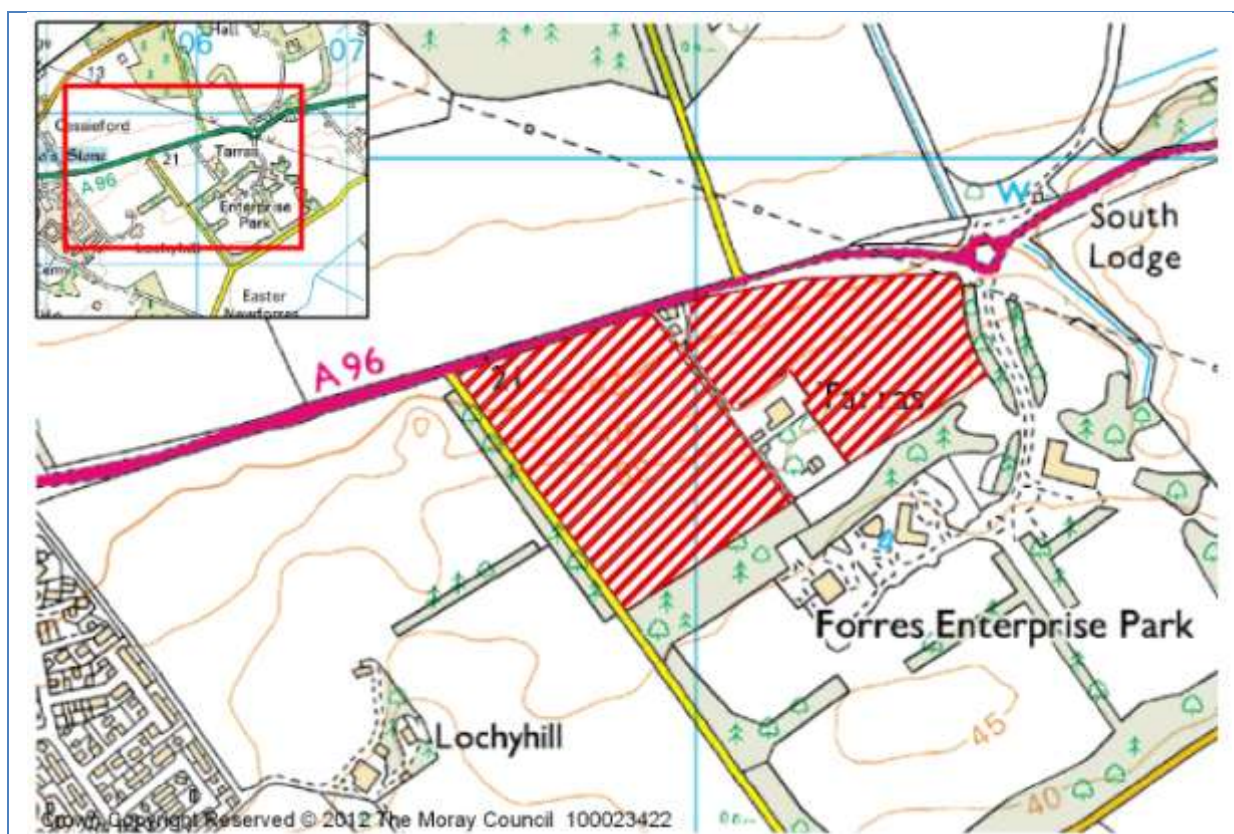


Settlement	Forres
Site Address	Tarras/ Cassieford
Ref Number	BP1
Bid Summary	Robertsons Homes seek continued designation of sites to the east of Forres for residential and commercial uses. Field A is proposed for a business park, Field B is proposed as a residential extension to Lochyhill. Fields D and E are proposed for residential with the north of G as commercial, allowing access to the adjacent site at Springfield.
Site Description	Lochyhill slopes in an undulating form from south to north. The new sites proposed sit on generally flat agricultural land. Most of sites D&E are prime agricultural land. The area is one of agricultural land on the east of the settlement boundary with the transport corridor of the A96 running east to the Business Park, which has been developed at a very low density in high amenity landscaped environment.
Greenfield Brownfield	Greenfield
Current Zoning	New sites are all located within the Forres CAT.

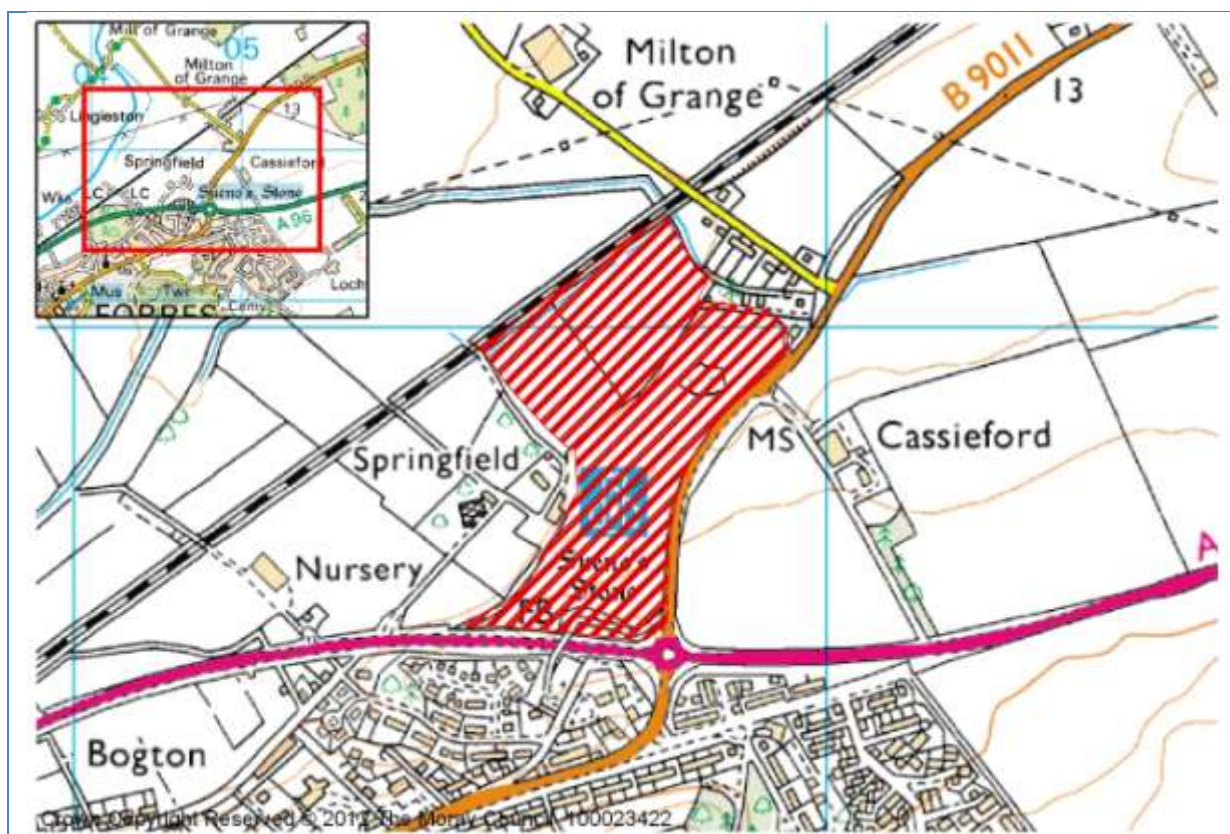


Transportation	The current submission by Robertson Property now includes for additional residential and new commercial developments on both sides of the A96. The approval in principle from May 2009 for
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	<p>a new roundabout for residential development still stands but further detailed discussion will still be required to develop an appropriate and acceptable access strategy for these proposed developments.</p> <p>A detailed masterplan will be required for this and the neighbouring sites to ensure access is considered . A TA for the overall masterplan will be required. Transport Scotland will need to be consulted. Access options currently constrained and ability to take access via northern arm of Forres Enterprise Roundabout is unconfirmed at this stage. Access via the U67E with possible closure of A96 junction? (consultwith Transport Scotland required) Improvements to the U67E in terms of widening and at the junction onto the B9011, radii and visibility and potentially a ghost island arrangement.</p> <p>Future/longer term access should be reserved/sought via connection onto the Forres Enterprise Roundabout. Subject to assessment development may be constrained until this can be provided. Roundabout on A96 and priority junction onto the U67E. Ghost Island onto the B9011. Access to existing roundabout at Forres Enterprise Park.</p>
Planning History	<p>Lochyhill debated through Public Local Inquiry. Sites north of the A96 were considered in previous Local Plan process.</p> <p>09/02364/APP for *** dwellings submitted in Dec 2009</p>
Environmental Health	<p>Future proposals here may require the provision of a detailed noise impact assessment in terms of PAN 1/2011.</p>
Flooding	<p>Click here to enter text.</p>
Landscape	<p>Some of the proposed sites were subject to previous integration study. Suggest that a further study is required. Due to constraints elsewhere the Council accepted that Lochyhill would be developed with appropriate mitigation measures.</p>
Biodiversity/Natura	<p>Moray and Nairn Coast SPA – need to consider whether these fields are important feeding grounds for geese due to proximity to Findhorn Bay and whether this could impact on the SPA’s conservation objectives.</p>
Water/Waste water	<p>There is a historically straightened and possibly culverted minor watercourse on the northern boundary of Sites D and E. Space should be allowed for future restoration (including de-culverting if appropriate) and development of natural processes in future.Issue: drainage. The existing WWTW will not have capacity for a development of this scale, although as a long term project upgrades would be expected. Enhanced SUDS will be required for any commercial / industrial units.</p>

