an opportunity to consider the future needs of Baxters visitor centre and food processing plant, and provide the direction as to where these requirements can be accommodated.</p>	<p>Mosstodloch as a third tier settlement has potential to accommodate 60 houses.</p> <p>Mosstodloch is home to a number of successful, large and small, businesses. It is important that local economic growth is supported through the provision of adequate and appropriate employment land.</p> <p>It is proposed to support industrial development to the north of Baxters to accommodate potential growth at the factory with the expansion of the business. The site is contained within the landscape and will have limited impact on the setting of the village. Provision of a planted buffer to screen industrial from existing residential development to the west should be considered.</p> <p>It is proposed to support the allocation of employment land to the south of the A96 bypass to allow existing businesses within the village to relocate should they wish to expand their operations and accommodate further industrial growth, particularly given the lack of opportunities for local employment sites in the</p>

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Mosstodloch				<p>immediate vicinity, i.e. Fochabers. This will allow the removal of heavy traffic from the Garmouth Road, where the primary school is located. Screening should be planted around the site to shield industrial development from the trunk roads.</p> <p>NOTE : at the special meeting of the Planning and Regulatory Service Committee on 1st November 2012, it was decided to only release half of the industrial bid to the south of the by pass. The balance is to be shown as future/longer term release. Access to the site to be via the new Rothes road and not from the by pass.</p> <p>It is proposed to accommodate 60 houses on part of site R8 to the west of Garmouth Road. This site is well located for access to facilities such as the school and local shops and services, has limited impact on the setting of Mosstodloch, and can be accommodated in terms of road infrastructure. There is also potential to accommodate further development in this area over the longer term. Account would need to be taken of any noise emissions from the sawmill.</p>

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Urquhart Population: 263 Households: 139 Effective Housing Supply: 0 Constrained Housing Land Supply: 20 Average Completions (2008- 2010): 0	Urquhart is a third tier settlement. Development was restricted in the MLP 2008 as a reflection of the settlement's traditional character that could be adversely affected by larger scale development. Following the MLP 2008 PLI, a LONG site was allocated, with capacity for up to 20 no. houses. Consent has been granted to develop the OPP1 site for a single house.	The surrounding landscape and road capacity imposes some restrictions upon development opportunities.	A number of bids have been received for housing land development in Urquhart. The owner of the current LONG site on Meft Road has also submitted a bid to bring this site forward.	It is proposed that the previous strategy of limiting further growth in Urquhart be continued. However, the bid to bring forward the LONG site should be considered as there is no longer an effective supply available. It is proposed to release half of the existing LONG designation and bring forward 10 units on the Meft Road site.

Conclusion

Elgin, as the principal centre, is to provide the majority of new housing land, primarily through the release of the current LONG site at Pitgaveny in north Elgin. Continued provision at Lossiemouth is made with an additional release proposed south of the current R1 designation at Coularbank. Fochabers, Mosstodloch, Hopeman, Burghead and Urquhart all receive smaller, proportionate allocations.

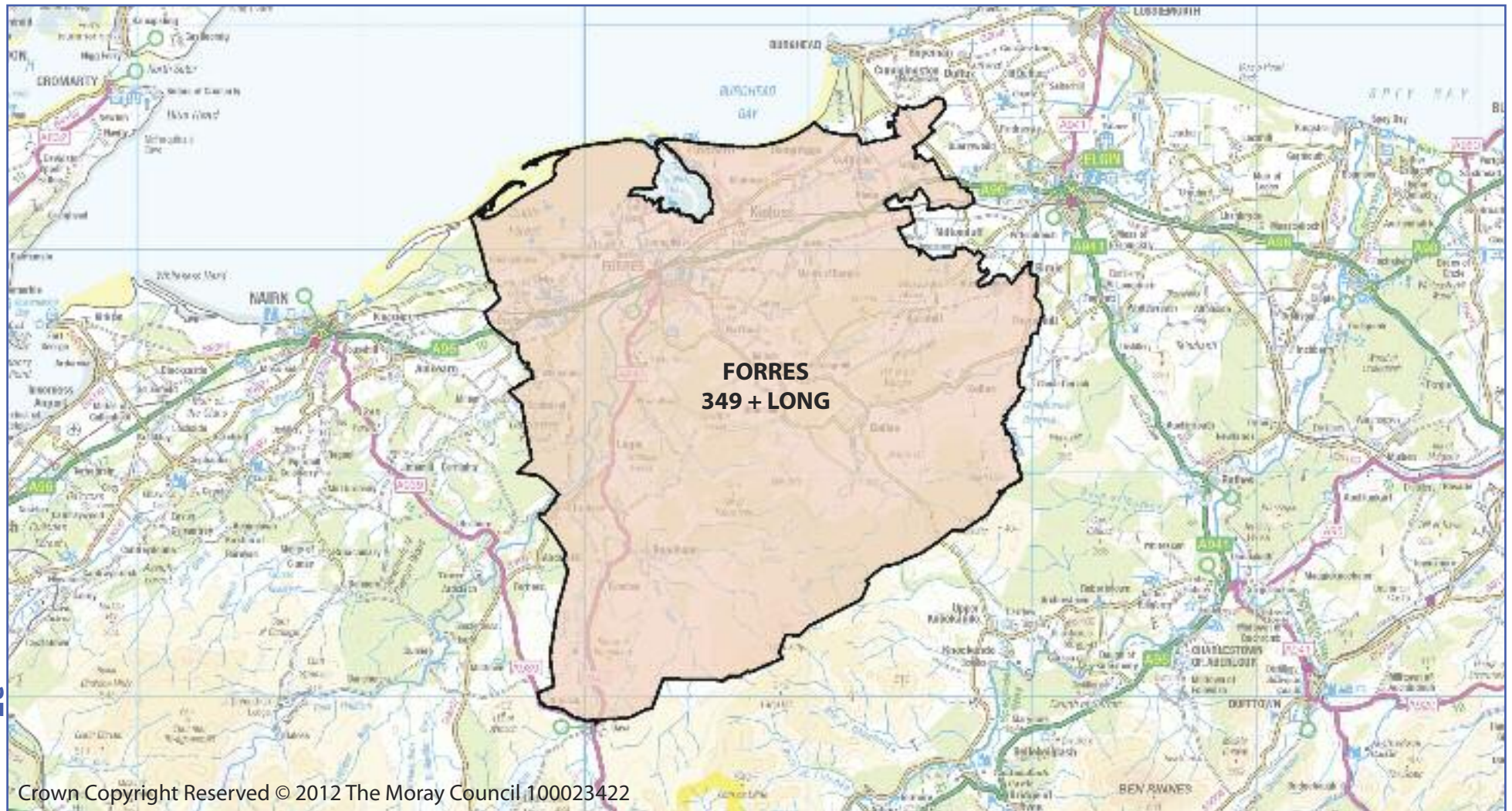
Elgin will provide the majority of new employment land to support the efforts to promote and attract new business sectors. A new land allocation is proposed at Mosstodloch, primarily as a contingency provision should any of the existing large business require to expand.

