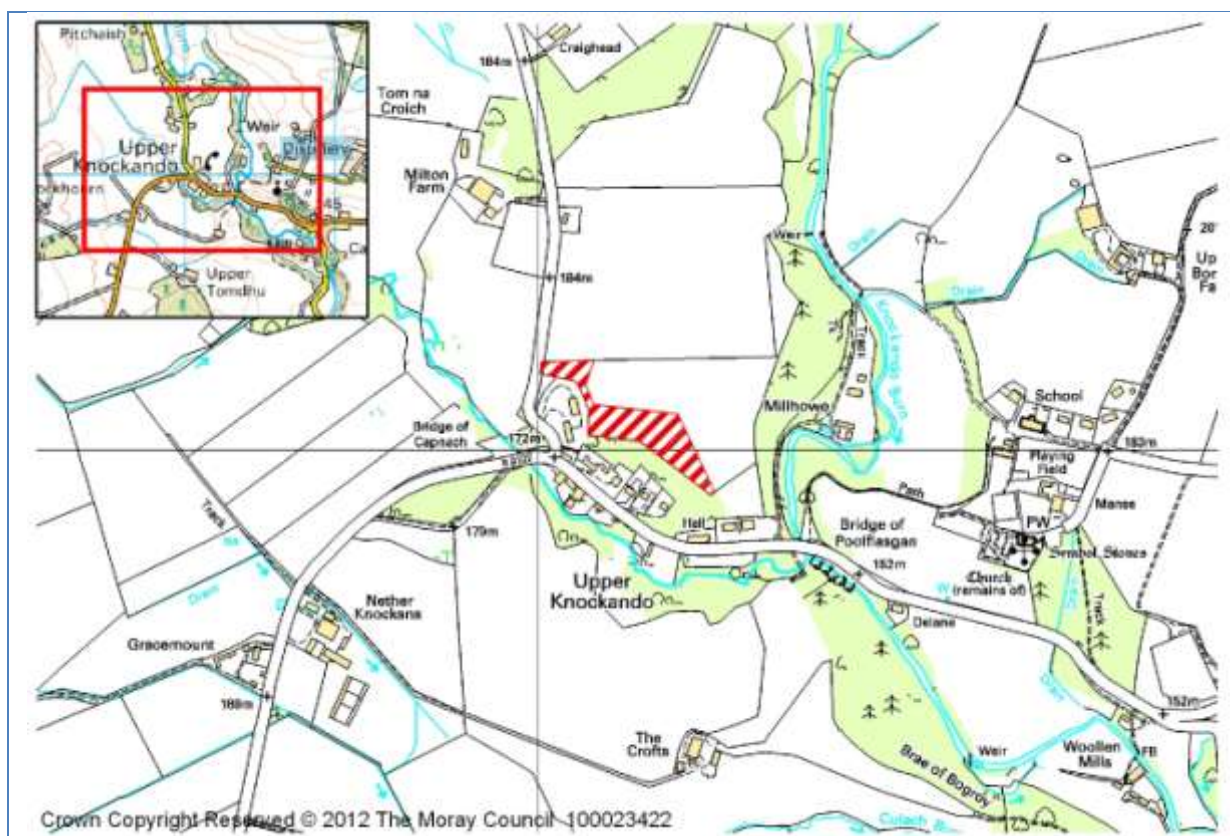


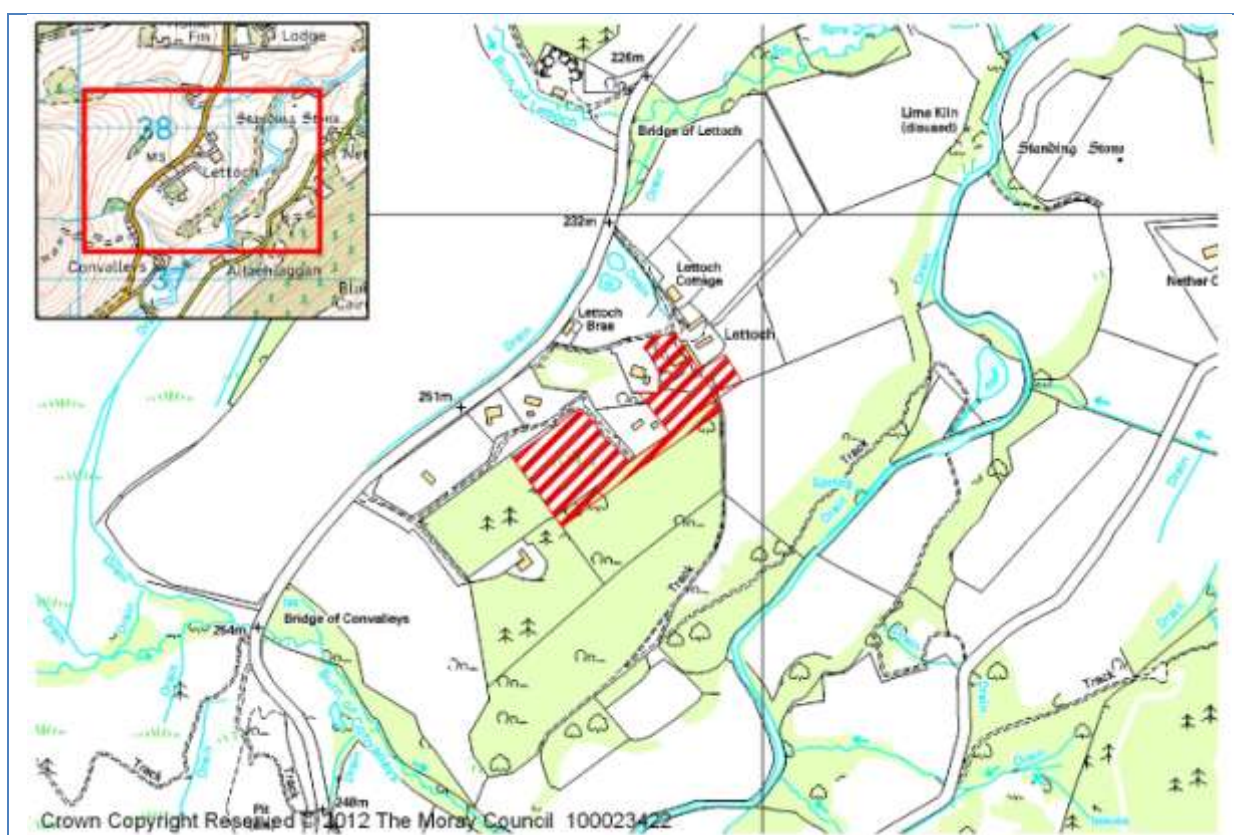
Settlement	Upper Knockando
Site Address	Land at Upper Knockando
Ref Number	SITE 4
Bid Summary	Designation of housing land site for 4 plots and associated structural planting
Site Description	Irregular shaped 1 hectare site that forms part of a larger agricultural field and is bounded to the south by existing housing at Upper Knockando. The site sits at higher level than the existing housing and is not viewed in the context of this part of Upper Knockando. Access is proposed via the public road.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	Transportation section comments awaited.
Planning History	No recent planning history on the site.
Environmental Health	No comments received in respect of noise and contaminated land issues.

Flooding	SEPA maps indicate flooding within Upper Knockando albeit at the lower lying areas of the rural community. Flood Team – no known fluvial flood risk at this location.
Landscape	The proposals site sits above the community of Upper Knockando. There is a lack of existing natural features or landscape coverage on site to assist the development to integrate sensitively. A large area of the site 0.3 hectares is to be given over the structural landscaping to provide a setting for development.
Biodiversity/Natura	River Spey SAC – sufficient information will be required at the application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.
Water/Waste water	Water supply – Badentinan indicative available capacity 74 units. Waste water treatment - private
Cultural Heritage	Taking into consideration the prehistoric finds that have been made on Crofts Farm to the south and the topography of the site, there is potential for archaeological remains within this bid area. Therefore an archaeological watching-brief should be undertaken prior to/at the outset of development commencing within this bid site. Historic Scotland should also be consulted for any potential setting impact on Knockando Church and its symbol stones.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	The site proposed is visually detached from Upper Knockando and introduces development on the hill to the north of the community. This site lacks enclosure and it is proposed to create this by introducing structural planting. The existing topography is considered to create a natural boundary to the community and allowing development beyond this onto the hilltop above is not considered appropriate. It is accepted that there are currently limited opportunities for development in Upper Knockando. Land for an additional 20 houses is proposed in Archiestown and this is considered adequate to meet local demand.
Other	The site layout and orientation of development should be designed to maximise the opportunities for passive solar gain and installation of renewable technologies.