<p>Cultural Heritage</p>	<p>The currently allocated site of R4 in the 2008 LDP already has a Planning Application pending consideration (09/02364/APP), which has an associated recommended Condition for an archaeological evaluation prior to development commencing. Should the bid area, currently allocated as 'Long' in the 2008 LDP, be developed then there are also known archaeological remains surviving within this site as noted by archaeological test-pits in 2007.</p> <p>Therefore an archaeological evaluation would be required within this bid site prior to development commencing.</p> <p>Taking into consideration the various archaeological features within the area, such as the cropmarks of an enclosure (SM Ref No NJ05NE0021), prehistoric settlement activity as indicated by NJ05NE0060, and the topography of the land, there is potential for the survival of archaeological remains within the bid areas. Therefore the mitigation can be summarised for each area as follows:</p> <p>Site A - An archaeological evaluation would be required within this bid site prior to development commencing.</p> <p>Site B - An archaeological evaluation would be required within this bid site prior to development commencing.</p> <p>Site D - An archaeological evaluation would be required within this bid site prior to development commencing.</p> <p>Site E - An archaeological evaluation would be required within this bid site prior to development commencing.</p> <p>Site F - An archaeological evaluation would be required within this bid site prior to development commencing.</p> <p>Site G - An archaeological evaluation would be required within this bid site prior to development commencing.</p>
<p>Other</p>	<p>Click here to enter text.</p>
<p>Overall SEA Assessment</p>	<p>Potential Natura issue. Given the scale of the proposals it is proposed that this bid be subject to assessment if the Council include all or parts of the proposal in the Main Issues Report.</p>
<p>Overall Planning Assessment</p>	<p>Large scale proposals to the east of Forres, expanding upon the Lochyhill proposals and effectively linking the town and the Tarra Business Park. High profile sites either side of the A96. Likely to have a significant landscape impact and require mitigation measures. Transportation issues will be a key consideration. Proposed commercial land may offer a better alternative than the site identified at Springfield.</p>

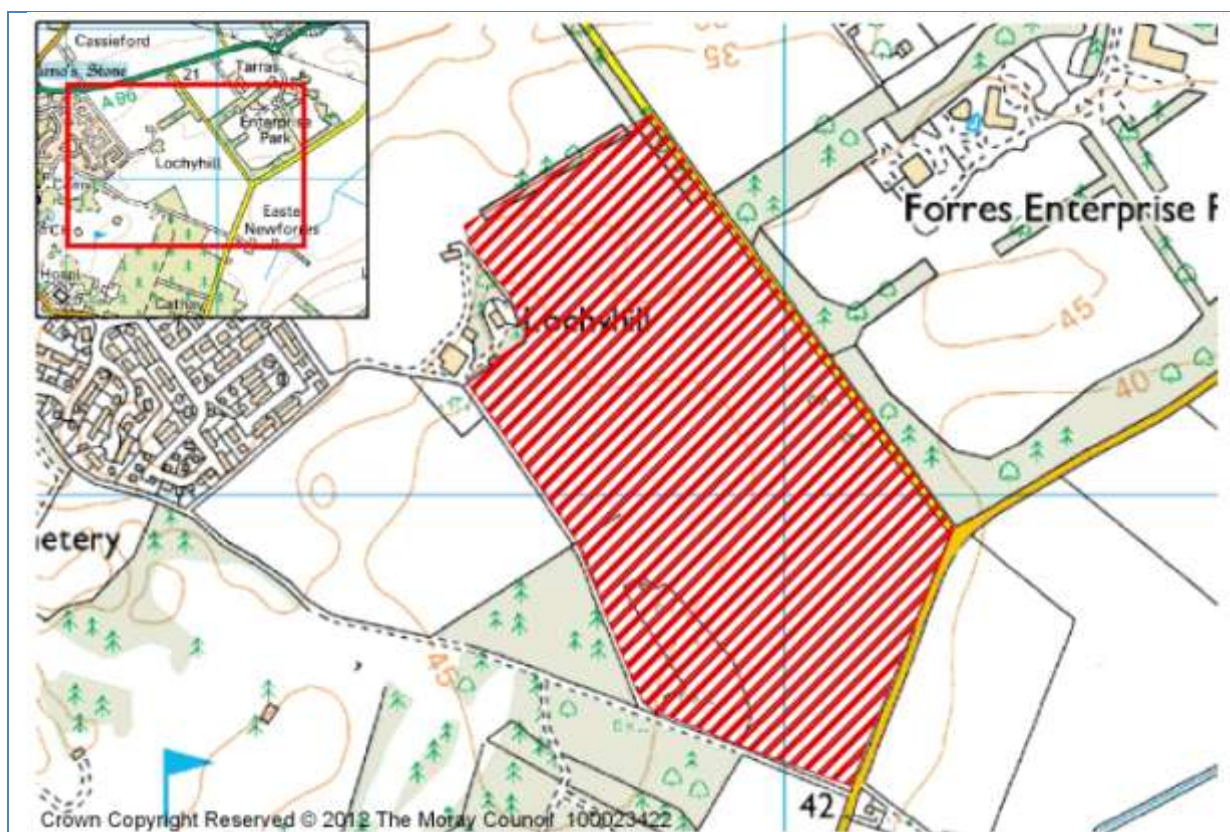
Settlement	Forres
Site Address	Springfield/ Cassieford (GT)
Ref Number	IND8
Bid Summary	Proposal is to designate a site to the west of Cassieford cottages for industrial/ commercial purposes. This could be expanded to include the field to the south and east and may open up site I7 for development.
Site Description	The 4.5 hectare field is in agricultural use and is gently undulating. Boundaries are formed by the railway line to the north, Springfield house and grounds to the west, agricultural land to the east and the cluster of housing at Cassieford.
Greenfield Brownfield	Greenfield
Current Zoning	Forres CAT



Transportation	A detailed masterplan will be required for this and the neighbouring sites. A TA for the overall masterplan will be required. Transport Scotland will need to be consulted. Given the scale of the proposal a second access would most likely be required however it is unlikely that one can be achieved. Further information on the scale of the proposals or details for emergency or second access need to be provided. Visibility splay required on B9011 of 4.5m
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	x 160 (if a roundabout is provided (preferred) visibility requirements from DMRB standards. Minimum forward visibility through bend for B9011 traffic of 160m to be maintained.).
Planning History	None
Environmental Health	Click here to enter text.
Flooding	Click here to enter text.
Landscape	Click here to enter text.
Biodiversity/Natura	Click here to enter text.
Water/Waste water	WWTW near capacity.
Cultural Heritage	Five boundary stones are marked on the OS map of 1888. Only three of them are marked on the present map. To the north of the central one at this grid reference are two at cNJ0475 5992 and NJ0467 5986 on the 1888 map but not on the present map. It is unknown if they still survive. Springfield House to the west is a category B listed building.
Other	Site is prime agricultural land
Overall SEA Assessment	There are no significant environmental issues.
Overall Planning Assessment	The site and the adjacent site have no constraints to their development and could meet the requirement for 10 hectares of industrial/ commercial/ recreational land in Forres.

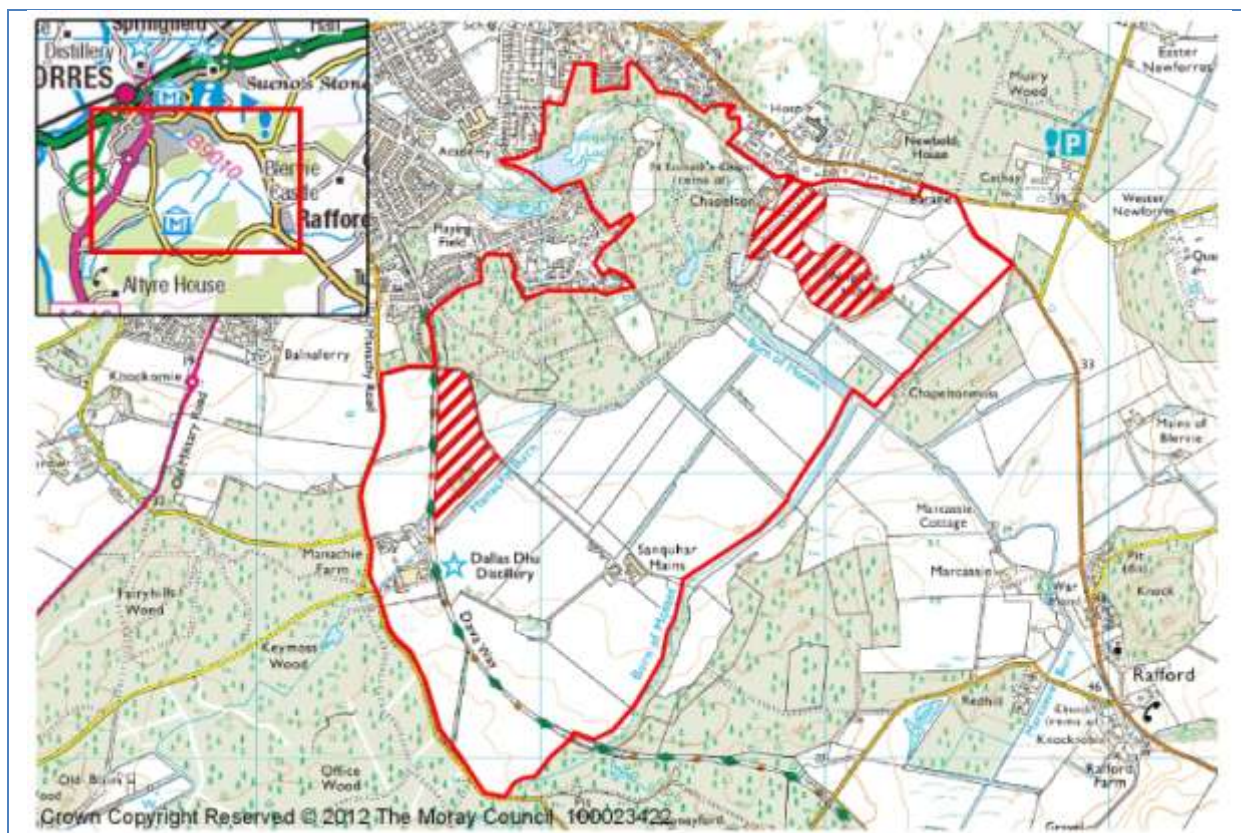
Settlement	Forres
Site Address	Lochhill south east (GT)
Ref Number	LONG1
Bid Summary	Proposal by officer to consider the area, extending to approximately 31 hectares to be designated as a LONG term residential designation. Development would be accessed through the R4 and LONG designations to the north and would link into the Forres Business Park. Extensive landscaping required, linking Muiry Wood with Business Park. Capacity estimated at 450-500 houses.
Site Description	Site slopes from south to north and is in agricultural use. The boundaries are formed by a minor road and the Business Park to the east, a minor road to the south, a residential designation to the north and residential designation and woodland to the west. This is an expansive and open site which will require careful mitigation works.
Greenfield Brownfield	Greenfield
Current Zoning	Site is located within the Forres CAT designation.