Settlement	Proposed Housing Allocation	Settlement	Proposed Housing Allocation
Elgin	1150	Lossiemouth	100
Burghead	20	Mosstodloch	60
Fochabers	60	Urquhart	20
Hopeman	25		

Small sites under 5 units may be considered in addition to these figures.

Forres Local Housing Market Area (LHMA)

The Housing Land target for Forres LHMA is a further 350 houses over and above existing supply. Forres is the largest settlement in the LHMA, and has secondary status in the settlement hierarchy. The local housing market has suffered some impact from the Ministry of Defence changes at RAF Kinloss. To support the Moray Economic Strategy, Forres is to provide further employment land.



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Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Forres Population: 9389 Households: 4775 Effective Housing Supply: 506 Constrained Housing Land Supply: 686 Average Completions: 57	<p>Forres is the only second tier settlement within the Forres Local Housing Market Area. The town has a wide range of services, including a secondary school, three primaries, a wide range of retail and service outlets, health centre (new centre approved) and a wide range of parkland and sporting opportunities. Key features of the town are the extensive woodlands and parklands.</p> <p>The MLP2008 identified new housing designations for 550 houses and new LONG term housing allocations at Lochyhill and Dallas Dhu. The strategy aimed to consolidate growth to the south west of the town, while identifying longer term growth along the A96 to the east of the town. The housing strategy has been broadly successful, although there is a need for a more diverse range of sites as the current supply tends to be dominated by large sites. Development proposals have been progressed for designated sites R1, R2, R3 and R4. Although there is a good supply of housing land, there is a shortage of smaller sites available. The closure of RAF Kinloss has had an effect upon the local housing market. However, this may stabilise in the medium term</p>	<p>The A96 and railway line create a sense of detachment to the north of the town.</p> <p>Flooding and Flood Alleviation schemes and proposed schemes limit opportunities to the south north and west of the town. The local roads infrastructure also limits potential to the south, without significant investment. The WWTW has been upgraded and now has increased capacity. Landscape- The landscape study prepared for the MLP2008 identified concerns regarding the sense of detachment created by expanding north beyond the A96 and railway line.</p> <p>Forres has an outstanding Conservation Area.</p> <p>Findhorn Bay is a designated Special Area of Conservation and proposals which may significantly affect watercourses draining into the Bay and proposals may require an appropriate (Natura) assessment.</p>	<p>A number of bids have been received for housing and business land development in Forres. Two of the bids can be classed as of a significant scale. One involves large scale expansion to the east/north east, effectively joining Lochyhill to the Forres Business Park and further development north of the A96.</p> <p>The other involves a country park concept utilising the flood storage area and adjacent land to the south of the town. This is proposed to complement housing development proposals around Dallas Dhu distillery and Chapelton.</p> <p>In addition to these significant scale bids, a number of other residential development bids have been received at;</p> <p>Whiterow Plantation cottage Balnakeith Kennel Field Former campsite south of Ferrylea</p> <p>Further opportunities, which aren't subject to a bid, have also been considered to the south and east of Lochyhill farm for residential development and at West Park Croft.</p> <p>In terms of industrial/ commercial proposals, a bid has been received for a site adjacent to the</p>	<p>It is considered that Forres as the only second tier town with a wide range of facilities within the LHMA, has the potential to accommodate considerable further development.</p> <p>Forres has the local services available to support further large scale growth and the necessary infrastructure. Most of the existing designated housing sites are progressing with development proposals at various stages. There is a recognised shortage of effective industrial/ commercial land to support the diversification of the economy and support expansion/ relocation of existing businesses. It is therefore proposed that Forres accommodates the majority of the LHMA housing land requirement, with sites brought forward for 345 units. It is proposed that this requirement is met by continuing the strategy set out in the Moray Local Plan 2008, consolidating growth to the south west and promoting expansion of the town to the east. It is therefore proposed to bring forward the Lochyhill LONG term site for 250 units, the Dallas Dhu LONG site for 60 units and designate new sites at Plantation cottage for 25 units and Balnakeith for 10 units.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Forres	<p>with the arrival of the Army engineers at Kinloss.</p> <p>In terms of industrial/ business land, there is a recognised shortage of general industrial land and the Moray Economic Strategy identifies the requirement for an additional 10 hectares of business/ commercial land to meet local needs and attract inward investment. The site designated in the MLP2008 at Springfield has not been developed and may need to be reconsidered. There is limited capacity at the remaining industrial sites and some capacity at Forres Business Park.</p>		<p>Ben Romach distillery at Waterford Road and the proposed expansion to the east includes industrial/ commercial proposals to the north and south of the A96. Alternative options have also been considered to expand the Business Park to the north, using the A96 as the northern boundary and for industrial land between the existing I7 designation and Cassieford to help facilitate the development of I7 Springfield.</p>	<p>New LONG term sites are proposed at Lochyhill south, West Park Croft, Dallas Dhu and Chapelton.</p> <p>In terms of industrial land, it is proposed to identify two fields east of Springfield for general industrial, community, environmental uses, which may bring the added benefit of “unlocking” the existing I7 Springfield designation.</p> <p>An extension to the Tarras Business Park is proposed to the north to accommodate more high amenity uses.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Rafford Population: 207 Households: 101 Effective Housing Supply: 10 Constrained Housing Land Supply: 0 Average Completions: 0	<p>Rafford is a third tier village where growth has previously been limited due to drainage and flooding issues and to avoid the coalescence of upper and lower Rafford.</p> <p>A site for 10 units was identified in the Moray Local Plan 2008 in a central location in upper Rafford. The site remains undeveloped but is considered to be effective.</p> <p>There are no shops or services in Rafford, although there is a village hall, playing field and church. The road through the village is narrow in places with a high number of access points onto it.</p>	<p>Waste water drainage is via a number of communal and individual septic tanks. Rafford has a history of drainage problems, arising from soakaways and flooding. Flood alleviation measures have been completed in lower Rafford. Successive Local Plans have restricted growth of Rafford.</p>	<p>A number of sites have been suggested for new designations in both upper and lower Rafford. Dallas Estates has also confirmed its commitment to develop the existing designation at R1. Bids seeking new residential designations have been received at:-</p> <p>A 3.6ha site at Marcassie north west Rafford</p> <p>A 1.4ha site at Redhill to the west of Rafford</p> <p>A 0.3 ha site north of the parish church</p> <p>A 4.5 ha site at Brochloch to the south west of the village.</p>	<p>It is proposed that the previous strategy of limiting growth in Rafford is continued.</p> <p>There is an existing effective supply of housing land, which is still considered to be the most suitable development site available in the village.</p> <p>Alternative options were discussed during the Inquiry into the Moray Local plan Inquiry and R1 was concluded to be the most suitable expansion site.</p> <p>As no housing land requirement has been identified it is not proposed to allocated additional housing sites.</p>
