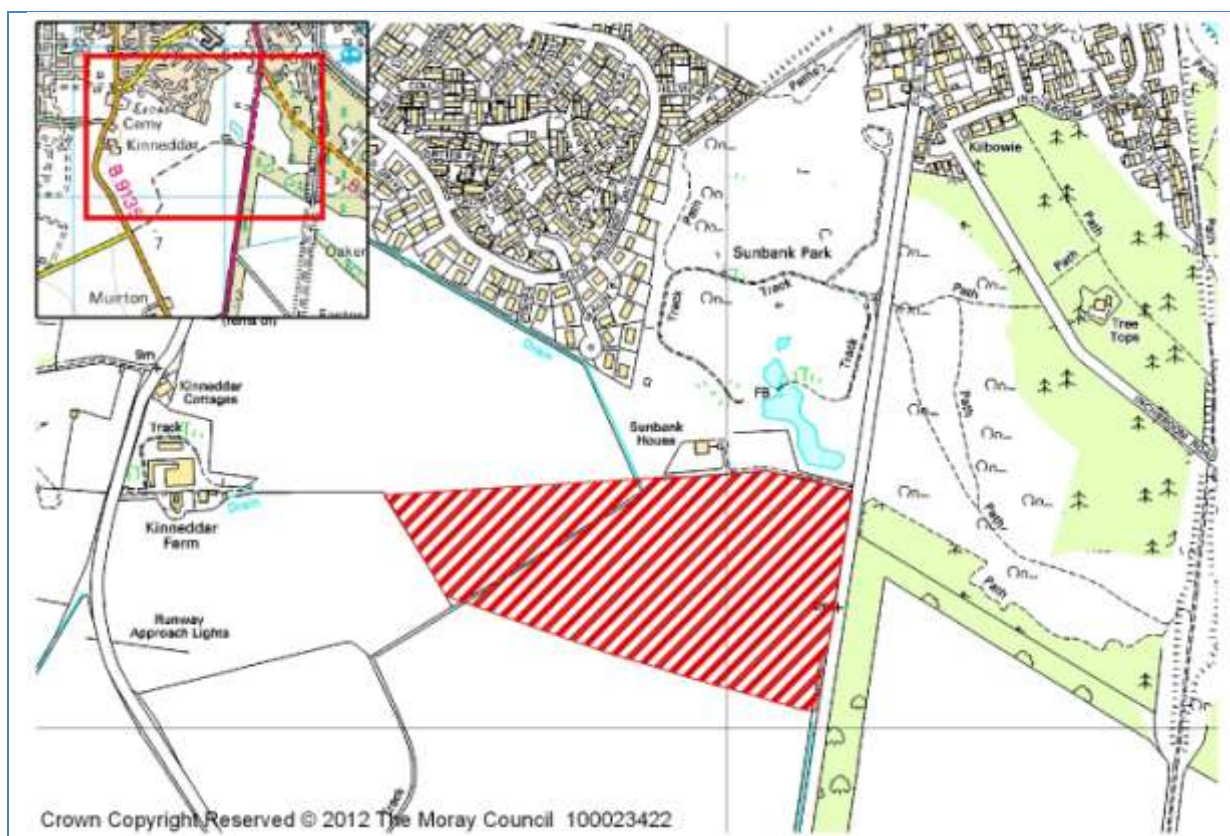


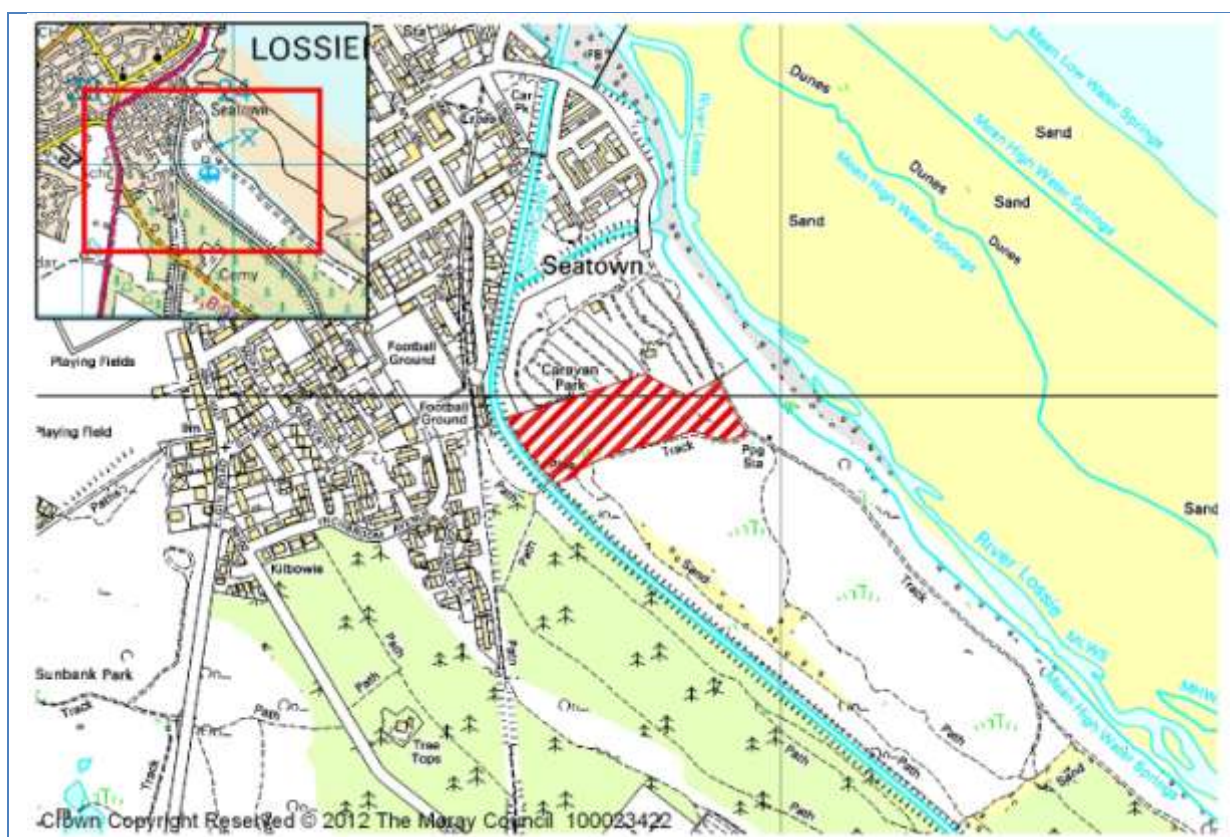
Settlement	Lossiemouth
Site Address	R2 Sunbank
Ref Number	R2
Bid Summary	Site for the future expansion of Lossiemouth, extending the R1 Sunbank site which lies to the north. The site has potential for a mix of uses to be accommodated.
Site Description	The site lies to the south of Lossiemouth and is bounded to the south and west by agricultural land, to the east by the A941 and to the north by existing designations in the Moray Local Plan 2008. It extends to approximately 12 hectares.
Greenfield/ Brownfield	Greenfield
Current Zoning	None, out with settlement boundary



Transportation	Moray Council Transportation have advised that a minimum of two points of access are required for the bid site and the existing R1 site. A masterplan approach to ensure delivery of necessary infrastructure is recommended. A Transport Assessment and Design and Access statement will be required. Walking and cycling routes within the site and to schools, shops and the town centre will be required. A public transport route through the site will be necessary. Depending on the location and junction type the visibility splay on the A941 could be up to 9.0m x 215m.
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Planning History	No relevant planning history.
Environmental Health	<p>Consultation with the MOD in respect of noise contours from RAF Lossiemouth will be necessary to establish the extent to which development can be accommodated.</p> <p>The east of the site is close to the former landfill site at Sunbank East. This landfill site is known to be actively generation gas and development of the eastern part of this bid would need to consider landfill gas risk and appropriate mitigation measures.</p>
Flooding	Part of the site is at risk of coastal flooding and a flood risk assessment will be required. This may limit the extent of the developable area.
Landscape	The land was previously considered in the Landscape Study of Lossiemouth. The area south of the houses at Sunbank and Kinneddar were considered inappropriate due to significant landscape constraints. This is due to the openness and relative lack of features on the plain as well as a perception of detachment from the settlement core.
Biodiversity/Natura	
Water/Waste water	Click here to enter text.
Cultural Heritage	The site has cropmarks from various periods within it (SMR Ref No NJ26NW0043), and 2002 excavations at the western end of site R1 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.
Other	Click here to enter text.
Overall SEA Assessment	Potential flood risk.
Overall Planning Assessment	<p>Further expansion of Lossiemouth is constrained by the sea to the north and east and by the RAF base to the west. The land to the south east is heavily wooded and the land immediately south of R4 is understood to be contaminated and remediation would be necessary. This limits opportunities for development to the south of the settlement.</p> <p>It is acknowledged that development of the site is likely to have adverse landscape impacts however the alternative is to provide no new allocation for Lossiemouth effectively restricting future growth of the settlement. Provision for growth of Lossiemouth and expansion of the R1 site is preferred. A generous site size will allow for significant landscape mitigation to be incorporated.</p>