Transportation	A detailed masterplan will be required for this and the neighbouring sites to ensure access is considered . A TA for the overall masterplan will be required. Transport Scotland will need
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	<p>to be consulted. The full development of the site may be constrained if a second access cannot be achieved. This site is only down graded from RED to AMBER because the £10m Scottish Government funding allocated to the Forres Enterprise Zone is to be used to complete the full road network creating a shorter and acceptable road connection between the A96 and U94E Brodieshill –Califer Road. Footways and Cycleways should be provided parallel to the A96 and onward linking to the B9011 where crossing facilities /refuges should be provided to allow movement across to east side and onward connection to A96 ped/cycle bridge. Provision will be required for potential bus access to the site and stops within the site. Roundabout on A96 accepted in principle by Transport Scotland. 2nd point of access is likely to be a ghost island junction due to levels and types of traffic. Road widening along site frontage on the U94E. Widening along U94E. Junction improvement at U94E/U96E junction (adjacent to Cathay House). SEE TSP LOCATION PLAN AVAILABLE SEPERATELY</p>
Planning History	None
Environmental Health	Click here to enter text.
Flooding	No at risk of flooding
Landscape	Site i similar in character to the rest of the Lochyhill designation and will require landscape mitigation measures. Opportunity to link the Muiry woodland with the woodland at the Business Park.
Biodiversity/Natura	No issues identified.
Water/Waste water	WWTW nearing capacity.
Cultural Heritage	No areas of cultural heritage interest identified
Other	Click here to enter text.
Overall SEA Assessment	Landscape impact would require mitigation.
Overall Planning Assessment	Site offers the opportunity to continue the planned eastern expansion at Lochyhill and to effectively link the town of Forres with the Business Park. This is a significant land area and would require comprehensive masterplanning with provision of community facilities.

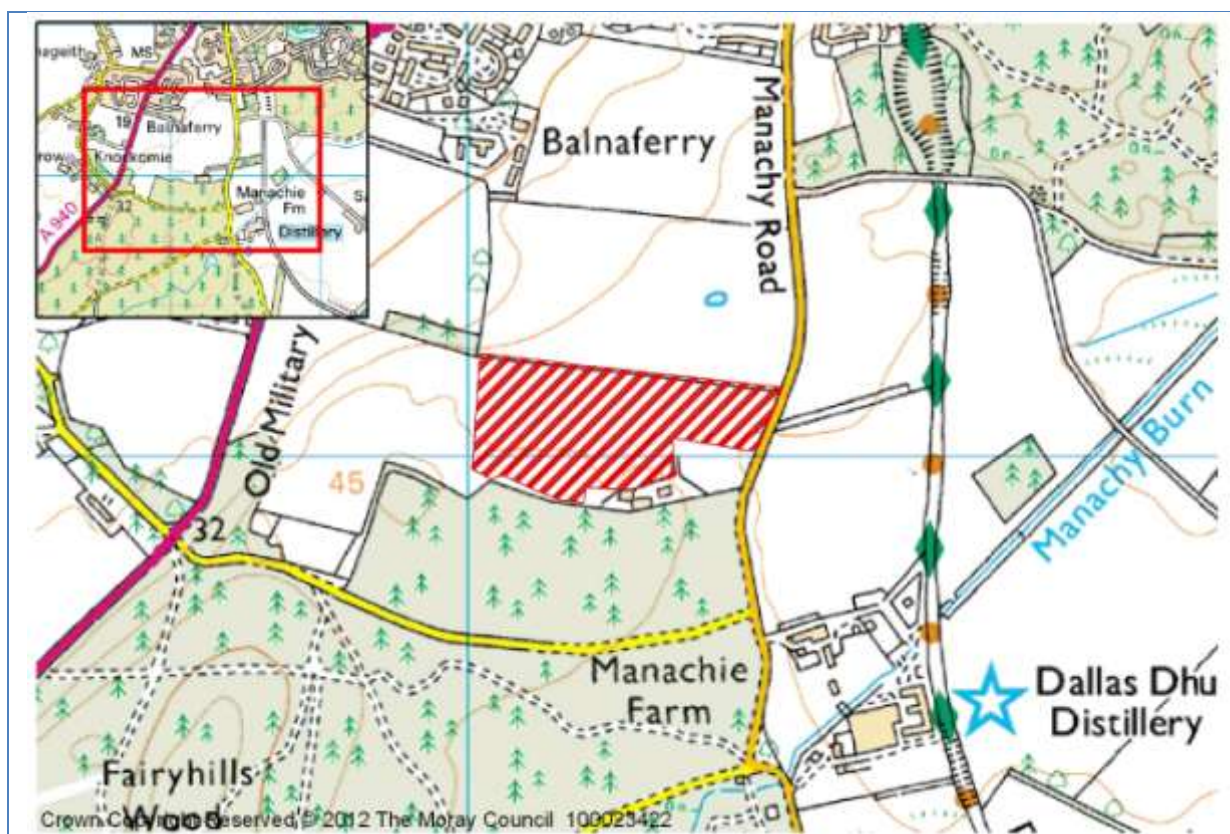
Settlement	Forres
Site Address	Altyre estate south Forres
Ref Number	PARK, LONG2, LONG3
Bid Summary	Country Park proposal with residential development. Country park could include sports pitches, golf course, walking, cycling and equestrian routes, allotments, trout fishery. Dallas dhu distillery to form focal point. Short term housing proposed at Chapelton and north of distillery. Longer term housing proposed east of distillery. Further housing proposed south of Cathay.
Site Description	This bid covers an extensive area, the majority of which is used as water storage in the event of a flooding event as part of the Mosset Burn Flood Prevention Scheme. The land is mainly open and gently undulating and in agricultural use. Sanquar woodlands to the north. Wrights Hill is a prominent feature. Dallas dhu distillery is located to the west of the site and is a scheduled ancient monument . The Dava way cuts through the western side of the site.
Greenfield Brownfield	Greenfield
Current Zoning	Forres CAT and Flood Alleviation area. Sanquar woodlands is an ENV6 designation. The site to the north of the distillery is a LONG term housing designation.



<p>Transportation</p>	<p>Further information is required on the scale of development proposed on both the eastern and western side. Residential development on the eastern side requires enhanced visibility onto B9010; residential/commercial development on the western side requires widening of C14E Mannachie Road from Forres to the southern-most site access. Third Party Land is required along the C14E between just to the south of Mannachie Brae and just to the north of Mountain Bike Trail access, approx 100 Metres. A Transportation Assessment will be required.</p> <p>Connections/ improvements required to peripheral leisure routes, provision of roadside pedestrian and cycle routes along B9010 St Leonards Road and C14E Mannachie Road; extension and diversion of existing Forres bus routes to serve residential and commercial area, limited development, no vehicular access via Chapelton Place; multiple points of access required onto C14E, junction types to be determined through TA. Residential/commercial development on western side of park requires widening of C14E Mannachie Road from Forres to the southern-most site access. Third Party Land is required along the C14E between just to the south of Mannachie Brae and just to the north of Mountain Bike Trail access, approx. 100 metres. Widening/improvements also required for U83E Mannachie-Pilmuir Road and U85E Old Blairs Road, both of which are single track roads with limited passing places; junction improvements required within Forres - scale of junction improvements to be determined by TA eastern site - B9010 St Leonards Road/C37E Orchard Road/C37E South Street; B9011/C37E South Street; Western site- A940 Grantown Road/C14E Mannachie Road; A940 St Catherines Road/C37E Orchard Road/U173E Thornhill Road; C14E Mannachie Road; A940 Grantown Road/U83E Mannachie-Pilmuir Road; A940 Grantown Road/U85E Old Blairs Road; U83E Mannachie-Pilmuir Road; U85E Old Blairs Road</p>
<p>Planning History</p>	<p>Yes. The Kennel Field, Coffin Field, land at Chapelton and land around Dallas Dhu were all considered during preparation of the Moray Local Plan 2008. Consent was granted in 21/12/06 for the Mosset Burn Flood Alleviation scheme (ref 05/01470 EIA).</p>
<p>Environmental Health</p>	<p>Depending on the layout of leisure and residential uses, consideration may need to be given to light pollution and noise and may require more detailed assessment in terms of PAN 1/2011.</p>
<p>Flooding</p>	<p>Area to the south of Forres forms part of the Flood Alleviation scheme for the Mosset Burn Flood scheme.</p>
<p>Landscape</p>	<p>A full landscape integration plan would be required to inform a masterplan should the Council support the proposal. The previous Landscape study identified opportunities for development at Chapelton and to the north of Dallas Dhu distillery.</p>
<p>Biodiversity/Natura</p>	<p>Country Park concept – a strategic approach would be essential. If trees are to be felled then developer needs to be aware of the possible presence of red squirrels in the woodland and not to fell</p>

	any trees with dreys in them. Need to take into account timing of felling to avoid breeding bird season. Possibly badgers use this woodland. It is advisable to establish at an early stage if any protected species are present to inform whether there may be any licensing requirements.
Water/Waste water	Some capacity issues possible with WWTW if multiple development in this area (Forres WWTW). The base map used for the masterplan of the Country Park is out of date. The Burn of Mosset no longer flows through the canalised channel and flows through an area of habitat enhancement (wet woodland); the creation of the online pond at the old Rafford Burn/Burn of Mosset may compromise this and should be adapted to enhance it. The Manachie Burn and other watercourses in the Country Park area are canalised and offer little habitat, this is a good opportunity to address morphology pressures on Mosset Burn (Altyre to Forres) and restore the watercourses. Any works within the impoundment may affect the area flooded by impounded water. There may also be issues with the dam as it falls under the Reservoirs Act.
Cultural Heritage	Dallas Dhu distillery is a scheduled ancient monument. There are also a number of other points of interest including cropmarks, historic farmstead and sites of historic buildings. Further discussion may be required with the regional archaeologist.
Other	Click here to enter text.
Overall SEA Assessment	Proposals could have a significant impact in terms of the scale of the proposed housing development, potential impact on the landscape, infrastructure and flood alleviation scheme. Impact on Dallas dhu distillery?
Overall Planning Assessment	Conflict with Flood Alleviation scheme. How does this fit with longer term strategy for Forres. Road network would require substantial investment. Opportunities at Chapelton and to bring forward LONG term designation. Country park concept would add to the recreational/leisure resource of Sanquar woodlands.