Dallas Population: 124 Households: 64 Effective Housing Supply: 5 Constrained Housing Land Supply: 9 Average Completions (2008-10): 0	<p>Dallas is a third tier settlement. The village has a primary school and a village hall.</p> <p>There has been a longstanding commitment to develop sites R1 and R2. However, waste water issues have so far prevented this. New development in the village has been very limited. Consent has been granted to redevelop the former garage site.</p>	<p>The main constraint affecting future growth is waste water disposal. Parts of the surrounding area are also at risk of flooding. The town has developed in a linear fashion along the Main Street.</p>	<p>A bid has been received from Dallas Estate, proposing a reduction in the number of units to be developed on sites R1 and R2 and for a new small designated site to the north west of the village for 4 plots. However, this proposed new site is at risk of flooding and SEPA has indicated an objection is likely.</p>	<p>It is proposed that the previous strategy of limiting further growth in Dallas be continued. However, it is proposed to support the bid from Dallas Estates as a method of supporting the development of R1 and R2. A satisfactory Flood Risk Assessment for the proposed small site to the northeast end of the village would be required prior to its inclusion in the Proposed Plan.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Dyke Population: 220 Households: 95 Effective Housing Supply: 12 Constrained Housing Land Supply: 0 Average Completions (2008- 2010): 0	<p>Dyke is a third tier settlement. A new designation at R1 was included in the Moray Local Plan 2008, but has not been developed. There is an effective housing land supply of 12 units and no constrained supply.</p>	<p>Floodrisk is an issue in Dyke. The entrance to the village from the south is vitally important to the character and visual impact of the whole settlement, and views into the village from this road require to be safeguarded. The village is surrounded by Prime Agricultural Land (category 2). Brodie Castle, a designated Designed Landscape and Historic Garden, is located to the south west of the village. Some capacity issues with WWTW.</p>	<p>Bids have been received seeking residential designations for the following: An extension to the northern boundary of the village. The site was debated through the previous PLI and it was found to create an unnecessary and inappropriate elongation of the village on the eastern side of the road; Two parcels of land in the south east and south west of Dyke, however SEPA has indicated that both sites are more than 50% in the flood map; A 2.7ha site to the south west of the existing settlement boundary.</p>	<p>There is an effective housing land supply of 12 units and no constrained supply. It is proposed to continue the objective of the MLP 2008 and limit further development of Dyke, therefore no additional housing land requirement is proposed.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Findhorn Population: 1025 Households: 497 Effective Housing Supply: 41 Constrained Housing Land Supply: 11 Average Completions: 0	<p>Findhorn is a third tier settlement. A range of shops and community facilities are available in an outstanding coastal environment. Development in Findhorn has been limited in previous Local Plans for environmental reasons. Most recent growth has been at the Ecovillage. The current Local Plan identifies a site at Heathneuk for 5 units and a site at the Ecovillage for 40 units. The Reporter at the MLP2008 Inquiry expressed some concern regarding the scale of expansion at the Findhorn Ecovillage and the need for opportunities within the rest of the village. To address this, the Reporter recommended the inclusion of the site at Heathneuk.</p>	<p>There are a number of international, national and local nature conservation designations around Findhorn, reflecting its high quality environment. There is also an outstanding Conservation area and the traditional character of the village which should be respected. Noise contour data from RAF Kinloss is also a key consideration for development proposals, although these may no longer be applicable following the closure of the air base. Future expansion of the Ecovillage to the north is restricted by environmental designations. Waste water drainage, which was previously a constraint, is now treated at the Forres works where there is capacity to accommodate further development. Given the range of international and national environmental designations around Findhorn, detailed assessment of the environmental effects of proposals may be required.</p>	<p>Bids have been received for ; A 4 ha extension to the south east, adjacent to the Ecovillage A 0.8 ha redesignation of ENV8 for residential use. A 0.3ha redesignation of ENV3 at Bundon for a single house plot. The MLP2008 Landscape study identified capacity (in landscape terms) for further development north of Heathneuk.</p>	<p>There is an effective supply of land at the Ecovillage and in acknowledgement of the Reporters comments from the last Inquiry, it is proposed that no further expansion of the Ecovillage, beyond existing designations, is supported in this Plan. There are small scale opportunities for further development identified in the Landscape study and supported by the Reporter at the last Inquiry. It is therefore proposed to promote small scale development in the "older" part of the village but to restrict further growth of the Ecovillage within the period of the Plan. A housing land requirement of 5 units is proposed and this would be met through an expansion of the existing R1 designation to include a small infill site on the west side of the beach access road. The overall capacity of the revised R1 site is 10 units.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Kinloss Population: 1435 Households: 726 Effective Housing Supply: 21 Constrained Housing Land Supply: 29 Average Completions (2008-10): -1	<p>Kinloss is a third tier settlement with a limited range of local shops and services, including a primary school.</p> <p>The strategy for Kinloss has been to promote development of a number of small sites. Most recent development has taken place to the south east. There are a number of existing housing land designations which remain undeveloped.</p> <p>The recent release of former MoD housing at Southview has provided a substantial housing supply in Kinloss, although there is a sense of detachment from the rest of the village.</p> <p>The village has expanded to the east with the development of low density housing.</p>	<p>There are a number of constraints which could affect proposals in and around Kinloss. There are some areas, notably to the north west and around the railway line, which are at risk of flooding. Noise contour data is also a key consideration, although the changing role of Kinloss may have altered this. The extent of the MoD operational area may be reviewed with the arrival of the army.</p> <p>Waste water drainage, which was previously a constraint, is now treated at the Forres works where there is capacity to accommodate further development</p> <p>Kinloss Abbey is a scheduled ancient monument.</p>	<p>A number of bids have been received for new designations in Kinloss. A bid has been received to develop the fields adjacent to Kinloss Abbey and another bid seeks designation of a site north east of Damhead steadings .</p>	<p>There is an existing housing land supply available in Kinloss of 21 units.</p> <p>As a third tier settlement, significant growth is not part of the Local Development Plan strategy. As there are existing small scale development opportunities, it is not proposed to promote additional development during the Local Development Plan period.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Alves Population: 210 Households: 95 Effective Housing land supply: 0 Constrained housing land supply:0 Average completions (2008-2010): 5	Alves is a third tier settlement with limited services. The Moray Local Plan 2008 designated a site at Carsewell Steading, which has been successfully developed. Previous Local Plans identified a large scale strategic housing reserve site, but this was not included in the MLP2008. There is no effective or constrained housing land supply.	The surrounding landscape imposes some restrictions upon development opportunities.	A bid for a small extension to the development at Carsewell Steading, for a further plot has been received.	The strategy for Alves has been to limit development opportunities. No bids for new designations have been received. Local services are limited and it is therefore proposed to continue to limit growth.