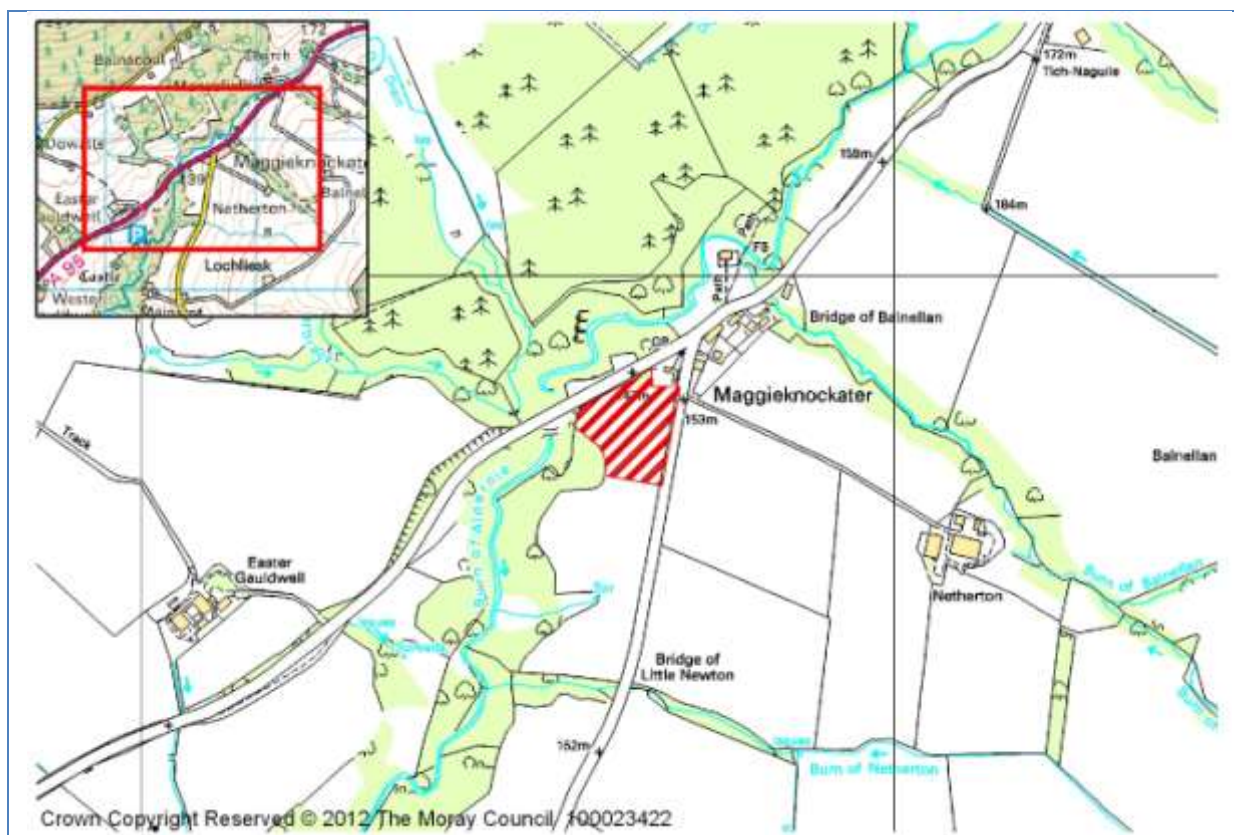
Settlement	Lossiemouth
Site Address	Caravan park
Ref Number	T2
Bid Summary	Currently lease 2.43 hectare site south of caravan park. Request that this site be designated to expand the caravan park.
Site Description	Site is relatively flat and consists of gorse and sand scrub, bounded to the north by the caravan park and further gorse beach on all other sides.
Greenfield/ Brownfield	Greenfield
Current Zoning	None



Transportation	Access constraints along Seatown in terms of width and forward visibility not suitable for significant increases in traffic. TA/TS required depending upon number of pitches proposed.
Planning History	None directly on this site, various consents granted on caravan park to the north.
Environmental Health	
Flooding	Site is at risk of coastal flooding. The site is also adjacent to the Spynie Canal. The LDP should be clearly worded to highlight that any development on the site would need to be supported by a

	satisfactory FRA (Toposurvey mostly in this case).The outcome of the FRA may affect the extent of developable land available or highlight that mitigation measures are required, but it is likely that part of the site can be developed at least. Access / egress may be an issue and the council should consider whether this is acceptable.
Landscape	Site is immediately east of the Coastal Protection Zone.
Biodiversity/Natura	Site is located within the Spynie SINS, designated for its shingle bars and intervening swales. SNH advise that there is some gorse scrub on site that could be used by breeding birds so timing of ground clearance work would need to try to avoid the breeding season or the developer will need to make thorough checks of the scrub to ensure there are no breeding birds present.
Water/Waste water	Private drainage - need to ensure no further microbial loading to nearby designated bathing water beach. Currently River Lossie appears to be major source of microbial loading to this bathing water leading to exceedances
Cultural Heritage	No mitigation accepted
Other	
Overall SEA Assessment	No significant environmental issues identified. Transportation constraints.
Overall Planning Assessment	Site is considered suitable for further tourism use and makes a logical extension to the caravan park.

Settlement	Maggielknockater
Site Address	Land to the South-West of Maggielknockater
Ref Number	SITE 5
Bid Summary	Extension to Rural Community Boundary for Residential Development (5 houses)
Site Description	Agricultural Land
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside

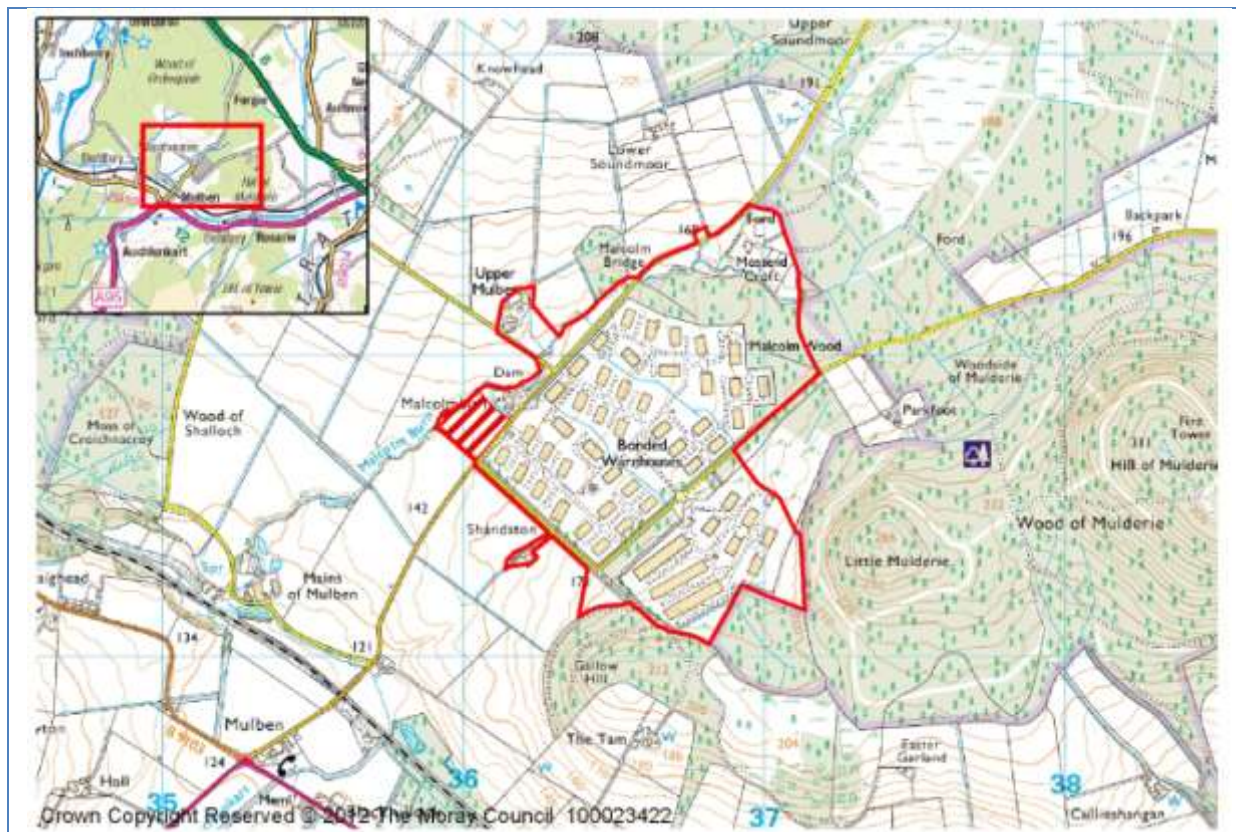


Transportation	<p>Transport Scotland has advised:</p> <ul style="list-style-type: none"> From the information provided Transport Scotland would have no concerns with the proposal for a small number of additional houses at this location provided the existing junction with the trunk road is of an appropriate standard or if required, improved to the appropriate standard as required by Transport Scotland. It would not be anticipated that direct access for this development would be taken from the local road network. <p>TMC Transportation Services to advise. There are no core paths/roads or Sustrans routes in the vicinity of the proposed</p>
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	site.
Planning History	<p>The proposal is to extend the existing rural community boundary south-west to include an area of land (2.85 acres/0.96 hectares) enveloped between the A95 and minor carriageway leading to Dufftown. The proposed site is an extension to Site A (0.74 acres/0.29 hectares) allocated in the Moray Local Plan 2008 (MLP 2008) for one house. No planning applications have been submitted to develop Site A. The proposal includes a small area of land (0.11 acres/0.05 hectares) adjacent the Schoolhouse protected as amenity land in the MLP 2008. It is proposed that the total site measuring 3.7 acres/1.3 hectares (including Site A) can accommodate 5 houses.</p> <p>One dwellinghouse has been consented on Site B (04/01588/FUL) allocated in the MLP 2008. This is currently under construction. A replacement dwelling was consented north of the A95, adjacent the rural community boundary (05/02782/FUL). No other dwellings have been permitted in the hamlet or its immediate vicinity.</p>
Environmental Health	TMC Environmental Health has raised no comments and there are no known contaminated land issues.
Flooding	<p>The site is not at risk from flooding (source: SEPA flood maps, 2012). Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly. There are no public sewers in the area and effluent disposal from multi-house developments will require considerable investigative work.</p>
Landscape	<p>The site slopes down towards the A95 and includes the existing allocation within the MLP 2008 for 2 houses. The site is screened from the A95 by mature trees to the north and west although is highly visible from the minor road forming the eastern boundary of the site. There are no definitive boundaries along the southern edge of the proposal to contain the development within the landscape. The site represents a large extension south-west away from the existing hub of houses which are predominantly located around the crossroads and eastern side of the A95.</p>
Biodiversity/Natura	<p>SNH has provided the following comments on the Habitats Regulations Assessment (HRA):</p> <ul style="list-style-type: none"> • River Spey Special Area of Conservation (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	The site would be served by Badentinan Water Treatment Works (WTW) which has a capacity of 74 units. Waste water would require to be disposed of via private septic tanks.
Cultural Heritage	<p>Archaeological Services have provided the following comments:</p> <ul style="list-style-type: none"> • Taking into consideration the topography of the land and its relationship to the adjacent watercourse, there is potential for archaeological remains within this bid site. An archaeological watching-brief would be required within this bid site prior to/at the outset of development commencing. <p>No other cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	Landscape impact and the River Spey SAC need to be taken into consideration.
Overall Planning Assessment	This proposal represents a 50% increase in the number of households in Maggiecknockater. There are no facilities in the rural community to support this level of growth and residents would need to travel by private means for basic provisions which is unsustainable. The proposal would also represent an extension of development outwith the hub of existing houses which is at odds with the general settlement pattern. For these reasons, it is not intended to support the development proposal.
Other	The site is located within Keith Primary and Keith Grammar School catchments.

