

Moray Local Development Plan

Proposed Plan

Strategic Environmental Assessment (SEA)

Finalised Environmental Report

November 2013

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Summary

The Environmental Assessment (Scotland) Act 2005 requires a Strategic Environmental Assessment (SEA) to be undertaken of all plans, policies and strategies which are likely to raise significant environmental impacts. The Assessment involves various stages including production of an Environmental Report.

An Environmental Report was produced and consulted upon for the Main Issues Report stage, which represented the first stage of preparing the new Moray Local Development Plan. The Environmental Report and MIR were published for consultation at the same time. The Environmental Report also included an assessment of the Council's supplementary planning guidance on Onshore Wind Energy.

The Environmental Report has now been updated and revised to take account of;

- Comments from the consultation authorities (see Appendix 4)
- Changes between Main Issues Report and Proposed Plan stage
- An assessment of the vision and spatial strategy
- Assessment of new policies and significantly amended policies which have been introduced or changed since the Moray Local Plan 2008
- Additional supplementary planning guidance produced in support of the Proposed Plan policies

The Assessment process consists of “scoping” the main issues, settlement statements, policies and individual proposed development sites against a set of 12 environmental objectives to identify whether there are likely to be significant environmental impacts. If an issue, settlement, policy or site was not considered to have a likely significant environmental impact they were “scoped out” of further assessment and the reasons for doing so are indicated in the report.

The Assessment is informed by highlighting what the main environmental issues affecting Moray are, a detailed analysis of background statistics, consideration of consultation responses from Scottish Natural Heritage, SEPA, Historic Scotland and other consultees. This Report also identifies the many other sources of legislation, guidance and policies that are relevant to the preparation of the Proposed Plan and supplementary planning guidance.

The Assessment itself consisted of planning officers considering the 12 objectives, with a series of prompting questions, to complete a matrix showing the magnitude of effect of any likely environmental effects.

At the Main Issues Report stage, bid site checklists were published which summarise the main issues affecting all sites considered in the process (preferred and non preferred). The checklists are based upon site visits and consultation responses from SNH, SEPA, Historic Scotland, Moray Flood Alleviation Team, Moray Council Transportation and other consultees. The checklists specifically prompt comment on whether there is likely to be a

significant environmental effect arising from the proposal and this process has acted as a first stage of Scoping.

If a Main Issue, policy or site is identified as having a likely significant impact then appropriate safeguarding and mitigation measures have been identified and changes made to the Proposed Plan. In most cases, the Local Development Plan process has highlighted environmental issues during preparation of the Main Issues Report and the Proposed Plan and these have been addressed during Plan preparation. A number of changes can be attributed as arising from the SEA process, including removal of some sites, further investigation of environmental issues and some rewording of policies. However, most changes have resulted as the plan evolved from direct consultation with environmental consultees.

It should be recognised that the Plan process took account of the previous SEA process and experience, in particular through preparation of the bid site checklists and through the introduction of new policies such as PP2 Climate Change, ER7 Soil and E3 Protected Species. Further improvements to the process have also been suggested for the next Moray Local Development Plan.

No changes were identified to the supplementary planning guidance on Wind Energy, Urban Design, Housing in the Countryside, Accessible Housing, Affordable Housing or Climate Change supplementary planning guidance as a result of the SEA process, which was primarily carried out for the purposes of best practice.

Future monitoring arrangements have been identified along with a set of indicators to enable the Council to monitor the environmental impacts arising from the Local Development Plan and supplementary planning guidance.

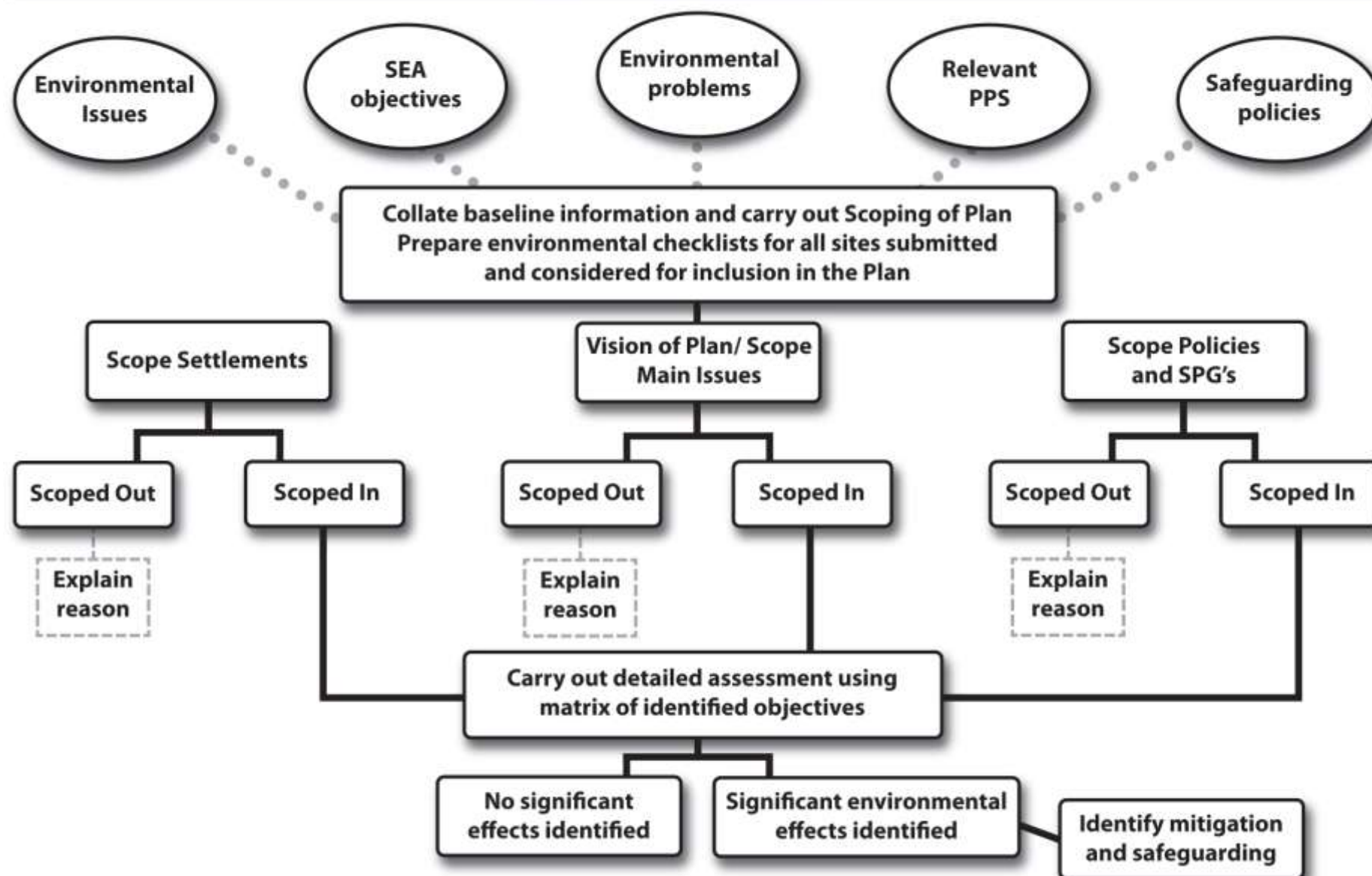
Overall it is concluded that the plan process and introduction of new policies, notably on Climate Change, Placemaking, Soils and Protected Species has strengthened the Plan. The number and extent of safeguarding policies in the plan and mitigation measures identified mean that there are no likely significant environmental impacts arising from the Plan.

