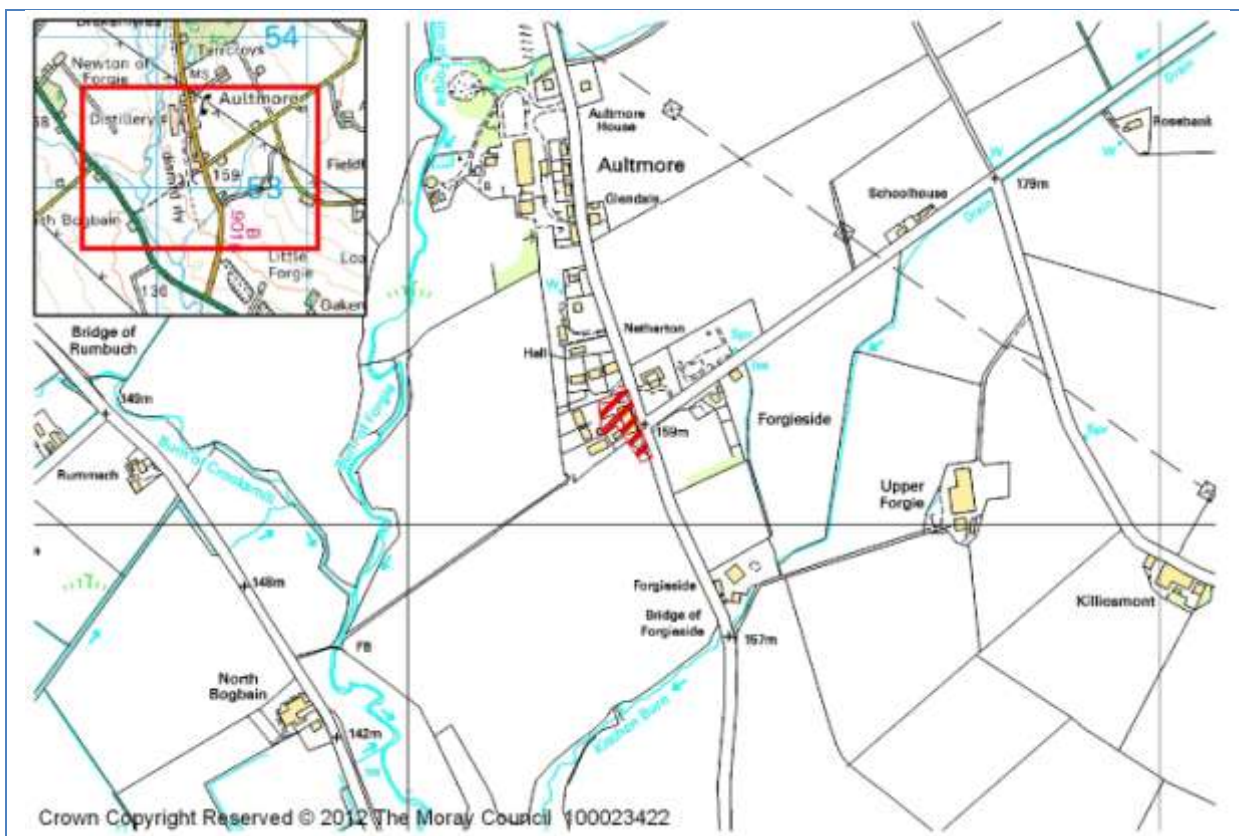


<b>Settlement</b>	<b>Aultmore</b>
<b>Site Address</b>	Former Smiddy Workshops and Adjacent Land, Aultmore
<b>Ref Number</b>	SITE 4
<b>Bid Summary</b>	Extension to Rural Community Boundary
<b>Site Description</b>	Former workshops, petrol sales area and agricultural land
<b>Greenfield/ Brownfield</b>	Part Brownfield/Part Greenfield
<b>Current Zoning</b>	Majority of site is within existing rural community boundary as defined by the Moray Local Plan 2008 (MLP 2008). The remainder of the site is outside this boundary and is considered to be countryside.

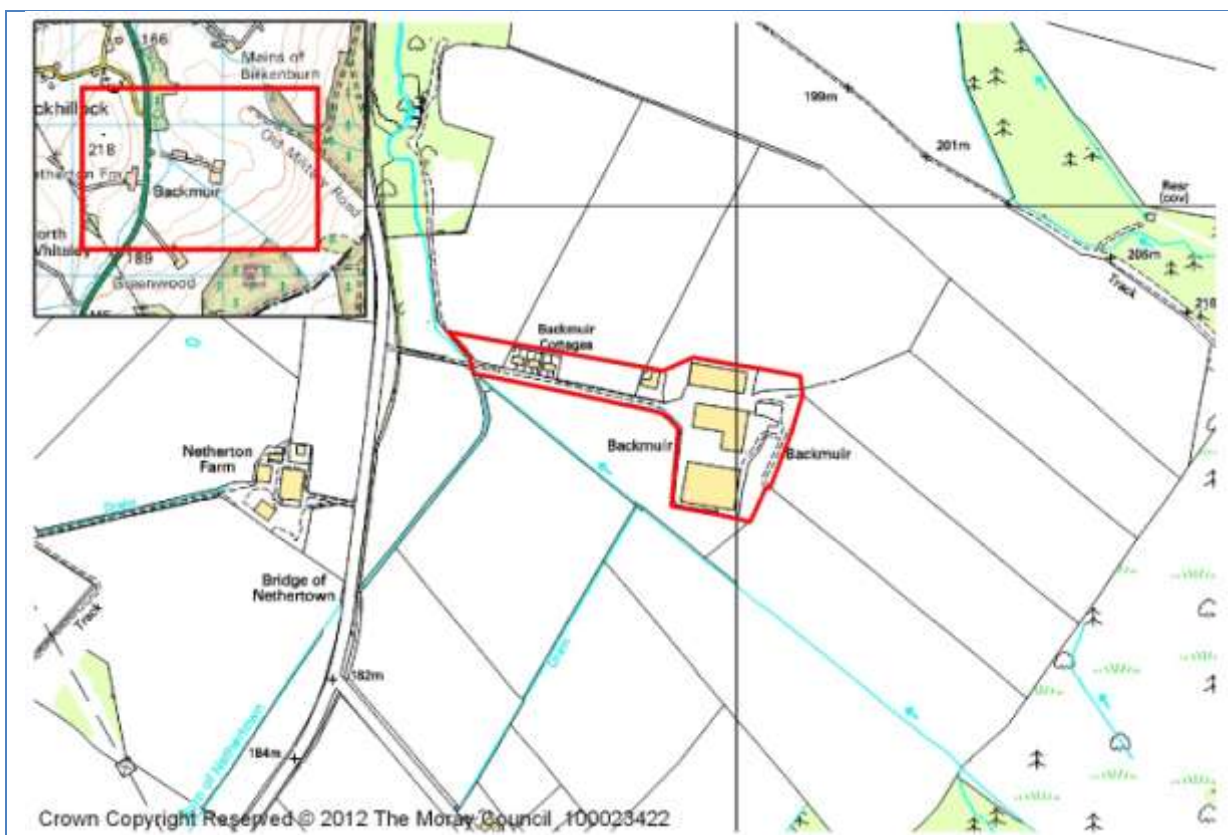


<b>Transportation</b>	TMC Transportation Services to advise. There are no core paths/roads or Sustrans routes in the vicinity of the proposed site.
<b>Planning History</b>	The proposal is to extend the existing rural community boundary south to include an area of land measuring 0.03 acre (0.1 hectare) as part of a larger site totalling 0.81 acres (0.33 hectares) for residential and/or commercial use (i.e. an opportunity site). The proposed site includes the former smiddy workshops and associated land included within the existing boundary, and an

	<p>alleged former petrol sales area and triangular area of field to the rear.</p> <p>The proposed site has an existing planning consent for a change of use of premises to manufacture and sell greenhouses (02/01053/FUL). The consented site includes part of the area outside the settlement boundary which is the subject of this proposal. A new dwelling adjacent the proposed site has also been constructed (02/02031/FUL).</p> <p>Two parcels of land are identified in the MLP 2008 for residential development. These are located immediately east of the B9016. Site A has planning consent (via appeal) for 6 detached houses (07/02222/FUL) which have yet to be constructed. No applications have been submitted for Site B.</p> <p>There is a proposal to extend the rural community boundary east to redevelop the former nursery for residential development.</p>
<b>Environmental Health</b>	<p>TMC Contaminated Land has provided the following comment:</p> <ul style="list-style-type: none"> <li>• This is former industrial area, reported to have included fuelling station. Any application for development would need to include assessment of potential contamination.</li> </ul> <p>TMC Environmental Health has no comment.</p>
<b>Flooding</b>	<p>The site is not at risk from flooding (source: SEPA flood maps). There are no public sewers in the area and effluent disposal from multi-house developments will require considerable investigative work. Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan will be required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.</p>
<b>Landscape</b>	<p>The site is a gateway into the hamlet and as such, highly visible from the A95. Part of the site is brownfield consisting of a flat concrete area. There are some bushes along the boundary of the site which provides a natural settlement boundary from the surrounding agricultural land. This farmland is relatively flat and sits at a lower level than the road. There are no natural features or boundaries to distinguish this area that is proposed for development from the remainder of the field.</p>
<b>Biodiversity/Natura</b>	<p>SNH has provided the following comments on protected species:</p> <ul style="list-style-type: none"> <li>• If existing buildings are to be demolished or altered then a bat survey is likely to be necessary.</li> </ul>
<b>Water/Waste water</b>	<p>The site would be served by Herricks Water Treatment Works (WTW) which has a capacity of 198 units. Waste water would require to be disposed of via private septic tanks.</p>

<p><b>Cultural Heritage</b></p>	<p>Archaeological Services have provided the following comments:</p> <ul style="list-style-type: none"> <li>• A Standing Building Survey Level 1 would be required for this bid site prior to any development commencing.</li> </ul> <p>No cultural heritage assets would be affected by the development of this site.</p>
<p><b>Overall SEA Assessment</b></p>	<p>Drainage is an issue in Aultmore. Where existing buildings are to be demolished or altered then a bat survey will be required.</p>
<p><b>Overall Planning Assessment</b></p>	<p>The existing consent for a greenhouse manufacturing business on part of the proposed site includes a small area of brownfield land outside the existing rural community boundary. Given the planning consent it is intended to extend the boundary to include this area of land. However, the remainder of the proposed site is greenfield and has no natural features to define the area from the remainder of the field. The area is also highly prominent given its gateway location. For these reasons and given that there are other more appropriate sites for development within the settlement, it is not intended to include this area of land in the rural community boundary.</p>
<p><b>Other</b></p>	<p>The site is located within Newmill Primary and Keith Grammar School catchments.</p>