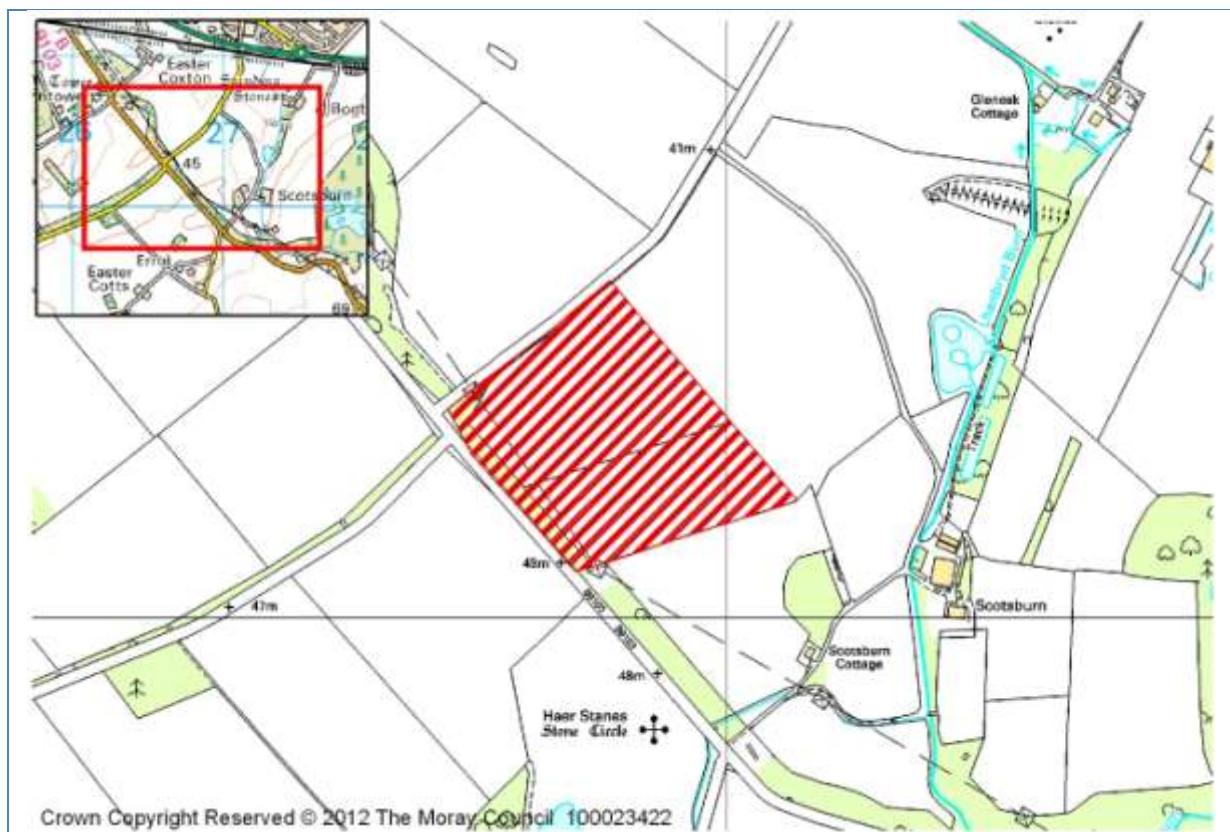
Settlement	Lettoch
Site Address	Area 1 and 2 Lettoch
Ref Number	SITE 3, SITE 4
Bid Summary	Extend Lettoch Rural Community boundary and designate Area 1 for an additional 4 to 6 dwellings. Designate Area 2 for 4 dwellings
Site Description	0.9 hectares of land and 1.53 hectares of rough agricultural land located on higher ground on the southern edge of Lettoch. Access is gained via the B9009.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside immediately outwith Lettoch rural community boundary.



Transportation	Transportation section comments
Planning History	Area 1 – 04/1111/FUL – Erect dwellinghouse. Refused on grounds of uncharacteristic build up of residential development in locality, conflicting with settlement pattern which would be detrimental to appearance and character of the area. The site occupies a prominent position which would fail to blend in unobtrusively with the surrounding landscape. Area 2 – no planning history on site.

Environmental Health	No comments raised in terms of noise or contaminated land issues.
Flooding	SEPA has raised no issues in terms 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. The developer may have to consider a SUDS scheme that can accommodate both developments with out increasing flood risk. Timing/Phasing of work should be such that it would not increase flood risk.
Landscape	The site sits at a higher level than the existing dwellings. Lettoch is already a prominent feature in the landscape (when viewed coming from Dufftown) and this introduction of further housing on the higher slopes would further exacerbate this and further erode the character and appearance of the area.
Biodiversity/Natura	If there are existing buildings suitable for bats that are to be demolished or significantly altered then information about bat use or a survey may be require. Prior to submitting an application, consultation with SNH is advisable.
Water/Waste water	SEPA no comment.WWT and Water supply both private
Cultural Heritage	Area 1 - No archaeological mitigation would be required within the bid site. Area 2 – Taking into consideration the local topography of the site and its relationship to the waterways, there is potential for archaeological remains within the area. Therefore, an archaeological watching brief would be required prior to/ at the outset of development commencing within this bid site.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	Lettoch is a relatively new rural community. There are planning consents for a number of houses that have not been implemented and therefore there is scope for development to take place to meet local demand. It is not considered appropriate in landscape terms to designate land on the upper slopes of the hills and necessary in terms of demand to allocate further land.
Other	The site layout and orientation of the developments should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies.

Settlement	Lhanbryde
Site Address	Scotsburn, Lhanbryde
Ref Number	IND2
Bid Summary	Proposes the formation of a new industrial site at Scotsburn, Lhanbryde. The bid submission proposes that the site could be developed on a phased basis, to meet future demand. Landscaping is proposed along the site boundaries, in order to integrate the site into the surrounding landscape. The developer intends to form the principal site entrance off the B9013 which runs along the south of the site.
Site Description	The proposed site is located south-west of Elgin and approximately 800 metres south of Lhanbryde and approximately 650 metres south of the A96 and Inverness to Aberdeen railway line. The site extends to 5.5 hectares.
Greenfield/ Brownfield	Greenfield
Current Zoning	No designation.



Transportation	The B9103 carries three Stagecoach bus routes (336, 442 & 500). <u>TMC Transportation</u>
-----------------------	---

	<p>Visibility on B9013 is constrained by the vertical alignment of the road. Minimum visibility splay of 4.5m x 160m required. Site is remote and not readily accessible by pedestrian/cyclists.</p>
Planning History	<p>No recent planning history on the bid site.</p> <p><u>Applications of interest on nearby sites:</u></p> <p>12/00481/APP: Application for three year temporary planning permission to establish a hard standing, six private permanent gypsy/traveller pitches together with facilities for access, parking, fencing, screening, and individual utility/toilet/laundry/storage units on land at Doohill, Coxton Elgin. Application is pending determination.</p> <p>10/00503/APP: Application refused for proposed change of use to establish on existing hardstanding six private permanent gypsy/traveller pitches together with facilities for access parking fencing screening and individual utility/toilet/laundry/storage units on land at Doohill, Elgin. Appeal dismissed and planning permission refused on the grounds that the damage to the rural environment outweighs the potential family benefits offered by the accommodation on the site (11/00010/REF).</p> <p>04/03217/FUL: Application refused to erect two holiday chalets and associated dwellinghouse and garage at At Doo Hill, Lhanbryde, for the following reasons: the proposed development would have a detrimental impact on the character and appearance of this relatively undeveloped area; the dwelling and chalets proposed would be prominent features in the landscape, insensitively sited so as to fail to blend in unobtrusively; and the dwelling fails to integrate sensitively as it lacks boundary definition to provide adequate enclosure to allow the site to integrate sensitively into the existing rural setting and exceeds the maximum plot size.</p> <p>03/02233/EIA: Application permitted to construct the Lhanbryde flood alleviation scheme (to include flood storage reservoirs borrow pit earth bank dam channel alignment works and new walls) at Scotsburn Farm and on The Lhanbryde Burn within Lhanbryde, Elgin.</p>
Environmental Health	<p>Noise emissions will be a consideration at the application stage. Should consent be achieved for the travelling families private caravan site adjacent then the issue of noise-sensitive receptors would need to be taken into account.</p>
Flooding	<p>No comment.</p>

Landscape	<p>No designations.</p> <p>The site is a relatively level parcel of agricultural land bounded by public roads to the northern and western boundaries. A strip of mature trees runs along the western boundary of the site. A narrower strip of more scrub like vegetation lies between the field and the road on its northern boundary. Pylons which traverse the site are a dominant feature.</p>
Biodiversity/Natura	Lhanbryde Lochs SINS is located approximately 500 metres to the east.
Water/Waste water	<p><u>SEPA</u> Private drainage arrangements would be necessary. The bid submission states that the industrial process undertaken by business identified to occupy the site would “not overly polluting” however SEPA do not agree with this view given there are historical issues at the existing premises of that business. SEPA would have serious groundwater/surface water concerns were this site to be developed.</p> <p><u>Scottish Water</u> Expected to utilise private waste treatment & possibly water supply.</p>
Cultural Heritage	A cropmark of a large enclosure, various pits and other indeterminate features potentially dating to the prehistoric period are recorded within part of the bid area, site Ref No NJ26SE0080 in the Sites & Monuments Record. Considering this site and the numerous other prehistoric remains within the vicinity, there is potential for further remains within the entire bid area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.
Overall SEA Assessment	Drainage and potential noise issues would require mitigation if this site was considered for inclusion in the plan.
Overall Planning Assessment	<p>The Scotsburn development would be an isolated pocket of development of employment uses in a wholly countryside setting. The proposed site is not adjacent to the settlement edge, and it is considered that this ad hoc approach to site selection would be likely to lead to sporadic developments in open countryside that would have a materially detrimental and irreversible consequence for the environment and local amenity.</p> <p>The rationale for the developer seeking inclusion of this site in the Plan is that he currently operates his engineering business from a series of small premises in Pinefield Industrial Estate, which are at risk of flooding and constrained due to small plots.</p> <p>‘Innovation in Business and Technology’, inter alia, is one of the key priorities of both the draft Moray Economic Strategy (MES) and Elgin City For the Future strategies. A key initiative of the MES</p>