However, there is one exception at Elgin South LONG2 designation where planning officers recommended including a requirement for advance planting to mitigate short and medium term impacts on the landscape. However, the Council's Planning and Regulatory Services Committee on 10th December 2013 did not support this and the requirement for advance planting was removed from the Proposed Plan. This has resulted in no short/medium term landscape mitigation for a significant expansion of Elgin in the longer term.

Additional safeguards are integrated into the development management process which further involves statutory consultees in the decision making process.

A further assessment will be carried out if any further modifications are likely to result in significant environmental effects. The process and methodology adopted are summarised in diagram 1.

SEA Methodology



This Environmental Report and the Proposed Plan are available for public consultation. Copies are available online, at libraries and Council Access Points. The Council are also holding a series of drop in exhibitions to raise awareness of the Proposed Plan and Environmental Report.

1. Introduction

The Moray Council is preparing a Local Development Plan (LDP) under the terms of the Planning (Scotland) Act 2006, which will replace the Moray Structure Plan 2007 and Moray Local Plan 2008. The LDP will cover the whole of the Moray Council administrative area excluding the Cairngorms National Park.

The purpose of the LDP is to provide a land use planning policy framework to guide future development and will be used to determine planning applications. The LDP will include a strategic “vision” for Moray, including forecasts for new housing, industrial and commercial requirements, with site designations made to meet these requirements. The LDP will also contain policies aimed at protecting the built and natural environment resources of Moray.

The LDP will conform to the National Planning Framework 3 (when approved), Scottish Planning Policy (currently under review), Circulars and Planning Advice Notes.

The first stage in the preparation of the LDP was the production of a Main Issues Report, which discussed options and the alternatives considered and identified the main issues to be addressed. The Main Issues Report was the subject of extensive public and stakeholder consultation in early 2013. Comments received on the MIR have been used to inform the settlement statements and policies set out in the Proposed Plan, which contains more detail and will also be subject to further public and stakeholder consultation in early 2014. Representations can be lodged at Proposed Plan stage and any unresolved representations will be subject to consideration at an Examination. Following Examination, modifications may be published.

The Council is also reviewing its supplementary planning guidance on a range of issues to support the policies in the Proposed Plan and these have also been subject to assessment.

Copies are available online at www.moray.gov.uk and at Council Access Points and libraries.

Comments should be submitted on the Environmental Report using the online form to;

Gary Templeton
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Planning and Development
The Moray Council,
Council Offices,
High Street,
Elgin
IV30 1BX

Or e-mail gary.templeton@moray.gov.uk

All comments received will be reported to and considered by the Council's Planning and Regulatory Services Committee.

2. Requirement for Strategic Environmental Assessment

EC Directive 2001/42/EC requires a Strategic Environmental Assessment to be carried out on Development Plan documents and supplementary planning guidance. The aim of the Directive is to provide for a high level of protection to the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promote sustainable development. The EC Directive was implemented in Scotland through the Environmental Assessment (Scotland) Act 2005.

National guidance advises that the Assessment should be undertaken at the Main Issues Report stage, although further assessment may be required at the Proposed Plan stage. The Environmental Report also sets out baseline data and a list of plans, policies and strategies directly influencing the Local Development Plan.

In addition to Strategic Environmental Assessment, the Council is required to undertake an Appropriate (Natura) Assessment of the Local Development Plan to ensure that the policies and proposals will not adversely affect habitats and species of European conservation concern. The Natura Assessment is also available for public consultation along with the Proposed Plan.

Given the nature of a Main Issues Report and the limited detail available at this stage of Plan preparation, a further supplementary Environmental Assessment was envisaged when detailed policies and site designations were available at Proposed Plan stage. However, for clarity and relative ease of reading, the Council has updated and reviewed the Environmental Report to provide a comprehensive SEA for the Proposed Plan, incorporating the assessment done at Main Issues Report stage.

3. SEA Process for the Local Development Plan and supplementary planning guidance.

SEA is a systematic method for considering the likely environmental effects of certain plans, programmes and strategies (pps). SEA aims to:

- integrate environmental factors into PPS preparation and decision-making;
- improve PPS and enhance environmental protection;
- increase public participation in decision making; and
- facilitate openness and transparency of decision-making.

SEA is required by the Environmental Assessment (Scotland) Act 2005. The key SEA stages are:

Screening	determining whether the PPS is likely to have significant environmental effects and whether an SEA is required
Scoping	deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report - this is done in consultation with Scottish Natural Heritage, The Scottish Ministers (Historic Scotland) and the Scottish Environment Protection Agency
Environmental Report	publishing an Environmental Report on the PPS and its environmental effects and consulting on the report
Adoption	providing information on: the adopted PPS; how consultation comments have been taken into account; and methods for monitoring the significant environmental effects of the implementation of the PPS
Monitoring	monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.

Table 1: Key stages of SEA

The purpose of this Environmental Report is to:

- provide information on the Moray Local Development Plan Main Issues Report and Proposed Plan, as well as supplementary planning guidance;
- identify, describe and evaluate the likely significant effects of the Plan/ Guidance and its reasonable alternatives;
- provide an opportunity for the Consultation Authorities and the public to offer views on any aspect of this Environmental Report.

Planning Advice Note (PAN) 1/2010 Strategic Environmental Assessment of Development Plans, published in March 2010 sets out guidance for planning authorities to help to focus and streamline the process. The PAN identifies three key principles to be followed and the Council has based the SEA process upon these as well as past experience. It is also important to consider and understand the wider approach taken to preparing the Moray Local Development Plan, which ensures environmental issues are thoroughly addressed and mitigated where required.

The three key principles are;

- **Integration-** the SEA should form an integral part of the development plan preparation process and not duplicate work undertaken and explore opportunities for efficiency. The checklists produced to inform

the Main Issues Report are an example of this, as they summarise key environmental issues and informed the Council's choices.