<b>Settlement</b>	<b>Backmuir, Nr Keith</b>
<b>Site Address</b>	Backmuir Farm and Cottages
<b>Ref Number</b>	BOUND
<b>Bid Summary</b>	Formation of New Rural Community
<b>Site Description</b>	Agricultural Land
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside

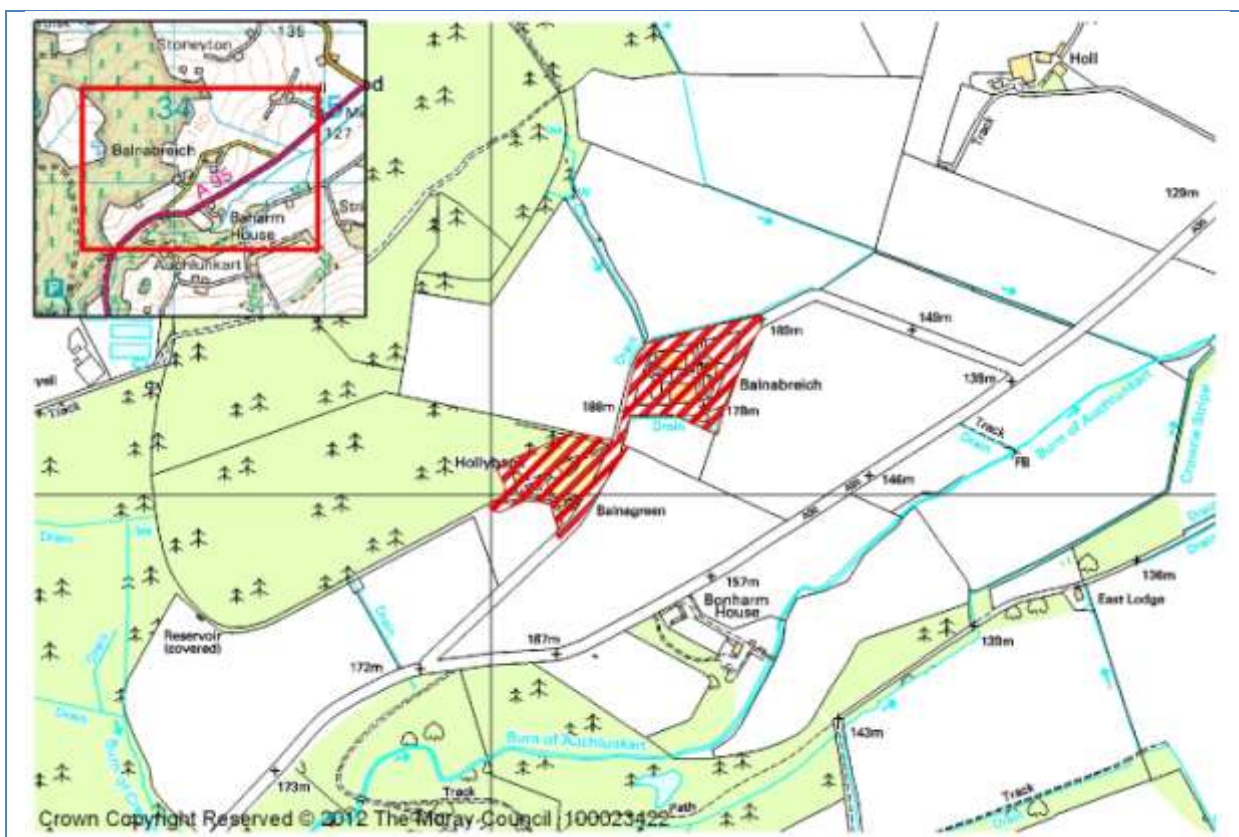


<b>Transportation</b>	<p>Transport Scotland has provided the following comment:</p> <ul style="list-style-type: none"> <li>From the information provided Transport Scotland would have no concerns with the proposal for a small number of additional houses at this location provided the existing junction with the trunk road is of an appropriate standard or if required, improved to the appropriate standard as required by Transport Scotland.</li> </ul> <p>TMC Transportation Services to advise. There are no core paths/roads or Sustrans routes in the vicinity of the proposed site.</p>
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<p><b>Planning History</b></p>	<p>The proposal is to create a new rural community at Backmuir. This would include the existing Backmuir Cottages and 2 parcels of land located on either side (east and west) together with the adjoining Backmuir Farm and buildings. Proposed residential site A located to the east of Backmuir Cottages measures 0.49 acres (0.2 hectares) is capable of accommodating 2 houses. Site B located to the west of Backmuir Cottages measures 0.99 acres (0.4 hectares) and has capacity for 4 houses. Backmuir Farmhouse and existing agricultural/industrial buildings adjoins the western boundary of site B.</p> <p>One of three agricultural buildings has received consent to form separate industrial units (07/00623/FUL) whilst the separate engineering workshop in the southern part of the site received consent to form an office extension (07/02778/FUL). These developments have taken place. There have been no other developments in the immediate area over the period 2000-2011. A new one and a half storey farmhouse has been constructed adjacent the farm buildings and there are 3no semi-detached two storey dwellinghouses located to the west of this house on the approach road.</p>
<p><b>Environmental Health</b></p>	<p>TMC Environmental Health has raised no comments and there are no known contaminated land issues.</p>
<p><b>Flooding</b></p>	<p>The eastern part of Site A is subject to flooding – it is included within the 1 in 1000 year flood level risk (source: SEPA flood maps). SEPA has provided the following comments on flood risk:</p> <ul style="list-style-type: none"> <li>• Site A is partly within the flood map.</li> <li>• The LDP should be clearly worded to highlight that any development on the site would need to be supported by a satisfactory FRA.</li> <li>• The outcome of the FRA may affect the extent of developable land available, but it is likely that part of the site can be developed at least.</li> </ul> <p>Effluent disposal is to be via individual treatment systems and additional substantive detail will be required relating to the suitability of ground conditions for effluent disposal.</p>
<p><b>Landscape</b></p>	<p>Both sites slope up to the north. There are no natural features to define the proposed sites from the remainder of the agricultural fields. An avenue of trees is located on either site of the approach road to the farm buildings. There is a burn and vegetation along the western boundary of the site closest the A96. Development is visible from the A96.</p>
<p><b>Biodiversity/Natura</b></p>	<p>SNH has raised no comments.</p>

<b>Water/Waste water</b>	Site A would be served by Turriff Water Treatment Works (WTW) which has a capacity of 275 units and Site B would be served by Herrick WTW which has a capacity of 198 units. Waste water would require to be disposed of via private septic tanks – the Council will need to advise the builder to ensure good ground conditions are suitable for a septic tank soakaway.
<b>Cultural Heritage</b>	No archaeological mitigation would be required for development within the proposed sites. No cultural heritage assets would be affected by the development of this site.
<b>Overall SEA Assessment</b>	There is drainage issues associated with development at Backmuir. Part of proposed site A is susceptible to flooding.
<b>Overall Planning Assessment</b>	There are no facilities at Backmuir. There are also no natural features or boundaries to contain the proposed development within the landscape and part of site A is subject to flooding. The expanded industrial business at Backmuir is considered to detract from the residential amenity of the area and may cause vehicular conflict with residential properties. Furthermore, individual proposals for up to 2 houses can be dealt with through the planning application process. For these reasons, it is not intended to support further growth through the formation of a new rural community at Backmuir.
<b>Other</b>	The site is located within Keith Primary and Keith Grammar School catchments.

<b>\Settlement</b>	<b>Balnabreich</b>
<b>Site Address</b>	Land at Balnabreich, Upper Mulben, Keith
<b>Ref Number</b>	SITE 1
<b>Bid Summary</b>	Designate as rural community
<b>Site Description</b>	Irregular shaped site based around an existing cluster of traditional buildings and farm complex. Located south west of Mulben there are two means of access off the A95.
<b>Greenfield/ Brownfield</b>	Brownfield
<b>Current Zoning</b>	Countryside

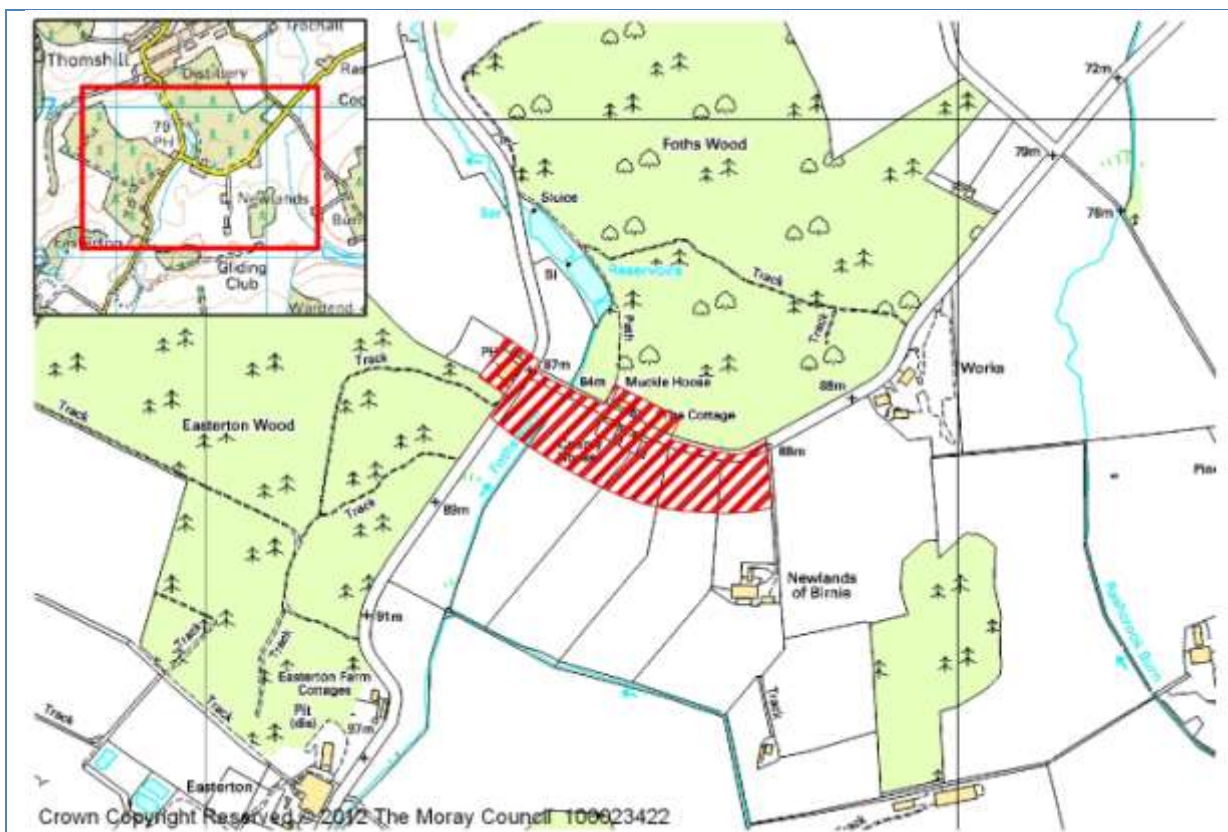


<b>Transportation</b>	Transportation Section comments awaited. The site is accessed via a single track road with poor access onto the A95 which may restrict development.
<b>Planning History</b>	No recent planning history on site.
<b>Environmental Health</b>	No comments have been received in terms of noise or contaminated land issues.
<b>Flooding</b>	SEPA has raised no comment in respect of flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood Team – No known fluvial flooding at this location. Risk from