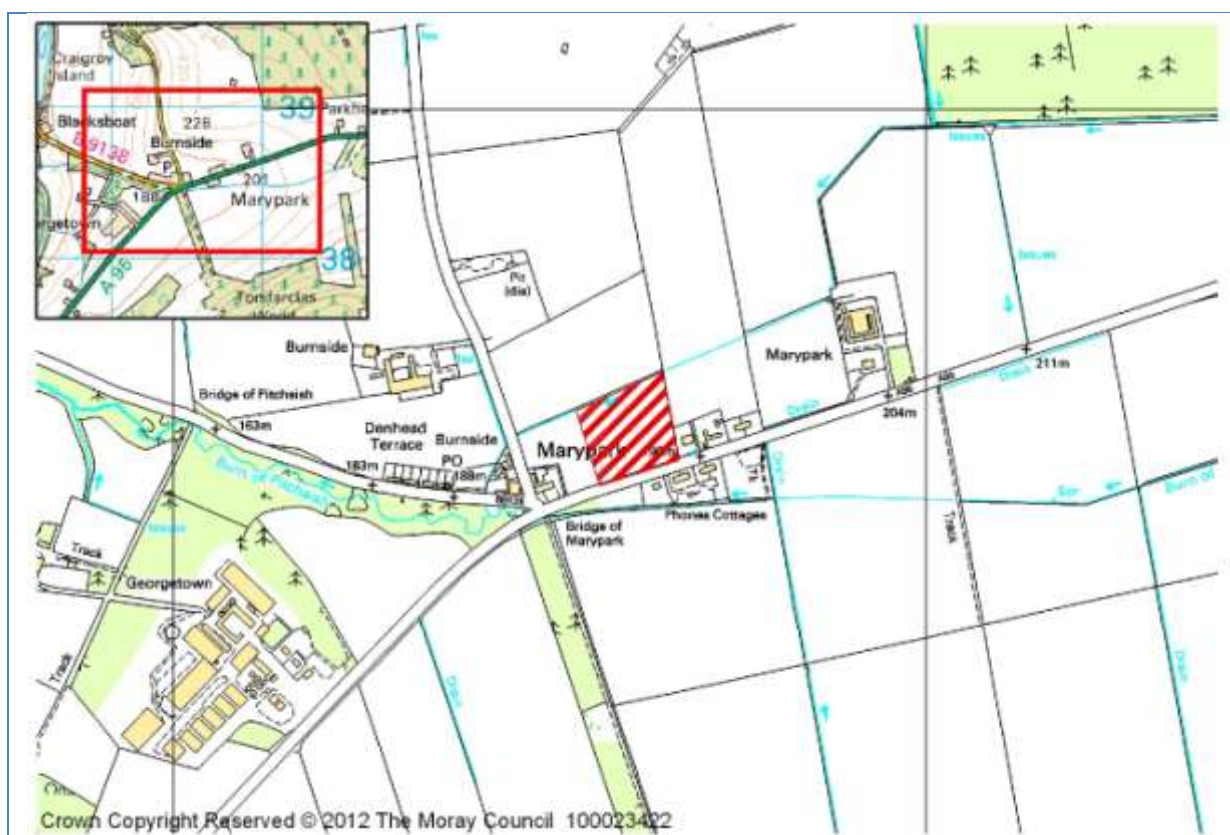
Settlement	Malcolmburn
Site Address	Land at Malcolmburn, Mulben, Keith
Ref Number	SITE 1, BOUND
Bid Summary	Designate area as a rural community
Site Description	The proposed rural community is centred around the Chivas Distillery complex there are a number of new properties in the vicinity. The distillery complex is well contained by existing forestry. There is an existing cluster of new development of 6/7 dwellings to the north of the distillery complex at Mossend Croft.
Greenfield/ Brownfield	Brownfield
Current Zoning	countryside



Transportation	The Transportation sections comments are awaited.
Planning History	There is no planning history on the proposed opportunity site. There are applications of interest as follows. 10/00307-311/APP construction of approx 20 + bonded warehouses to replace those damaged by extensive snow loading. Approved. 10/00414/PPP – Erect dwellinghouse immediately outwith proposed rural community boundary. Approved. 10/00859/PPP –erect dwellinghouse immediately outwith proposed settlement

	boundary. Approved.
Environmental Health	Should the proposals for an Opportunity Site involve commercial/industrial use, information in relation to noise will be required in order to safeguard the existing amenity of the established house site adjacent.
Flooding	The proposed opportunity site is adjacent to the flood map on one side and small watercourse on two other sides. 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, but it is likely that part of the site can be developed. Flood Team – No known fluvial flooding at this location. Risk from surrounding watercourse (ditches) to be assessed by developer.
Landscape	The proposed rural community is sited on relatively flat land and benefits from a backdrop of extensive forestry to allow development to integrate sensitively.
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	Scottish Water – Supply Badentinan – indicative supply 74 units. Waste water treatment – private septic tank. No specified use for opportunity site early contact with Scottish Water advised prior to any proposals.
Cultural Heritage	No archaeological mitigation would be required within this bid site, unless the Bonded warehouses themselves were to be redeveloped or demolished in which case a Standing Building Survey would be required.
Overall SEA Assessment	No significant environment impact identified.
Overall Planning Assessment	The development of an opportunity site immediately opposite the existing bonded warehouses is not dependant upon the designation of Malcolmburn as a rural community. The site could be taken forward by means of planning application. There are existing rural communities in the locality that have housing land designations that are available to meet housing demand. (Mulben and Craighead).
Other	The rural community is centred around a distillery complex, it is unclear if there are any processes involving heat, if so opportunities to utilise excess heat from distilling processes should be investigated.

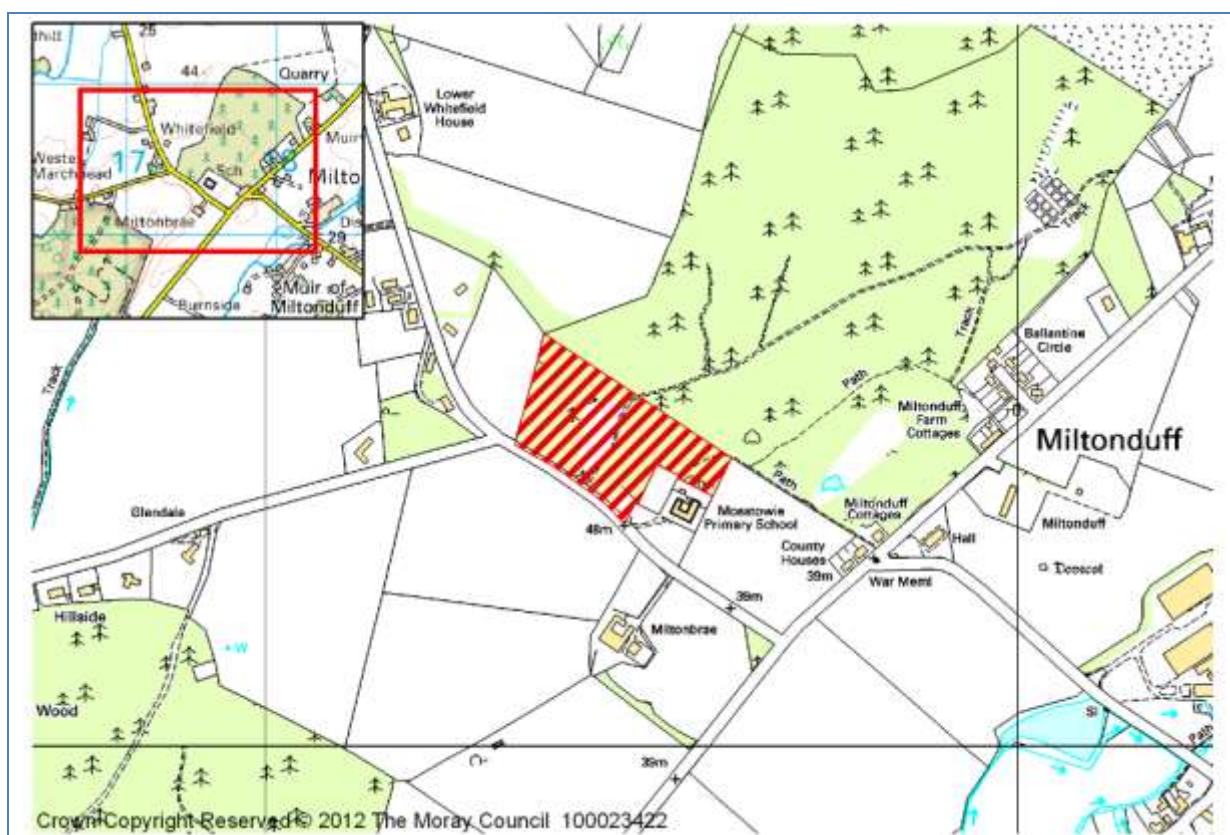
Settlement	Marypark
Site Address	Land at Burnside Road, Marypark
Ref Number	SITE 5
Bid Summary	Extension to existing site B designation
Site Description	Square shaped site of agricultural grazing land located on the north east edge of Marypark. The site is bounded by the A95 and an existing residential designation.
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	Transportation section comments awaited.
Planning History	Site B – 09/02387/APP – Erect 10 traditionally designed dwellings, Burnside Road, Marypark. Refused on the basis of the inability to demonstrate that the site can be satisfactorily serviced in terms of surface water drainage arrangements. Site A – 09/2370/APP – Erect 3 traditionally built dwellings Burnside Road, Marypark. Approved 20/2/03.
Environmental Health	No comments in respect of noise or contaminated land.