- **Proportionality-** SEA should be streamlined and fit for purpose, clear and succinct, focussing on significant environmental effects. The whole SEA runs to several hundred pages, but these have been separated into a main report and a supporting volume containing the appendices.
- **Efficiency-** reduce duplication and complexity within the process.

4. Key Facts

The key facts relating to the Local Development Plan and supplementary guidance are set out in Table 2 below.

Name of Responsible Authority	The Moray Council
Title of PPS	Moray Local Development Plan and supplementary planning guidance
What prompted the PPS	Legislative requirement to prepare a Local Development Plan.
Subject	Land Use Planning
Period covered by the PPS	2013-2018
Frequency of updates	Every 5 years for LDP.
Area covered by PPS	Moray administration area excluding southern part falling within the Cairngorms National Park.
Purpose/ Objectives of Plan	Plan will provide a statutory land use policy framework to guide developers and to assess development proposals.
Contact Point	Gary Templeton The Moray Council, Council Offices, High Street, Elgin IV30 1BX Tel 01343 563470 gary.templeton@moray.gov.uk

Table 2: Key Facts

5. Changes arising from SEA process

Table 3 below summarises the key changes arising from the Assessment process, identifying where there is likely to be a significant environmental effect, changes required to the Plan to mitigate or offset the effect and concluding comments.

Issue	Changes Proposed to Local Development Plan	Monitoring
Burghead, R4 Clarkly Hill site	Site proposed to be included in Plan following detailed landscape	The planning application and any subsequent

	assessment. Initial SEA review confirmed concerns regarding this site. A landscape study considered options in Burghead and confirmed that this site could be integrated into the village, while recognising the sense of detachment.	development of the site will be monitored and assessed against the landscape study and requirements of the Local Development Plan.
Craigellachie – R2 Spey Road	The SEA at the Main Issues Report stage identified the need for further work required before the site can be included within Proposed Plan. This included Appropriate Assessment of potential effects on the River Spey SAC which has been completed and the results incorporated into the site designation text. The Plan requires a number of safeguarding and mitigation measures including a construction method statement, strategic SUDS scheme for the whole site, retention of trees and an otter survey.	The mitigation measures required will be monitored through the development management process and the Local Development Plan Action Plan.
Dallas East End	The SEA at Main Issues Report stage identified that the site was at risk of flooding and a Floor Risk Assessment was required prior to inclusion at Proposed Plan stage. The landowner was made aware of this requirement but no assessment has been provided and the site has therefore not been included in the Proposed Plan.	Site has not been included within Proposed Plan.
Elgin- R10 Linkwood steadings	The Regional Archaeologist requested that a building survey be	Text added requiring building survey if redevelopment/demoliti

	required if redevelopment/ demolition of the 19 th century buildings was proposed.	on is required.
Roths – High Street	The SEA at Main Issues Report stage identified that there is significant risk of flooding on this site and therefore a satisfactory flood risk assessment will require to be submitted and agreed prior to the sites inclusion within the plan. The site has not been included within the Proposed Plan.	The site has not been included within the Proposed Plan.
New Policies	A number of new policy areas have been included, which can be partially attributed to the SEA process and awareness from preparing previous Local Plans and through discussion with consultees. Of particular note are new policies on Soils, Protected Species and Climate Change (which is a Primary Policy).	All policies will be monitored through the Action Plan.

Strategic Settlement Option- Future LONG term expansion to north or south of Elgin	The SEA undertaken at Main Issues Report stage highlighted that both options raised environmental issues and that further work was required to determine the best option for strategic growth in the LONG term. Further studies on landscape and transportation were commissioned and the Planning and Development service concluded that both options should be identified as LONG term designations with a series of triggers controlling their future release, including the key requirement to establish a landscape framework to integrate new development in the south.	1. The triggers and need for future release of LONG term sites is monitored through the annual Housing Land Audit. Housing land requirements in future Plans will determine the scale and location of future land releases within the LONG designations. However, the requirement for advance planting was not supported by the Council's Planning and Regulatory Services Committee on 10 th December 2013. The likely significant environmental impact has therefore not been mitigated in the Proposed Plan.
Process	The next LDP should review the bid site checklist process and integrate this with the SEA matrix to streamline the process and avoid any duplication of work.	LDP Action Plan to identify need for review of checklist.
PP3 Placemaking	Policy aims to support the Scottish Government's aim of improving urban design standards. The	Text change to refer to promotion of biodiversity.

	assessment highlighted that the policy could be amended to include reference to opportunities to promote biodiversity and this change has been made	
Drumbain, Rothes	Site was preferred in the Main Issues Report as a potential new industrial site. The draft SEA highlighted potential landscape issues, which were confirmed in a subsequent commissioned landscape study. There were a number of other concerns regarding this site and alternative uses were considered but discounted due to transportation access issues.	Site was not included within the Proposed Plan.
Fochabers- R3 East of Duncan Avenue.	Site was not preferred at Main Issues Report stage as there were a number of environmental concerns. These have been further investigated and discussed with consultation bodies to identify suitable mitigation actions. Significantly, the size of the developable area has been reduced to 50% of the site, with the other half to provide structural planting. Wording regarding protected species surveys could be strengthened as further mitigation.	It is recommended that the wording regarding the presence of protected species is strengthened to require the developer to carry out species survey pre-application to identify presence and any required mitigation.

Table 3 Changes arising from SEA

6. Vision of the Moray Local Development Plan and aims/ objectives of supplementary planning guidance

Vision for Moray

Sustainable economic development is a key objective for both the Scottish Government and Moray Council. The economic and employment benefits of business and industrial growth should be a material consideration in any development proposals.

The Vision for Moray that was presented in the Main Issues Report was strongly based on that of the Moray Economic Strategy, which had only recently been prepared.

It seeks to have

- A growing population, which retains more of its younger people and attracts new residents to the area.
- A broad business base with stable, well paid employment; a focus on high quality jobs in engineering; science and technology; growth of established tourism, food, drink sectors.
- Sufficient housing land to meet the Housing Need and Demand Assessment, that will facilitate the provision of affordable housing, and to ensure high quality residential developments
- Attractive, sustainable environments where people will wish to live and work, which incorporate high quality design; green corridors and open spaces.
- A policy context which supports growth and development, whilst at the same time protecting and enhancing the natural and built heritage, which are amongst Moray's prime assets.
- Good, efficient transport links to the rest of the country; with the encouragement of active travel as an alternative to journeys by car.
- Renewable energy technologies; reduced carbon emissions; embedded within all development

To assist in achieving and delivering this, the Local Development Plan will have to

- Provide an adequate supply of land designated for development

- Be able to respond positively to economic development proposals
- Safeguard and enhance Moray's environmental qualities
- Promote low carbon, sustainable development, and provide alternative travel options to car use.