	<p>is to enhance Business Park provision and expand provision in key settlements such as Elgin. The MES Action Plan promotes the development of Barmuckity Business Park, and suggests that designated land at Barmuckity “<i>could provide up to 30 ha. of general industrial land</i>”. Planning permission for the road layout at the Barmuckity site was granted in June 2011.</p> <p>It is considered that there is more suitable locations for this proposed land use within Elgin. However, consideration could be given to re-wording the ‘BP1 Barmuckity’ designation in the proposed local development plan to allow general industrial uses such as that proposed for the bid site.</p>
Other	

Settlement	Lhanbryde, Elgin
Site Address	R1 Lhanbryde
Ref Number	R1
Bid Summary	The bid submission proposes the retention of the R1 designation in Lhanbryde.
Site Description	The site lies to the west of Lhanbryde, and is bounded to the south by the A96 and the north by the road to Lhanbryde centre.
Greenfield/ Brownfield	Greenfield
Current Zoning	R1 Land west of St Andrew's Road

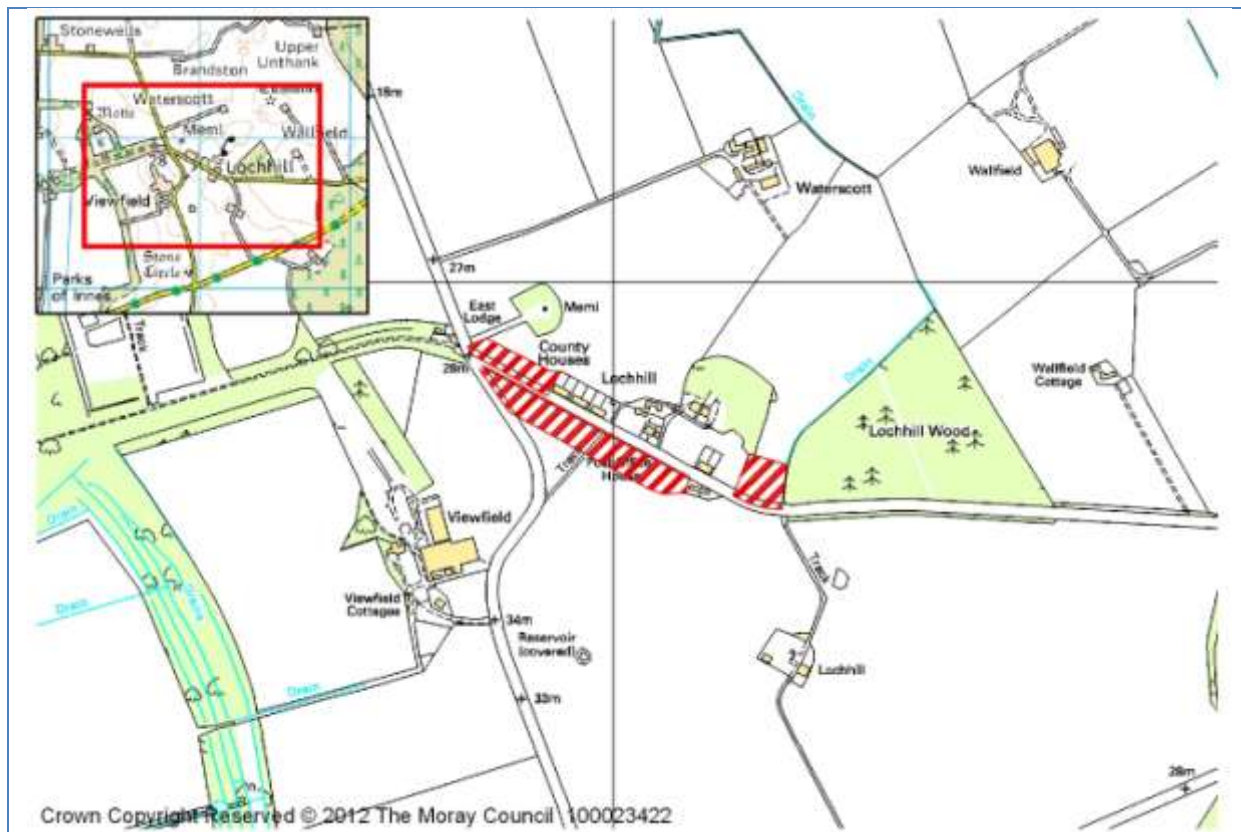


Transportation	<p><u>TMC Transportation</u></p> <p>Two points of access are required which meet junction spacing requirements and provide visibility splays of 4.5m x 215m or 4.5m x 120m if 40mph speed limit is introduced. New footway/cycleway to be provided along site frontage. Transport Assessment required.</p>
Planning History	<p>MLP 2008 states the site is capable of accommodation 65 houses, 45 in Plan period and a further 20 in long term.</p> <p>No recent planning applications on the bid site.</p>

	<p><u>Applications of interest in vicinity:</u> 04/00593/OUT: Outline permission refused for dwellinghouse garage and septic tank on Site 1 at Easter Coxton, Lhanbryde. Appeal dismissed.</p> <p>06/01132/FUL: Retrospective permission to erect new store and display cars at Autostation Car Sales Lhanbryde. Application permitted.</p>
Environmental Health	No comment.
Flooding	<p>SEPA SEPA has confirmed that flood risk issues have already been dealt with through the last plan process and objection has been removed.</p>
Landscape	<p>No statutory designations.</p> <p>The 6.47 hectare site R1, at the western edge of Lhanbryde, consists of a rolling depositional landform, currently managed as pasture. The land rises across the site from west to east and is open to the south- in close vicinity to both the A96 and the Aberdeen to Inverness railway line. The road running eastwards between the A96 roundabout and centre of Lhanbryde, also serves the surrounding area including Garmouth and Kingston. The site forms an important 'gateway' site on the approach road to the village. The A96 underpass is located just south of the site.</p> <p>The previous landscape integration study contended that development should be located within the dip between rounded knolls at the centre of the site but could also extend onto lower hill slopes either side. Development sited on the western knoll would be prominent in views from the A96 and would be contrary to the existing form of Lhanbryde which largely sits at the foot of small hills. The containment provided by this knoll should be accentuated by woodland planting.</p>
Biodiversity/Natura	No comment.
Water/Waste water	No comment.
Cultural Heritage	<p>The southern boundary of the site is included in the Moray Sites and Ancient Monuments Record.</p> <p>The Regional Archaeologist has advised that given the numerous prehistoric remains within the vicinity, there is potential for archaeological remains within the bid area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing.</p>

Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	<p>Lhanbryde is located to the east of Elgin and is served by a primary school, community centre, two public houses and a number of small shops. Open space is a consistent feature, and the village is served well by the network of forest paths which link the Crooked Wood to the north.</p> <p>There has been no development within Lhanbryde during the current MLP 2008 period, apart from householder development. The majority of new housing is taking place outside the settlement boundary. Subject to overall Housing Land Allocation considerations, there is a strong case for the continued designation of this site for residential use particularly given the absence of any other bid submissions.</p> <p>The adverse effects of the railway and the A96 traffic will need to be offset by the provision of mounding and buffer landscape treatment to overcome noise and visual constraints.</p> <p>The land forms an important 'gateway' site on the approach into Lhanbryde and the principles of the Urban Design SPG, Designing Streets and Designing Places should be applied.</p>
Other	

Settlement	Lochhills
Site Address	Lochhills
Ref Number	SITE 3, SITE 4, SITE 5
Bid Summary	<p>The submission proposes an extension to the rural settlement boundary and new allocations for Lochhills. Site A has a stated capacity of four housing units. Site B can accommodate 15 units and the submission proposes that the site could be developed on a phased basis or be designated as a 'LONG' site. Site C could accommodate one or two housing units. Indicative access points are illustrated on the proposed plan. The submission proposes to provide a strip of landscaping on the north-east boundaries of Site A and C and the south-west boundary of Site B, in order to integrate the housing allocations into the settlement boundary.</p>
Site Description	<p><u>Site A :</u> Site A is of rectangular shape and extends to 0.3 hectares. The site is located north-west of the existing community and has frontage onto the main public roadway.</p> <p><u>Site B:</u> Site B is 1 ha and is located south of the existing designated Lochhills boundary. The proposed site has a linear form and possesses substantial frontage onto the public roadway.</p> <p><u>Site C:</u> Site C is located to the west of the existing Lochhills boundary. The site extends to 0.3 hectares and the bid submission.</p>
Greenfield/ Brownfield	Greenfield
Current Zoning	No designation