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 fluvial flood risk at this location. The submission letter refers to a full drainage assessment for the neighbouring site B. Consideration must be given to accumulative effect that this area of land would have on the catchment. A Drainage Impact Assessment maybe required for this site.
Landscape	The site is a relatively flat field that is set in the context of existing housing at Marypark. This should allow the development to integrates sensitively as an extension to the rural community.
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. A historically straightened minor watercourse passes along the northern boundary of the site. Spaces should be allowed for restoration and the development of natural processes.
Water/Waste water	No public sewers in the area. Effluent disposal from multi-house developments will require considerable investigative work. Water supply Badentinan indicative supply 74 units. Waste water treatment private.
Cultural Heritage	No archaeological mitigation would be required within this bid site.
Overall SEA Assessment	No significant environmental impact identified.
Overall Planning Assessment	Site A and B remain undeveloped and therefore there is still land for up to 10 houses available within Marypark. It is therefore not considered necessary or appropriate to designate additional land as demand can be met by existing allocations.
Other	The site layout and orientation should be designed to maximise the opportunities for passive solar gain and the installation of renewable technologies

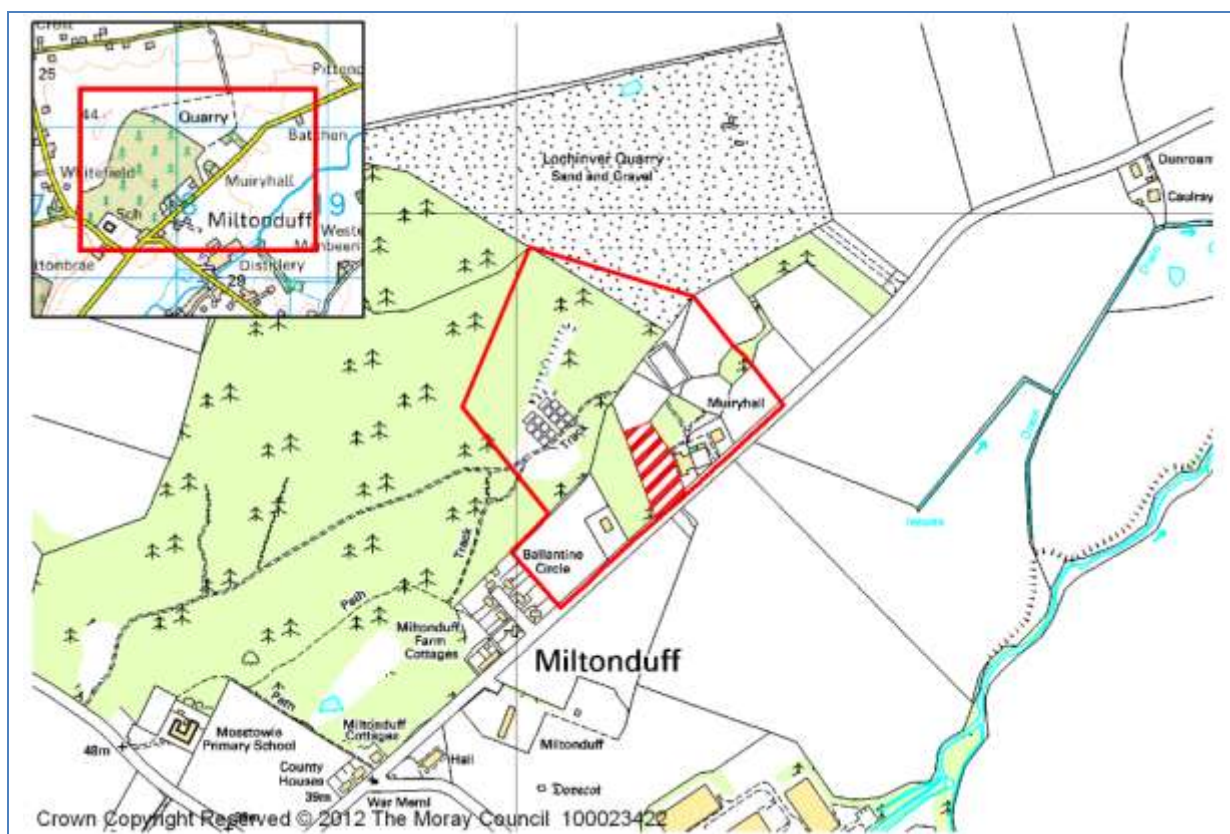
Settlement	Miltonduff North
Site Address	Site B
Ref Number	SITE 2
Bid Summary	Retention of Site B, as identified in adopted LP, -but with the allocation increased from 6 to 12 houses.
Site Description	Mixed, mature woodland
Greenfield/ Brownfield	Greenfield
Current Zoning	Designated Site B within Miltonduff North Rural Community



Transportation	?
Planning History	Designation in extant Local Plan states that site for a maximum of 6 houses, and conditional on a new path network linked to a new car park which will be provided , management, retention and regeneration of the woodlands to the north, which will be protected by designation as Amenity Land. No Planning Applications for site.
Environmental Health	No objections, incl. Contaminated Land

Flooding	Not identified on SEPA maps. No public sewers and effluent disposal from multi-house developments will require considerable investigative work
Landscape	No formal designation on records
Biodiversity/Natura	SNH have commented under two issues: (1)Protected Species – woodland could be habitat for variety of species . Info. will need to be provided at app.stage ,with survey specified and(2)Biodiversity and Sustainability –Mixed woodland recorded on the AWI. Retention of some tree cover and protecting soils/ground from disturbance one way to prevent loss of habitat,and this should be sought through LP designation.Also scope for new native planting.
Water/Waste water	?
Developer Contributions	?
Energy	?
Cultural Heritage	No formal designations on records
Overall SEA Assessment	?
Overall Planning Assessment	Subject to consideration of overall Housing Land Allocations,and submission of layout plan to demonstrate that increase in plot numbers can be achieved, whilst accommodating new path network linked to new car park, and resolution of issues raised by SNH ,there is a strong case for the continued designation of this site.
Other	*

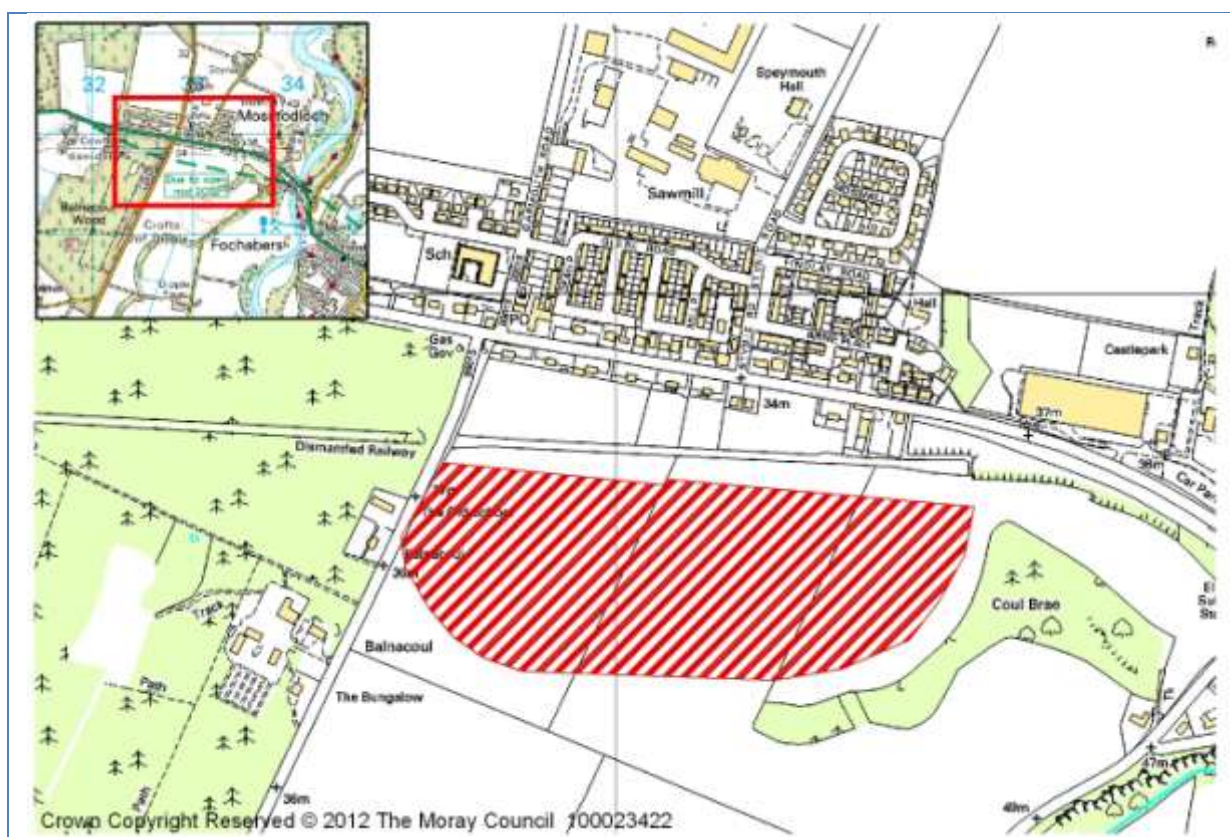
Settlement	MILTONDUFF NORTH
Site Address	Land to west of Muirhall
Ref Number	SITE 4, BOUND
Bid Summary	Inclusion of site for residential development ,proposed extension of amenity planting area,and extension of Rural Community Boundary to east.
Site Description	Proposed site is a paddock/grazing land ,enclosed on three sides by woodland; the plantation would form a an easterly extension of the plantation designated in extant Plan as 'Amenity Land';and the land which would be included as result of extension of RC Boundary is a grassed area.
Greenfield/ Brownfield	Greenfield and Woodland.
Current Zoning	All land subject of Bid is outwith RC Boundary,and within Elgin CAT, as defined in extant LP.