	<p>surrounding watercourse (ditches) to be assessed by developer. As this is a proposal for redevelopment then risk to other properties may be minimal assuming the impermeable surface area is similar.</p>
<b>Landscape</b>	<p>The site is located on a hillside overlooking the A95. The small grouping of traditional buildings including the Church is not particularly visible from the roadside. Of the former farm complex only the original farmhouse is clearly seen from the road. The site benefits from having a significant amount of landscape coverage that means the site and existing buildings are not prominent features in the landscape. Any new development should retain and supplement the landscaping where necessary so the development integrates sensitively.</p>
<b>Biodiversity/Natura</b>	<p>There are existing buildings on site and if these are removed or altered bat surveys will need to be done the results of which, including any mitigation necessary, will be submitted at the application stages. The building may also be used by breeding birds (swallows, barn owls, pigeons) so timing of construction will need to take this into account.</p>
<b>Water/Waste water</b>	<p>Effluent disposal is via individual treatment systems. Additional substantive detail required relating to suitability of ground conditions for effluent disposal.</p>
<b>Cultural Heritage</b>	<p>It is noted in the Sites &amp; Monuments Record that Balnabreich is the site of a possible castle burnt down in 1689. Therefore any redevelopment of Balnabreich would require a Standing Building Survey of the upstanding structures, and potentially an archaeological evaluation depending on the nature of works undertaken.</p>
<b>Overall SEA Assessment</b>	<p>No significant environmental impact identified.</p>
<b>Overall Planning Assessment</b>	<p>The redevelopment of the farm complex is not dependent upon the site being designated as a rural community. Beyond the redevelopment no additional development is proposed due to the acknowledged access difficulties. There is no justification for the consolidation of these two areas to create a rural community and the redevelopment of the farm complex could be pursued through a planning application.</p>
<b>Other</b>	<p>The site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.</p>



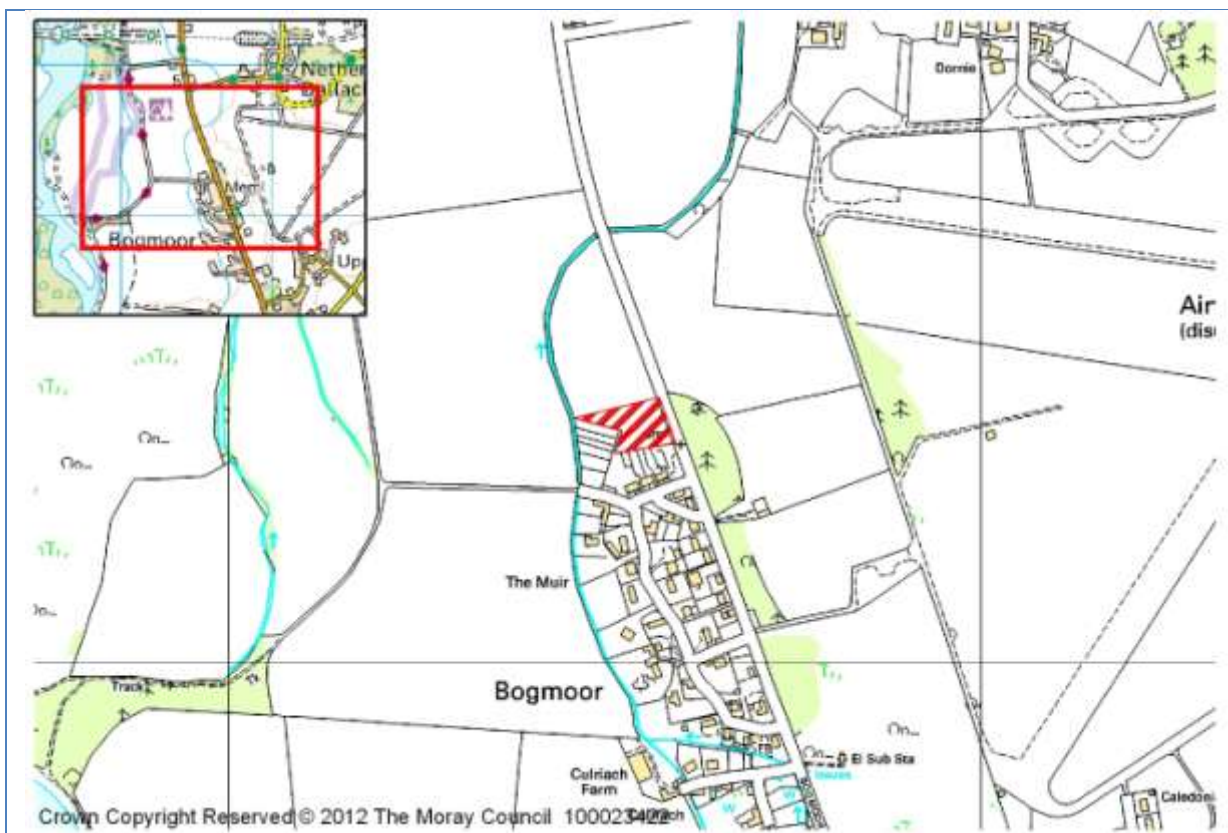
<b>Settlement</b>	<b>Birnie</b>
<b>Site Address</b>	Proposed Rural community
<b>Ref Number</b>	SITE 1
<b>Bid Summary</b>	Request designation of rural community centred around the Birnie Inn, with additional housing opportunities and amenity planting.
<b>Site Description</b>	The site involves filling in a number of gaps between existing houses. The northern side of the road has strong, defensible boundaries formed by the woodland, but the south is open agricultural land. The sites are flat and a line of wooden pylons run along the southern side close to the road.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	None



<b>Transportation</b>	<a href="#">Click here to enter text.</a>
<b>Planning History</b>	Extensive history of planning applications in this area. A number of consents granted for single house and also refusals with appeals. Applications have been determined against Policy H8 of the MLP2008.

<b>Environmental Health</b>	Click here to enter text.
<b>Flooding</b>	No risk of flooding
<b>Landscape</b>	Click here to enter text.
<b>Biodiversity/Natura</b>	Click here to enter text.
<b>Water/Waste water</b>	Septic tanks and soakaways required. Sites 1, 2 and 3 constrain the Foths Burn (non-baseline). It is a historically straightened watercourse. Development of these sites would severely limit the opportunity for restoration in future. Any development should therefore allow space for restoration and development of natural processes in the future. This may be a significant area in this case and may mean that the development on these sites is unviable. Possible capacity issues at Birnie septic tank. No alternative sewerage system available. Additional substantive detail required relating to suitability of ground conditions for effluent disposal.
<b>Cultural Heritage</b>	No mitigation required.
<b>Other</b>	Click here to enter text.
<b>Overall SEA Assessment</b>	No significant environmental issues are likely to arise.
<b>Overall Planning Assessment</b>	There are currently two groupings of buildings in the area and an extensive history of planning applications for single houses. The bid would result in ribbon development along both the north and south side of the minor road to link the two groups of buildings. The bid proposal would effectively result in the County houses being surrounded by new development in significantly larger plots and would link the two groupings on the south side only.

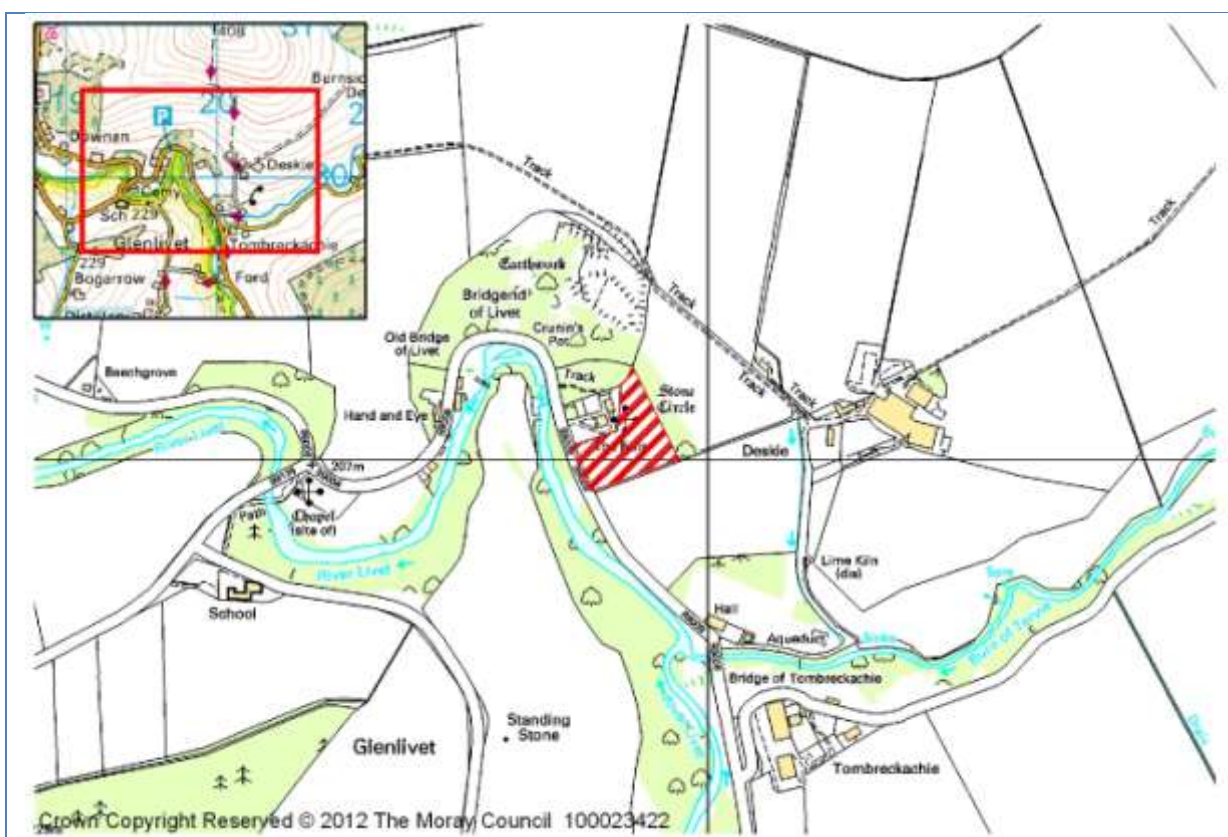
<b>Settlement</b>	<b>Bogmoor</b>
<b>Site Address</b>	Land to the west of Bogmoor Road, Bogmoor
<b>Ref Number</b>	SITE 1
<b>Bid Summary</b>	The proposed use for the site is for residential purposes, with a potential capacity to accommodate up to 5- 7 houses. The bid submission suggests that access to the proposed site can be obtained via the existing agricultural access from the public road.
<b>Site Description</b>	The proposed site is located on the west side of Bogmoor Road and to the north of the existing detached housing. The site is flat agricultural land. A disused airfield is situated approximately 270 metres east of the bid site. The River Spey SAC and Moary and Nairn Coast SPA is located approximately 480m west of the site. The site is located within the historic floodplain of the River Spey and Pottie Burn runs along the west of the site.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	No designation. The River Spey SAC and Moray and Nairn Coast SPA is located approximately 480m west of the site.