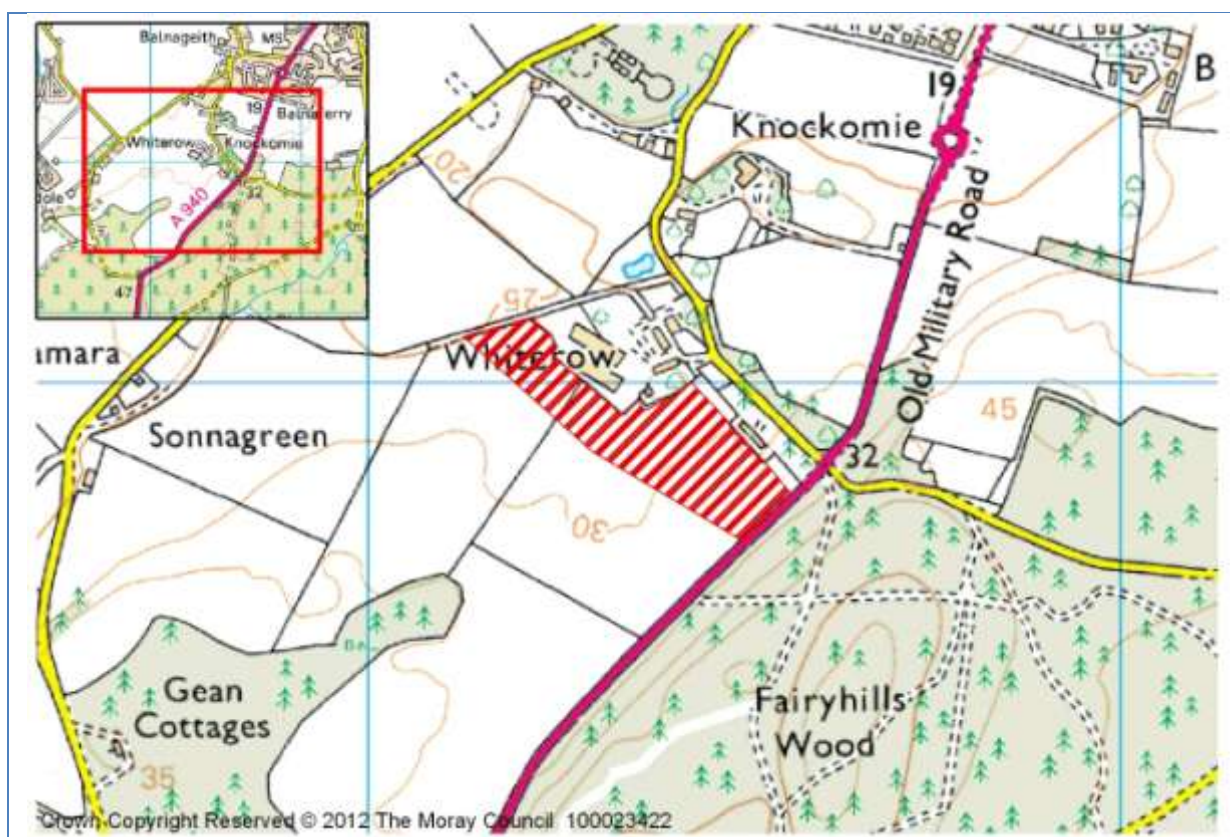
Settlement	Forres
Site Address	West Park Croft
Ref Number	LONG4
Bid Summary	Bid requests designation of site for housing in the medium/ longer term.
Site Description	Site is located on elevated agricultural land to the south of Forres. It is bounded by woodland to the south and residential designations on all other boundaries. The site enjoys good views northwards to the coast. A minor road runs to the east of the site.
Greenfield/ Brownfield	Greenfield
Current Zoning	Forres CAT



Transportation	<p>Visibility splay onto C14E Mannachie Road requires ground outwith site. No information provided on scale of residential development. Requires widening of C14E Mannachie Road from Forres to the southern-most site access - Third Party Land may be required along the C14E; Links to adjacent R3 site; off-site improvements to be determined through TA, connection to peripheral leisure routes, provision of roadside pedestrian and cycle routes along C14E Mannachie Road; connection to adjacent R3 site; extension and diversion of existing Forres bus routes. Widening/improvements may be required for U83E Mannachie-</p>
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	Pilmuir Road which is a single track road with limited passing places; junction improvements required within Forres - scale of junction improvements to be determined by TA, likely to include A940 Grantown Road/C14E Mannachie Road; A940 St Catherines Road/C37E Orchard Road/U173E Thornhill Road; A940 Grantown Road/U83E Mannachie-Pilmuir Road.
Planning History	None relevant to this bid
Environmental Health	Click here to enter text.
Flooding	No risk of flooding
Landscape	Site is elevated and relatively prominent. Landscape integration measures could be extended from the adjacent R3 site and link into surrounding woodlands.
Biodiversity/Natura	No designations.
Water/Waste water	SEPA have yet to be consulted
Cultural Heritage	No issue arising
Other	None
Overall SEA Assessment	No significant environmental issues arise from this proposal.
Overall Planning Assessment	The development of this site would be a further logical extension to the south and consolidate this area of growth. Although, elevated and prominent, landscaping will mitigate impacts. Connections into adjacent residential designation is essential.

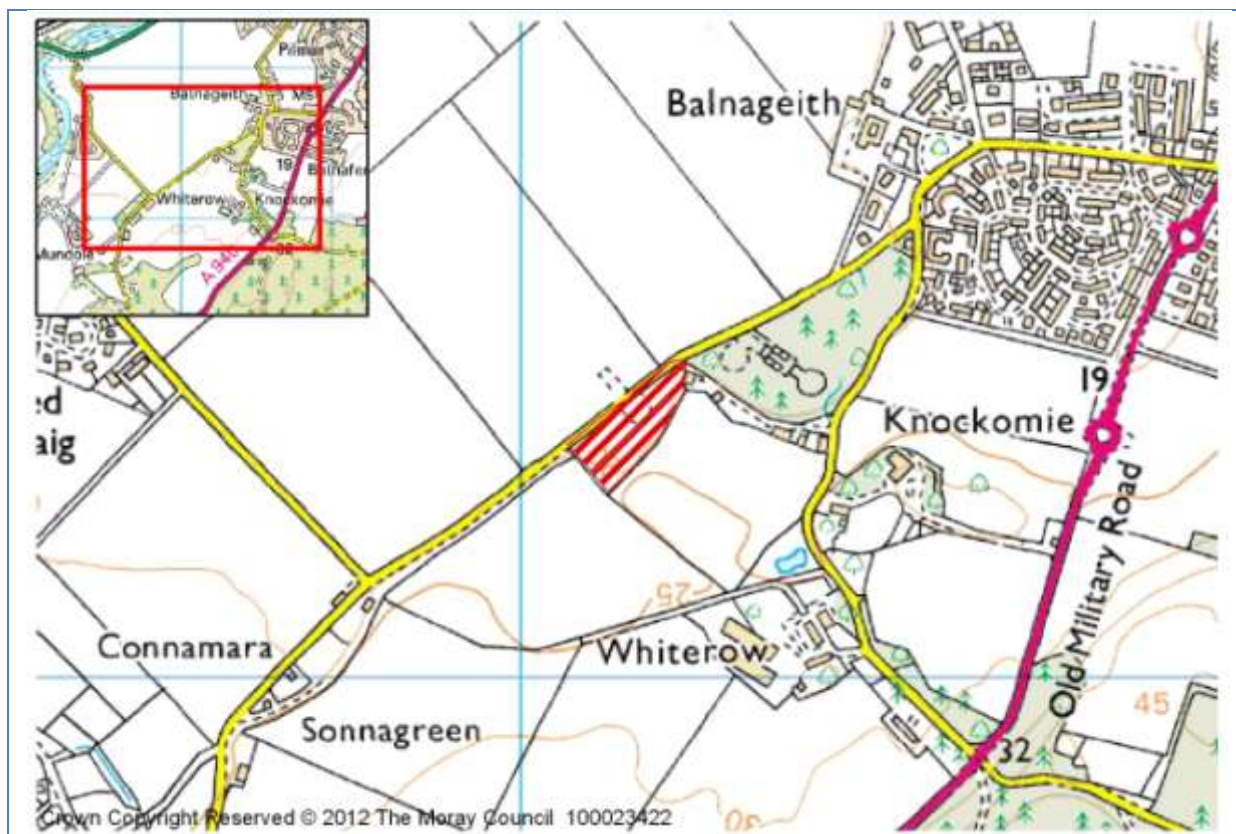
Settlement	Forres
Site Address	Whiterow- Altyre Estate
Ref Number	OPP9
Bid Summary	Propose low density residential development on the site.
Site Description	Site is relatively flat, with a mix of woodland, former world war 2 buildings and large poultry sheds. Knockomie hotel and housing site to north. Agricultural/ woodland on other boundaries.
Greenfield Brownfield	Brownfield with parts being greenfield
Current Zoning	Site is immediately outwith settlement boundary within CAT



Transportation	Opportunity to provide new public road through site to replace U83E Whiterow, U83E Whiterow could be closed to vehicular traffic, further investigation required. Minimum visibility splay of 4.5 x 215m required.
Planning History	Consents for chicken sheds and in 2009 renewal of outline consents for 2 house plots
Environmental Health	If the use proposed is residential then account may need to be taken of any noise emissions from the adjacent existing hotel use.