Transportation	?
Planning History	None directly related to Bid site. Ref. in Bid submission to "Two Residential Houses (Sic) Sites Approved Just Outwith Rural Community Boundary" is actually a consent for "Alterations and extension to existing steading to form 2no holiday homes at Muirhall Steading", (09/00954/FUL). Land to the east of

	Muiryhall, and to west of entrance to Lochinver Quarry was subject of GPA in 2006, the response being that an application would be recommended for refusal, (REF:06/01768/GPA).
Environmental Health	No objections, incl. contaminated Land.
Flooding	Not identified on SEPA maps. No public sewers and effluent disposal from multi-house developments will require considerable investigative work.
Landscape	No formal designation on records
Biodiversity/Natura	SEPA have stated no comment.
Water/Waste water	?
Developer Contributions	?
Energy	?
Cultural Heritage	No formal designations on records.
Overall SEA Assessment	?
Overall Planning Assessment	Subject to consideration of overall Housing Land Allocations, which will include recognition of two existing designated sites, this site may have potential, in principle, with inclusion of woodland into 'Amenity Land'. However, the proposed extension of the Rural Community boundary eastwards, to include further potentially developable land, is not appropriate.
Other	?

Settlement	Mosstodloch
Site Address	Land to the South of the Bypass
Ref Number	IND4
Bid Summary	Employment Land (Classes 4, 5 & 6)
Site Description	Agricultural Field
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation

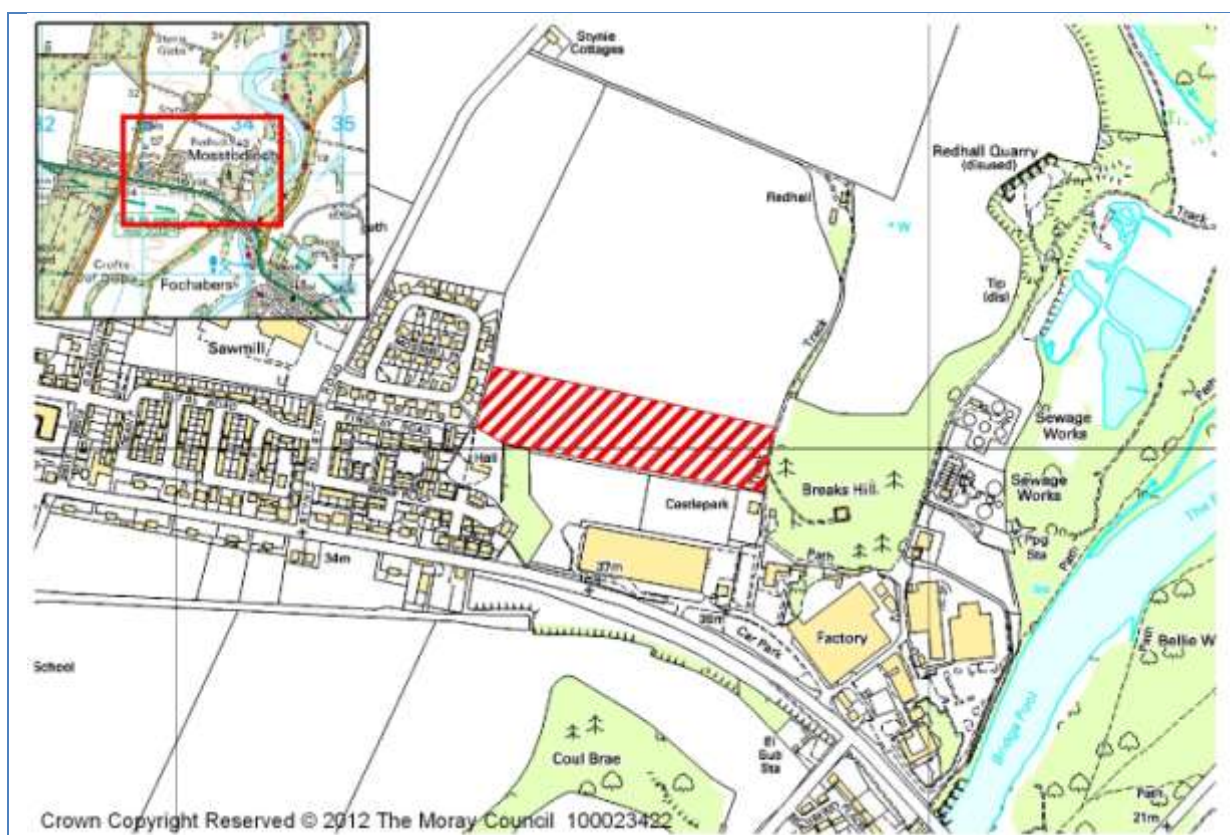
Transport Scotland has provided the following comments:
 “Access to this site is proposed to be taken from the new slip road, which is part of the A96 Fochabers and Mosstodloch bypass project. The slip road runs south from the new Coul Brae roundabout from the trunk road bypass and connects with Rothies Road to the south west of the proposed site. It is acknowledged that any proposed development in this area will take access from the local road network which is supported by Transport Scotland. However, the proposed access is in close proximity to the Coul Brae roundabout and should this site be developed then it will be necessary to demonstrate that this junction to the new development has no detrimental impact on the trunk road junction. Possible issues could include traffic queues extending

	<p>from the proposed development towards the roundabout. Through some transport analysis work it would be anticipated that an acceptable junction location can be provided to serve this development. This response assumes that the Fochabers and Mosstodloch Bypass project is completed in advance of the development work and the existing A96 in this area reverts back to a Moray Council road in due course.”</p> <p>TMC Transportation Services have advised that the site is suitable for development subject to more detailed investigation at a later stage. Access onto the new B9015 is constrained by the proximity to the Coul Brae roundabout and cellular drainage system. A priority/ghost island access (depending on scale of development and location of access) is to be taken from the old B9015 with internal road network brought up to adoption standards. A Transport Assessment will be required. A connection to the existing pedestrian/cycleway routes to the west of the site will be required together with the provision of bus facilities within the site. Contributions will be sought towards public transport infrastructure.</p> <p>There are six bus services operated by Stagecoach connecting Mosstodloch to Fochabers and beyond. These include the main bus services from Inverness to Aberdeen (305, 325, 10, 10A & 10X) and the Elgin to Buckie (315) route. Deveron buses also operate one return trip daily from Mosstodloch to Fochabers (342) on schooldays only. The bus trip from Mosstodloch to Fochabers takes around 5 minutes.</p> <p>There are 5 bus stops within Mosstodloch. Four are situated on the soon-to-be detrunked A96 (two on either side of the road) and one on Stynie Road.</p> <p>A core path is located on the northern side of the bypass. This path provides access around the adjacent woodland. The National Cycle Route 79 passes through Mosstodloch along the existing A96 to Fochabers and beyond.</p>
<p>Planning History</p>	<p>The site is considered to be countryside as it is located outside the settlement boundary. The proposal is to allocate land between the new bypass and Rothes road for employment uses (classes 4, 5 & 6), primarily as a contingency for any expansion/relocation of existing businesses. The existing industrial estate to the north of the sawmill is currently full, albeit for one unit being marketed, and so the site could also provide land to meet local business need.</p> <p>The area of the site is 32.6 acres (13.2 ha). It is proposed to take access from the road to Rothes that leads from the Coul Brae roundabout. There is no previous planning history on the proposed site.</p>

Environmental Health	TMC Environmental Health has stated that the proposal to relocate the sawmill may require to account for noise transmissions given it could affect properties to the north and west. Therefore, a detailed Noise Impact Assessment may be required. There are no known contaminated land issues.
Flooding	The site is not at risk of flooding (source: SEPA flood maps). Drainage should not increase flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If soakaways are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.
Landscape	<p>The site is flat farmland situated immediately to the south of the bypass and is highly visible from a heavily utilised trunk road. The new Coul Brae roundabout is located to the east of the site from which the Rothes road, which sits level with the site, leads forming the east and southern boundaries. A no-through road (B9105) forms the western boundary which leads to the A96 pedestrian underpass to the north-west. In this respect, the site is well-connected to the centre of the village and public transport routes. There are two residential properties adjacent the site fronting onto the B9016 and a mature beech hedge along the roadside.</p> <p>The lack of existing landscape features on site mean that provision of landscaping/tree planting would be necessary.</p>
Biodiversity/Natura	SNH has stated that there should be no issues with the River Spey Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI) provided adequate SUDS can be implemented.
Water/Waste water	Mosstodloch is served by the Badentinan Water Treatment Works (WTW) which has an indicative capacity of 74 units and Fochabers Waste Water Treatment Works (WWTW) which has an indicative capacity of 49 units. There is limited capacity at Fochabers WWTW for further development and developers are required to contact Scottish Water regarding options and growth requirements.
Cultural Heritage	Taking into consideration the results of the excavations undertaken immediately next to this area in 1997 and 2008 which revealed important prehistoric remains, (SMR Ref No NJ35NW0070), there is significant potential for archaeological remains within the bid area. Therefore an archaeological evaluation would be required within this bid site prior to development commencing. There are no other cultural heritage assets within or in the vicinity of the proposed site.
Overall SEA Assessment	Drainage and the use of SUDS need to be considered.