<p><b>Transportation</b></p>	<p>The Moray Local Plan 2008 advises that at Bogmoor the Council will restrict further development that requires new access roads to the main road frontage (B9104), for road safety reasons.</p>
<p><b>Planning History</b></p>	<p>No recent planning history on the bid site.</p> <p><u>Adjacent Sites:</u>  09/00535/FUL: Application permitted to erect new dwellinghouse and outbuilding together with temporary sitting of residential caravan at The Muir, Bogmoor.  05/00039/OUT: Planning consent granted for Outline permission to erect two dwellinghouse on former allotments The Muir, Bogmoor.  08/01279/FUL: Planning permission granted to erect dwellinghouse and garage at Plot 2 The Muir, Bogmoor.  07/00225/FUL: application permitted to alter and extend the dwellinghouse at 9 The Muir, Bogmoor.  05/02546/FUL: Planning consent granted to remove existing porch and erect new sun porch at 3 The Muir, Bogmoor.  99/00235/FUL: Application permitted to alter and extend dwellinghouse at 3 The Muir, Bogmoor.</p>
<p><b>Environmental Health</b></p>	<p>No comment.</p>
<p><b>Flooding</b></p>	<p><u>SEPA:</u>  The site is adjacent to a watercourse / area shown on the flood map so a flood risk assessment would be needed if that part of the site is to be developed.</p>
<p><b>Landscape</b></p>	<p>No designation.</p> <p>The site is flat open agricultural land. The woodland to the east is relatively thin and does not provide any significant screening or sense of enclosure. The site is bounded by existing residential developments to the south and west. The public road forms the eastern site boundary. The site is open to the north with no defined boundaries.</p>
<p><b>Biodiversity/Natura</b></p>	<p><u>SNH</u>  River Spey SAC, Lower River Spey – Spey Bay SAC and Moray and Nairn Coast SPA - Bogmoor is within the historic floodplain of the River Spey. The river will continue to move around so low lying areas may be at risk of flooding in the future. The impact of this proposal should have no direct effect on the Natura sites but subsequent management of flood risk could.</p> <p><u>SEPA</u>  This village is located near to the River Spey. Although it is currently some distance from the river the very dynamic nature of the reach means that the village could be under threat in years to</p>

	<p>come depending on how the river is managed. SEPA would strongly argue against further development in this area even though impact on the water environment is likely to be low for many years.</p> <p>Impacts on Pottie Burn which is currently at poor status due to diffuse source pollution would also need to be considered.</p>
<b>Water/Waste water</b>	<p><b>SEPA:</b> No public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work.</p>
<b>Cultural Heritage</b>	<p>No archaeological mitigation would be required within this bid site.</p>
<b>Overall SEA Assessment</b>	<p>Potential waste water/drainage issues to be addressed if this site is considered for inclusion. Landscape and floodrisk impact would also require mitigation. The impact of this proposal should have no direct effect on the Natura sites but subsequent management of flood risk could.</p>
<b>Overall Planning Assessment</b>	<p>SEPA would strongly argue against further development in this area due to the dynamic nature of the River Spey which may mean the village is under threat in years to come depending n the River is managed.</p> <p>Drainage issues, landscape and flood impact suggest that this would not be a preferred site for development.</p>
<b>Other</b>	

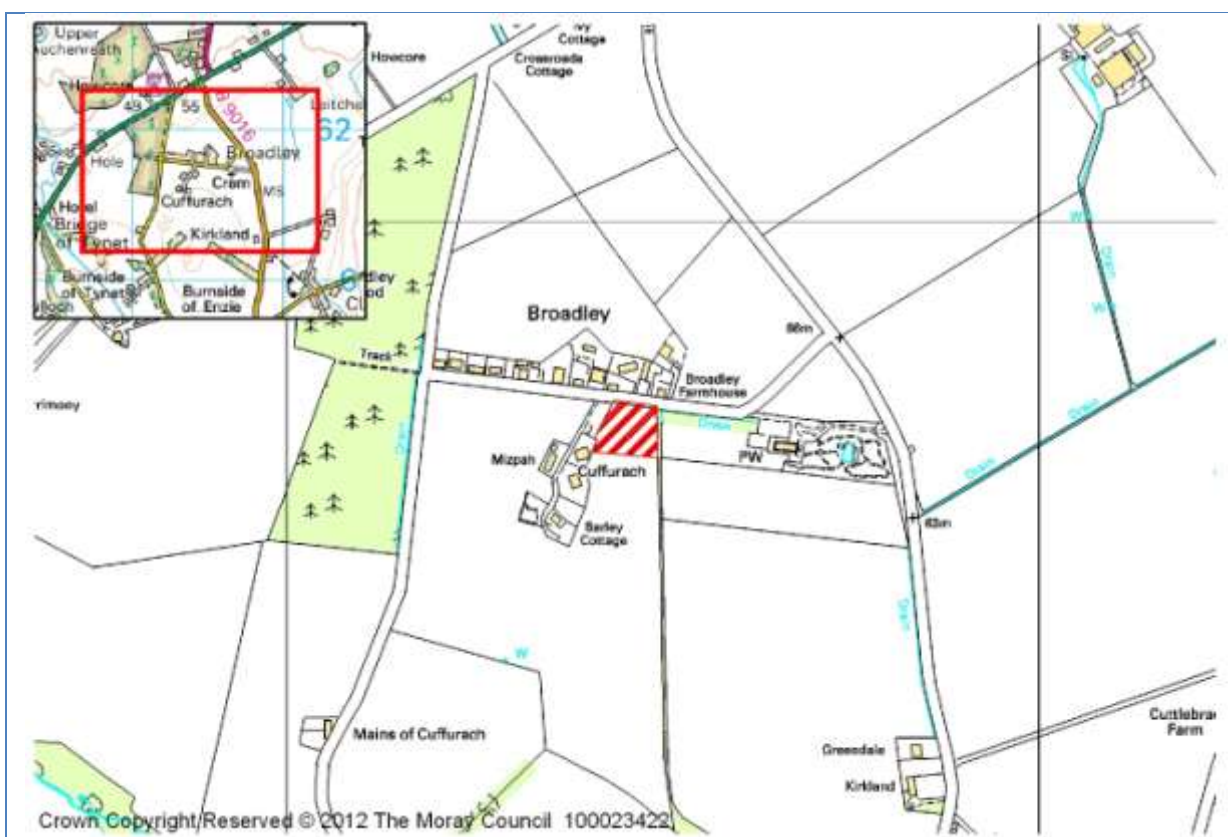
<b>Settlement</b>	<b>Bridgend of Glenlivet</b>
<b>Site Address</b>	Bridgend of Glenlivet rural community
<b>Ref Number</b>	SITE 1
<b>Bid Summary</b>	Retention of Site A
<b>Site Description</b>	Irregular shaped site of rough ground that slopes gently upwards from the road and has a backdrop of trees. Access is gained via the B9008.
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Designated for housing within Moray Local Plan 2008



<b>Transportation</b>	Transportation comments awaited.
<b>Planning History</b>	No recent relevant planning history. No planning applications submitted on Site A
<b>Environmental Health</b>	No comments have been received in terms of noise or contaminated land issues.
<b>Flooding</b>	SEPA has raised no comments in respect of flooding and the site is not shown as flooding on the SEPA indicative flood maps. Flood Team – No known fluvial flood risk at this location.

<b>Landscape</b>	The site rises gently away from the road which combined with a back drop of trees allows the development to integrate sensitively into its setting.
<b>Biodiversity/Natura</b>	The site is adjacent to the River Livet, a tributary of the River Spey and part of the SAC. Any development in here needs to demonstrate, at the application stage, how the existing watercourses will be protected during construction.
<b>Water/Waste water</b>	The site is close to the River Avon/River Livet (lower catchment) which is currently at moderate status due to morphology pressures. No public sewers in the area. Effluent disposal from multi house developments will require considerable investigative work. Water supply - Tomnavoulin indicative housing capacity less than 10 units. Waste water treatment private.
<b>Cultural Heritage</b>	Taking into consideration the stone circle that once stood within this bid site, there is considerable potential for archaeological remains surviving here. Therefore an archaeological evaluation would be required within this bid site prior to development commencing. Historic Scotland must also be consulted with regard to the setting of the Scheduled Ancient Monument of Deskie Castle, just to the north of the site.
<b>Overall SEA Assessment</b>	Cultural heritage issues however, no significant environmental impact identified.
<b>Overall Planning Assessment</b>	The site is designated with the current Moray Local Plan 2008 and is considered an appropriate area for the expansion of Bridgend of Glenlivet.
<b>Other</b>	The site layout and orientation should be designed to maximise the opportunities for solar passive gain and installation of renewable technologies.