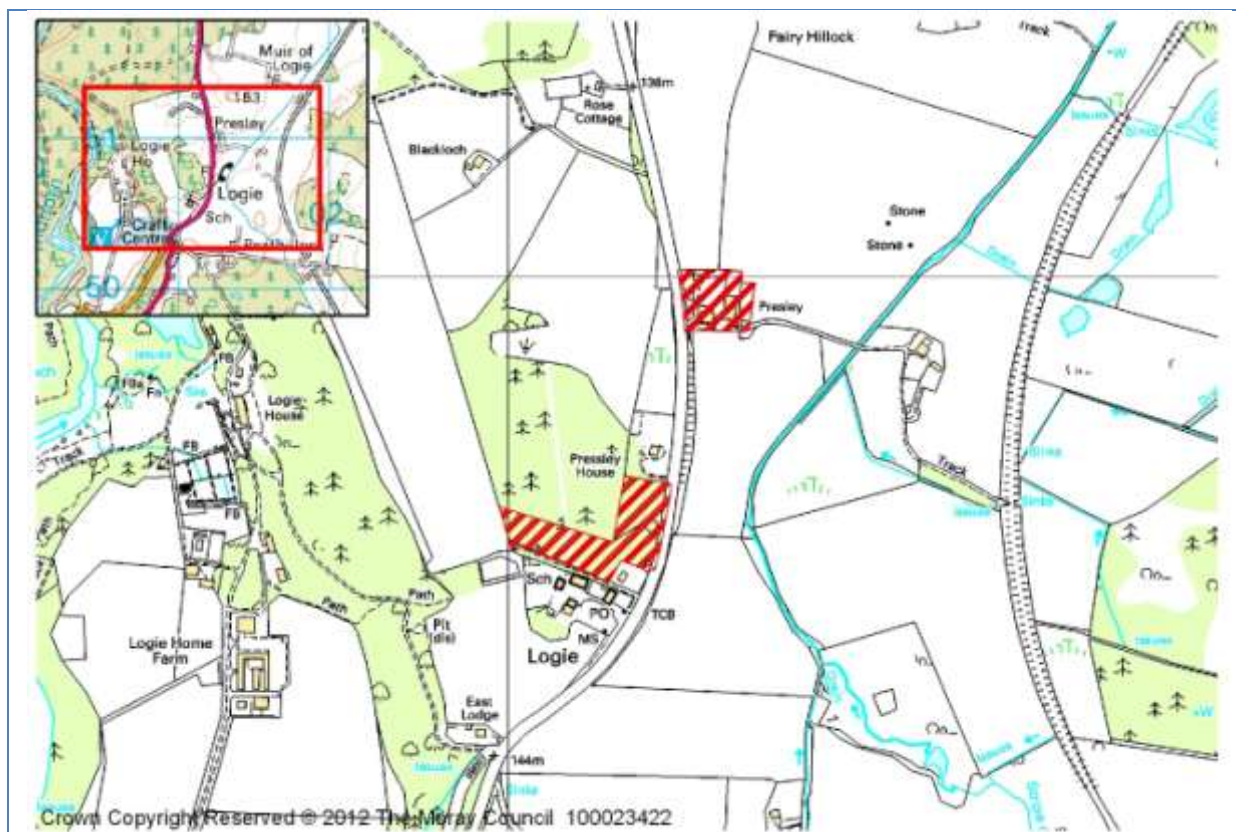


Transportation	
Planning History	<p>No recent planning history on the bid sites A-C.</p> <p><u>Nearby sites:</u> 10/00194/APP: Application permitted for extension at 4 Lochhills County Houses, Urquhart. 06/01509/FUL: Planning consent granted to erect house and garage at Windyhillocks Lochhills. 04/02800/OUT: Outline planning approval for one house site at Old Schoolhouse Lochhills. 03/02024/OUT: Outline permission approved to sub-divide existing house site to create new house plot at Druim Cottage Lochhills. 99/01361/FUL: Application permitted to re roof part of house at East Lodge, Innes House.</p>
Environmental Health	No comment
Flooding	<p>SEPA Area C is adjacent to a small watercourse which may require further consideration. No comments for Site A & B.</p>
Landscape	<p>No designation.</p> <p>Site A is an open field which slopes very gently upwards away</p>

	<p>from the road. The Cross to the north of the site forms a distinct roundel of broadleaf trees within this agricultural field. Views to the site are restricted by trees which line the public road leading to Lochhills to the east of Viewfield. Site boundaries are formed by a track leading to the Innes House Cross (Category B Listed) to the north-west, open fields to the north, existing residential properties to the south-east and the public roadway to the south.</p> <p>Site B is an agricultural field which is flat. The western part of the bid site form a triangular area of land between two public roads, the eastern part of this triangle is partially lined with broadleaf trees. The eastern part of the site is open to the south. Telephone cables traverse the site in a north-westerly direction.</p> <p>Site C is a small paddock to the immediate east of the settlement boundary. The eastern boundary is a mature woodland with a further woodland to the north west. This helps to create a sense of enclosure for the site. To the east the boundary is formed by a drain, to the south the public road and to the west the curtilage of an existing residential property. An area of amenity land shown in the Moray Local Plan 2008 lies to the north of the bid site.</p>
Biodiversity/Natura	<p><u>SNH</u> No comment.</p>
Water/Waste water	<p>A public water supply is available (with an indicative available capacity for 74 houses) via the Badentinan WTW. No public WWTW available. The MLP 2008 notes that ground conditions for soakaways in this area are problematic.</p>
Cultural Heritage	<p>Taking into consideration several archaeological sites in the vicinity, including a possible prehistoric enclosure (SMR Ref NJ26SE0110), and prehistoric settlement (SMR Ref NJ26NE0005), there is potential for archaeological remains within the area. Therefore an archaeological watching-brief would be required prior to/at the outset of development commencing within the bid sites of A, B, and C but not within the extended settlement boundary.</p>
Overall SEA Assessment	<p>No significant environmental issues. Potential wastewater/ drainage issues and landscape mitigation measures to be addressed if this site is considered for inclusion. Site C is adjacent to a small watercourse which may require further consideration.</p>
Overall Planning Assessment	<p>Lochhills is characterised by semi detached, single storey housing that has developed in a linear form to the west of the settlement with a more dispersed pattern of older dwellings to the east. The area is served by a post box and public telephone. Innes House, a Category A Listed Building and Designed Landscape and Historic Garden, is located west of the proposed site.</p> <p><u>Site A</u> Notwithstanding the likely issues of drainage, it remains to be</p>

	<p>considered if further housing in Lochhills can be justified. Furthermore, this proposal would be likely to represent an undesirable expansion of the existing settlement given the open nature of the site, the lack of natural screening and the proximity to the Listed memorial Cross.</p> <p><u>Site B</u> Notwithstanding the likely issues of drainage it remains to be considered if further housing in Lochhills can be justified. This proposal would not reflect the existing settlement pattern which sees the majority of development located to the north of the public road. The bid proposes up to 15 houses on the site which would be out of scale and character of the settlement. The eastern part of the bid is prime agricultural land and SPP presumes against development in these locations unless it is an essential component of the settlement strategy or is necessary to meet an established need.</p> <p><u>Site C</u> Whilst the site offers potential for infill development as part of an expansion to the settlement boundary there are existing infill opportunities within the settlement boundary that it would be preferable to pursue first. This includes the paddock immediately west of the bid site. Also, the site is prime quality agricultural land and SPP presumes against development in these locations unless it is an essential component of the settlement strategy or is necessary to meet an established need.</p>
Other	<p>Innes House Designed Landscape and Historic Garden is located immediately west of the proposed boundary extension.</p> <p>Part of site B and the whole of site C is classed as prime agricultural land.</p>