Flooding	N/A
Landscape	Edge of settlement site requires sensitive development.
Biodiversity/Natura	Developer needs to be aware of the possible presence of red squirrels in the woodland and not to fell any trees with dreys in them. Felling should avoid breeding bird season. Possibly badgers use this woodland. It is advisable to establish at an early stage if any protected species are present
Water/Waste water	Forres WWTW has capacity for 300. However there is no public sewer in this area. Effluent disposal from multi-house developments will require considerable investigative work
Cultural Heritage	An archaeological watching-brief would be required within this bid site prior to/at the outset of development commencing
Other	Click here to enter text.
Overall SEA Assessment	Potential contamination issues and impacts on wildlife require mitigation.
Overall Planning Assessment	Site could offer the potential for a low density development to create a long term south west boundary to Forres. Boundary landscaping will be required. Partial brownfield development to replace disused poultry sheds. Opportunity for small scale employment uses.

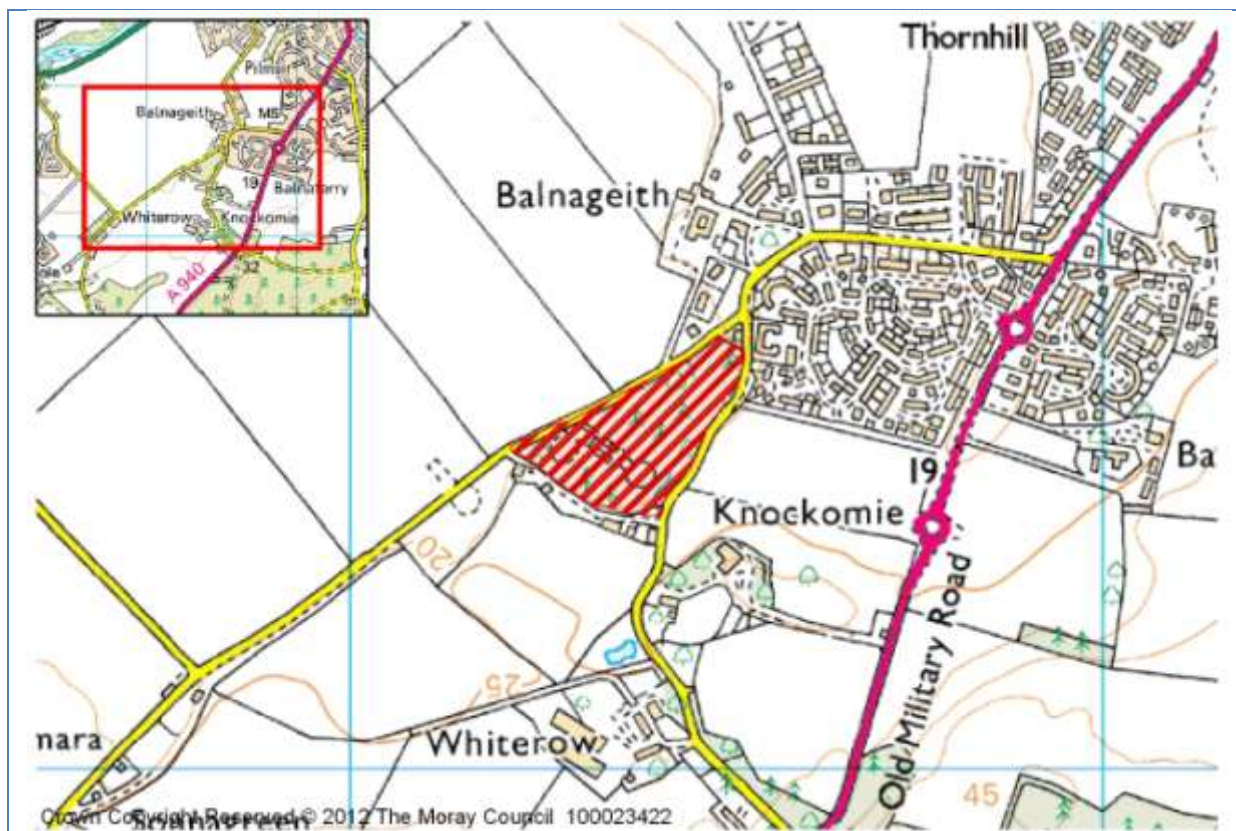
Settlement	Forres
Site Address	Balnageith CM Design
Ref Number	R8
Bid Summary	Propose low density residential development on two sites.
Site Description	Site on western boundary of Forres. Old concrete and brick buildings, believed to have been associated with former RAF base. Relatively flat site, with woodland/ scrub. Agriculture to north and west, residential to south and east.
Greenfield Brownfield	Brownfield
Current Zoning	Site is adjacent to settlement boundary within the Forres CAT



Transportation	<p>Transport statement required to demonstrate how safe and suitable access would be provided for pedestrians and cyclists. Widening of U83E/ additional passing places required. Site is remote from town centre and facilities, extension of footway/cycleway network required and needs 3rd party land, public transport unlikely to serve site</p> <p>Visibility splays at accesses for development will be dependant on observed vehicle speeds, likely to be 4.5m x 120m/160m.</p> <p>Widening of U83E/additional passing places required</p>
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Planning History	Consent granted to the south west for house plots.
Environmental Health	Possible contamination from previous military use.
Flooding	Site is not within area at risk of flooding, but area immediately north is identified as being at risk of flooding 1 in 200 years.
Landscape	Sensitive site on edge of settlement. Existing woodland provides the opportunity for integration of residential development.
Biodiversity/Natura	Site A is wooded with a mix of broadleaf and conifer trees. SNH disagree with the applicant's assertion that the area is 'unsuitable for feeding/roosting ground for protected species'. Species surveys will be required including a badger survey and bat survey (for roosts in trees and any structures that may be removed). This will enable an assessment to be made of the impact of the loss of the woodland. Site B is almost entirely covered in dense gorse scrub. This type of habitat provides good cover and shelter for smaller bird species, especially during the breeding season when all birds are protected against disturbance. Removal of gorse scrub should be timed to avoid the breeding season to eliminate the risk of disturbing breeding birds. Confirmation of timing should be provided by the applicant at the application stage. A badger survey is also advisable. Tree survey also required.
Water/Waste water	There is a small pond/wetland area to south west of site which should be protected. There appears to be a culverted minor watercourse passing through Site A; the watercourse should be de-culverted as part of the development. Space should also be allowed for the development of natural processes in future. Some capacity issues with WWTW if multiple development in this area
Cultural Heritage	A Level 3 Standing Building Survey would be required within this bid site prior to development commencing. This reflects the site forming part of the former RAF Forres.
Other	Click here to enter text.
Overall SEA Assessment	Mitigation required in terms of species survey and tree survey and safeguarding of watercourse.
Overall Planning Assessment	Site offers potential for small residential development as part of an expansion to the south west if a safe and suitable access must be provided for pedestrians and cyclists.

Settlement	Forres
Site Address	Plantation Cottage, Forres
Ref Number	R9
Bid Summary	3.4 hectare site proposed for 30 houses
Site Description	Triangular shaped site, immediately adjacent to the settlement boundary. Site is generally flat, currently in residential use, surrounded by predominantly coniferous plantation with some hardwoods. Open agricultural land to the west and south, existing housing to the east and north. A row of houses (and residential consents) along the southern boundary.
Greenfield/ Brownfield	Brownfield- former wartime use, part of airfield
Current Zoning	Forres CAT



Transportation	Transportation statement required to demonstrate how a safe and suitable access would be provided for pedestrians and cyclists (3 rd party land required). Visibility splays of 4.5 x 120m or 160m required depending upon observed vehicle speeds. Extension of footway/ cycleway required. Widening of U83E/ additional passing places required.
Planning History	05/02258/FUL Erect new garage store vehicular access permitted January 2006

Environmental Health	Possible contamination arising from use as a former airfield
Flooding	Click here to enter text.
Landscape	Site is relatively prominent from the A96 and eastern approach to Forres. The woodland helps to soften the urban edge of the settlement. Suggest that further landscape advice is required.
Biodiversity/Natura	Species surveys will be required including a badger survey and bat survey (for roosts in trees and any structures that may be removed). This will enable an assessment to be made of the impact of the loss of the woodland and inform mitigation in the form of future tree management and planting on site.
Water/Waste water	There is a small pond/wetland area to south west of site which should be protected. There appears to be a culverted minor watercourse passing through the site the watercourse should be de-culverted as part of the development. There may be some capacity issues if multiple developments are proposed in this area.
Cultural Heritage	A Level 3 Standing Building Survey would be required within this bid site prior to development commencing
Overall SEA Assessment	There may be issues arising depending upon the scale of tree felling proposed, impact upon species and landscape. There may also be contamination issues to be resolved.
Overall Planning Assessment	Site could be developed for a low density residential development if it can be sensitively integrated into the landscape and a safe and suitable access for pedestrians and cyclists provided.
Other	Click here to enter text.