<b>Settlement</b>	<b>Broadley</b>
<b>Site Address</b>	Land to the south of Broadley
<b>Ref Number</b>	SITE 1
<b>Bid Summary</b>	Residential development (5-7 houses) 1.24 acres (0.5 ha)
<b>Site Description</b>	Agricultural Field
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	The northern part of the site is included within the boundary of the rural community as defined in the Moray Local Plan 2008 (MLP 2008) with the remainder outside.



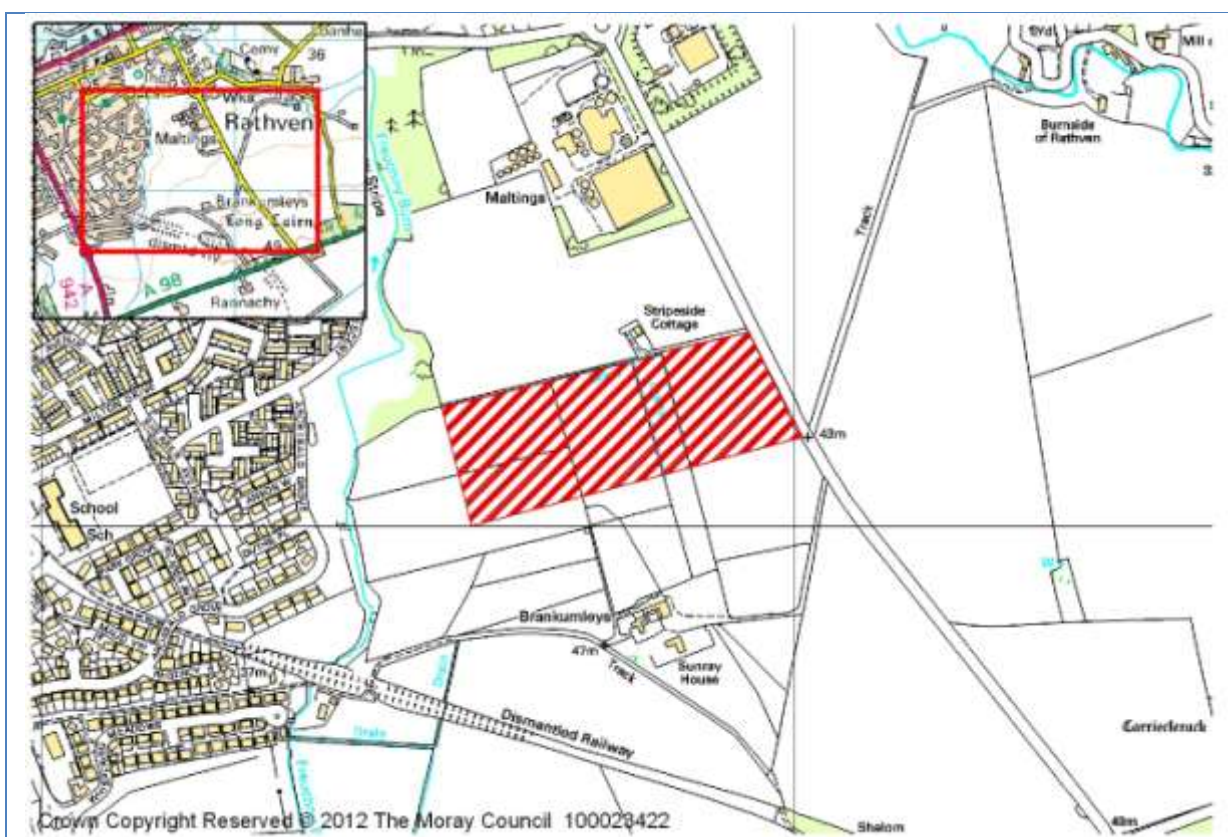
<b>Transportation</b>	TMC Transportation Services to advise. A bus service (Deveron Buses: 443) operates one return trip every Friday and Saturday between Broadley and Buckie, however there is no bus stop onsite. The journey time is 10 minutes. There is no core paths or Sustrans routes located in the vicinity of the Broadley.
<b>Planning History</b>	The northern part of the site is located within the existing rural community boundary as defined by the MLP 2008. This means that development can take place here. The proposal is to extend the boundary south to permit additional development. Over the period 2000-2011 7 dwellings have been permitted



	<p>within Broadley (4 of these have been built). Development has mainly taken place to the south of the hamlet.</p> <p>A planning consent for one dwelling exists in a gap site located to the north-west of the proposed site (10/00171/PPP). This consent includes a small strip of land along the western boundary of the proposed site. This dwelling has yet to be constructed.</p> <p>Three further applications for new dwellings and one steading conversion to two dwellings in the north of the settlement have been permitted. These are located to the rear of Broadley Farmhouse. There are 3 gap sites remaining within the existing rural community boundary (capable of accommodating up to 4 dwellings) located in the southern area of the hamlet.</p> <p>The majority of housing with Broadley is detached, post-war with housing set slightly back from the main road. There is a strong building line of walls and hedges along the main thoroughfare. There are a few traditional, stone properties located in the eastern part of the hamlet around Broadley Farmhouse.</p>
<b>Environmental Health</b>	TMC Environmental Health has raised no comments and there are no known contaminated land issues.
<b>Flooding</b>	The site is not at risk of flooding (source: SEPA flood maps, 2012). Drainage should not increase flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.
<b>Landscape</b>	The land forms part of a larger agricultural field that gently rises south. There are no natural features or boundaries to distinguish the site from the remainder of the field. The site is contained by mature woodland and scrub to the east beyond which are the Crematorium and Church. The strip of vegetation extends south along the boundary of the field. The western boundary is formed by the rear curtilage of residential properties. The main thoroughfare through Broadley encloses the land to the north. Undulating hills and woodland form the southern backdrop.
<b>Biodiversity/Natura</b>	SNH have no comment.
<b>Water/Waste water</b>	Broadley is served by the Turriff Water Treatment Works (WTW) which has an indicative capacity of 275 units. SEPA have commented that effluent disposal from multi-house developments will require considerable investigative work.
<b>Cultural Heritage</b>	Enzie Parish Church (B-listed) is located to the east of the proposed site. Development of the site would not affect the setting of the listed building given the separation created by the woodland and distance. No archaeological mitigation will be required should this site be developed.

<b>Overall SEA Assessment</b>	Loss of prime agricultural land needs to be considered.
<b>Overall Planning Assessment</b>	<p>The proposal represents a relatively large extension to a small rural community that has no facilities to support further growth. Residents would have to travel four miles to the nearest settlement, Buckie for local facilities. Development has generally taken place east to west along the main thoroughfare with some recent development along an informal track that extends south. This development has generally been infill rather than a planned extension of the settlement. In relation to the size of the settlement, the proposal is a significant development southwards which would be at odds with the general settlement pattern. Furthermore, there are no definitive features to contain the development within the landscape. For the above reasons, it is not intended to support the development proposal.</p>
<b>Other</b>	<p>The site is prime agricultural land – class 3.1 (land capable of producing consistently high yields of a narrow range of crops). The site is located within the Portgordon Primary and Buckie High School catchments.</p>

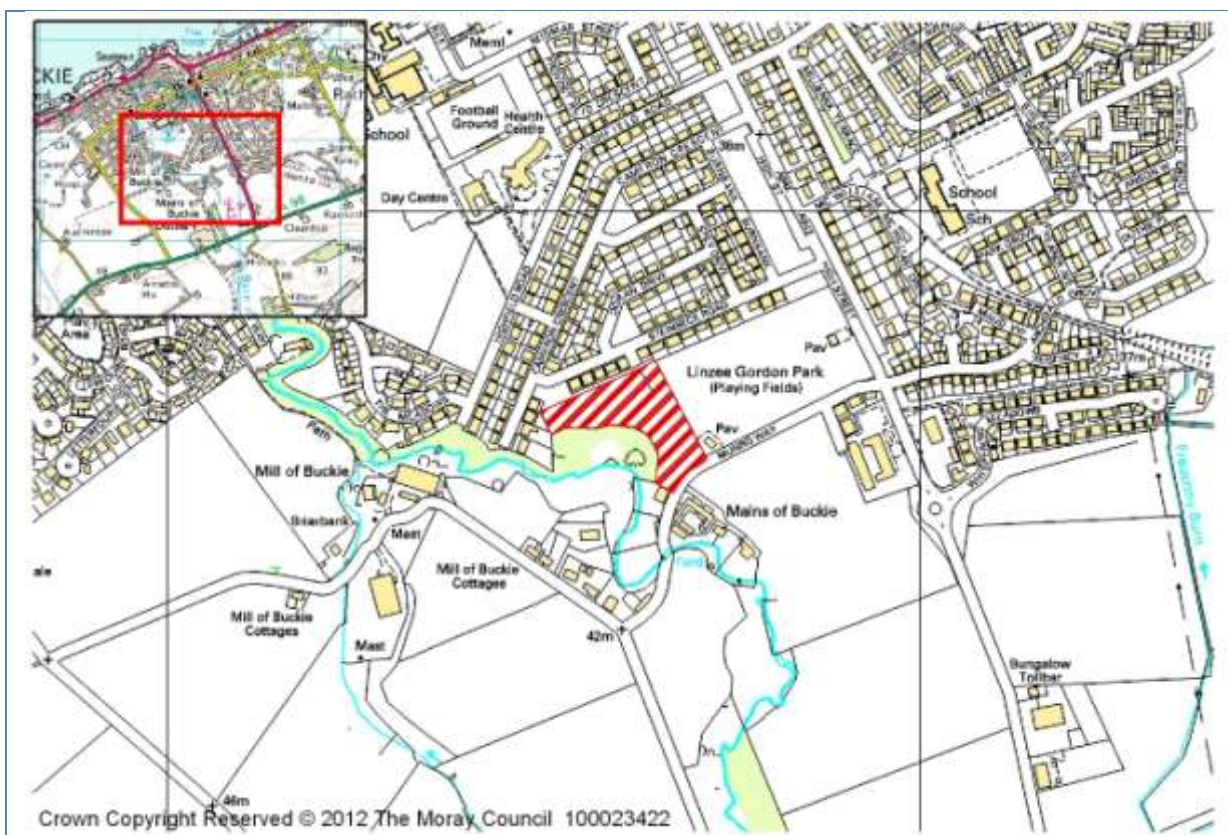
<b>Settlement</b>	<b>Buckie</b>
<b>Site Address</b>	West of March Road
<b>Ref Number</b>	IND7
<b>Bid Summary</b>	Industrial Development (5 hectares)
<b>Site Description</b>	Agricultural Field
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside Around Towns (CAT) Part of the site is identified as an ENV10 (Regeneration Proposal) for a community woodland within the Moray Local Plan 2008 (MLP 2008).