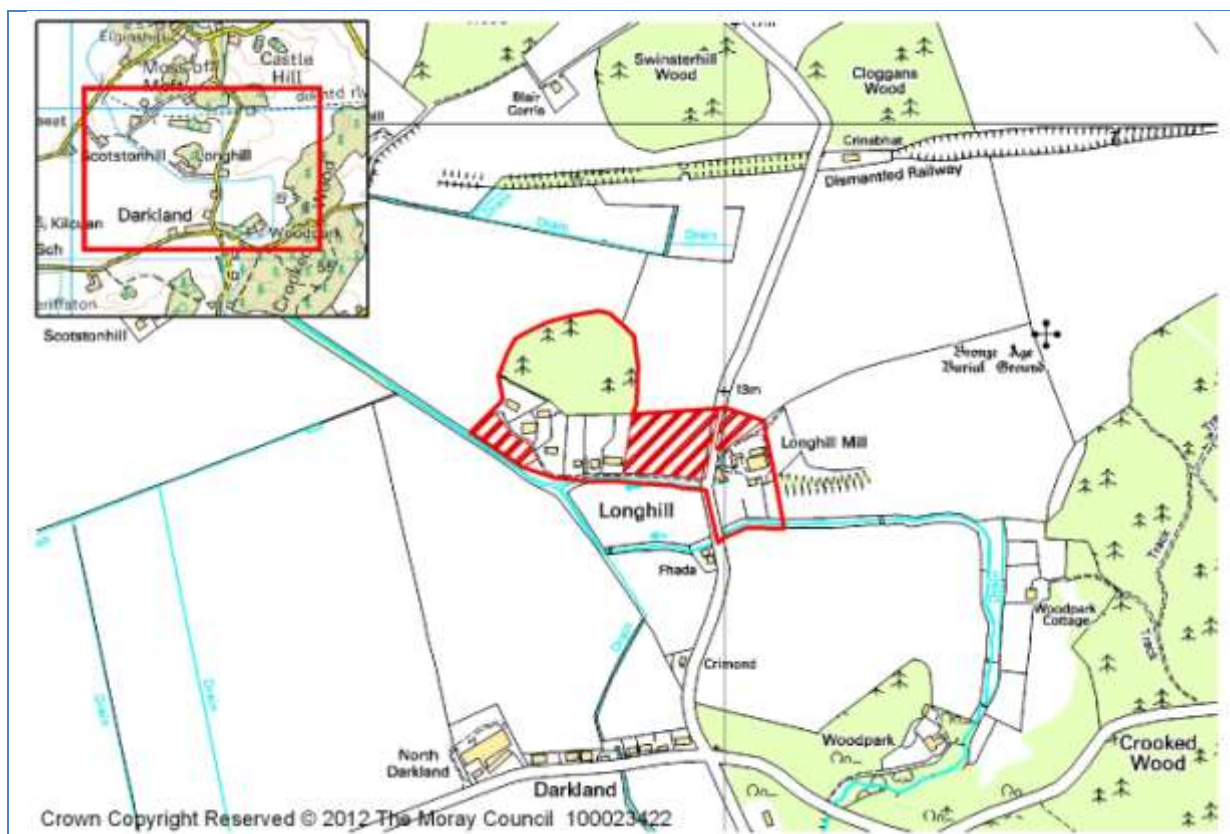
Settlement	Logie
Site Address	Site A and Pressley
Ref Number	SITE 4, SITE 5
Bid Summary	Propose to extend the size of site A to 1.4 ha to allow for 8 houses and seek a settlement zoning for Pressley.
Site Description	Site A is located to the north of Logie and is currently mature coniferous forestry. Pressley is located to the north east of Logie rural community, on the eastern side of the Grantown road and is currently in use as a farm steading.
Greenfield/ Brownfield	Site A is a Greenfield site, Pressley is a brownfield site.
Current Zoning	None



Transportation	Click here to enter text.
Planning History	None
Environmental Health	Click here to enter text.
Flooding	Area to east of Pressley is at risk of flooding 1 in 200 years.

Landscape	Click here to enter text.
Biodiversity/Natura	Sites are located within the Findhorn Valley SINS designation. Site A is covered in mature woodland and offers scope for sensitive new native planting as part of a new development. The timing of tree felling should take account of breeding birds.
Water/Waste water	Click here to enter text.
Cultural Heritage	Pressley- a photographic record should be taken of the steading buildings prior to development commencing.
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues arise from this proposal.
Overall Planning Assessment	Proposals to redevelop Pressley can be considered against the appropriate Housing in the Countryside policies in the MLP2008. A separate rural community designation is not considered to be appropriate in this instance. The extension of site A can be supported, with appropriate landscaping provision.

Settlement	Longhill
Site Address	Longhill
Ref Number	SITE 2, SITE 3, SITE 4, BOUND
Bid Summary	The continued designation of Longhill as a rural community with an extended boundary is proposed. The proposed boundary extension includes sites A, B and C and includes the parcel of land south of Longhill Mill. Site A is 0.3 hectares with a stated capacity to accommodate three or four houses. Site B extends to 0.8 hectares and could accommodate 12 houses. The bid proposal states however that the built form would suggest four to eight units would be more appropriate. Site C extends to 0.3 hectares with capacity for one residential unit. Indicative access points are illustrated on the proposal map.
Site Description	<p>Site A: Site A is located to the south-west of the existing rural community boundary. The site extends to 0.3 hectares.</p> <p>Site B: Site B extends to 0.8 hectares, is rectangular in form and is relatively flat.</p> <p>Site C: Site C is a triangular parcel of land, extending to 0.3 hectares. The site is located immediately north of the curtilage of the Miller House, a Mid 19th century, 2-storey, 3-bay house.</p>
Greenfield/ Brownfield	Greenfield
Current Zoning	Located within the designated Elgin Countryside Around Towns (CAT)

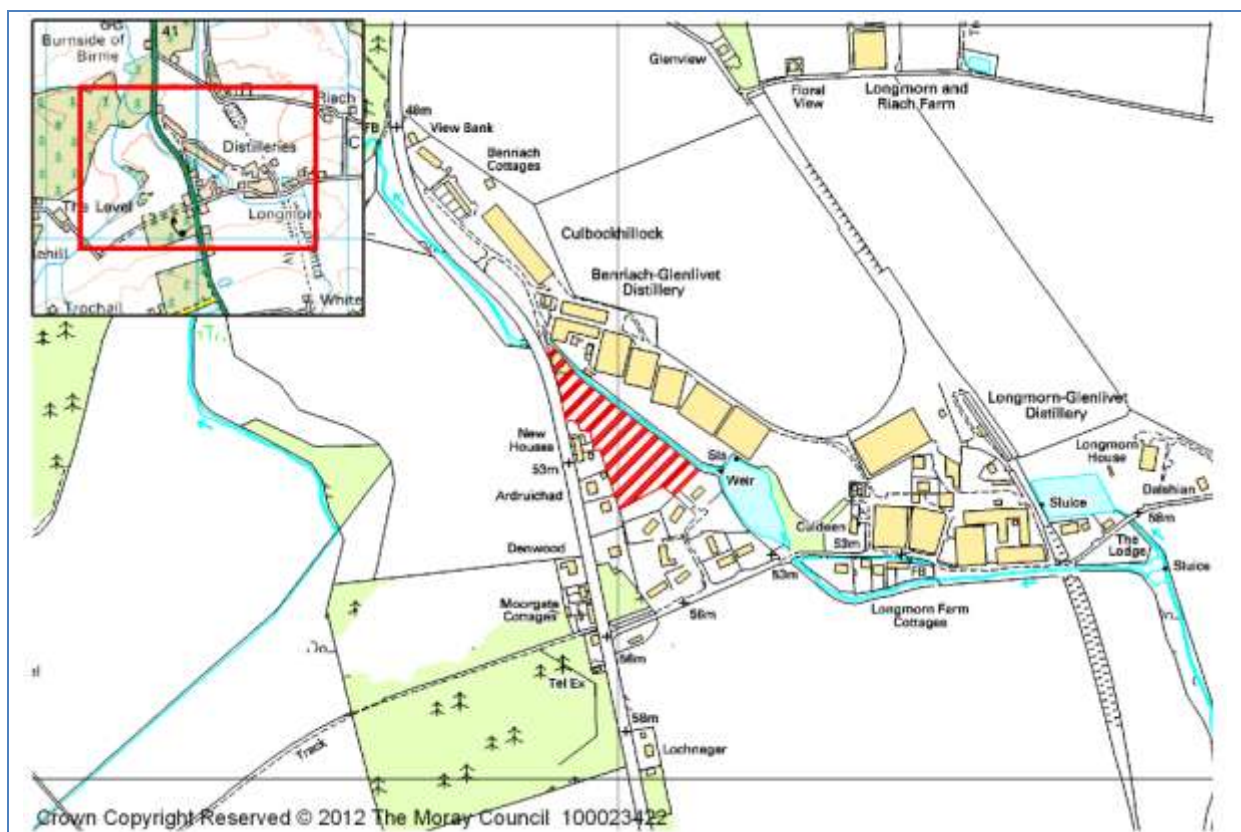


Transportation	
Planning History	<p>The MLP 2008 states that no applications for new house building will be approved within Longhill and that there are only opportunities for replacement and renovation.</p> <p>Site A No recent or relevant planning history on the bid site (Site A).</p> <p><u>Adjacent Sites:</u> 05/01785/FUL: Planning consent granted to extend garage and form new bay window at Longhill Croft, Elgin. 02/01800/FUL: Application permitted for alterations, extension and associated works at Parkview, Longhill.</p> <p>Site B No recent or relevant planning history on the bid site (Site B).</p> <p><u>Adjacent sites:</u> 06/00343/FUL: Application permitted to alter and extend dwelling house at Longhill Mill Lhanbryde 02/00489/FUL: Application permitted to convert from disused grain mill to dwellinghouse at Old Mill Longhill.</p> <p>Site C No recent planning history on the bid site.</p> <p><u>Adjacent sites:</u> 08/01715/FUL: Application approved to extend dwellinghouse at Fhada Longhill.</p>
Environmental Health	No comment.
Flooding	<p>SEPA Site A is at high risk of flooding. We would object to the plan should this site be included unless a satisfactory FRA is carried out PRIOR to inclusion in the Plan. Access to Site B may also be at risk. No comment for Site C.</p>
Landscape	<p>No designation.</p> <p>Site A is a small paddock with scrub to the south of the site along the margins of the watercourse. The northern boundary of the site is formed by the access road with development to the north. This creates a sense of enclosure for the site. The other site boundaries are formed by the Longhill burn to the south-east, individual residential properties and agricultural land to the north-west.</p>