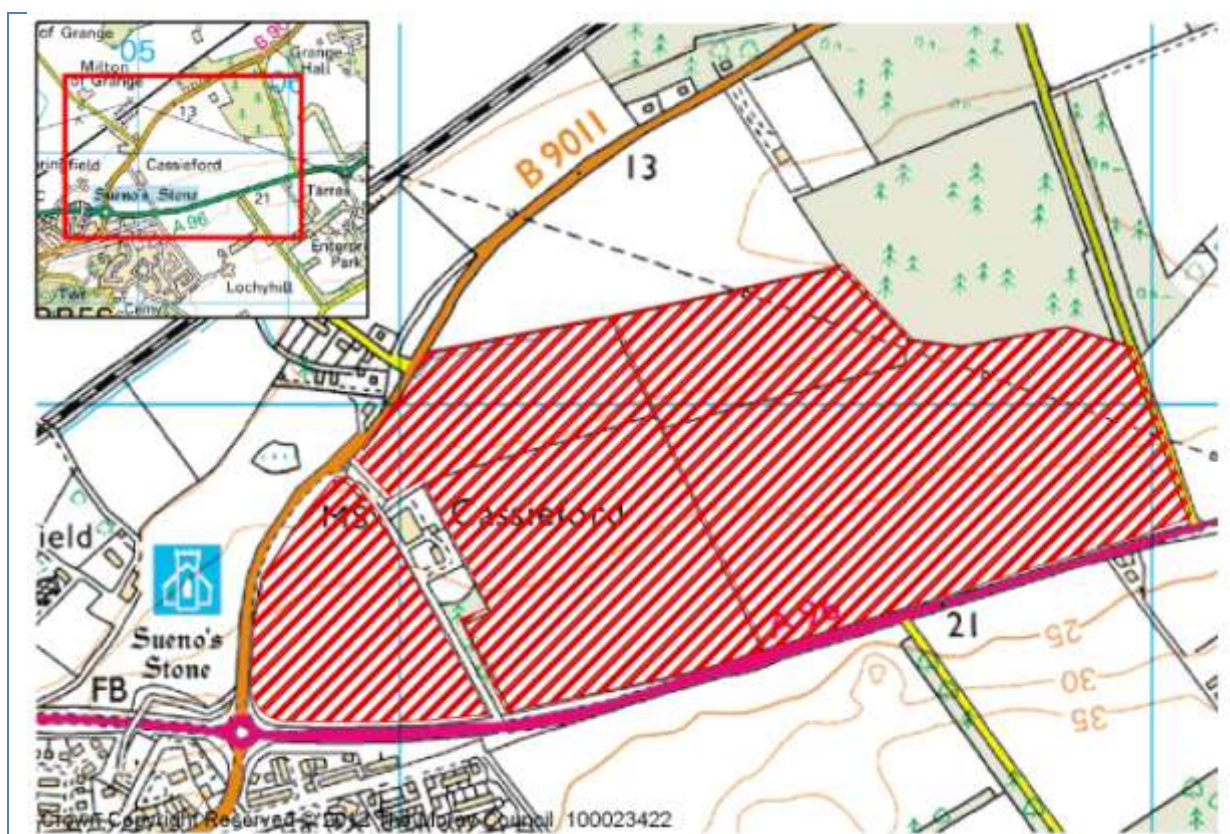
Settlement	Forres
Site Address	Former Campsite R3
Ref Number	R10
Bid Summary	Propose residential development on area of former campsite. This will require a change to the open space and landscaping identified on designation R3
Site Description	Site extends to 2.4ha and is currently used for agricultural purposes and slopes from south to north. Site forms part of a large R3 designation but is in different ownership from the majority of the designated site. Boundaries are formed by a minor road to the south, woodland to the east and further woodland and the Grantown Road to the west.
Greenfield Brownfield	Some of the site could be classed as brownfield as it was previously used as a military campsite.
Current Zoning	Most of site is currently designated as R3 with some of the site falling within the Forres CAT.



Transportation	New access onto U83E or into R3 designation. May need some realignment works to provide acceptable sightlines.
Planning History	12/00646 PPP for a house plot is pending consideration

Environmental Health	None
Flooding	None
Landscape	Site is identified in the Local Plan for providing open space and landscaping requirements for site R3. Site is elevated and prominent, enjoying open views north to the coast. Landscape mitigation.
Biodiversity/Natura	SINS designation in the woodland to the south. If trees are to be felled the developer should be aware of the possible presence of red squirrels. Any felling should avoid the breeding bird season. Developer should establish at an early stage if any protected species are present.
Water/Waste water	No public sewer, effluent disposal will require considerable investigative work
Cultural Heritage	No mitigation required.
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	Most of the site is currently designated in the Moray Local Plan 2008. The boundary could be revised to use the minor road to the south. The proposal would involve replacing some of the proposed landscaping and open space associated with the development of site R3. The proposal is for a low density development and would provide an alternative type of development in Forres.

Settlement	Forres
Site Address	Lochyhill- Robertsons
Ref Number	R13, IND9
Bid Summary	Request designations of land to east of Forres for residential/ commercial purposes. A number of large sites linking the existing Lochyhill designation with the Forres Business Park.
Site Description	Lochyhill slopes in an undulating form from south to north. The LONG term site has a self contained bowl within the site. The new sites sit on generally flat agricultural land adjacent to the A96.
Greenfield Brownfield	Greenfield
Current Zoning	Forres CAT for new sites

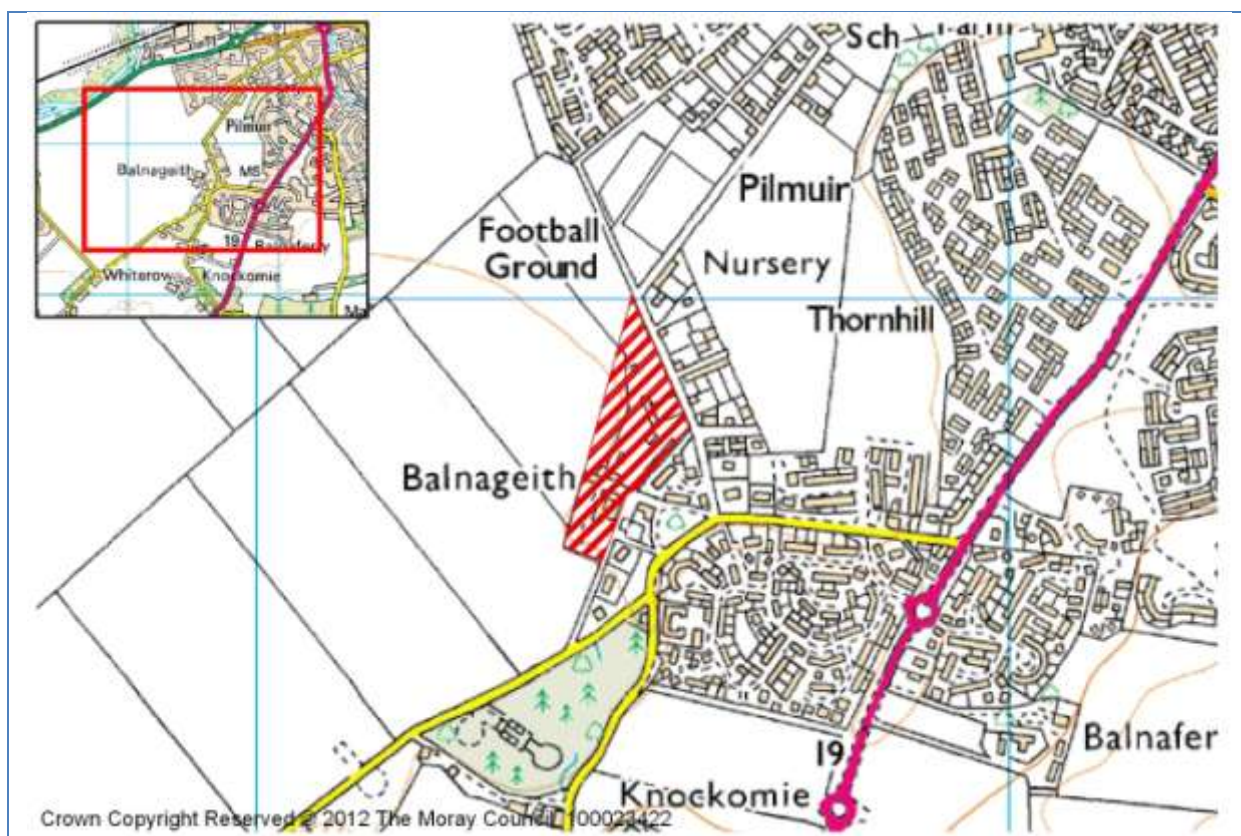


Transportation	<p>The submission proposes additional residential and new commercial developments on both sides of the A96. The approval in principle from May 2009 for a new roundabout for residential development still stands but further detailed discussion will still be required to develop an appropriate and acceptable access strategy for these proposed developments. Unclear whether access delivery is feasible. May limit development scale/phasing due to access constraints. Provision for an east-west transport corridor linking sites 49A, 49B and R4 is the key objective in order to maintain connectivity and alternative means of access to the</p>
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	<p>A96. If this cannot be achieved then this may limit the scale or viability of 49A and 49B. Details of the proposed access arrangements for the site need to be provided to determine feasibility of access to the site. A TA will be required, RCC will be required. Existing and proposed roundabouts on A96 are satisfactory. Internal junction onto U173E - Priority junction may be problematic due to other junction spacing/topography and visibility splay requirements however it might be achievable at a cost. A cleaner solution would be to take a 4th arm to the north off existing roundabout though this might be tight due to existing junction geometry. This would be the preferred solution.</p> <p>The sites to the north would require a detailed masterplan for this and the neighbouring sites to ensure access is considered . A TA for the overall masterplan will be required. Transport Scotland will need to be consulted. The full development of the site may be constrained if a second access cannot be achieved either via the Cassieford Farm Track or east into 49E further information required. Footways and Cycleways should be provided parallel to the A96 and onward linking to the B9011 where crossing facilities /refuges should be provided to allow movement across to east side and onward connection to A96 ped/cycle bridge. Provision will be required for potential bus access to the site and stops within the site.</p> <p>Detailed transportation comments for each site within this bid are available separately.</p>
Planning History	Lochyhill was debated at last Public Local Inquiry. 09/02364/APP submitted in Dec 2009
Environmental Health	Click here to enter text.
Flooding	N/A
Landscape	Suggest further landscape study is carried out and a masterplanned approach is progressed.
Biodiversity/Natura	Moray and Nairn Coast SPA – need to consider whether these fields are important feeding grounds for geese due to proximity to Findhorn Bay and whether this could impact on the SPA’s conservation objectives.
Water/Waste water	There is a historically straightened and possibly culverted minor watercourse on the northern boundary of Sites D and E. Space should be allowed for future restoration (including de-culverting if appropriate) and development of natural processes in future. The existing WWTW will not have capacity for a development of this scale, although as a long term project upgrades would be expected. Enhanced SUDS will be required for any commercial / industrial units