Conclusion

Taking account of the above conclusions, it is proposed that the settlement allocations for the Forres Local Housing Market Area are:-

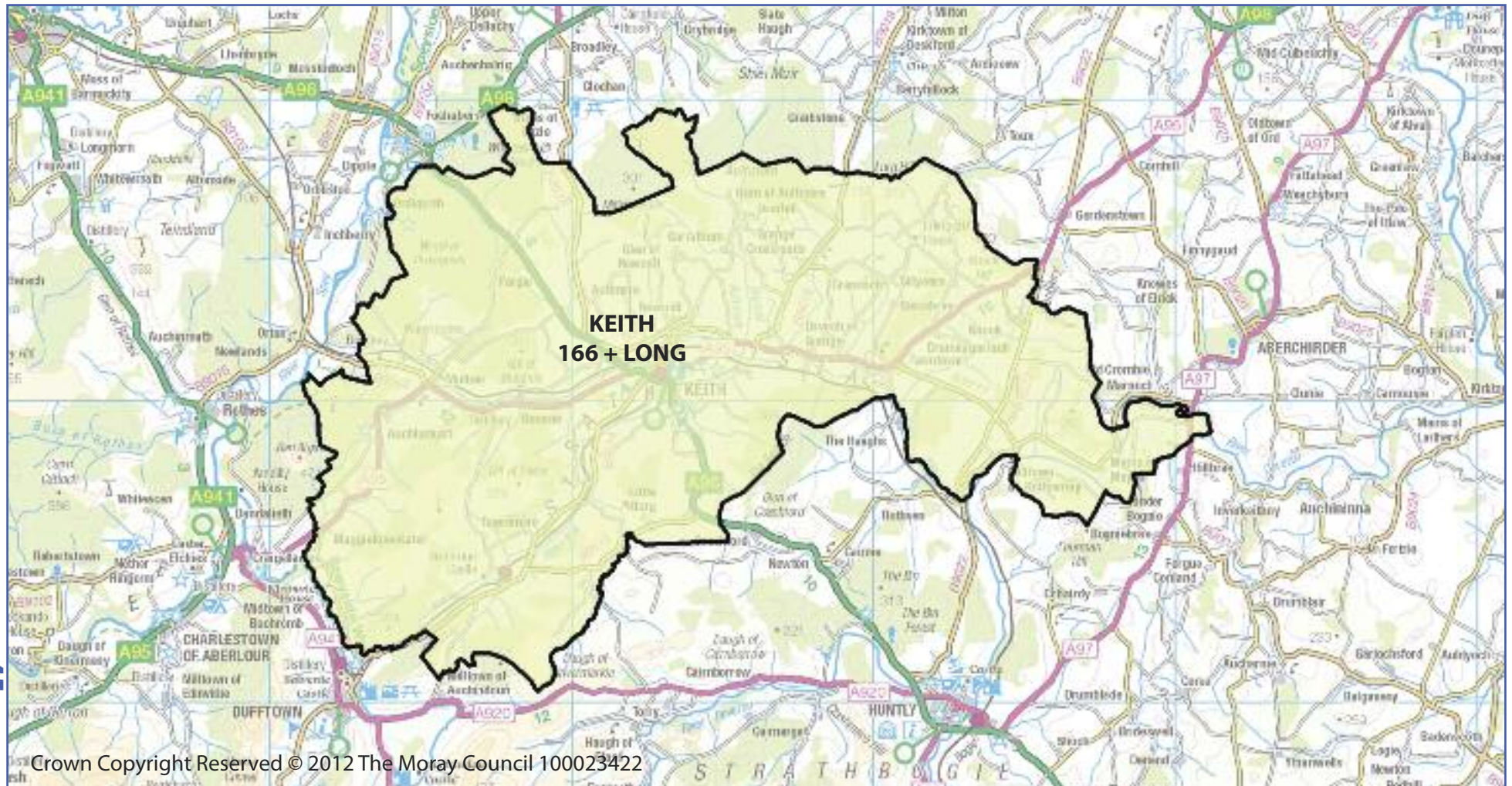
LHMA/ Settlement	Proposed Housing Allocation
Forres LHMA	349
Alves	0
Dallas	0
Dyke	0
Findhorn	5
Forres	345
Kinloss	0
Rafford	0
Total	350

LONG designations and small sites under 5 units may be considered in addition to these figures.

Keith Local Housing Market

The Housing Land target for Keith LHMA is a further 170 houses over and above the existing supply. There are 3 settlements to be considered for distribution of this figure.

Keith's role within the Moray Economic Strategy is based upon a gateway role for tourism/language/musical heritage. Little in the way of specific land allocations is required. A small increase in employment land provision would continue to support local demand for sites and premises.



Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Keith Population 4,482 Households: 2281 Effective Housing Supply: 124 Constrained Housing Land Supply: 455 Average annual Completions 16	<p>Keith is the smallest of the second tier settlements, in a strategic location at the eastern side of Moray. The town is therefore an identified growth centre. The town is situated on the A95 and A96 trunk road, and is also on the Aberdeen to Inverness railway line. There is a wide range of shops and services (in both Keith and Fife Keith) and secondary and primary schools.</p> <p>Housing development rates have been low, with public sector developments (Nelson Brae and Alexandra Road) the main activity. Kirkwood Homes are active at Fife Avenue, but no start on the site at Edindiach Road where Deveron Homes have a consent for 55 units. At current development rates there is a healthy housing land supply, but the HNDA identifies a need for further sites to be provided. Although Moray Council has industrial land and premises in the town, there are continued calls for better located sites for business development. A number of environmental projects over recent years have enhanced the town, and there are proposals to introduce a Conservation Area Regeneration Scheme in the Mid St core area.</p>	<p>Topography around Keith restricts the availability of flat/level readily developable land to Banff Road and Edindiach Road, where long term sites are already identified. The protected line for a by pass; overhead electricity lines; Seafield Park/Keith Showgrounds all present further constraints on where development can take place. Flood risk from the River Isla is a further factor in places.</p>	<p>The Moray Economic Strategy identifies Keith as the Eastern Gateway to Moray, with scope for developing the tourism attraction based on traditional Scots language and music. Distillery Visitor centres and Keith - Dufftown Railway are further cornerstones of this sector. To do so requires more in the way of positive policy context than land use allocations to support and facilitate.</p> <p>Improved coach drop-off facilities as part of visitor orientation, would be of benefit.</p> <p>The local Regeneration Group is keen to promote further physical improvements in the town centre. The presence of a mainline electricity distribution network (Keith to Beaulay) has made Blackhillock a key location for renewable energy to feed into the national network. Energy generated in Shetland and the Moray Firth will come ashore at Portgordon and be taken to Blackhillock for connection to the grid. Energy companies have expressed a need for large scale sites in the this area for convertor stations and transformers to be constructed, making Blackhillock a key hub for electricity infrastructure.</p>	<p>In recognition of Keith's status as a second tier settlement in the Hierarchy and the largest settlement within the Keith LHMA, it is proposed to allocate a further 160 housing units to Keith. This will be provided by bringing forward the current LONG site at Banff Road South. All existing residential sites will be carried over, providing a range of small, medium and large sites which gives maximum flexibility to where development takes place.</p> <p>Bid have been received for 2 sites to be considered for housing designation. The first is at Braeside, for approx 100 houses. This is an agricultural field currently with an ENV designation, regarded as part of the lands used in association with Keith Show. Achieving satisfactory access would seem to be the biggest constraint to development here, and even if it is possible to improve the existing links from surrounding streets/tracks, this results in long entry routes with the possible requirement for off site improvements at existing road junctions.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Keith	<p>However, sustaining a strong retail offer in the town centre remains an issue.</p> <p>The recent announcement that the Scottish Government intends to dual the A96 by 2030 has implications for Keith. The Local Plan currently safeguards a route that had previously been identified but then withdrawn from the road building programme. Further information should be available by the Proposed Plan stage.</p>			<p>The second site is as an extension of site R11, to the north of Broomhill Road, where a development of around 25 houses is proposed, using the widened track as an access. There may be noise issues to consider, from the blending plant on Newmill Road, but the main constraint will continue to be road access, which has prevented land in this location from being designated or developed on previous occasions.</p> <p>Consequently, it is not proposed to promote either of these bid sites, but for the Banff Road LONG site be brought forward to meet the housing land target. There is also scope within the LONG site to consider an allocation for employment land, for activities that would be compatible with surrounding uses. There is a shortage of readily developable sites in proximity to main roads, and being adjacent to A95 makes this site a good candidate despite the presence of housing designations, cemetery and the schools.</p> <p>The current by pass line should be carried forward until proposals for A96 dualling are further advanced.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Newmill Population: 395 Households: 193 Effective Housing Supply: 4 Constrained Housing Land Supply: 6 Average Annual Completions: 0	<p>Newmill has experienced little in the way of new development in recent years, this being confined to gap sites or redevelopment/renovation as encouraged by the Plan. A site at Isla Road has been designated for housing in several successive local plans, but no interest has been expressed in developing. The village has a primary school (whose role shows a slight decline) and a small range of shops/services. Proximity to Keith possibly affects demand for new housing.</p>	<p>The grid iron layout, involving narrow lanes restricts access to some potential development sites.</p> <p>A flood scheme has recently been completed which removes some constraints.</p> <p>There are no water supply or foul drainage constraints on new development.</p>	<p>The shortage of demand expressed for development makes identification of opportunities difficult. The use of gap sites and unused garden ground for house plots is supported as a means of encouraging housing. Use of such sites would contribute towards physical and visual enhancement.</p> <p>The redevelopment of derelict buildings in the Square is already promoted within the Plan by the designation of an Opportunity Site.</p>	<p>Newmill sits in close proximity to Keith, which as a second tier settlement, is where the provision of development land is focussed. Given the low historical level of demand for development in Newmill, it is not proposed to allocate any of the Housing Need here and thus there is no requirement to designate any further land over and above the 10 house site that is currently designated in Isla Road.</p> <p>No bids for new land releases have been received.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Rothiemay Population 162 Households 70 Effective Housing Supply 13 Constrained Housing Land Supply 7 Annual average completions 0	Rothiemay lies on Moray's eastern boundary with Aberdeenshire, and has some affinity with Huntly for its services. The village has its own primary school whose role is steady, and there are some local shops and facilities. Two sites were allocated for Housing in the 2008 Plan, in an effort to stimulate some development, but constraints with the village drainage system (a series of septic tanks) may be responsible for no activity having taken place. There has been quite a significant pressure for housing in the countryside in the wider Rothiemay/Grange area, which may be soaking up some demand for housing in this part of Moray.	It is the capacity of the drainage system that presents the biggest constraint on development, and a developer will have to work in association with Scottish Water to fund and resolve this situation. The river Deveron forms a barrier to any expansion to the south, whilst additions to the north would extend the linear form of Rothiemay, and add to the distance to shops and the school.	There are currently 2 sites with housing designations but with little interest. The site at Castle Terrace has a consent for 12 plots, but no houses built. There has been no interest in the site Lossat Croft. Additional development is needed to sustain the village, which has an attractive character. However any new development is dependent upon improvements to the waste water drainage system, which requires financial investment	Recognising the peripheral location of Rothiemay in Moray, and in an effort to increase the opportunities for where development can take place, it is proposed to allocate a further site for 10 houses. Despite the drainage constraints that exist, it is hoped that this might improve the options for development and increase the numbers of land owners involved. A bid was received for a site for 12 plots at the northern end of Anderson Drive, but is not preferred. An alternative site, closer to the centre of Rothiemay is seen as a better alternative.