The Local Development Plan will reflect Scottish Government **core principles/objectives** as expressed in the National Planning Framework, of having a low carbon economy; an increased emphasis on placemaking; respecting and maximising environmental assets; a sustainable approach to growth and development; being a well connected place.

Aims/ objectives of the Wind Energy Policy Guidance

The Guidance sets out;

- the Council's approach to considering and determining planning applications and for making observations on development proposals to Scottish Government
- information requirements and issues to be addressed at pre application and application stages
- the Council's overall strategy for wind turbine developments, including spatial frameworks for three typologies of turbine development
- Links to the extensive range of detailed guidance produced by the Council and consultees and contact details.

The Council's overall strategy for considering wind turbine development proposals is;

- Moray enjoys a very high quality and diverse natural and built environment, which must be safeguarded from inappropriate development
- Several large scale wind farm proposals and many smaller single turbines and clusters of turbines have already been consented in Moray. These make a significant contribution towards meeting national goals for renewable energy generation.
- Opportunities for further large scale wind turbine developments are severely limited in Moray.
- There are some further opportunities to accommodate medium and smaller scale proposals within certain types of landscapes in Moray
- Further turbine development proposals will be guided by the spatial frameworks and the detailed policy requirements set out in this guidance, the Landscape Capacity Study and Development Plan policies.

Aims of Affordable Housing SPG

The Affordable Housing SPG provides the background to the policy requirement for 25% of all development of 4 or more units to be affordable units. The Guidance also explains how the Council will work with developers to identify the appropriate mix and location of affordable units.

Aims of Climate Change SPG

The purpose of the guide is to provide advice to developers, architects and planners on how to address climate change and sustainable development in relation to new developments. The document supplements policies within the Moray Local Development Plan and specifically Policy PP2 – Climate Change. Developers are required to demonstrate through a sustainability statement how their development has been designed to reduce greenhouse gas emissions and adapt to the impacts of climate change. This guidance document provides an overview of the main issues that need to be taken into consideration which include resource efficiency, energy efficiency, renewable energy, carbon emission reduction, built heritage, green infrastructure and biodiversity, active travel, sustainable construction techniques and climate change adaptation.

Aims of Urban Design Guidance

- Create distinctive places with their own sense of identity and community/civic pride;
- Ensure places are well-connected to the surrounding area and within itself to encourage healthier lifestyles with more opportunities for walking and cycling and social interaction;
- Create safe and pleasant places by designing out crime and potential social problems;
- Maximise energy efficiency and reduce carbon emissions;
- Promote places that are responsive to the natural environment and offer safe, quality recreational opportunities; and,
- Make areas more attractive and competitive for inward investment.

Aims of Housing in the Countryside Guidance

- Promote high quality, well-designed new development in the countryside that respects local character and rural heritage;
- Guide new development to the most appropriate locations to minimise any impact on the landscape;
- Ensure new development sensitively integrates with the landscape through design, landform and planting;
- Encourage innovative design that respects the local heritage; and,
- Encourage new development that is energy efficient, both in location and construction;

Aims of Accessible Housing Guidance

The aim of this guidance is to provide increased choice of tenure to people with physical disabilities or mobility impairments, by increasing the supply of accessible housing in the private sector as well as in the public sector.

7. Development Plan Monitoring Report

The current Moray Structure and Local Plans are relatively up to date and are considered to be working effectively. There is an effective land supply for housing and industrial uses. A Monitoring report published in 2012 alongside the Main Issues Report identified the following issues which should be addressed in the preparation of the Local Development Plan.

- The Plan is generally considered to be up to date and working well. Some policy areas require review and some new policy areas need to be considered for inclusion.
- Growth has generally been consistent with the strategy and settlement hierarchy.
- There has been little progress in taking forward the Moray Towns Promotion and Development Study.
- The Strategic Defence Review had significant implications for the RAF presence in Moray, and will inevitably impact upon the local economy. Response plans being prepared include a new Economic Strategy for Moray and Elgin City for the Future.
- Flood risk has been a constraint on development, particularly Elgin and many businesses have had to relocate to accommodate the Elgin Flood Alleviation Scheme.
- Moray has experienced a significant increase in the number of applications for wind turbine proposals.
- The Climate Change (Scotland) Act 2009 requires Development Plans to contain policies to restrict greenhouse gases in new developments.
- Land take up for housing and industrial use has been much less than anticipated and a healthy supply still exists in most settlements.
- There is a need to raise the standard of urban design.
- Housing land requirements are no longer informed by household projections, and are now informed through a robust Housing Need and Demand Assessment.

- The policy requirements for provision of affordable housing are failing to meet demand.
- Further policy guidance on dealing with flood risk, drainage, river basin management and providing for Gypsies and Travellers is required.
- Town Centre health checks show that Elgin, Forres and Buckie exhibited signs of good vitality and viability. Keith and Lossiemouth were considered to be weaker.

In addition to these issues, analysis of the relevant plans, programmes and strategies identified that the Local Development Plan must also take account of the following issues;

- conservation and enhancement of the natural and cultural heritage
- conservation and enhancement of the landscape character
- controlling development within flood risk areas
- protection of watercourses and sustainable use of water resources
- supporting sustainable waste management
- promoting sustainable construction
- promoting higher standards of urban design
- promoting renewable energy use
- reducing pollution
- promoting sustainable transport
- promoting a better quality of life
- providing more affordable housing
- supporting a diversification of the Moray economy
- providing well connected, high quality greenspaces
- Reducing emissions of greenhouse gases and addressing climate change
- Reducing reliance on motor vehicles

8. Alternatives/ Options

The Environmental Report is required to consider whether there are alternatives to preparing the LDP and whether there are alternative aims/ objectives and strategies which could be considered/included.

The preparation of a LDP for Moray is a statutory requirement so there is no alternative other than to prepare one. If a LDP was not prepared, or its preparation delayed, then the current Moray Structure and Local Plans would become out of date and ineffective in providing a plan led system. Land uses would be determined on an ad hoc basis and driven by market forces leading to an unplanned and potentially chaotic and unsustainable settlement pattern.

An unplanned approach could have significant adverse environmental impacts with a lower quality of life for local residents. Greater development pressure could be exerted upon natural and cultural heritage assets and infrastructure,

with the potential for increased pollution and greater dereliction as brownfield sites remain undeveloped.

The strategy of the LDP focuses development on the existing settlement pattern. The alternative strategies considered, with their advantages and disadvantages and reason for not pursuing them are set out in Table 4 below.

Elgin will continue to be the focus for most development, in support of the Moray Economic Strategy, aiming to reinforce Elgin's role as the primary centre. Forres and Buckie will continue to grow and reinforce their respective roles, while Keith and Lossiemouth experience slower growth.

The smaller towns and villages will receive modest allocations respecting their role in the settlement hierarchy, opportunities and constraints. In the countryside a review of rural groupings is proposed to encourage better siting and design and a more sustainable approach to housing in the countryside.