<b>Transportation</b>	Any proposals would need to ensure access and visibility for Stripeside Cottage access to the north was not compromised unless the cottages were to be removed and the access closed as part of any development of this site. Good visibility available onto U65L March Road. Possible improvements required to U65L junction with A98 required to cater for increased traffic volumes (Ghost Island junction may be required).
<b>Planning History</b>	No planning applications on site. The Moray Economic Strategy (MES) stipulates that a further 5 hectares of employment land is identified in Buckie, and this is felt to be a good candidate site. Site

	shown as location for structure planting in 2008 Plan.
<b>Environmental Health</b>	No comment
<b>Flooding</b>	There is no known risk of fluvial flooding at this location; not situated within a flood risk area (source: SEPA flood maps, 2012).
<b>Landscape</b>	<p>The site forms part of a larger area of flat agricultural land. The site is bounded to the north by an access track leading to Stripeside Cottages, and to the east, west and south by post and wire fencing and gorse bushes. March Road leading to the A98 follows the eastern boundary of the site. There are no distinctive natural features within the site.</p> <p>In order to provide some landscape containment in this part of town, the 2008 Plan proposes structure planting on this land.</p>
<b>Biodiversity/Natura</b>	Possible need for badger survey, but no other comment.
<b>Water/Waste water</b>	Buckie is served by the Turriff Water Treatment Works (WTW) and Moray East Waste Water Treatment Works (WWTW). The Turriff WTW has an indicative capacity of 275 units and the Moray East WWTW has an indicative capacity of 1,816 units.
<b>Cultural Heritage</b>	There are no listed buildings or conservation areas within or in close proximity to the site.
<b>Overall SEA Assessment</b>	Landscaping will be required to integrate the development and minimise its impact on the setting of the town. Potential pollution issues associated with industrial activity.
<b>Overall Planning Assessment</b>	<p>Although part of the site is identified as a regeneration proposal for a community woodland, it forms a logical extension to the current industrial designation at March Road. The allocation would help to cluster similar types of uses in an already established industrial area in Buckie with good transport links to the A98. Consideration will need to be given to impact of an industrial designation on residential amenity for individual properties in the vicinity, such as Stripeside Cottages.</p> <p>Landscaping and structural planting will help to integrate the development with the countryside and consideration should be given to continuing the regeneration proposal for a community woodland along the southern edge of the site.</p>
<b>Other</b>	None

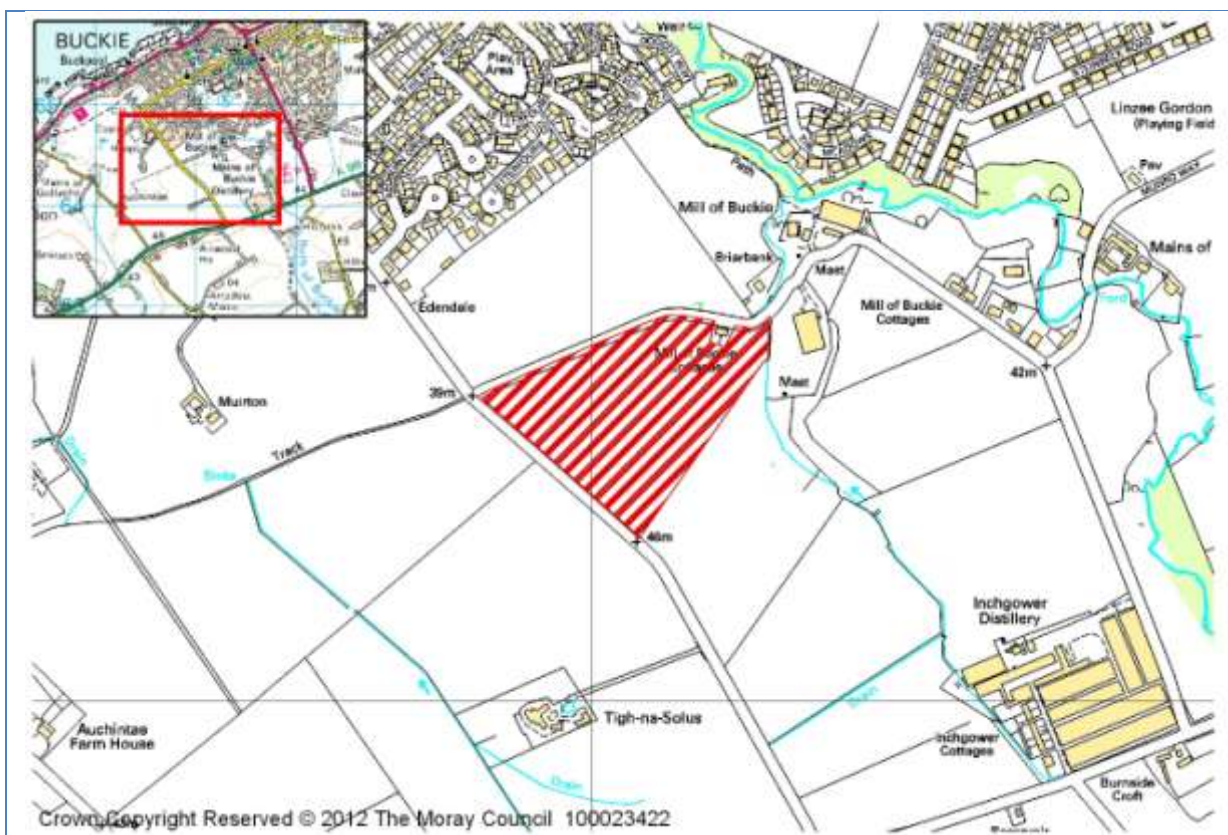
<b>Settlement</b>	<b>Buckie</b>
<b>Site Address</b>	Moray Local Plan 2008 Site R5 (Steinbeck Road)
<b>Ref Number</b>	R4
<b>Bid Summary</b>	Retain Site R5 (Steinbeck Road) for housing
<b>Site Description</b>	Agricultural Field
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Residential



<b>Transportation</b>	<p>TMC Transportation Services have advised that the development is acceptable subject to a number of modest transport requirements. The site will be served by only one access to the north connecting to Steinbeck Road as access onto Munro Way to the south is not feasible. A Transport Assessment is not required. A priority junction will be required along with a pedestrian/cycle link to Linzee Gordon Park and Munro Way. Core Paths run along the southern boundary of the site. An emergency vehicle connection to Munro Way is desirable. Developer contributions towards public transport and routes to school will be sought.</p>
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<b>Planning History</b>	Allocated housing site within MLP 2008 with indicative capacity of 30 houses. No planning applications. The development of the site has been held back to try to promote a quicker take up of sites at Burnbank (site R1 in MLP 2008). The current local plan stipulates that this site will remain constrained until there are only 10 units remaining at Burnbank. The density and character of the Highfield area will be maintained by allowing no more than 30 units on this site.
<b>Environmental Health</b>	TMC Environmental Health has no comment. No known contaminated land issues.
<b>Flooding</b>	No known fluvial flood risk at this location. SUDs and construction phase surface water management will be required.
<b>Landscape</b>	The site is relatively flat and is contained within the landscape by woodland to the west and Linzee Gordon Park to the east. There is residential development along Steinbeck Road to the north and a grouping of houses at Mains of Buckie to the south.
<b>Biodiversity/Natura</b>	SNH have no comment.
<b>Water/Waste water</b>	Buckie is served by the Turriff Water Treatment Works (WTW) and Moray East Waste Water Treatment Works (WWTW). The Turriff WTW has an indicative capacity of 275 units and the Moray East WWTW has an indicative capacity of 1,816 units.
<b>Cultural Heritage</b>	There are no cultural heritage assets located within or adjacent the site.
<b>Overall SEA Assessment</b>	The greenfield site has no known flooding or contamination issues. The site is well contained within the landscape and is in relatively close proximity to bus routes and community and shopping facilities.
<b>Overall Planning Assessment</b>	The site is allocated in the MLP 2008 for residential development (30 units). No new issues have arisen since the adoption of the MLP 2008 to inhibit carrying forward the site to the new LDP. Therefore, it is intended to continue as a residential designation for 30 units in the new plan.
<b>Other</b>	The site is located within the Cluny Primary and Buckie High School catchments.

<b>Settlement</b>	<b>Buckie</b>
<b>Site Address</b>	East of Barhill Road
<b>Ref Number</b>	R11
<b>Bid Summary</b>	Residential Development (14.43 acres): 140 houses (10 houses per acre).
<b>Site Description</b>	Agricultural Field
<b>Greenfield/ Brownfield</b>	Greenfield
<b>Current Zoning</b>	Countryside Around Towns