Conclusion

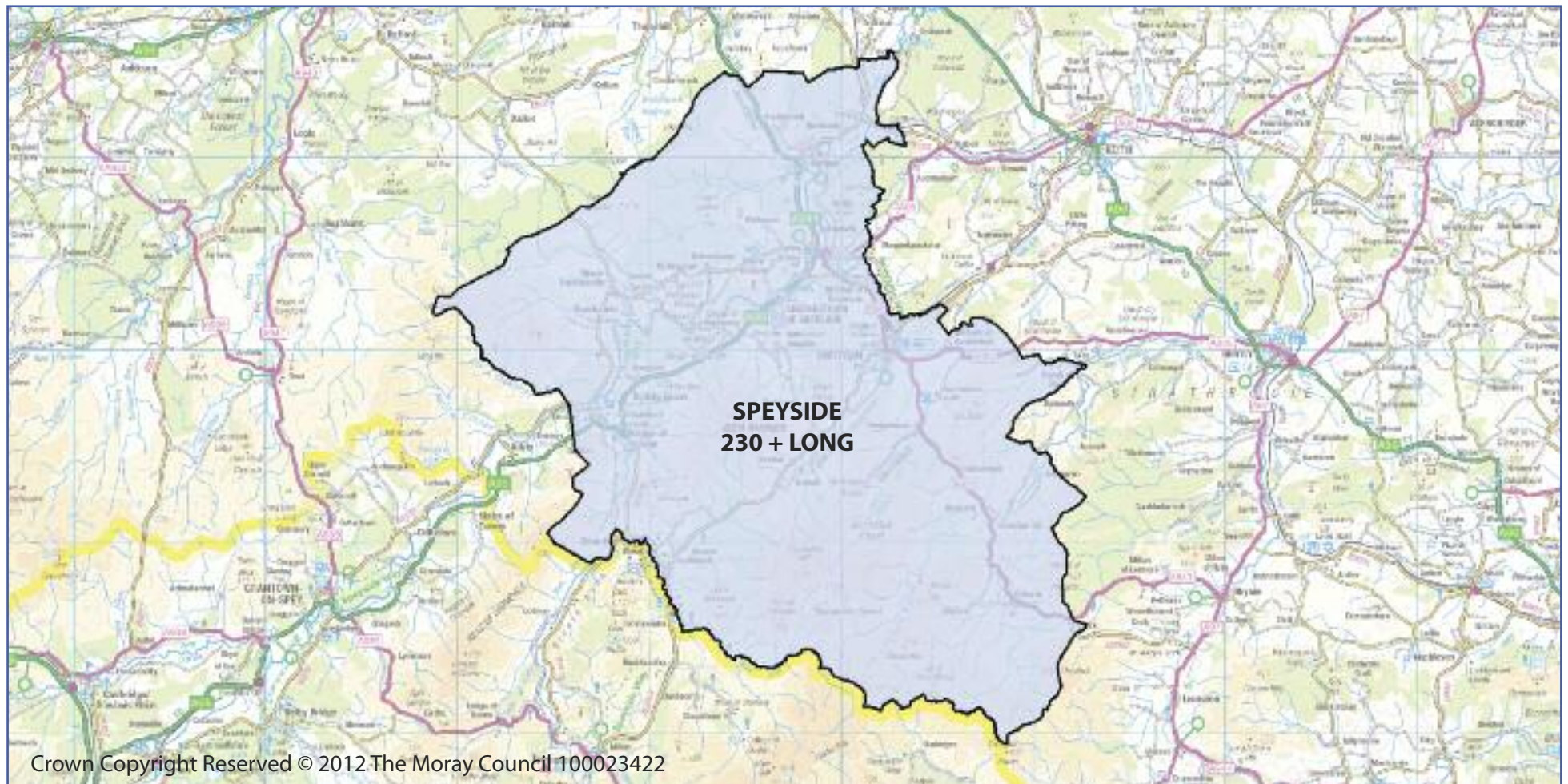
Keith is the largest centre in the LHMA and is proposed to receive the bulk of the new housing requirement (land for a further 160 houses). This will be achieved by bringing forward the site on Banff Road (S) currently identified as LONG. On top of existing supply, this represents significant land supply providing flexibility about where development takes place. Despite drainage constraints, an additional site is proposed in Rothiemay (10 units) to try and stimulate some development activity in this peripheral location.

49	Settlement	Proposed Housing Allocation
	Keith	160
	Newmill	0
	Rothiemay	10

Speyside Local Housing Market Area (LHMA)

The Speyside LHMA is expected to identify additional sites capable of providing land for a further 230 houses to 2023. This includes a 50% “flexibility allowance” to ensure that there are ample opportunities for housing to take place. A particular need for Affordable Housing has been identified.

The role of Speyside in the Moray Economic Strategy is not so much in terms of the supply/provision of employment land, but more in terms of supporting and encouraging tourism and visitor facilities; visitor accommodation and possibly attracting a high quality hotel developer; town heritage trails and other local activities.



Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Aberlour Population: 1,097 Households: 518 Effective Housing Supply: 43 Constrained Housing Land Supply: 79 Average Annual Completions 1	<p>Aberlour is a third tier settlement in terms of the hierarchy, but is an important centre for Speyside. It is located on the A95 trunk road and is the location of Speyside High School. Walker's bakery is a significant employer in the area. Moray Local Plan 2008 designated housing sites – at R1 Braes of Allachie; R2 Chivas Field and R3 Tombain, with a collective capacity of 72, with further land at Braes of Allachie identified as LONG which has an indicative capacity of 50 houses. There has been no/little development on these sites and they remain available.</p>	<p>Prospects for further expansion in Aberlour are severely constrained by topography (river and hills) and linear extension would result in poor connectivity with the rest of the town.</p> <p>Waste water capacity in the town is limited and developers will have to discuss improvements to the treatment works accommodate new development. Improvements to the existing sewer network may also be necessary.</p>	<p>Two bids have been received for housing in Aberlour. Both of these are proposed to further expand existing designations at Braes of Allachie. An additional site, not subject of a bid, is identified on the south western edge of the village adjacent to Sellar Place. This is the only area where there is relatively flat land for development.</p>	<p>In recognition of Aberlour's status as a centre within Speyside, it is proposed that land for a further 75 houses be identified. The currently designated sites will be carried forward into the new Plan. Bringing forward the current LONG site at Braes of Allachie will provide land for 50 units. There are however, road access issues that could render the site undevelopable. Negotiations between agents for the landowner and the Councils Transportation service have not been able to resolve the matter, and third party land will be required.</p> <p>Further land for at least up to 25 houses would be required, more if it is shown that the LONG site at Braes of Allachie cannot be developed.</p> <p>An area of land on the western edge of Aberlour, adjacent to Sellar Place, is put forward as an option for providing for the long term expansion of the village. Although not ideal in being a bit detached from the heart of the town, and extending the linear form, it represents the only area of relatively flat land, where a longer term view on Aberlour's expansion could be taken. A key aspect in deciding if the site is</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Aberlour				<p>viable will be whether access to/from the A95 can be provided. There will be flexibility in defining the actual boundaries of the site. The land should be developed using a masterplan approach taking account of infrastructure, open space and structure planting. A phased release of land would be promoted with each phase of development retaining access and linkages to the land beyond. It might be possible to introduce a small area of employment land to meet small scale local needs. Should access for this new site not be permissible, then it may have to be accepted that no further development can take place in Aberlour.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Dufftown Population: 1512 Households: 796 Effective Housing Supply: 30 Constrained Housing Land Supply: 20 Average Annual Completions 4	<p>Dufftown is a third tier settlement and the largest of the Speyside towns. It has a good range of shops and services; a primary school; and employment at several distilleries, including Glenfiddich, which is a major tourist attraction in Moray. R1 -Corsemaul Drive has been allocated for several years and is approx 50% completed however, the rate of development has slowed.</p> <p>There may be access difficulties at site R2 South of Conval Street which could lead to its deletion, unless a solution can be found. This would necessitate the identification of land for 30 houses as a replacement R3 – The Cooperage has been completed.</p>	<p>Sites for development have been historically difficult to develop, due to a mixture of topography and poor access into land beyond the existing built up areas. Sites on the eastern edge of Dufftown may be constrained by local road infrastructure with access via Mount Street considered inadequate for further development.</p> <p>These constraints may have limited development in the past 5 years with little progress on the designated sites and continue to present challenges for identifying accessible land for development. As with other Speyside communities, developer interest in large sites/designations may be limited, with a preference for smaller , more easily serviced/developed sites.</p> <p>Waste water capacity in the town is limited and developers will have to discuss with Scottish Water the funding of improvements to the treatment works accommodate new development.</p>	<p>A number of bids have been received for housing and employment land in Dufftown as follows.</p> <p>There are 2 bid proposals for the eastern edge of the village at Tomnamuidh/Corsemaul which would collectively equate to a large land release for housing. There is a significant amount of investigative work to be undertaken to evidence the viability of these sites for development particularly how to achieve access and the capacity of the existing road network. In addition to these larger scale bids a number of smaller residential bids have been received for;</p> <p>Conval Crescent Conval Street Land off Ferrier Road Wood Lane</p> <p>Although not promoted through the developer bids process, CF1 – West of Balvenie Street, could be utilised for housing if it is demonstrated it is no longer required to accommodate a Community Facility for which the site is currently designated. In connection with the bid at Conval Crescent, an area of agricultural land to the North has been identified as having</p>	<p>Dufftown as the largest settlement in Speyside with a wide range of facilities has the potential to accommodate further development of 75 houses.</p> <p>The currently designated sites will be carried forward into the new Plan.</p> <p>The preference for new sites to meet the target is to designate land to the West of Balvenie Street on the southern entry to the town, which is currently designated CF1 for a community centre, and a site South of Hillside Farm. These sites do not have the roads infrastructure constraints of Corsemaul and Tomnamuidh. R2 Conval Street (allocated for 30 houses) may have to be deleted if it cannot be developed due to access restrictions.</p> <p>It therefore may be necessary to consider a larger designation on the land to the South of Hillside Farm. This area is identified as the preferred option for the long term expansion of Dufftown, although the suitability of access has yet to be confirmed.</p> <p>There will be flexibility in defining the boundaries of this site. The land should be developed using a masterplan approach taking account of infrastructure, open</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Dufftown			<p>potential for a larger scale land release.</p> <p>An industrial designation has been put forward outwith Dufftown to support a nearby distillery. Due to its location beyond the settlement boundary, it is not proposed to formally allocate this as a development site.</p>	<p>space and structure planting. A phased release of land would be promoted with each phase of development retaining access and linkages to the land beyond.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Rothies Population: 1154 Households 606 Effective Housing Supply: 10 Constrained Housing Land Supply: 80 Average Completions 0	<p>Rothies is traditionally a farming community with strong ties to the whisky industry. There are several distilleries; a dark grains plant; and a bio-mass energy plant under construction within the village.</p> <p>In terms of facilities there is a primary school and a range of shops and services available. The industrial character of Rothies may have influenced demand for housing, which the HNDA has identified as being lower than for the other larger towns in Speyside.</p> <p>There has been no development on sites R1 and R2 and these sites remain available.</p> <p>There is an identified lack of industrial/employment land.</p>	<p>Although a flood alleviation scheme has recently been completed, this does not address potential flood risk from the River Spey, which continues to restrict opportunities on the flatter land to the south east.</p> <p>Waste water capacity in the town is limited and developers will have to discuss with Scottish Water the funding of improvements to the treatment works accommodate new development.</p>	<p>A number of bids have been received for housing and employment land as follows. Bids for housing land have been received for Green Street to accommodate approx 75 dwellings.</p> <p>A smaller scale development of <10 dwellings has been put forward at Greenbrae.</p> <p>A bid for the release of 2.5 ha of land at the southern end of High Street for high quality employment land has also been put forward.</p> <p>A bid for employment land at Drumbain has been received to support the expansion of a nearby distillery.</p>	<p>It is proposed to allocate a further 40 houses to Rothies, which is felt to be in keeping with its position relative to Aberlour and Dufftown, as a development location.</p> <p>The currently designated sites will be carried forward into the new Plan. Bringing forward the LONG site at Greens of Rothies with a capacity of 50 houses will meet the local housing need target for Rothies for the currency of the plan.</p> <p>The bid for employment land at South of High Street is partially supported subject to overcoming flooding issues on site. This is on the basis that there is need for a small scale employment land site to be identified. This will require to incorporate landscaping/screening, and this will result in a smaller area being designated than has been put forward. The businesses on the site will have to be compatible with nearby residential properties.</p> <p>The bid for employment land to support the distillery at Drumbain is supported in principle subject to access to the site and the landscape and visual impact issues being adequately addressed.</p> <p>Slopes and gradients for road access suggest there is no scope for Greenbrae becoming a development site.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Craigellachie Populaton: 464 Households: 208* Effective Housing Supply: 12 Constrained Housing Land Supply: 10 Average Completions 1	<p>Craigellachie is effectively “by-passed” by the A95, and is accordingly a quieter village than neighbouring Aberlour. There is a primary school and a limited range of shops/services. Annual development rates are low and most of the sites allocated within the 2008 Local Plan remain undeveloped. The former cooperage site R2 is now complete. There has been no development on R4 site of the former brewery, R1 Edward Avenue or R3 Brickfield cumulatively these sites have a capacity of 22.</p>	<p>Options for expansion are constrained by the Rivers Spey and Fiddich; A95 road; higher level land to south west. There have been waste water treatment capacity issues in Craigellachie and the development of the cooperage site was stalled due to these. SEPA has raised waste water treatment capacity as an issue. Scottish Water has an indicative figure of 17 and therefore this could become an issue were a site to be developed in one go. Developers will have to discuss improvements to the treatment works accommodate new development.</p>	<p>A bid has been received for a small scale residential development along Spey Road, in an area of woodland. Constraints in Craigellachie have made it difficult to identify sites for development. Small scale sites are considered likely to be more attractive than larger scale designations. A further site, not subject of a bid, has been identified adjacent to Croft Place. This might result in “stringing out” of development along the A941 towards Dufftown, and although not ideal, is seen as the most reasonable option for further development in the village.</p>	<p>The currently designated sites will be carried forward into the new Plan. Craigellachie is capable of accommodating a modest release of additional land for 20 houses. The site at Spey Road which is capable of accommodating up to 10 houses, is supported subject to submission of an appropriate assessment to the satisfaction of SNH (on impact on the River Spey SAC) prior to inclusion within the Proposed Plan. Retention of some tree cover on the lower part of the site would be a condition of designation. Additional growth for Craigellachie could be directed to the south of the village adjacent to R3. Land for a further 10 houses is proposed, with scope for further development here in future years. There will be flexibility in defining the actual boundaries of the site. The land should be developed using a masterplan approach taking account of infrastructure, open space and structure planting. A phased release of land would be promoted with each phase of development retaining access and linkages to the land beyond.</p>