The Proposed Plan also includes an element of the third option, through the reinstatement of a LONG term housing designation at Alves. This has been the subject of detailed assessment in Appendix 5.

Alternative Strategy	Advantages	Disadvantages	Conclusion
Focus development on existing settlements with Elgin, Forres, Buckie, Keith and Lossiemouth, the focal points for growth.	Existing infrastructure in place to support further growth. Targets new development to main centres of population where, generally, the demand for new development is highest. Public transport provision is better and offers opportunity to redevelop some brownfield sites.	Some settlements are nearing capacity and the settlement hierarchy may need to be adjusted. There are some areas where sites have not been effective and fail to meet demand. Some of the main settlements have grown considerably quicker than others and some have potentially significant constraints to their future large scale expansion. Some of the other third tier settlements have	This is still considered the most sustainable option. However, future LDP's may need to consider a variation on this approach. No additional housing development over and above existing allocations have been identified in Lossiemouth. A new LONG term site in Alves has been identified, which was previously a strategic housing land reserve.

		reached capacity and further expansion is considered unsuitable.	
Focus development more on Elgin and Forres	Reflects the highest growth towns and the influence Inverness has upon west Moray. Sites in Buckie, Keith and Lossiemouth have been slower to develop.	Slowing the growth of Buckie, Keith and Lossiemouth could adversely affect the local economy and would not support the findings of the Housing Need and Demand Assessment.	Continue to grow all 5 main towns as long as effective sites and demand for them are identified.
Promote a new settlement, perhaps in the growth corridor along the A96.	This allows a “fresh start”, to plan a new settlement, in an area with good transportation connections and free of constraints. This could also be located to target specific areas of demand.	This approach would not support local services, would likely increase car usage and would involve development of a sizeable area.	At present, there is no justification for this approach, while effective sites can be provided within the existing settlement hierarchy.
To promote development outwith settlements	In some situations this could support village services and perhaps support some rural services.	This would significantly increase the development of housing in the countryside and rapidly erode the character of Moray’s rural areas. It would also significantly increase car usage.	Small scale incremental growth in the countryside can be supported, which retains the rural character of Moray.

The preferred spatial strategy is therefore to continue to grow the five main towns, but this is beginning to change and move towards the second option, the faster growth of Elgin and Forres.

Table 4: LDP alternatives

The alternatives to updating the Wind Energy Policy Guidance are limited, given it was criticised as being out of date at a recent Public Local Inquiry.

Alternative	Advantages	Disadvantages	Conclusions
Develop spatial framework and policy guidance	Conformity with Scottish Planning Policy. Provides a clear, robust and up to date policy framework for assessing wind turbine planning applications. Directs the right scale of turbine to the right location and safeguards Moray's environment.	None identified.	This is the clear preferred option and a requirement for planning authorities.
Do nothing	No staffing or financial implications for the Council.	Existing Guidance is recognised as out of date. Scottish Government decisions may continue to undermine the overall strategy.	To do nothing is simply not an option in this case.

Table 5: WEPG alternatives

The alternative strategy options were assessed against the SEA objectives and the results are summarised in tables 4 and 5. The preferred strategy for the Local Development Plan is to continue to concentrate development on the 5 main towns. The strategy for Wind Energy Policy Guidance is to prepare a new, clear, robust and defensible planning policy framework.

In terms of the supplementary planning guidance on Affordable Housing, Accessible Housing, Climate Change, Urban Design and Housing in the Countryside, the alternative to preparing this guidance is for a lack of clarity on the implementation of the relevant Local Development Plan policies. These guidance documents all provide further interpretation and explanation of the relevant issues, which are intended to assist development management officers and developers.

Alternative site designations

In addition to considering alternative strategies, the Local Development Plan considers a significant number of alternative sites for designation to meet housing, industrial and commercial land requirements. The Council advertised its intention to prepare the Local Development Plan in early 2011.

Expressions of interest were invited from developers, landowners and any other parties interested in suggesting land development options.

These “options” were all entered into a database and considered against a range of land use planning criteria to determine the most suitable sites for inclusion within the LDP. In addition to sites suggested, existing designated sites were re-evaluated and additional sites suggested by planning officers. Sites were visited by planning officers and evaluated against checklists. Checklists were informed by consultation responses from SEPA, SNH, Historic Scotland, Regional Archaeologist, Transportation, Contaminated Land, Environmental Health, Moray Flood Alleviation Team and the Moray Access Manager.

Due to the nature and volume of submissions, it was considered inappropriate to carry out a SEA of all sites as the majority would raise limited environmental issues and the assessment is to be undertaken at a strategic “higher” level. Assessment was therefore undertaken initially at a settlement basis for the settlements identified through the Scoping Report, as agreed with the consultation authorities. These were the settlements considered to have potentially significant environmental issues arising either as a result of potential new designations, through existing environmental issues or where a cumulative impact could arise. This acted as a filter to identify settlements where there could be a significant impact. As discussed earlier, the bid site checklists also acted as an initial filter to identify any likely significant environmental effect.

9. Relationship with other PPS and environmental protection objectives

The preparation of the Local Development Plan needs to take account of a range of international, national and local plans, programmes and strategies (PPS). Appendix 1 summarises the main documents influencing preparation of the Plan, and the implications for both the Plan and the Environmental Assessment process. The final column in the table identifies the objective number contained within the Environmental Assessment which takes account of the PPS. The proposed SEA objectives are set out below.

SEA objectives

Objective	Aims of Objective
1.Improve Air Quality	<ul style="list-style-type: none">• To protect and enhance the quality of local air quality in Moray and to ensure that emissions are below National Air Quality Standards and thus air quality objectives are met.
2. Reduce the causes and impacts of climate change	<ul style="list-style-type: none">* To reduce pollution* To promote sustainable use of resources* To reduce the risk of flooding
3. Increase energy	<ul style="list-style-type: none">• To improve energy efficiency in buildings

efficiency and proportion of energy generated from renewable sources	<ul style="list-style-type: none"> To promote renewable energy generation
4. Protect and enhance the biodiversity and landscape	<ul style="list-style-type: none"> To protect natural environment with particular emphasis on protected sites and species (Local, National and European) and to conserve the existing environment through enhancement schemes, mitigation and compensatory measures where necessary. To promote people's enjoyment, understanding and appreciation of the natural heritage need for its protection
5. Protect and enhance the cultural heritage and diversity	<ul style="list-style-type: none"> To protect and, where appropriate, enhance the historic environment
6. Protect and enhance the quality of the districts ground, river and sea water systems	<ul style="list-style-type: none"> To protect watercourse from pollution To protect and enhance the quality of the water environment within Moray including surface and groundwater features in addition to the North Sea coastline and the protected marine environment of the Moray Firth SAC. Areas designated as floodplains should be maintained to ensure floodwater attenuation is not affected.
7. Improve soil quality and use soil in a sustainable manner	<ul style="list-style-type: none"> To protect and enhance the quality of the ground environment and promote the sustainable use of local materials and brownfield sites.
8. Reduce the amount of waste produced and increase the amount of recycling	<ul style="list-style-type: none"> To reduce waste produced, increase recycling and raise awareness of waste management.
9. Promote the use of sustainable transport	<ul style="list-style-type: none"> Promote accessibility, health, and prosperity and quality of life benefits through an integrated and enhanced local transport strategy through sustainable development. To contribute to a sustainable transport infrastructure to reduce emissions from road and rail, helping to achieve National Targets for reduction in greenhouse gas emissions. Infrastructure proposals should be mindful of the effects of climate change on the network e.g. flooding, landslides etc.