	<p>Site B is a flat agricultural field which is bounded to the west and north by woodland. The access track to the south of the site is lined with trees. There are no established boundaries to the north of the site.</p> <p>Site C is the triangular corner of a field which slopes gradually up to the north. There is existing development around the mill building on the slightly lower land to the south of the bid.</p>
Biodiversity/Natura	<p><u>SNH</u> No comment.</p> <p><u>SEPA</u> The Lhanbryde Burn (WB ID 23377) runs through and along the boundary of the site. The burn has been historically straightened and is currently failing to reach good status as a result. Restoration to good status will involve restoration of the straightened sections. Any development of this site would need to take this into account and allow space for restoration and development of natural processes in future. This may take up a significant area of land and may make development of the land unviable.</p>
Water/Waste water	<p><u>Scottish Water</u> There is potential to connect to the Badentinan WTW, which has an indicative available capacity for 74 house units.</p>
Cultural Heritage	<p>Site A No archaeological mitigation would be required within this bid site.</p> <p>Site B & C Development should be resisted on site B and C. Historic Scotland should be consulted with regard to any setting impact on the A Listed mill building. Should development be minded for this site then appropriate design must be observed. No comments received from Historic Scotland on these sites.</p>
Overall SEA Assessment	<p>SEPA has indicated that the site A is at high risk of flooding and would object unless a satisfactory FRA is carried out prior to its inclusion in the Plan. Access to site B may also be at risk from flooding. Mitigation required in terms of safeguarding the Lhanbryde Burn watercourse.</p>
Overall Planning Assessment	<p>Longhill is located east of Elgin and approximately 1.3 km north-west of Lhanbryde and 1.7 km west of Urquhart. The rural community is not served by any shops, schools etc. The existing community of Longhill is characterised by an ad hoc building line and long plots. A wooded area located north of the residential houses is included within the designated rural community. There are two Listed Buildings in the locality: Longhill Mill (Category A) and Millers House (Category C).</p>

	Both the proposed settlement boundary extension and the three development sites would represent a significant extension to the existing Rural Community boundary. MLP 2008 states that the Council will not approve applications for new house building within this community. Site A and the access road to site B are at high risk of flooding and the regional archaeologist has also recommended resisting development on site B and C. Sites A and B are prime quality agricultural land and SPP presumes against development in these locations unless it is an essential component of the settlement strategy or is necessary to meet an established need.
Other	Part of site A and the majority of site B is classed as prime agricultural land (3.1).

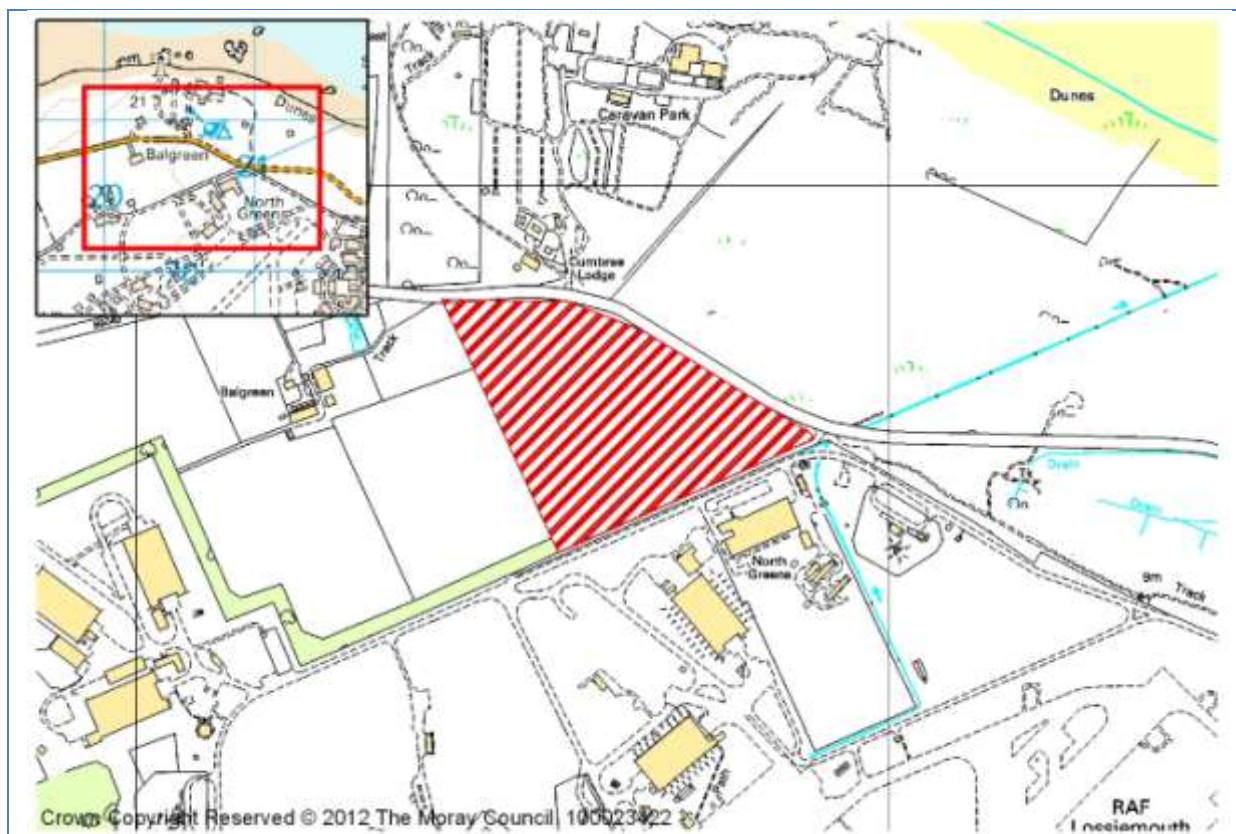
Settlement	Longmorn
Site Address	Part Longmorn Farm
Ref Number	SITE 7
Bid Summary	Designation for residential use, with density/plot sizes reflecting existing scale and character.
Site Description	Agricultural land (1.44ha), bordered on W by housing adjoining the A941, on S by Lithe Lochan housing dev., and on NE by Longmorn Burn / Benriach-Glenlivet Distillery.
Greenfield/ Brownfield	Greenfield
Current Zoning	Amenity land within Rural Community, for which it is stated that it is not considered suitable for residential development on grounds of noise pollution.



Transportation	?
Planning History	<p>The northern part of land allocated in Moray Local Plan 2000(Site A) for a maximum of 10 single house sites. Requirement for informal rural layout covering the entire site to be approved prior to consideration of individual apps. Houses require to be set back from distillery to avoid noise pollution.</p> <p>10 house plots subsequently approved /developed on southern part of this site.</p>

	06/00059/GPA – Response to enquiry re. dev.of a further three houses at northern part of site pointed out issues of noise, ground conditions and contamination, and advised that as repn. made on LP Review(for 2008 Plan),to await outcome.
Environmental Health	The agent has submitted an NIA dated 2007. Noise emissions differ significantly from this Section's previous assessment of housing proposals. Further clarification will be sought on measurement position, etc. This Section has recommended previously no further housing development towards the north east corner of the site, due to noise emissions from the distillery. No objection from Cont. Land.
Flooding	SEPA has stated under the issue of Flood Risk that it would object to the plan should this site be included unless a satisfactory Flood Risk Assessment is carried out PRIOR to inclusion in the Plan; and that under the issue of drainage, effluent disposal from multi-house developments will require considerable investigative work.
Landscape	No formal designations
Biodiversity/Natura	No formal designations. SNH have no comment
Water/Waste water	?
Developer Contributions	?
Energy	?
Cultural Heritage	The Regional Archaeologist has commented that taking into consideration the crop marks of various probable prehistoric features to the south of this area(Ref. NJ25NW0030),and the finds of Bronze Age Pottery to the north(Ref. NJ25NW0006),there is potential for archaeological remains within this bid site. Therefore an arch. Evaluation would be required within this bid site prior to development commencing. Historic Scotland has not objected.
Overall SEA Assessment	?
Overall Planning Assessment	Notwithstanding the as yet unresolved issues of noise ,flooding, drainage ,and A941 access, it remains to be considered if further housing in this rural community can be justified,in the context of overall Housing Land Allocations. PPP (Ref.09/1946/PPP) has been granted for six houses on the site allocated in extant LP. Furthermore, given the consent for a house outwith RC Boundary,(REF.10/00773/APP),consideration should be given to position of southern RC Boundary.
Other	?