Cultural Heritage	Site A - An archaeological evaluation would be required within this bid site prior to development commencing. Site B - An archaeological evaluation would be required within this bid site prior to development commencing. Site D - An archaeological evaluation would be required within this bid site prior to development commencing. Site E - An archaeological evaluation would be required within this bid site prior to development commencing. Site F - An archaeological evaluation would be required within this bid site prior to development commencing. Site G - An archaeological evaluation would be required within this bid site prior to development commencing. No issues identified
Other	Agriculture. Most of sites D&E are prime agricultural land
Overall SEA Assessment	Potential impact upon Natura interests and due to the scale of proposal, a potential significant landscape impact on this approach to Forres.
Overall Planning Assessment	Proposal would constitute a significant further expansion of Forres to the east, linking the proposals at Lochyhill with the Forres Business Park. It would also involve "crossing" the A96 and developing to the north, which, to date, has been avoided for residential development. The proposed mix and location of uses appears to be determined by the landowner rather than on any planning basis. Housing and industrial land requirements can be accommodated to the south of the A96 and to the west of Findhorn road, although it is accepted that the much longer term growth of Forres will be around Cassieford.

Settlement	Forres
Site Address	Former Rifle Range
Ref Number	R14
Bid Summary	Request designation of 5.2 hectare site for residential use with a proposed capacity of 40-45 houses.
Site Description	Site is low lying with a number of buildings in a vacant and derelict condition. The site is generally overgrown and in a generally poor condition.
Greenfield Brownfield	Brownfield
Current Zoning	Site is currently located within the settlement boundary as “white” land, marked with an asterisk explaining that, “these sites were identified during the currency of this Local Plan , but will be considered for inclusion in future reviews, depending upon take up of those sites which are formally designated, in line with policy H2.”

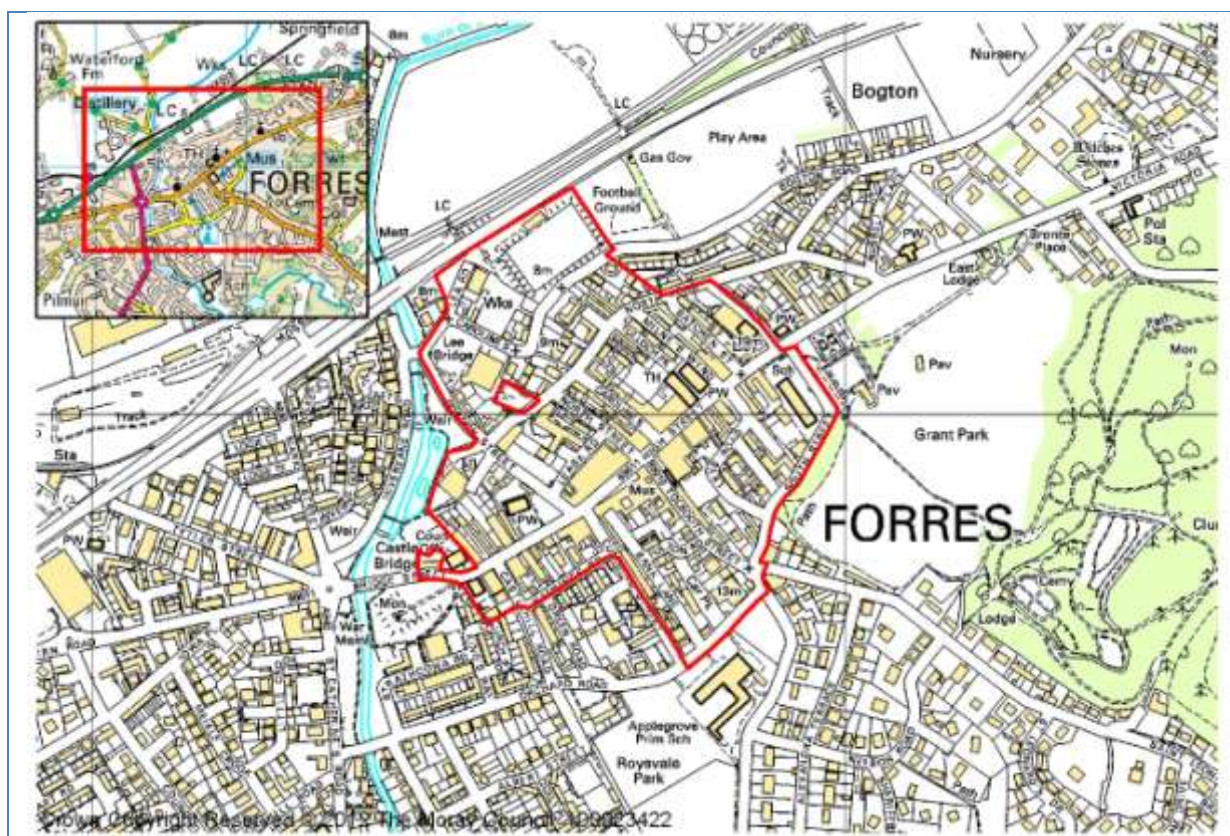


Transportation	Transport Statement required. Further footway/cycleway improvements (if possible) around Balnakeith Road/Pilmuir Road West junction (land ownership constraints); footway provision Pilmuir Road West beyond playing fields to Primary School (land ownership constraints). new vehicular access; reservation for additional access if site extends westwards in the future (beyond
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	settlement boundary). 2.4m x 59m; surrounding land ownership unknown so securing visibility splay for second access may require third party land
Planning History	Site was included in finalised Moray Local Plan 2008 but removed following an objection on flood risk by SEPA.
Environmental Health	Seek clarification on the title "Rifle Range Tulloch" as I recall consent being issued for an indoor shooting club. Proposals that bring housing nearer to this consented development risk the creation of incompatible uses side by side.
Flooding	Site is at risk of flooding 1 in 200 years. SEPA objects to this site being included in the Plan as most of the site is within the flood map. SEPA have been consulted on this site previously and maintained an objection. The FRA showed risk of flooding to the site as it is protected by informal embankments which are at risk of breach. SEPA considers that there has been no change since their previous objection and consider that although a FPS is planned this is a greenfield site so not suitable.
Landscape	Site is currently an "eyesore" and redevelopment would offer the opportunity to improve the site and create a landscapes edge on the western boundary.
Biodiversity/Natura	No comment
Water/Waste water	Some capacity issues with WWTW if multiple development in this area.
Cultural Heritage	Taking into consideration the results of a pre-development excavation in 2001 on a piece of adjacent land (SMR Ref No NJ05NW0103), and the possible Roman remains on the western edge of the bid area (NJ05NW0069), there is potential for archaeological remains within the bid area. There are also the surviving buildings associated with the former RAF airfield and rifle range. An archaeological evaluation would be required within this bid site prior to development commencing. A Level 3 Standing Building Survey would be required within this bid site prior to development commencing
Other	Click here to enter text.
Overall SEA Assessment	Site is at risk of flooding and SEPA objects to its inclusion. A detailed Flood Risk Assessment would be required to support any proposed development on this site.
Overall Planning Assessment	Site has considerable planning history. Residential designation was removed during preparation of the last Local Plan and site remains as white land. There is nothing preventing the owner/ developer progressing with development proposals for the site, however, a detailed flood risk assessment will need to be prepared to satisfy SEPA and the Council's concerns. A Flood Alleviation scheme is being progressed. The applicant refers to the site at Thornhill. This was also removed as a formal residential designation during the last Local Plan, due to an objection from