Settlement/ Key Statistics	Issues	Constraints	Opportunities	Proposals
Archiestown Population: 202 Households: 96 Effective Housing Supply: 6 Constrained Housing Land Supply: 6 Average Completions 1	<p>Archiestown is an attractive village, the core area is designated as a conservation area, built around a grid iron street pattern, In terms of facilities, there is a hotel; post office and one or two shops. The primary school serving Archiestown is located at Knockando 2 miles to the west. Over the past 10 years or so, development has taken place on the old chicken yard at the east end, and R3 North Lane, but these have been developed slowly. The two designated sites R1 & R4 off South Lane remain undeveloped. Much of the development activity has taken place outside the village, to the east, where a significant number of houses in the open countryside have been permitted. This may have had an impact on the uptake of the zoned sites in the village.</p>	<p>The rising topography of land beyond North Lane constrains further development in this area. Continuation of a grid iron street pattern will dictate road layouts in any new development</p> <p>Waste water capacity in the town is limited and developers will have to discuss improvements to the treatment works accommodate new development.</p>	<p>No bid sites have been put forward for the expansion of Archiestown.</p> <p>The expansion of existing housing designations at South Lane could enhance the attractiveness of these sites for development, and improve layout options</p> <p>An additional two sites not subject of bids have been identified on the western edge of the village.</p>	<p>The currently designated sites will be carried forward into the new Plan. Archiestown is considered capable of accommodating modest growth of 20 houses.</p> <p>The designations at South Lane are to be enlarged to allow for further development and the incorporation of the traditional grid layout of lanes which is a special feature of the village. Additional smaller scale sites are identified with road frontages to offer alternative sites with potential for serviced plots.</p>

Conclusion

A combination of topographic and technical constraints has meant that there is a shortage of easily developable sites within the Speyside LHMA. This has contributed to low development rates in many of the villages. It has also been identified that there is a shortage of affordable housing; the designation of further residential sites is intended to try and help address this by ensuring an ample supply of designated land. The villages of Aberlour and Dufftown are the primary service providers in Speyside and should accommodate the majority of development. Rothes is heavily constrained by flooding and it is proposed to bring forward the LONG allocation which is free of flooding issues. Craigellachie and Archiestown have low development rates and effective sites which remain undeveloped, accordingly only a modest release of additional land is proposed in each village.

There is an identified shortage of employment land, and thus no sites to which to direct demand for small business units/industrial buildings. This is not uncommon in smaller settlements, where public sector resources have not been available for such investment. The Economic Strategy has concentrated on a high level/strategic approach to investment and, with the exception of a small scale allocation at Rothes and consideration of a modest release at Aberlour there are no proposals to identify further employment land in Speyside. Provision of employment land must therefore be private sector led.

Taking account of the above conclusions, it is proposed that the settlement allocations for the Speyside Local Housing Market Area are broken down as follows;

Settlement	Proposed Housing Allocation
Aberlour	75
Archiestown	20
Craigellachie	20
Dufftown	75
Rothes	40

Small sites under 5 units may be considered in addition to these figures.