Settlement	Lossiemouth
Site Address	Balgreen
Ref Number	IND4
Bid Summary	Request designation of site for employment land and question the effectiveness of the existing designation at Kinnedar.
Site Description	Triangular area of flat land in rough grazing, adjacent to RAF Lossiemouth. Site extends to 8.7 hectares. Boundary to the north by the B9040, the south and east by RAF operational land and the west by agricultural land.
Greenfield/ Brownfield	Greenfield
Current Zoning	Coastal Protection Zone lies immediately to the north



Transportation	Click here to enter text.
Planning History	No application history. However, site was considered at the PLi for the MLP2008 (see details below).
Environmental Health	Site is located within the 72dBA noise contour. Any proposals for industrial use will have to account for the near proximity of existing noise-sensitive settlement at Silversands Caravan Park. Such proposals may require the submission of a detailed Noise Impact Assessment, as discussed in PAN 1/2011

Flooding	No risk of flooding
Landscape	Click here to enter text.
Biodiversity/Natura	Click here to enter text.
Water/Waste water	Private drainage - need to ensure no further microbial loading to nearby non-designated bathing water beach.
Cultural Heritage	No mitigation required.
Other	<p>Site was considered during the MLP2008 PLI. The Reporter's conclusions state, "In this context, I am persuaded by the Council's arguments that it has made a coherent and coordinated allocation of land for future industrial and business park uses linked to nearby existing and planned residential areas of Lossiemouth – where an integrated development package can be achieved through 'masterplanning'. In my view the objection site is not of a suitable scale or location to provide such an opportunity. This is not just because of the noise problems of that location but also because it is geographically isolated from the main built-up area of Lossiemouth– and this is reflected in the fact that it is some distance outwith the designated settlement boundary. The objectors have suggested that the objection site and the RAF base as a whole should be included within a redrawn, widely expanded settlement boundary for Lossiemouth. The case made for this, however, is lacking in substance in my view and so is not persuasive. My conclusion in this regard takes into consideration, amongst other things, the constraints of noise, aircraft movement safety zones and security issues of RAF Lossiemouth in general affecting the development potential of the enlarged area that would be included. Based on all of these considerations, I conclude that the arguments put forward for the Balgreen East site to be formally designated for general industrial use in the local plan - either as are placement or in addition to the I3 designation proposed in the finalised plan, as amended in April 2007- are outweighed by the case put forward by the Council. Accordingly, I conclude that the objection site should not be designated as proposed – and so the I3 site would remain as the only designated site for new industrial development for Lossiemouth in the local plan."</p>
Overall SEA Assessment	No significant environmental issues arising. However, noise, could be potentially significant and would require further investigation.
Overall Planning Assessment	Site is remote from the settlement boundary and does not form part of the masterplanning approach taken to the future expansion of Lossiemouth. Concerns regarding proximity to RAF base, noise etc.

Settlement	Lossiemouth
Site Address	ENV8/ Esplanade
Ref Number	OPP1
Bid Summary	Propose a project to revitalise the station park area to generate more business and provide tourist attraction unique to Lossiemouth and singular in Scotland. Propose a bridge/ pier structure to extend out over the water to a focus structure such as an observatory. A return promenade would enable visitors to become visually aware of shops, restaurants and pubs. Could include a curving plaza suitable for entertainment and seasonal stalls, pavilion shops, whisky tasting and theme bar, holiday flats and maisonettes.
Site Description	Site is flat and currently used for informal open space and car parking. To the north is residential (flatted) development and the harbour, to the west is residential and the Moray Firth is to the east and south.
Greenfield/ Brownfield	Brownfield- former railway sidings
Current Zoning	ENV 8 designation.

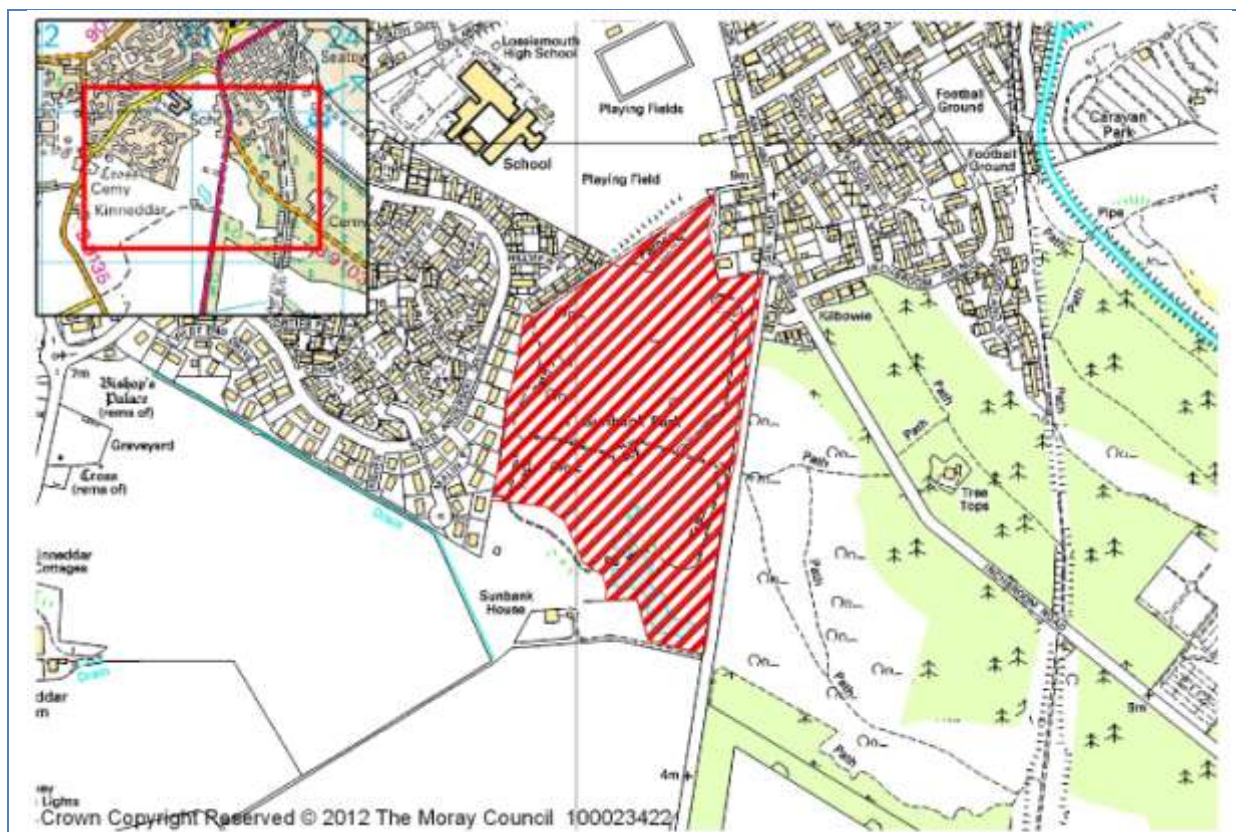


Transportation	Click here to enter text.
-----------------------	---

Planning History	Click here to enter text.
Environmental Health	The Esplanade is a former railway terminus/sidings and harbourside area. Any development would need to consider potential for contamination and suitability of the site for the proposed use. The proposals are fairly general at this stage. Cafes and restaurants will be considered by this Section in relation to air extraction and other plant. Noise and odour control details will be sought to ensure the amenity of proposed flats is not impinged upon.
Flooding	The LDP should be clearly worded to highlight that any development on the site would need to be supported by a satisfactory FRA. The outcome of the FRA may affect the extent of developable land available or limit the site layout options, but it is likely that part of the site can be developed at least. The proposal is a little unclear with regards to the extent it may impact on the dunes. For these reasons we would recommend that Policy ENV8 be retained to prohibit development on the dunes so as to maintain the area as open space to accommodate these natural processes.
Landscape	This is a sensitive coastal location linking the town and the east beach. If the proposals progress, then a landscape assessment may be required to ensure the proposals are suitably integrated into the surroundings. The east beach is within the Coastal Protection Zone.
Biodiversity/Natura	It is unclear exactly what might be planned for this area including across the river on the beach side so it is difficult to assess whether the re-designation of ENV8 would adversely affect key interests. We would not be opposed to the concept in principle but would want to have confidence that the applicant is aware of the dynamic nature of the coastal environment and the future effects of climate change and will be prepared to adapt their plans sensitively in accordance with advice received through consultation. The site is close to the Moray Firth SAC and the Lower River Spey – Spey Bay SAC. As above, plans need to take account of the dynamic nature of the coastline so that impacts to these sites can be avoided. Issue: Biodiversity and sustainability. A well planned development could help provide access and facilities for people to enjoy the outdoors. Any new bridge crossing will need to take account of bridge design and construction methods and the effects on migratory fish species. Fish passage must be retained. The east beach lies within the Spey Bay SINS designation.
Water/Waste water	Lossiemouth is located between the Moray Firth, and Lower River Spey – Spey Bay SACs with the Lossiemouth (East) Bathing Water located close to the town.
Cultural Heritage	Taking into consideration the medieval development of the town, and the importance of the river from the prehistoric period onwards, there is potential for archaeological remains both onshore and offshore within this bid site. Therefore a programme

	of archaeological works would be required within this bid site prior to development commencing.
Other	The spit at Lossiemouth results from the sustained westward longshore drift of sediment from Spey Bay. Spits and dune systems can be very dynamic and changeable features in response to changes in meteorological, wave conditions etc.
Overall SEA Assessment	The full implications of the proposal are difficult to assess at this time, until more details are known. However, given the sensitive coastal and marine environment, there may be significant environmental implications arising and it is therefore considered that this proposal is subject to SEA.
Overall Planning Assessment	As discussed above, the full planning implications of this proposal are difficult to assess until the proposals are developed further. The principle of developing a tourist attraction on this site as a focal point for tourism and commercial activity and creating a link to the east beach is supported. The implications of losing the existing car parking and open space as well as the issues of coastal flooding, climate change, impact upon the dune system and marine environment will require detailed consideration.