	SEPA. In that instance, the developer progressed with a planning application, accompanied by a detailed Flood Risk Assessment.
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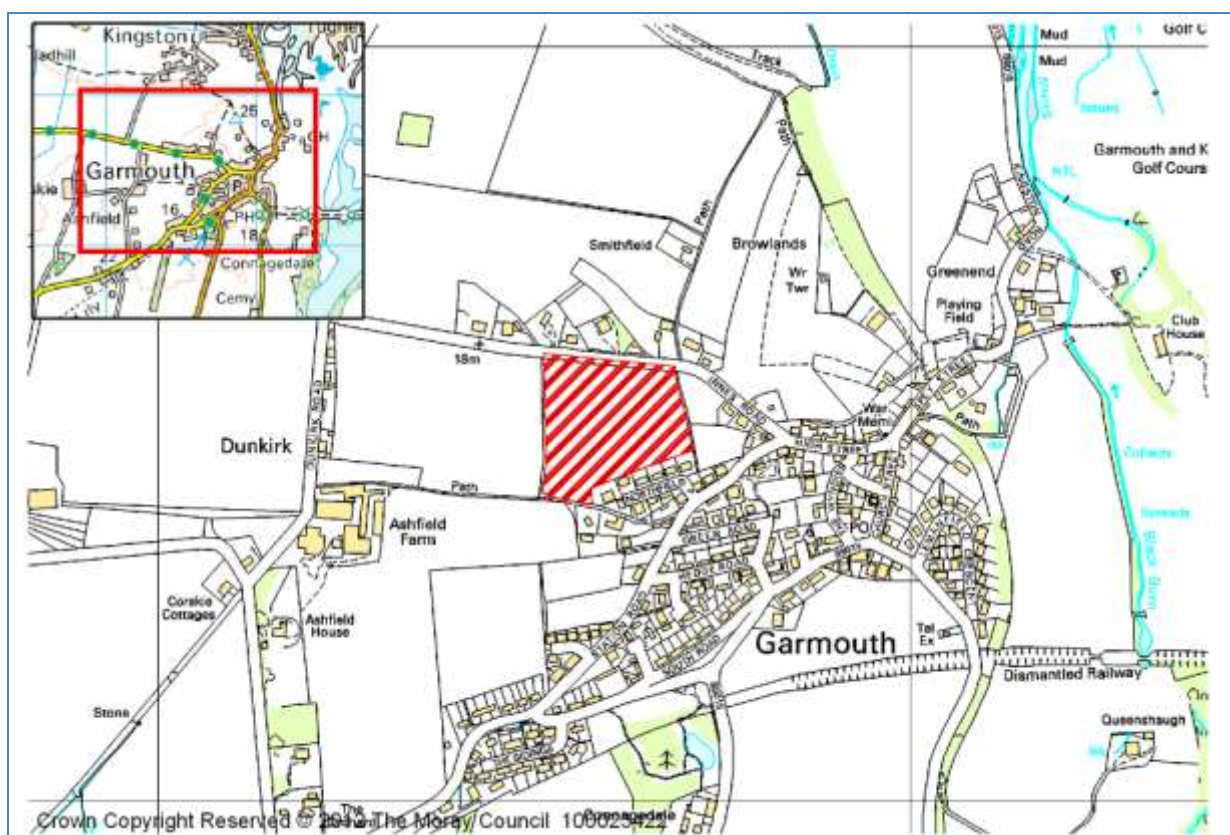
Settlement	Forres
Site Address	Town Centre designation
Ref Number	TC
Bid Summary	Propose extension of the town centre to include the football ground at Bogton Road.
Site Description	Site is currently occupied by Forres Mechanics football club. It is located adjacent to the A96 with open space to the east, mixed commercial and retail to the west and residential to the south. It is immediately adjacent to the Town Centre designated in the MLP2008.
Greenfield/ Brownfield	Brownfield
Current Zoning	None- it appears as white land in the MLP2008



Transportation	Click here to enter text.
Planning History	Current planning application under consideration for a foodstore and non food retail units.
Environmental Health	Click here to enter text.

Flooding	A FRA would be required for any development proposals on this site.
Landscape	Click here to enter text.
Biodiversity/Natura	No issues
Water/Waste water	Click here to enter text.
Cultural Heritage	No issues
Other	Click here to enter text.
Overall SEA Assessment	Proposal (extending town centre boundary) does not raise significant environmental issues.
Overall Planning Assessment	Town centres have been defined around core retail and commercial areas. At the moment, the football club site is not considered to form part of that core retail and commercial centre of the town. However, there is a retail application currently under consideration on this site and the determination of that application should be reflected in the LDP.

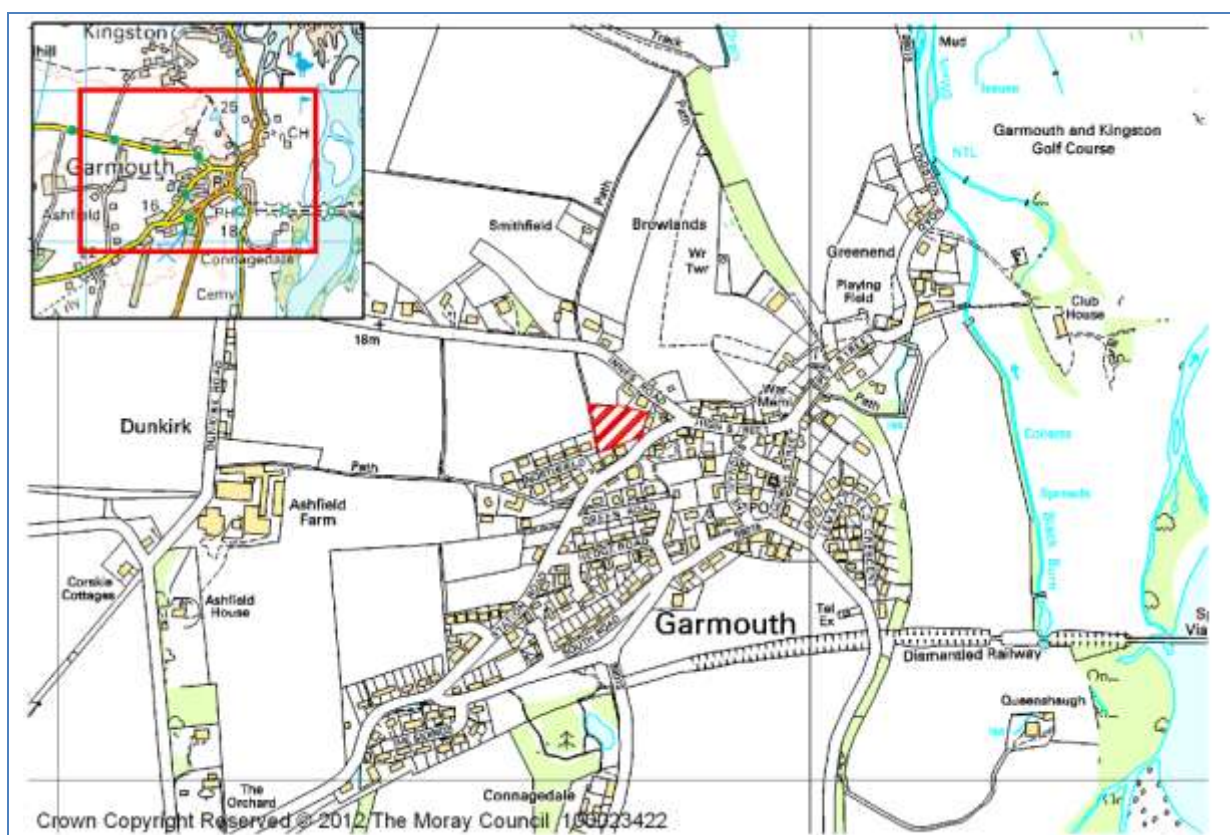
Settlement	Garmouth
Site Address	Land to north of Northfield Place.
Ref Number	R1
Bid Summary	Designation for housing. (Up to 20 referred to).
Site Description	Field of 2.34ha, (5.76ae), N of rear of Northfield Place, and S of Innes Road. 'Possible' access off latter.
Greenfield/ Brownfield	Greenfield.
Current Zoning	Countryside



Transportation	<p>TMC Transportation</p> <p>Development of this site is only acceptable if restricted visibility at C1E Station Road/C18E Innes Road junction is improved and pedestrian connection is provided along Innes Road to Station Road (third party land required). Passing places on C18E and C19E to Elgin would also be required, along with widening of the C18E Innes Road along site frontage.</p>
Planning History	<p>09/01127/FUL : Outline Application for two houses in field immediately to the east of bid site was refused, in 2010, as not in compliance with Policy E9: Settlement Boundaries of the MLP 2008, in that it is located immediately outwith the settlement boundary and representing an unplanned extension.</p>

Environmental Health	No objections, incl. Contaminated Land.
Flooding	Not identified on SEPA maps.
Landscape	No formal designation on records.
Biodiversity/Natura	SNH has commented that existing hedgerows and trees along northern edge will be of local value to wildlife and amenity and would support replanting with native species.
Water/Waste water	SEPA would expect connection to public sewer and refer to potential capacity issue. Scottish Water has advised that there is an indicative available capacity for four houses.
Cultural Heritage	No formal designation on record.
Overall SEA Assessment	
Overall Planning Assessment	<p>Notwithstanding the likely issue of drainage capacity, it remains to be considered if further housing in Garmouth can be justified. Eight houses have been granted by Ref. 09/01266/FUL,-see file 135.</p> <p>Furthermore, this proposal would be likely to represent an undesirable expansion both in terms of scale and visual intrusion.</p>
Other	Further landscape assessment required.

Settlement	Garmouth
Site Address	Land to south of Innes Road.
Ref Number	R2
Bid Summary	Designation for housing .
Site Description	1 ae field area north of Station Road and south of a further field area which fronts onto Innes Road.
Greenfield/ Brownfield	Greenfield.
Current Zoning	Countryside.



Transportation	Development of this site is only acceptable if restricted visibility at C1E Station Road is provided, minimum requirement of 2.4m x 70m (third party land required). Access onto the C18E Innes Road also requires third party land, would require provision of visibility splays out with the control of the applicant.
Planning History	Site immediately to north was subject to application Ref. 09/01127/FUL for two houses ,Refused in 2010. Site immediately to east of Bid Ref. 137.
Environmental Health	No objections, incl. Contaminated Land.

Flooding	Not identified on SEPA maps.
Landscape	No formal designation on records.
Biodiversity/Natura	SNH has stated it not anticipated that R. Spey SACs and Moray and Nairn coast SPA would affect this.
Water/Waste water	SEPA would expect connection to public sewer, and refer to potential capacity issue. Scottish Water has advised that there is an indicative available capacity for four houses.
Cultural Heritage	No formal designation on record.
Overall SEA Assessment	
Overall Planning Assessment	<p>Notwithstanding the likely issue of drainage capacity, it remains to be considered if further housing in Garmouth can be justified. Eight houses have been granted by Ref. 09/01266/FUL,-see File 135.</p> <p>Furthermore, this proposal would be likely to represent an undesirable expansion, in terms of visual impact.</p>
Other	Further landscape assessment required.