	<ul style="list-style-type: none"> To improve, integrate and enhance the local transport network in Moray to benefit the economy of Moray whilst maintaining sustainable principles.
10. Ensure prudent use of natural resources	<ul style="list-style-type: none"> To protect and, where appropriate, enhance the landscape and visual amenity of Moray To safeguard and use natural resources sustainably
11. Protect, enhance and create green spaces and to regenerate degraded environments	<ul style="list-style-type: none"> To protect existing open spaces, create high quality green and open spaces and link them to existing open/green spaces.
12. To secure a better quality of life for local people, through improvements to service provision, sustain a healthy economy with high levels of employment and improve the health and well being of local people.	<ul style="list-style-type: none"> To protect and enhance the quality of life of Moray communities and visitors through employment and housing provision, good infrastructure, health and recreational opportunities.

Table 6: SEA objectives

10. Environmental Problems

This section explains how existing environmental problems will affect or be affected by the Plan, and whether it is likely to aggravate, reduce or otherwise affect existing environmental problems. Background information on the current state of the environment is included in Appendix 3.

The significant environmental problems considered relevant to preparation of the Local Development Plan are:-

• Flooding

Moray has a history of serious flooding incidents, particularly affecting Elgin, Forres, Rothes, Lhanbryde, Garmouth and Kingston. This has become a more common occurrence associated with climate change causing severe floods from the Mosset Burn (Forres), River Lossie (Elgin) and the River Spey (Rothes, Kingston and Garmouth). Flood Alleviation schemes have been or are currently being constructed for Forres, Rothes and Lhanbryde. Further Flood Alleviation schemes are currently being constructed for Elgin and Forres (River Findhorn). No schemes have been progressed for Kingston or Garmouth.

Development pressure on flood plains continues and the Council has worked closely with SEPA in determining planning applications where flooding may be an issue.

Implications for Local Development Plan

- Need to review policy on Development Proposals in Flood Risk Areas
- Need to reflect Flood Alleviation schemes within settlement statements
- Need to review designations in light of latest flood risk data and areas safeguarded through Alleviation schemes.
- Promote green corridors and environmental improvement opportunities in association with flood alleviation schemes.

Design Standards in New Development

Modern suburban housing styles are considered to be relatively uniform and have resulted in a number of areas lacking in any real character and identity, often poorly connected to adjacent areas and lacking in quality open spaces.

The Council has recently produced Urban Design Guidance as a result of the Scottish Government publications, Designing Streets and Designing Places. The Guidance aims to improve design quality in new developments and promote better joined up solutions between engineers, planners and designers.

Implications for Local Development Plan

- Need to review and update Moray Urban Design Guide to reflect Scottish Government Creating Places and Designing Streets in the Local Development Plan
- Need to consider how site designations can promote higher design standards
- Need to consider linkages between sites and take a more strategic and multi disciplinary approach to designations
- Need to consider how key design principles can be flagged up as early as possible.

Open Spaces

Associated with the problem of poor design standards in new development, the provision of new open spaces are often poorly located, lack surveillance and use left over areas of land. Open Spaces act as wildlife corridors and green networks for pedestrians and cyclists and it is important that they are safeguarded and connected. The Council has started to prepare an Open Space Strategy, which will inform the Local Development Plan.

Implications for Local Development Plan;-

- Review existing Open Space policies and consider case for a minimum provision requirement
- Consider results of Open Space audit and identify potential surplus/ deficits of open spaces

- Ensure that new open spaces meet the guidance set out in the Moray Urban Design Guide
- Consider policy approach for allotments

Pressure for wind farm developments

Commercial wind farm developments are operating at Paul's Hill, Hill of Towie and Rothes. Further consents have been granted for wind farms at Edintore, Dorenell and Berryburn. Other large scale proposals are at various stages in the planning process.

Implications for Local Development Plan;-

- Review Wind Energy Policy Guidance
- Update policies to ensure conformity with Scottish Planning Policy
- Provide a clear policy framework for considering smaller scale proposals

The future of RAF Kinloss and Lossiemouth and diversification of the local economy.

The future use of the bases was uncertain following the government announcement on the 19th October 2011 that Kinloss would close as an RAF base. The effects of this closure have been offset by the relocation of an army regiment to the base. RAF Lossiemouth has been retained as a key airbase for fighter jets.

The cycle of MoD reviews has reinforced the need to progress with the diversification of the local economy. The Moray Economic Strategy and Elgin City for the Future set out a range of proposals aimed at supporting and growing the local economy.

The current demographic trends show a slow but constant population growth, which is projected to continue between 2008 and 2033. In-migration has been higher than anticipated. However, in-migration and population growth could be significantly affected by the closure of Kinloss and/or Lossiemouth as MoD bases. A significant population decline would have serious economic and social implications for the area.

In terms of the environment, issues would include;-

- uncertainty over what would happen to the operational land
- potentially hundreds of empty buildings and a vast (possibly contaminated) land area.
- knock on effect to school rolls, the school estate, public services and other local services
- management and maintenance uncertainty for some woodlands and duneland areas
- the loss of environmental management expertise

Implications for Local Development Plan

- The future use of the MoD bases at Kinloss and Lossiemouth will have a significant influence on future housing, population and migration forecasting and therefore influence housing land requirements, school rolls, retail, commercial and industrial land requirements.
- Surplus land and buildings could become vacant and potentially derelict. However, longer term expansion could create greater demand for land for operational and associated “living” uses.

Housing in the Countryside

Pressure for development in the countryside and poor design quality of new rural housing has been an ongoing challenge for the Moray Council. Supporting new housing in the countryside is part of the Council’s strategy for supporting rural areas. Inappropriately sited and designed new housing erodes the character of rural areas.

Revised design guidance was recently approved for housing in the countryside with the aim of improving siting and design standards. However, of the cases involving single houses going to the Local Review Board, 75% have overturned the original decision and been approved.

Implications for Local Development Plan

- Need to review effectiveness of housing in the countryside policies and refer to updated supplementary planning guidance.