<p>Overall Planning Assessment</p>	<p>The site is well-served being located immediately adjacent the A96. This affords good access to the national road network which is highly attractive to industry. The site is also highly visible from the trunk road, which depending on the business may also be attractive for marketability. Although the site appears detached from the settlement being divided by the A96, it is easily accessed on foot and cycle via the underpass and is therefore in close proximity to public transport routes on the old A96. Given that current industrial businesses in Mosstodloch need to travel through the village to the industrial estate via Garmouth Road where the primary school and a number of residential properties are located, and that some existing industries may wish to expand the provision of employment land in this location may help to retain business in the area and remove heavy traffic from the centre of the village improving residential amenity and safety. Furthermore, given there is no provision of industrial land in neighbouring Fochabers and the current industrial estate in Mosstodloch is almost full, an adequate supply to meet local needs is required. For the above reasons, it is intended to support the site for employment uses. Some screening will be required around the site.</p> <p>Landscaping treatment will be a prime consideration in any development proposals.</p> <p>NOTE : At the special meeting of the Planning and Regulatory Services Committee Meeting on 1st November 2012, it was decided that only half of the site be preferred for release, and that the balance be shown as future/longer term provision. Access to the site is to be taken from the new road to Rothes to the south of the site, and not from the A96 Mosstodloch by pass.</p>
<p>Other</p>	<p>None.</p>

Settlement	Mosstodloch
Site Address	Land to the far east of Stynie Road (Parcel 3, Phase 3)
Ref Number	IND5
Bid Summary	Employment Land (8.9 acres/3.7 hectares)
Site Description	Agricultural Field
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation

Transport Scotland has provided the following comment on the potential development sites to the north of the bypass:

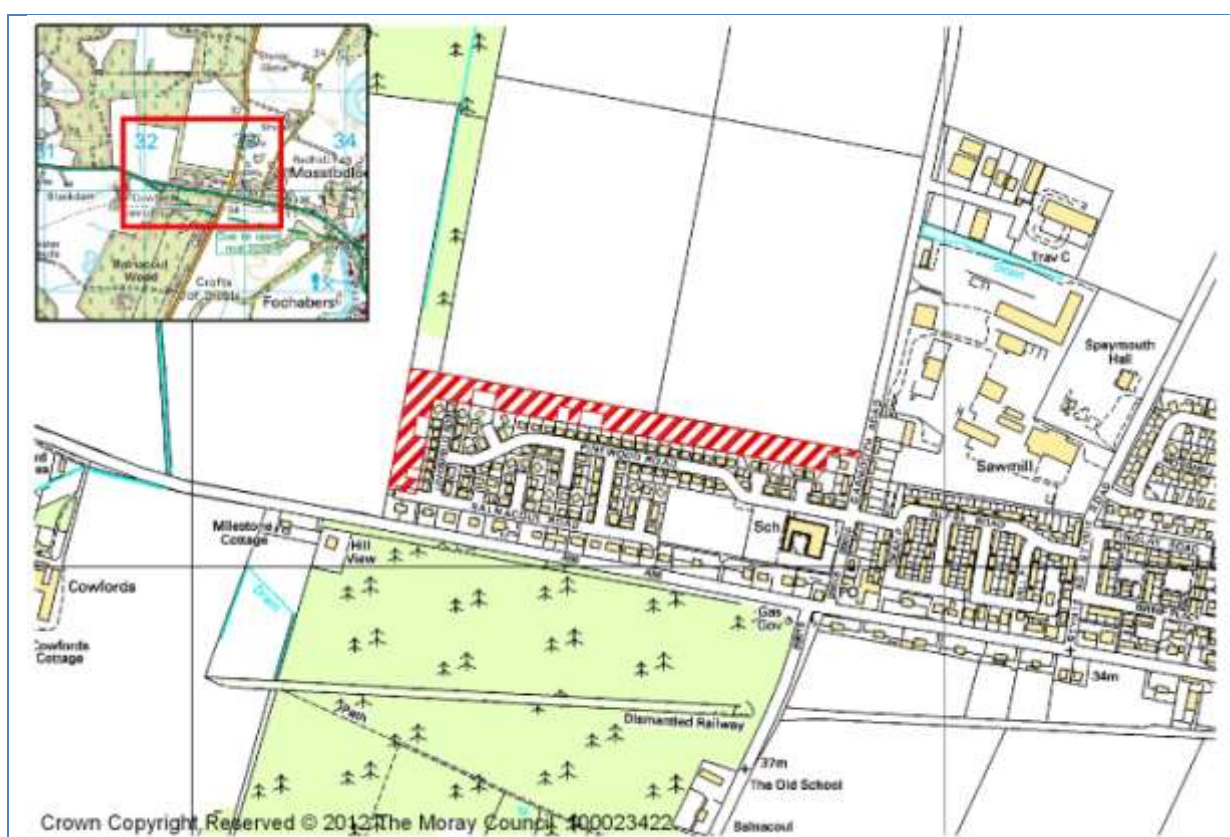
“The sites identified comprise a total of over 500 houses. Due to the nature of this potential development it will be necessary to establish the potential impact on the trunk road network and the nature and scale of the mitigation measures identified and then agreed with Transport Scotland. This will ensure that any necessary mitigation measures can be identified early in the process and included within the Proposed Plan. This response assumes that the Fochabers and Mosstodloch Bypass project is completed in advance of the development work and the existing A96 in this area reverts back to the Moray Council in due course.”

	<p>TMC Transportation Services has advised that the site is unsuitable for development from a transport impact perspective due to the requirement for third party land if access is taken from the old A96. Should development be pursued a Transport Assessment would be required for this phase plus the whole of Parcel 3. Drainage for the old A96 is believed to run along the western boundary of this site and access to this drainage provision must be retained and upgraded as part of any development. A footway/cycleway will need to be provided between the site and the old A96 with connections into the adjacent housing parcels and upgrading of bus stops. A contribution towards upgrading public transport provision will be sought. The use of two vehicular accesses onto the U18E Stynie Road would be required although the connection to the adjacent consented development and housing parcels would not be acceptable and the connection onto the old A96 requires third party land. The use of the U18E Stynie Road through the consented housing development and associated proposals for residential submitted as part of the bid site for employment traffic is not acceptable.</p> <p>Core path ER138 which leads to Redhall Cottages and Breaks Hill is located to the north and east of the site. An aspirational core path is located to the far west of the site along Stynie Road. This links Garmouth to Mosstodloch.</p> <p>National Cycle Route 79 (NCR 79) follows the route of the aspirational core path.</p>
Planning History	<p>The site is located outside the settlement boundary as identified in the Moray Local Plan 2008 (MLP 2008). The proposal is to extend the settlement boundary to include this 42.6 acre (17.5 hectare) parcel of land (Phases 1, 2 & 3) and designate it for residential development (250+ houses) and employment land. Phase 3 constitutes 8.9 acres (3.7 hectares) of the total area and is identified for employment purposes.</p> <p>There is a planning consent for 59 houses (10/01267/APP) on designated site R1 in the MLP 2008. This is located immediately adjacent Stynie Road to the north-west of this proposal. No development has taken place. The consent includes a Sustainable Urban Drainage System (SUDS) on land immediately adjacent the northern boundary of site R1 (identified as a residential proposal for the new Local Development Plan – parcel 2). Baxters Visitor Centre and Food Processing plant is located immediately to the south and south-east of the proposed site.</p>
Environmental Health	<p>TMC Environmental Health has raised no comment and there are no known contaminated land issues.</p>
Flooding	<p>The site is not at risk of flooding (source: SEPA flood maps, 2012) although there is an area of known flood risk at the existing industrial estate and consideration should be given to the extent</p>

	<p>of this flood risk before planning permission is granted. The size of the proposed development overall could have an adverse impact on the surface water and catchment of Mosstodloch and consideration should be given to the accumulation effect this may have. A regional SUDS scheme may be an appropriate way to deal with the increased surface water run-off that will occur rather than individual site-specific SUDS. Should a regional scheme be promoted it may provide an opportunity to address the surface water flood risk at the existing industrial estate. Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If a soakaway is to be used, infiltration tests should be carried out at this location where the soakaway is to be sited, generic infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly. If the development is to be phased as suggested in the proposal document then the SUDS should be designed in such a way that is operational for the initial phase and suitably sized to receive the future phases of development that make up this proposed site.</p>
Landscape	<p>The land forms part of a larger agricultural field that slopes upwards to the east where Redhall Cottages sit at an elevated position overlooking the land. Phase 1 is less elevated than Phase 2 which is bounded by an informal track through the wooded Breaks Hill which leads to the River Spey. There are no natural features within the field to differentiate the proposed phases of development. A post and wire fence separates Phase 3 from the remainder of the field. A vehicular track leading to Redhall Cottages follows the northern boundary of the site whilst a post and wire fence and telegraph poles form the western boundary with the consented R1 development and proposed parcel 2. There is a large industrial building located on land to the south of Phase 3. The remainder of this area is vacant within which there is a grassy knoll. This area of land is separated from phase 3 by an informal pedestrian track and post and wire fence. A residential property surrounded by leylandi hedging is located immediately to the south-east and mature trees and hall to the south-west.</p>
Biodiversity/Natura	<p>SNH have provided the following comments on the Habitats Regulations Assessment, Protected Species and biodiversity and sustainability:</p> <ul style="list-style-type: none"> • Issue: HRA <ul style="list-style-type: none"> - River Spey SAC – should not have an impact providing adequate SUDS can be implemented • Issue – Protected sites <ul style="list-style-type: none"> - River Spey SSSI – as above • Issue: Biodiversity and sustainability <ul style="list-style-type: none"> - With such a large area proposed for phased settlement expansion there is ample opportunity to include green and open space for amenity and also biodiversity. If included the Plan should ensure that provision can be made for this.

	<ul style="list-style-type: none"> Potential to include housing and surface design ideas to reduce surface water run off. Optimise the extent of green areas that can absorb rainwater.
Water/Waste water	Mosstodloch is served by the Badentinan Water Treatment Works (WTW) which has an indicative capacity of 74 units and Fochabers Waste Water Treatment Works (WWTW) which has an indicative capacity of 49 units. There is limited capacity at Fochabers WWTW for further development and developers are required to contact Scottish Water regarding options and growth requirements.
Cultural Heritage	<p>Archaeological Services have stated that taking into consideration the results of the evaluation undertaken in Site R1 in 2008, which revealed several undated pits, the cropmark site of a prehistoric settlement within Parcel 3 (SMR Ref No NJ36SW0036), and the other surrounding sites within the vicinity, there is potential for archaeological remains within the bid areas. Therefore an archaeological evaluation would be required for Parcels 1, 3-5 prior to development commencing. The mitigation for R1 has already been completed.</p> <p>No other cultural heritage assets would be affected by the development of this site.</p>
Overall SEA Assessment	Impact on the River Spey SAC and SSSI, biodiversity, and green space will need to be considered. An archaeological evaluation will be required before development commences.
Overall Planning Assessment	<p>The site has been put forward for employment land use, and would provide for an extension to Baxters, from whose current premises access can be taken.</p> <p>However independent access is difficult to achieve and would not make the site so desirable for development, and so would not be preferred for release.</p> <p>Residential use would fall for the same access reasons, and the lack of requirement for housing land on this, or any of the associated land in this location.</p>
Other	The site is located within Mosstodloch Primary School and Milne's Secondary School (Fochabers) catchments.