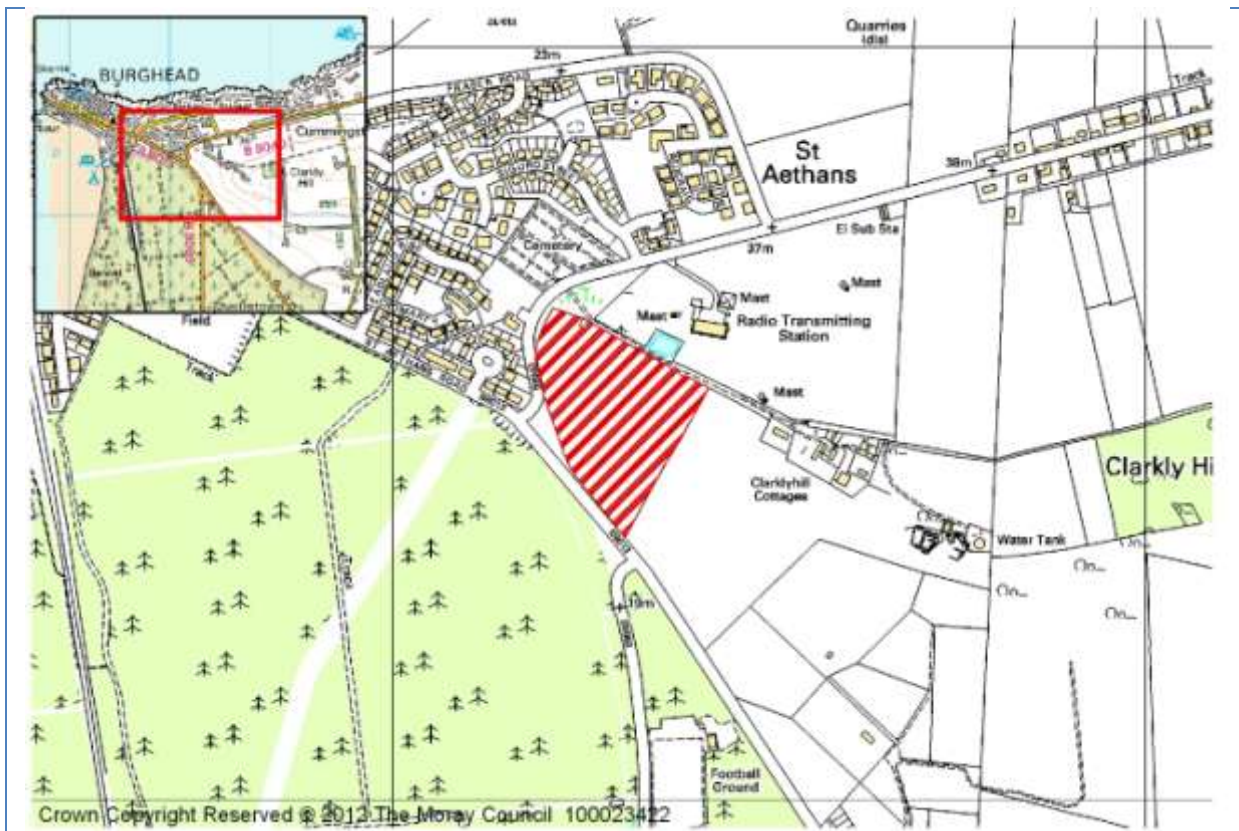
<b>Transportation</b>	<p>TMC Transportation Services have advised that the site is suitable for development provided two points of access can be achieved (with suitable spacing, visibility splays, etc) and on confirmation of numbers. A ghost island junction may be acceptable in the first instance for which land will need to be reserved. Connections to the core path to the north for pedestrians and cycles will be required together with connection along the site frontage into Barhill Road. Potential for future connections at southern boundary of site will need to be provided and reserved. Bus stop infrastructure or a contribution towards northbound infrastructure is required. A Transport Assessment will be needed. A contribution will be required to increase bus service</p>
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	service frequency and a northbound bus stop on the opposite side of Barhill Road sought.
<b>Planning History</b>	No planning applications on site. Application permitted (07/00426/FUL) for 117 houses and 32 flats at Site R8, Barhill Road, adjacent northern boundary of proposed site. Development under construction. Application permitted (08/02040/FUL) for 146 houses and 29 flats and outline application for community facilities on LONG site at Barhill Road, adjacent north-west corner of proposed site. Development under construction. Application permitted (03/00202/FUL) for storage building at Mill of Buckie Farm located 20m from south east corner of site.
<b>Environmental Health</b>	TMC Environmental Health has no comment. No known contamination issues.
<b>Flooding</b>	A small watercourse flows along the eastern boundary of the site. A Flood Risk Assessment (FRA) will be required if the watercourse is to be affected by development. If this is avoided and a buffer provided, then a FRA will probably not be required. To protect/improve the water environment space should be allowed for the development of natural processes in the future. SUDs and a construction phase water management plan will be required. There is no known risk of fluvial flooding at this location; not situated within a flood risk area (source: SEPA flood maps, 2012).
<b>Landscape</b>	The site forms part of a larger area of agricultural land. The land sits at an elevated level in relation to the development under construction to the north and gradually rises up towards a ridge that forms the southern boundary of the site. Landscape assessments have identified high sensitivity, and suggested development should be kept away from the ridge as it provides a sense of containment to the town, and that extensive woodland planting will be required to provide a definite and long lasting settlement edge. Other planting and open space/public access linkages will be sought as further integration measures. There are no other distinctive natural features within the site. There are two cottages and a wooded area to the east which can be reached by an informal vehicular track along the northern boundary leading to Mill of Buckie. Barhill Road leading to the A98 forms the western boundary of the site along which there is a pedestrian footpath.
<b>Biodiversity/Natura</b>	SNH has requested that biodiversity and green space is considered in the development of the site.
<b>Water/Waste water</b>	Buckie is served by the Turriff Water Treatment Works (WTW) and Moray East Waste Water Treatment Works (WWTW). The Turriff WTW has an indicative capacity of 275 units and the Moray East WWTW has an indicative capacity of 1,816 units.



<b>Cultural Heritage</b>	The previous archaeological evaluations of R8 and R9 to the north and northwest of this site demonstrated that any surviving archaeological features have been destroyed through ploughing activity in this area. Therefore no archaeological mitigation would be required within this bid site. There are no other historical assets (i.e. listed buildings, SAMs or conservation areas) within or in close proximity to the site. Historic Scotland has raised no issues regarding the development of the site.
<b>Overall SEA Assessment</b>	A FRA will be required if the watercourse along the eastern boundary is to be affected by development. Landscaping will be required to integrate the development and minimise its impact on the setting of the town as well as opportunities for green space and biodiversity within the development proposal. Further public transport provision will need to be considered to ensure private car use is minimised.
<b>Overall Planning Assessment</b>	Although part of the site is prime agricultural land it forms a logical extension to the current development taking place at Barhill Road. Given that development has still to take place on allocated sites to the east and north of the town, the proposal would continue to offer a choice of locations across the town. Linkages and visual connections to the surrounding area and into the town centre must be made from the site to overcome any sense of isolation given the relatively peripheral location. To avoid breaching the ridgeline, the development should take place on the lower part of the site with extensive woodland planting to the south. As a result, it is intended to support the site for residential development with an indicative capacity of 110 units, thereby allowing for the structural planting which will be required as part of the development.
<b>Other</b>	The southern part of the site is classified as prime agricultural land (Class 3.1 – land capable of producing consistently high yields of a narrow range of crops). The site is located within Cluny Primary School and Buckie High School catchments.

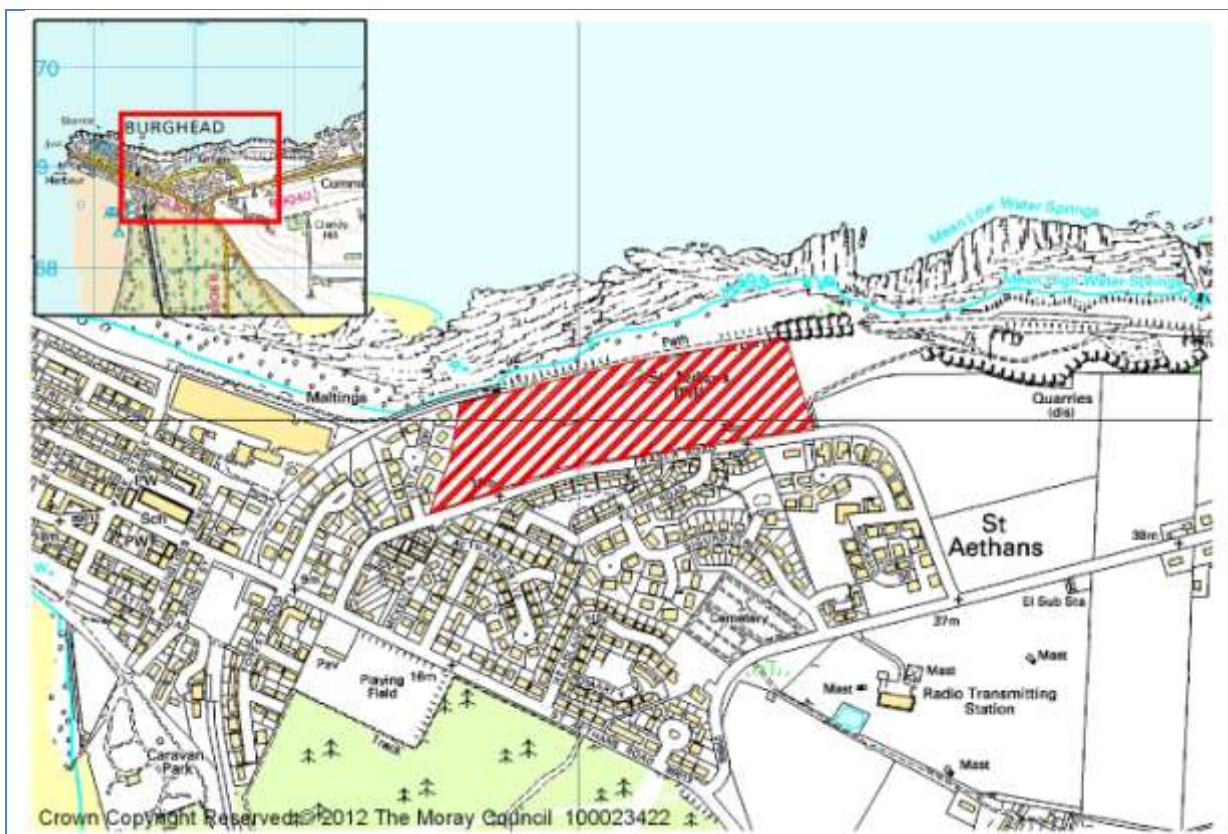
<b>Settlement</b>	<b>Burghead</b>
<b>Site Address</b>	Clarkly Hill
<b>Ref Number</b>	R4
<b>Bid Summary</b>	Proposed designation of site for low density residential development.
<b>Site Description</b>	3.8 ha site slopes up from west to east and is currently in agricultural use. Landscape here is dominated by the masts. Site is bounded by the public roads on the west and north, the masts and scrubland to the east and agricultural land to the south.
<b>Greenfield Brownfield</b>	Greenfield
<b>Current Zoning</b>	None



<b>Transportation</b>	Need further information on number of units proposed and proposed access points. New junction required onto B9013 with a visibility of 4.5 x 215m. TS may be required, depending on the number of houses proposed. Footway/ cycleway extension required to serve site.
<b>Planning History</b>	None

<b>Environmental Health</b>	<a href="#">Click here to enter text.</a>
<b>Flooding</b>	No flooding issues
<b>Landscape</b>	Relatively open site, landscape assessment required to identify mitigation measures. Important gateway into Burghead.
<b>Biodiversity/Natura</b>	Culbin, Findhorn and Burghead Bay SINS designation to the west. The site would form the approach to Burghead and occupies a prominent slope. Good landscaping and layout could help to present an attractive entrance to Burghead and native planting schemes could help biodiversity.
<b>Water/Waste water</b>	Site not currently networked and at some distance from current network. Likely to need secondary effluent treatment and two levels SUDS
<b>Cultural Heritage</b>	There is one recorded archaeological area of Regional Significance within the immediate vicinity of this site, NJ16NW0038 – a prehistoric cup-marked stone. Taking this into consideration, along with the other nationally significant archaeological finds discovered along the slopes of Clarklyhill and the southern aspect of the topography of the site, there is considerable potential for archaeological remains within this bid site. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.
<b>Other</b>	<a href="#">Click here to enter text.</a>
<b>Overall SEA Assessment</b>	Landscape issues are considered to be potentially significant due to the sensitivity of the site.
<b>Overall Planning Assessment</b>	Site offers potential for development. Development would require careful integration into the landscape and a landscape assessment is proposed. However, the proposed low density development is not considered to make best use of the land and would not be in keeping with the character of the town.