Integration of new development in the Landscape

There are limited opportunities for brownfield land developments in Moray’s towns and villages. Previous Local Plans have relied heavily upon large new housing land designations to meet strategic housing land requirements.

The Local Development Plan is unlikely to require the scale of new land releases made in the MLP2008 as a result of the downturn in the national economy and the local uncertainty associated with the future of RAF Kinloss and RAF Lossiemouth.

Housing completion rates have been propped up through affordable housing contracts over the last few years and the 2012 Housing Land Audit identified that there is a 20 year established land supply in Moray.

While the scale of land release is likely to be less, there could still be significant environmental issues arising. New developments, usually on the edge of towns can often fail to integrate sensitively into the landscape, leaving stark, modern, poorly landscaped developments, which appear out of character with their surroundings.

During preparation of the Moray Local Plan 2008, a series of studies for the 5 main towns were commissioned to consider the suitability, from a landscape perspective, of all sites considered for inclusion in the Plan. Where sites were

identified as suitable or potentially suitable, the study identified landscape mitigation measures. Sites were also considered against other planning considerations, such as access, flooding and waste water. Where sites were selected for inclusion in the Plan, any landscape mitigation measures were shown within the designation and formed the basis for discussions with developers.

Implications for Local Development Plan

- Commission updated study to consider “new” sites, if required
- Ensure findings from previous studies are reflected in site designations.

Shortage of Affordable Housing

Demand for new housing has dropped dramatically as a result of the economic downturn. However, the local housing industry has been supported through a number of public sector affordable housing projects to meet specific identified needs.

There remains a significant need for affordable housing and this will have implications for the housing land supply. The Local Development Plan will be informed by the Housing Need and Demand Assessment. The current policy requiring 25% provision of affordable units will not provide the level of affordable housing required to meet demand.

Implications for Local Development Plan

- Housing Land Requirements to be informed by Housing Need and Demand Assessment
- Site designations may specify detailed affordable housing requirements
- Density levels may have to increase

Elgin Transportation Network

Elgin experiences traffic congestion along the A96 trunk road and within the local road network, principally from New Elgin to connect to the A96. The Moray Local Plan 2008 (and predecessor MLP2000) identified a series of local road improvements and a bypass proposal for Elgin.

The traffic congestion experienced within the city creates local air pollution issues. On a wider scale, the congestion adds to the delays experienced while travelling along the A96. The Moray Local Plan 2008 identified indicative bypass routes to both the north and south of Elgin.

The Council has undertaken a STAG appraisal to consider options for improving the local road network within Elgin and prepared a Local Transport Strategy. The Strategy and outcomes of the STAG appraisal will inform the Local Development Plan.

Implications for Local Development Plan

- Plan to reflect the Local Transport Strategy and promote sustainable transport

- Plan to identify local road network improvements

Table 7 below summarises these issues and identifies how the Plan might affect them.

Significant Environmental Issue	How LDP addresses issue	If LDP didn't address issue	Likely Impact Upon Issue
Flooding	Plan includes a policy aiming to control development within flood risk areas. Where the extent and requirements of Flood Alleviation schemes are known, they are indicated on the proposals maps. Any opportunities for environmental enhancement in association with proposed alleviation works has also been identified. Moray Flood Alleviation Team have been a key consultee on sites proposed for inclusion within the Proposed Plan and on developing the policy on flood risk. SUDS policy is also a way of addressing flooding by reducing surface water run off.	There would be no policy for controlling developments within areas at risk of flooding. Opportunities for co-ordinated approach to land use planning, flood management and environmental enhancement would not be taken.	Control of development within areas at risk of flooding. Integrated land use approach to flood alleviation and future development. Identification of landscape enhancement opportunities.
Design Standards in New Development	The Plan includes policies promoting high standards of	There would be no design standards and planning officers	Plan will promote good urban design principles and support

	design and cross references policies to the Council's Urban Design guide. Settlement statements include references to design criteria where appropriate.	would have no guidance to assist negotiations with developers. New developments could be bland, poorly designed, unconnected and fail to meet the standards set out in Designing Places and Designing Streets.	Designing Places. Policies will cross reference to the Council's Urban Design guide. Plan will promote sustainable travel, well connected, legible developments.
Open Spaces	The Plan includes a policy safeguarding existing open spaces and criteria for the provision of new open spaces. The Plan identifies opportunities for linking open spaces and creating networks of open/green corridors	New open spaces could be poorly located and unconnected. With no guidance or policy, planning officers would have a limited basis for negotiation with developers.	Plan introduces a minimum open space requirement and cross references to quality and accessibility criteria. New open spaces should be well located, designed, safe and connected.
Pressure for Wind Farm Developments	The Plan includes policies for assessing renewable energy proposals and cross references to the Council's Wind Energy Policy Guidance.	The Council would have no spatial framework or policy for determining planning applications for wind farms. Moray's landscapes could be adversely affected from the cumulative impact of wind farms.	Policy will provide a clear framework for considering wind farm proposals. Developments will be guided to the most suitable and least environmentally sensitive areas. This will conserve Moray's environment while supporting renewable energy production in the

			appropriate locations. The cumulative impact of wind turbines is increasingly becoming an issue and this extends beyond landscape and visual issues to the cumulative impact upon the road network and birdlife.
Uncertainty over the future of RAF Kinloss and Lossiemouth	The Plan aims to sustain the economy and quality of life in Moray. Land designations to support new employment opportunities and diversify the economy are included. Policies for assessing employment proposals are included.	Failing to provide land for new employment opportunities could result in no sites being available for new businesses and could ultimately lead to higher unemployment or an unplanned approach to releasing land for development.	The Plan supports the diversification
Housing in the Countryside	Policies for considering housing developments in the countryside are included and cross referenced to detailed supplementary planning guidance.	Without clear policy and guidance, there could be a lack of planning control over the siting and design of new housing in the countryside. This could result in a proliferation of suburban house types, scattered across the countryside, which would erode the rural character and adversely affect Moray's	Plan will provide a policy framework for assessing housing in the countryside.

		landscape.	
Integration of Development in the Landscape	Sites included within the Plan have been subject to detailed consideration and in the case of the most sensitive ones, the Council has taken further advice from a landscape consultant.	Failing to integrate sites sensitively into the landscape, could result in townscape and landscape character being eroded. Landscape enhancement opportunities would not be maximised.	Plan will be informed by landscape studies and will identify opportunities for structural landscaping and mitigation measures.
Affordable Housing	Housing land requirements have been calculated through a detailed Housing Need and Demand Assessment. The Plan includes a policy on affordable housing provision and cross references to supplementary planning guidance on this subject.	Without a policy and minimum requirement for affordable housing provision, there would be minimal provision of affordable housing and high levels of homelessness.	Plan will include policies for affordable housing provision.
Trunk road and Elgin road Network	The Plan identifies road network improvements aimed at improving local traffic circulation. This will reduce pollution and improve connectivity. New site designations aim to be well connected and reduce reliance upon the car.	Without the network proposals shown, an integrated approach to their provision and securing developer contributions may not be achieved.	Plan will identify transport infrastructure improvements, where possible and supporting policies.