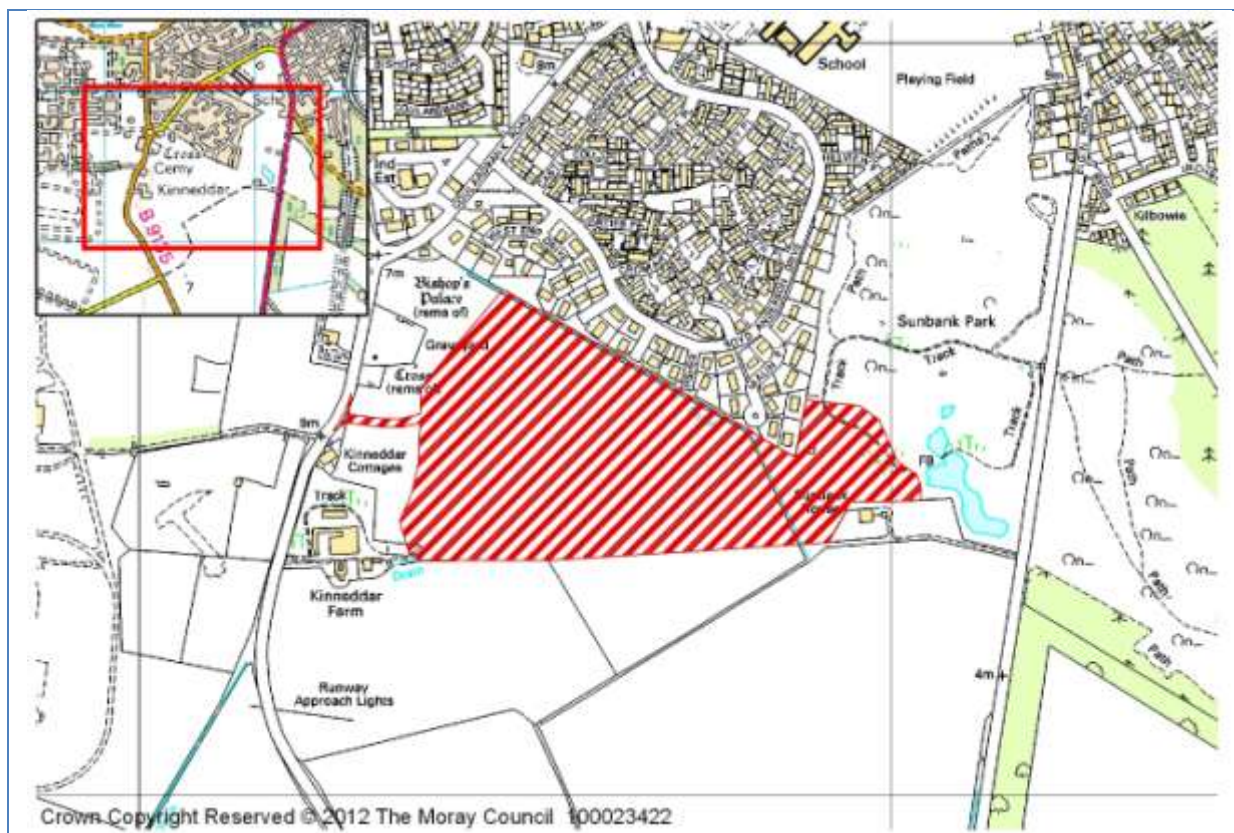
Settlement	Lossiemouth
Site Address	Sunbank west
Ref Number	OPP2
Bid Summary	Designation should be flexible to promote more business park use or retail development against industry if that was more economically beneficial. Site should also be extended into south east corner of R1.
Site Description	Site is relatively flat, located on the south side of Lossiemouth with the A941 to the east, residential to the west. A retail and industrial designation to the north and a residential designation to the south. The site itself comprises scrub, sand, grassed areas and open water. It was previously a quarry and there are excavated areas.
Greenfield/ Brownfield	Greenfield
Current Zoning	BP1



Transportation	4.5m x 215m required. Issue with forward visibility on A941 and ownership of verges. Location of new junctions on A941 require special consideration due to restricted forward visibility (vertical profile). B9135 is unsuitable for an access due to visibility constraints and other infrastructure. TA required as part of overall masterplan.
-----------------------	--

Planning History	Consent for a retail foodstore approved, ref 07/02606ful
Environmental Health	BP1 extension to R1 needs to be considered carefully to ensure there is no juxtaposition of incompatible uses arising from noise emissions. Site is within the 66dba noise contours.
Flooding	Site is not at risk of flooding
Landscape	Site is already identified in the MLP2008 with landscape mitigation measures.
Biodiversity/Natura	No issues identified
Water/Waste water	Would need at least two levels of SUDS, preferably three levels, before discharge
Cultural Heritage	<p>Taking into consideration the cropmarks from various periods in the surrounding area, and the 2002 excavations to the west of the site revealed medieval and possible prehistoric activity (SMR Ref No NJ26NW0069), there is potential for archaeological remains within this bid site previously designated in 2008 as I3.</p> <p>Therefore an archaeological evaluation would be required within this bid site prior to development commencing.</p>
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	Proposed boundary change is acceptable and the wording of the Plan and designations can be amended to consider some flexibility between the retail, industrial and business park designations. The site could be redesignated as an opportunity site with potential for a mix of business park uses, industrial uses and retail uses subject to a masterplan. Retail development will continue to require to demonstrate that the site is sequentially preferred and that the proposal will not adversely affect the vitality or viability of the town centre.

Settlement	Lossiemouth
Site Address	R1 Sunbank
Ref Number	R1
Bid Summary	Smiths Gore on behalf of Pitgaveny Estate and Tulloch of Cummingston support retention of this designation, but request a slight revision to the boundary with BP1. Also request reconsideration of the current text of R1. Query the requirement for boundary landscaping to be provided in advance of development starting. Propose delete words “visually discrete”, delete reference to each phase of 25 houses to be completed prior to any subsequent phase. Suggest that consultation with the MoD regarding noise issues is not required.
Site Description	The site lies to the south of Lossiemouth and is bounded to the south by agricultural land, the west by RAF Lossiemouth, north by residential and east by the A941. Site is flat and used for agricultural purposes. It extends to 14.5ha and is identified for 250 houses in the MLP2008.
Greenfield/ Brownfield	Greenfield
Current Zoning	R1 residential



Transportation	Location of new junctions on A941 require special consideration due to restricted forward visibility. B9135 is unsuitable for an access due to visibility constraints and other infrastructure. TA required as part of overall masterplan. Public Transport services already use the A941. In the longer term a bus corridor through the site will be required. Walking and cycling routes to the schools will be essential.
Planning History	Site is designated in the MLP2008.
Environmental Health	The statement on “consulting the MOD” should be retained in the Plan.
Flooding	Site is not identified as at risk of flooding
Landscape	Landscape mitigation measures are identified in the MLP2008.
Biodiversity/Natura	No issues
Water/Waste water	Small watercourse – FRA needed if watercourse to be affected by development – if avoided and buffer provided, FRA probably not needed. An historically straightened minor watercourse passes along the northern boundary of R1. Space should be allowed for restoration and development of natural processes in the future.
Cultural Heritage	Taking into consideration that part of the current R1 designation has cropmarks from various periods within it (SMR Ref No NJ26NW0043), and the 2002 excavations at the western end of the site revealed medieval and possible prehistoric activity (SMR Ref No NJ26NW0069), there is considerable potential for archaeological remains within this extended bid site. Therefore an archaeological evaluation would be required within this bid site prior to development commencing. Development within this area should consider the setting of the Scheduled Monument Kinneddar, Bishop's Palace (Index no. 6643).
Other	Click here to enter text.
Overall SEA Assessment	No significant environmental issues.
Overall Planning Assessment	The proposed boundary revision doesn't raise any significant planning issues. The wording of the designation can be revised to refer to a phased programme of boundary landscaping. The wording “visually discrete” can be deleted and the reference to completing each phase prior to moving onto subsequent phases will be deleted. Consultation with MoD is, however, required.