Settlement	Mosstodloch
Site Address	Land to the north of Pinewood Road and west of Linksfield Drive
Ref Number	R3
Bid Summary	Residential development
Site Description	Amenity Land
Greenfield/ Brownfield	Greenfield
Current Zoning	The site is included within the Mosstodloch settlement boundary as an environmental designation (ENV6 & ENV10). There is a core path running through the site.



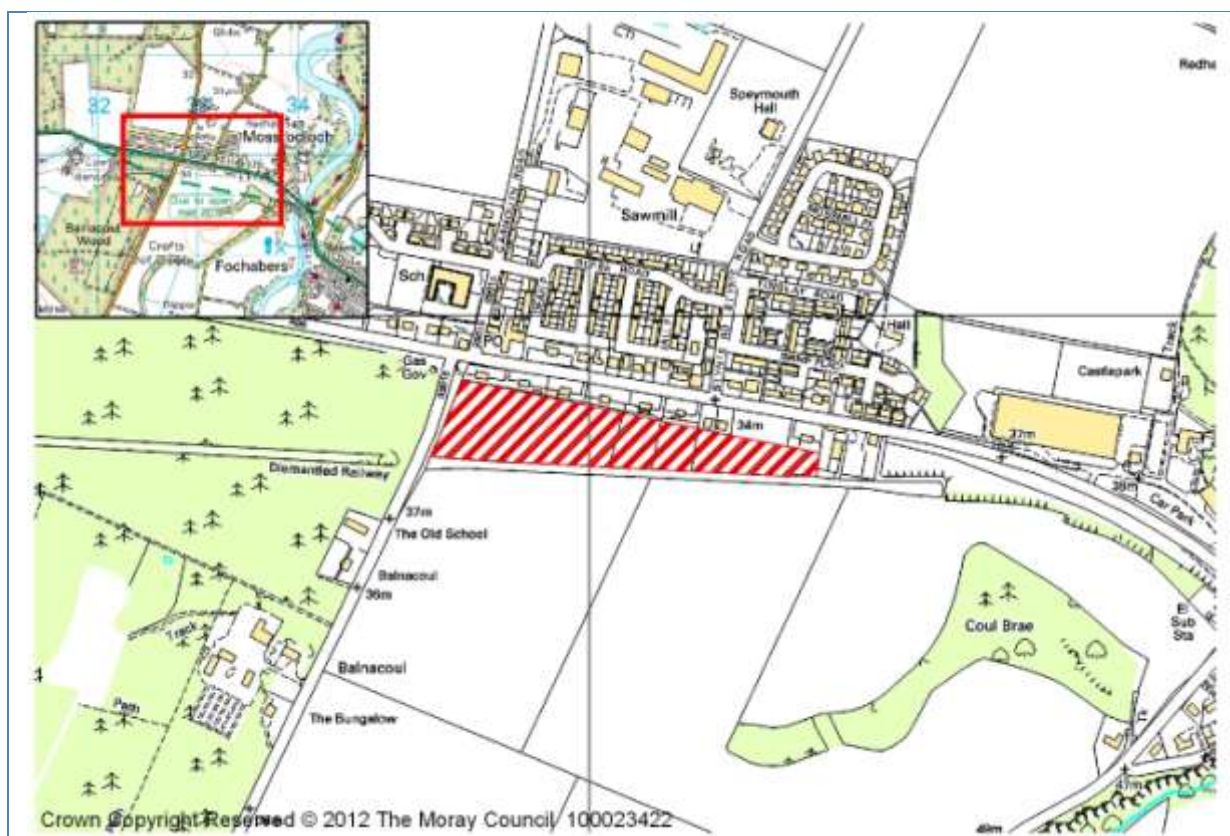
Transportation	<p>TMC Transportation Services has advised that the proposed site is considered unsuitable from a transport impact perspective as access is constrained in terms of visibility onto the B9015 Garmouth Road and in terms of no direct connection into the public road on Balnacoul Road. The provision of a missing section of footway on the western side of Garmouth Road would require third party land.</p> <p>A core path follows the north and west boundaries through the site. The path is relatively well formalised.</p>
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Planning History	<p>The site is situated within the Mosstodloch settlement boundary. It is currently identified as a green corridor (ENV6) in the Moray Local Plan 2008 (MLP 2008). It is also identified as a regeneration proposal (ENV10); to create a landscaped setting to the north-west edge of the settlement and an informal recreational open space. The area is considered to contribute to the environment and amenity of Mosstodloch.</p> <p>A Tree Preservation Order (TPO) currently covers the site. This is to be revoked given that the trees were destroyed in the process of serving the TPO.</p> <p>The proposal is to change the use of this land from open space to allow residential development.</p> <p>Four properties fronting onto Pinewood Road and two fronting onto Linksfield Drive have extended their rear gardens into the area in question. A retrospective application at 72 Pinewood Road (10/01928/APP) to change amenity land to garden ground was granted consent by the Council's Local Review Body (LRB). A retrospective application for a similar proposal at 54 Pinewood Road (11/01372/APP) has also been permitted. The remainder of the properties who have carried out this type of development have not submitted planning applications.</p> <p>The majority of housing within the vicinity of the site is modern, detached or semi-detached and a mixture of two, 1 ¾, 1 ½, and single storey. Properties adjacent the southern boundary of the site are predominantly two or single storey. There are strong building lines with most housing set slightly back behind low walls at the edge of the pavement. There are more traditional, stone properties located along the current A96 set within generous plots. Many are shielded from the main thoroughfare by high hedges and fencing.</p>
Environmental Health	<p>TMC Environmental Health has raised no comments and there are no known contaminated land issues.</p>
Flooding	<p>There is no known risk of fluvial flooding. Drainage should not increase the flood risk to neighbouring properties. SUDs and construction phase surface water management plan is required. If a soakaway is to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.</p>
Landscape	<p>The site is a flat area of ground between the rear curtilage of properties fronting onto Pinewood Road and Linksfield Road and the settlement boundary. A number of properties have extended their rear gardens into the site leaving various sized pockets of land between. The land consists primarily of rough grass and scrub/bushes with some trees along the northern and western boundary that help to contain the site from the surrounding fields. The land to the north sits at a higher level whilst the land to the west sits at a lower level in relation to the site. There is an</p>

	<p>informal path through the site with entry/exit points at Garmouth Road and Balnacoul Road. The path appears to be well-used which suggests the area has a recreational value. There is evidence of vehicles using the path in the western part of the site with access gained from Balnacoul Road. The eastern part of the site has a relatively open character however this changes to become more enclosed further west as more properties have extended their rear gardens into the open space. The north-western corner of the site opens up and leads to another core path through mature trees to Stynie Woods.</p>
Biodiversity/Natura	<p>SNH have raised biodiversity and sustainability as an issue:</p> <ul style="list-style-type: none"> • This area is currently ENV10 and ENV6 with a TPO in place. The woodland area is included on the AWI. From aerial imagery it looks like the area may have been felled. The inclusion of this wood in the AWI means that it has been continuously wooded for a long time. It is of plantation origin and although it may have been felled it will likely have been replanted thus ensuring the continuity of woodland cover. To compensate for loss of this habitat the applicant could be requested to provide a biodiversity plan to demonstrate how development can help to enhance the housing area for biodiversity in the future.
Water/Waste water	<p>Mosstodloch is served by the Badentinan Water Treatment Works (WTW) which has an indicative capacity of 74 units and Fochabers Waste Water Treatment Works (WWTW) which has an indicative capacity of 49 units. There is limited capacity at Fochabers WWTW for further development and developers are required to contact Scottish Water regarding options and growth requirements.</p>
Cultural Heritage	<p>Archaeological Services have stated that taking into consideration the cropmarks of prehistoric settlement to the north of the bid site (SMR Ref No NJ36SW0034 and 35), there is potential for archaeological remains within the bid area. Therefore an archaeological watching-brief would be required within this bid site prior to development commencing.</p> <p>There are no listed buildings, Scheduled Ancient Monuments (SAMs) or designed gardens and landscapes within the vicinity of the site.</p>
Overall SEA Assessment	<p>Loss of habitat will need to be considered.</p>
Overall Planning Assessment	<p>Given the site is unsuitable from a transportation perspective, is a valuable recreational space in the village and that a number of properties have extended their rear gardens inhibiting an acceptable layout of further houses in this area, it is intended to retain the environmental designation the current local plan affords the site. However, given the precedent set by the recent</p>

	appeal decision to allow a property to extend their garden ground into this area the extension of garden ground associated with existing properties may be considered favourably provided it does not inhibit access for recreational use through the site.
Other	The site is located within Mosstodloch Primary School and Milnes Secondary School (Fochabers) catchments. Noise may be an issue given the proximity of the proposed site to the Sawmill.

Settlement	Mosstodloch
Site Address	Land to the east of the B9015 (Parcel 1)
Ref Number	R4
Bid Summary	Residential Development & Landscaping
Site Description	Agricultural Field
Greenfield/ Brownfield	Greenfield
Current Zoning	The land is identified in the Moray Local Plan 2008 (MLP 2008) as amenity greenspace (ENV3) to act as a buffer between the settlement and bypass. The land is also identified as a regeneration proposal (ENV10).