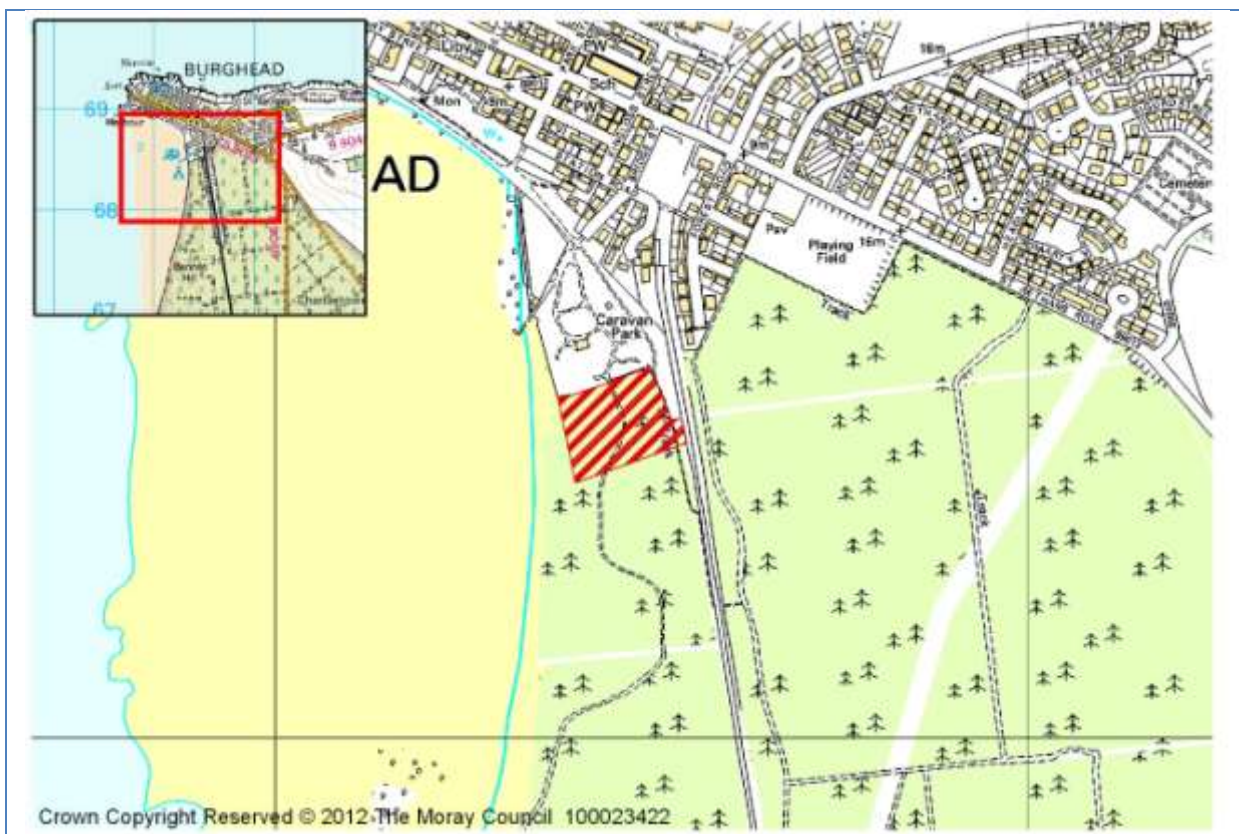
<b>Settlement</b>	<b>Burghead</b>
<b>Site Address</b>	Fraser Road
<b>Ref Number</b>	R6
<b>Bid Summary</b>	Propose designation of site for residential use
<b>Site Description</b>	Southern part of site is relatively flat, sloping sharply to the north. Site is bounded by Fraser Road to the south, agricultural land and gorse to the east, housing to the west and the former railway line and coastline to the north. Site extends to approx 6 ha.
<b>Greenfield Brownfield</b>	Greenfield
<b>Current Zoning</b>	Site lies within the Coastal Protection Zone



<b>Transportation</b>	TA required and improvements at B9013 Fraser Road junction likely to be required. Footway/ cycleway to be provided along frontage. Site requires 2 accesses or 1 access plus emergency access.
<b>Planning History</b>	Site was the subject of an objection to the last Local Plan and not supported by the Council. Objection was withdrawn prior to Inquiry.
<b>Environmental Health</b>	<a href="#">Click here to enter text.</a>

<b>Flooding</b>	No flooding issues
<b>Landscape</b>	Need a landscape assessment. The Hopeman/ Cumingston AGLV is located east of the site.
<b>Biodiversity/Natura</b>	The Burghead/ Covesea SINS is north of the site. Moray Firth SAC – Provided there is no requirement for new outfalls or drainage direct to the sea this proposal should not affect the SAC interests. Masonshaugh SSSI is located along the coast at this location and is adjacent to the proposed site. This is a geological SSSI and although it would not be directly affected by the proposal the applicant would have to provide evidence, at the application stage, of how the development will not damage any of the geological interests. There is some gorse scrub on site that could be used by breeding birds so timing of ground clearance work would need to try to avoid the breeding season or the developer will need to make thorough checks of the scrub to ensure there are no breeding birds present at felling time. This is a large area suggested for new housing. Although it is located on a hard rocky coastline we would advise considering whether coastal flooding and erosion, and the affects of climate change, may affect the viability of housing along the coast into the future. Flooding resilience in the design and layout of houses could be one way of reducing flooding impacts and managing risk
<b>Water/Waste water</b>	Site not currently networked and at some distance from current network. Likely to need secondary effluent treatment and two levels SUDS
<b>Cultural Heritage</b>	Taking into consideration the recorded archaeological site of NJ16NW0063, a natural spring known as St Aethan's Well, and the adjacent Early Medieval fortified site of Burghead itself, there is potential for archaeological remains within this area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.
<b>Other</b>	Coastal footpath runs to the north of the site.
<b>Overall SEA Assessment</b>	Development of this site could have a significant landscape impact on what is a very prominent edge of town site on a site which is surrounded by environmental designations. A landscape assessment is required to determine the scale of the impact and whether impact can be mitigated satisfactorily.
<b>Overall Planning Assessment</b>	Site was discounted previously as there were more suitable sites within the existing town boundary available for development. Most of these have now been developed. The short term options for the expansion of Burghead are limited. However, concerns regarding the prominence and landscape impact of this site are considered to be significant and a more suitable alternative is available for consideration. Detailed landscape study required.

<b>Settlement</b>	<b>Burghead</b>
<b>Site Address</b>	Caravan Park
<b>Ref Number</b>	T2
<b>Bid Summary</b>	Proposal is to increase the size of the caravan park to a viable number of pitches by extending onto site R4 to the north and a 1.6 hectare extension to the south into Roseisle forest to provide berths in a woodland coastal setting.
<b>Site Description</b>	The northern extension is onto the former chemical work site, which is currently in a derelict condition. Redevelopment of this eyesore has been encouraged through successive Local Plans. Previously ownership and contamination issues have proved difficult to overcome. The proposed southern extension is into an area of mature woodland adjacent to the coastline.
<b>Greenfield Brownfield</b>	Northern extension would be brownfield development, southern extension would be Greenfield development.
<b>Current Zoning</b>	The chemical works site is currently designated as R4 in the MLP2008.



<b>Transportation</b>	TA/ Transportation Statement required. Widening of Bridge Street from the B9013 to car park. Alternative route signage may be required.
<b>Planning History</b>	No history for southern extension. There have been a number of previous Local Plan representation and development enquiries

	regarding the chemical works site.
<b>Environmental Health</b>	The R4 area was historically the site of a chemical works. Risks to site users and the coastal environment would need to be further assessed and appropriate remedial measures put in place prior to any development of the site.
<b>Flooding</b>	The former chemical works site is at risk of coastal flooding.
<b>Landscape</b>	The site is adjacent to the Coastal Protection Zone and the Burghead/ Findhorn Coast AGLV. The proposal for the southern extension is to create clusters of caravan berths in a woodland setting.
<b>Biodiversity/Natura</b>	Southern extension is within the Culbin, Findhorn and Burghead Bay SINS designation. Moray Firth SAC – Burghead Bay is part of the SAC. Provided there is no requirement for new outfalls or drainage direct to the sea this proposal should not affect the SAC interests. The development is likely to require the removal of some plantation trees. Red squirrels are present within the forest so individual trees would need to be checked for signs of dreys prior to felling. Any drey trees should be left and accommodated within the layout of the caravan park.
<b>Water/Waste water</b>	<p>Surface water should be removed to the sea. Toposurvey would be required prior to development to check that parts of the site are not at risk of flooding. Areas affected could either be avoided or landraised.</p> <p>Site appears not to be currently connected to the public sewer network. Private effluent arrangements likely to require substantial improvement to accommodate this proposal.</p>
<b>Cultural Heritage</b>	The static caravans would have a minimal impact on R4 and therefore have no archaeological implications for this part of the bid. The area to the south is noted in the Sites and Monuments Record as having a prehistoric flint working area within it (SMR Ref No NJ16NW0065), and in 2005 human bone was discovered eroding out of the adjacent dune system which could be prehistoric in date. Therefore an archaeological watching-brief may be required within this bid site, dependant on the type and nature of the construction works proposed.
<b>Other</b>	<a href="#">Click here to enter text.</a>
<b>Overall SEA Assessment</b>	Although the proposal raises some environmental issues such as the potential contamination from the former chemical works and loss of forest to the south of the town, these are not considered to be significant.
<b>Overall Planning Assessment</b>	Consideration of changing R4 designation to allow a range of uses is required, with an OPP designation. Extension to the south could also be supported subject to consultation with the Forestry Commission. The main area of woodland should be retained with

	small clusters cleared for caravans to minimise impact.
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