Transportation	<p>TMC Transportation Services has advised that development of the site is likely to be acceptable with modest transport requirements which can be dealt with at application stage. A priority junction will be needed and the footway will need to be upgraded to cycleway standards and extended into the site. A contribution towards upgrading public transport infrastructure will be required.</p> <p>The new Mosstodloch bypass is located to the south of the site. An underpass links the existing settlement to the properties along the B9015 and the Forestry Commission Sign-Making centre. The</p>
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	<p>route to the underpass follows the western boundary of the site. A core path begins at the western boundary of the site and leads into the adjacent woodland.</p>
Planning History	<p>The site is a designated greenspace (ENV3) acting as a buffer between the village and bypass located within the settlement boundary. It is also identified as a regeneration proposal (ENV10) for an informal recreational open space. The proposal is to remove a wedge of this land (2.9 acres) in the north-western part of the site, to the rear of the properties fronting onto the current A96, for residential development (30 houses) and landscape the remainder (5.0 acres) to strengthen the buffer zone. At present no development can take place in this area. The only development considered favourably is for gap sites to the south of the A96 with direct access to these gap sites from the southern boundary prohibited until the bypass is operational. Over the period 2000-2011 two replacement dwellings have been permitted in land to the south of the current A96 (08/1295 & 10/00970). These are located adjacent the western boundary of the proposed site. These dwellings have yet to be constructed. Housing to the north of the site, along the A96, is mostly traditional single storey dwellings. These are set back slightly from the road within generous plots.</p>
Environmental Health	<p>No issues have been raised by TMC Environmental Health or Contaminated Land with the development of this site for residential.</p>
Flooding	<p>The site is not at risk of flooding (source: SEPA flood maps). Drainage should not increase the flood risk to neighbouring property. SUDS and construction phase surface water management plan are required. If soakaways are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly. If the development is to be phased as suggested in the proposal document then SUDS should be designed in such a way that it is operational for the initial phase and suitably sized to receive the future phases of development that make up this proposed site. SEPA has also identified that careful consideration of SUDS will be required due to the scale of development proposed.</p>
Landscape	<p>The site is a flat agricultural field. The southern, western and eastern boundaries are mostly defined by bushes with some trees. The bypass located to the south sits at an elevated position in relation to the site. There are telegraph poles along this boundary. The rear gardens of properties fronting onto the A96 form the northern boundary of the site. This consists of vegetation and fencing/walls. There is a hardcore access track into the site from the west. The land beyond the site is relatively flat. Woodland can be viewed in the distance.</p>

Biodiversity/Natura	<p>SNH have provided the following comments on the Habitats Regulations Assessment, Protected Species and biodiversity and sustainability:</p> <ul style="list-style-type: none"> • Issue: HRA <ul style="list-style-type: none"> - River Spey SAC – should not have an impact providing adequate SUDS can be implemented • Issue – Protected sites <ul style="list-style-type: none"> - River Spey SSSI – as above • Issue: Biodiversity and sustainability <ul style="list-style-type: none"> - With such a large area proposed for phased settlement expansion there is ample opportunity to include green and open space for amenity and also biodiversity. If included the Plan should ensure that provision can be made for this. • Potential to include housing and surface design ideas to reduce surface water run off. Optimise the extent of green areas that can absorb rainwater.
Water/Waste water	<p>Mosstodloch is served by the Badentinan Water Treatment Works (WTW) which has an indicative capacity of 74 units and Fochabers Waste Water Treatment Works (WWTW) which has an indicative capacity of 49 units. There is limited capacity at Fochabers WWTW for further development and developers are required to contact Scottish Water regarding options and growth requirements.</p>
Cultural Heritage	<p>Archaeological Services have stated that taking into consideration the results of the evaluation undertaken in Site R1 in 2008, which revealed several undated pits, the cropmark site of a prehistoric settlement within Parcel 3 (SMR Ref No NJ36SW0036), and the other surrounding sites within the vicinity, there is potential for archaeological remains within the bid areas. Therefore an archaeological evaluation would be required for Parcels 1, 3-5 prior to development commencing.</p> <p>A B-listed building (Cosy Corner) is located adjacent the north-western boundary of the site on the corner of the A96 and B9015. Development will need to take into consideration the impact on the setting of the listed building. There are no other cultural heritage assets in the vicinity.</p>
Overall SEA Assessment	<p>There is no impact on the River Spey SAC or SSSI provided SUDS are implemented. An archaeological evaluation will be required prior to development commencing and any potential impact on the B-listed building needs to be taken into consideration.</p>
Overall Planning Assessment	<p>The site is relatively flat and there are no definitive features to differentiate the area proposed for residential development and planting. Given the potential amenity issues for residential development in close proximity to the bypass and that there are other more appropriate sites within the settlement that could accommodate the required level of housing, it is not intended to</p>

	support this site for development. The ENV designation afforded in the current local plan will be continued.
Other	The site is located within Mosstodloch Primary School and Milnes Secondary School (Fochabers) catchments.

Settlement	Mosstodloch
Site Address	Land to the east of Stynie Road (Parcel 2)
Ref Number	R5
Bid Summary	Residential development
Site Description	Agricultural Field
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside. The land is situated outside the settlement boundary as defined by the Moray Local Plan 2008 (MLP 2008).



Transportation

TMC Transportation Services have identified development of the site to be acceptable subject to more detailed investigation at a later stage. If an additional access is provided onto the U18E Stynie Road then third party land at Stynie Cottages may be required to provide the visibility splay. Drainage for the old A96 is believed to run along the eastern boundary of the site and access to this drainage provision must be retained and upgraded as part of any development. A Transport Assessment will be required if the additional Parcel 3 is taken forward. The cycleway along Stynie Road will need to be extended into the site and the upgrading of the existing footway to the south of the site to cycleway standards. Contributions will be sought to upgrading

	<p>the public transport infrastructure. Early years contributions to bus stops will be sought if diverted along the U18E Stynie Road, through Parcel 4 to Garmouth Road. A single vehicular priority junction will be required onto the U18E and/or a connection to the adjacent development. Stynie Road will need to be widened along the site frontage.</p> <p>As part of the consented development (10/01267/APP) to the south of the proposed site the section of road beyond the current settlement boundary will be widened to 5.5 metres and the existing street lighting and speed limit extended. The vegetation along the western boundary will be cleared for visibility splays to the new development. There will also be a new footpath/cycleway along the western boundary connecting to existing links and 2 new pedestrian crossings between the site and Speymouth Hall and to the north of Glebe Road.</p> <p>There is a core path along the northern boundary of the site. This leads to 2 cottages at Redhall and beyond to Breaks Hill. There is an aspirational core path along the western boundary of the site from Garmouth to the village centre. National Cycle Route 79 runs along the western boundary of the site. This links Garmouth to Mosstodloch and beyond.</p>
Planning History	<p>The proposed site is 3.7 acres (1.5 hectares) and is capable of accommodating up to 30 houses in one phase.</p> <p>The proposed site is located outside the settlement boundary to the north of an existing residential allocation (Site R1) in the MLP 2008. Site R1 has planning consent for 59. This planning consent allowed the SUDS development for these units to be constructed in the south-west corner of the proposed site.</p>
Environmental Health	<p>TMC Environmental Health has raised no comments and there are no known contaminated land issues.</p>
Flooding	<p>The site is not at risk of flooding (source: SEPA flood maps, 2012). The SUDS scheme for the adjacent development is sized to accommodate this parcel of land which is an appropriate method of SUDS for neighbouring sites. SEPA has also stated that careful consideration of SUDS will be required due to the scale of development proposed.</p>
Landscape	<p>The flat area of land forms part of a larger agricultural field. There are no definitive features to differentiate the two areas. An informal vehicular track leading to Redhall Cottages forms the northern boundary of the site. Stynie Cottages are located immediately beyond. There are bramble bushes along the western boundary which is formed by Stynie Road. The land slopes slightly down to the eastern boundary along which there is a post and wire fence and telegraph poles. The land beyond (Parcel 3) gradually rises up towards Redhall Cottages. From within the site, Baxters factory can be viewed to the south and wooded Breaks Hill to the east. The attractive avenue of trees to the front of Speymouth Hall, along Stynie Road is to be extended</p>

	as part of the adjacent consented development.
Biodiversity/Natura	<p>SNH have provided the following comments on the Habitats Regulations Assessment (HRA), Protected Species and biodiversity and sustainability:</p> <ul style="list-style-type: none"> • Issue: HRA <ul style="list-style-type: none"> - River Spey SAC – should not have an impact providing adequate SUDS can be implemented • Issue – Protected sites <ul style="list-style-type: none"> - River Spey SSSI – as above • Issue: Biodiversity and sustainability <ul style="list-style-type: none"> - With such a large area proposed for phased settlement expansion there is ample opportunity to include green and open space for amenity and also biodiversity. If included the Plan should ensure that provision can be made for this. • Potential to include housing and surface design ideas to reduce surface water run off. Optimise the extent of green areas that can absorb rainwater.
Water/Waste water	Mosstodloch is served by the Badentinan Water Treatment Works (WTW) which has an indicative capacity of 74 units and Fochabers Waste Water Treatment Works (WWTW) which has an indicative capacity of 49 units. There is limited capacity at Fochabers WWTW for further development and developers are required to contact Scottish Water regarding options and growth requirements.
Cultural Heritage	<p>Given that archaeological mitigation has been completed for the adjacent site with planning consent, this will not be required for Parcel 2.</p> <p>There are no listed buildings, scheduled ancient monuments (SAMs) or designed gardens and landscapes within the vicinity of the proposed site.</p>
Overall SEA Assessment	Impact on the River Spey SAC and SSSI and incorporation of SUDS will need to be taken into consideration.
Overall Planning Assessment	The proposal is to further extend development north of the village. Development has generally taken place along the east-west axis consolidating residential properties around the hub of the village. The proposal is at odds with the general pattern of development in the village and is relatively remote from local facilities such as the primary school and shops. Development would also impede further options to the east of the site should expansion in this direction ever be considered appropriate in subsequent local development plans. For the above reasons, it is not intended to support development on this site, particularly given there are other proposals that are more sustainable.
Other	The site is located within Mosstodloch Primary School and Milnes Secondary School (Fochabers) catchments. Noise may be an issue from the sawmill, which is in relatively close proximity to the site.