	<p>The Scottish Government has also announced plans to dual the A96 which will include bypasses around some of Moray's main towns and this could have significant environmental effects. These proposals will be subject to their own separate SEA processes.</p>		
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Table 7: Significant environmental issues

Other Environmental Issues

There are many other environmental issues to be considered in the Local Development Plan, however, these are not considered to be as significant as the challenges outlined above. The Local Development Plan provides a policy framework for addressing aspects of these issues and takes them into account when considering site designations. This includes issues such as:-

- Biodiversity, safeguarding international, national and local natural heritage designations from inappropriate developments. This will be addressed through safeguarding policies, which will be subject to assessment and through consultation with SNH and SEPA.
- Cultural Heritage- safeguarding listed buildings, scheduled ancient monuments and archaeological sites will be controlled through policies, which will be subject to assessment and consultation with Historic Scotland
- Landscape issues- protecting designated landscapes and the wider landscape character qualities of Moray. Development pressures for housing in the countryside and wind farms threaten to erode the landscape character. Policies should safeguard landscape designations and the wider landscape quality of Moray.
- Woodlands- Moray benefits from extensive coverage of the land area in woodlands, contributing to climate change targets and providing a range of economic, social and environmental benefits. Development pressure for tourist accommodation and housing in the countryside must be controlled through policies to ensure Moray's woodlands are retained and potentially expanded.
- The Water Environment- SUDS can reduce the risk of flooding by reducing run-off. Development can also offer opportunities for improvements to the

water environment, the creation and linking of blue corridors and other biodiversity enhancements.

11. Settlement Scoping

The Scoping report aimed to focus in on the policies and settlement proposals which were likely to raise significant environmental issues and to “scope out” the policies and settlements which were unlikely to raise any significant environmental issues.

The policies and settlements scoped in/out, following responses from the consultation authorities, are listed below. It is these policies and settlements which have been subject to Assessment in this report. The tables below list these with the reasoning for their inclusion within the Assessment process. The justification has been summarised into a number of headings such as Flooding, Biodiversity and Transportation.

Settlement	Comments	Scoped In/Out
Aberlour	Landscape, Biodiversity	In
Alves	Significant new development.	In
Archiestown	Small scale development, cultural heritage impact upon character of village	In
Buckie	Significant new development	In
Burghead	Landscape.	In
Craigellachie	Biodiversity, Pollution	In
Cullen	No new development in this Plan and no significant changes meriting SEA. Sites were subject to assessment in previous SEA.	Out
Cunninghamston	No new development in this Plan and no significant changes meriting SEA. Sites were subject to assessment in previous SEA.	Out
Dallas	Flooding	In
Dufftown	Significant new development.	In
Duffus	No new development proposed.	Out
Dyke	Only small scale development proposed which does not raise significant environmental issues.	Out
Elgin	Significant new development. Flooding, Cultural Heritage, Biodiversity, Landscape.	In
Findhorn	Biodiversity, Landscape	In
Findochty	No new development in this Plan and no significant	Out

	changes meriting SEA. Sites were subject to assessment in previous SEA.	
Fochabers	Significant new development, Biodiversity, Transportation	In
Forres	Significant new land designations. Flooding, Biodiversity, Landscape, Cultural Heritage	In
Garmouth	New development, cultural heritage, biodiversity	In
Hopeman	Landscape, Pollution (gas)	In
Keith	Significant new development, Cultural Heritage	In
Kingston	No new development proposed	Out
Kinloss	No new development in this Plan and no significant changes meriting SEA. Sites were assessed in previous SEA.	Out
Lhanbryde	No new development in this Plan and no significant changes meriting SEA. Sites were assessed in previous SEA.	Out
Lossiemouth	Significant new development, Pollution (noise), Landscape	In
Mosstodloch	Significant new development proposed.	In
Newmill	No new development proposed	Out
Portgordon	Landscape	In
Portknockie	No new development in this Plan and no significant changes meriting SEA. Sites were assessed in previous SEA.	Out
Rafford	No new development in this Plan and no significant changes meriting SEA. Sites was assessed in previous SEA.	Out
Rothies	Flooding, Landscape	In
Rothiemay	Small scale development which is not considered to raise significant environmental issues. Sites was assessed in previous	Out

	SEA.	
Urquhart	Small scale development which is not considered to raise significant environmental issues. Site was considered in previous SEA.	Out
WEPG	Biodiversity, Landscape, Pollution (noise), Transportation, cumulative impact	In
Affordable Housing SPG	Associated with new development, updated guidance	In
Climate Change SPG	New SPG to support new primary policy	In
Housing in the Countryside	Revised SPG	In
Urban Design SPG	Revised SPG	In
Rural Communities	Inchberry new rural community	In

Table 8: Settlement Scoping

12. Scoping of site designations

After Scoping settlements in/out of the process, the next step was to scope individual sites and proposals in/ out. This was achieved principally through an analysis of the site checklists which had been prepared by planning officers.

These checklists summarise consultation responses, identify issues in terms of factors such as biodiversity, flooding, landscape impact and whether these, either individually or collectively, were likely to raise significant environmental impacts. The table below summarises the site assessments in terms of SEA. Only sites proposed for inclusion at Main Issues Report stage are included below.

This has been revised and updated to reflect changes taking place between Main Issues Report and Proposed Plan stages. Sites carried forward from the Moray Local Plan 2008, without any significant amendment, have previously been subject to SEA and are not included within this scoping.

Settlement	Site	Issue	Comments	Scoped In/Out
Aberlour	R4 Speyview	Landscape	Edge of settlement site. Land has rising topography and housing will	In

			have to be sensitively sited to avoid impacting on landscape character.	
Alves	LONG	Landscape, Scale, Transportation	Proposed large LONG term designation which appeared in previous Development Plans as a strategic housing land reserve.	In
Archiestown	R1 East End (extension)	Cultural Heritage	Modest extension to existing designation. Proximity to conservation area. Accompanying text will specify design standards and retention of traditional grid layout.	Out
	R2 South Lane (extension)	Cultural Heritage	Proximity to Conservation Area. Accompanying text will specify design standards and retention of traditional grid layout	Out
	R4 South of Viewmount	Cultural Heritage	Proximity to Conservation Area. Accompanying text will specify design standards and retention of traditional grid	Out

			layout.	
	R3 South of the Square	Cultural Heritage	Proximity to Conservation Area. Accompanying text will specify design standards and retention of traditional grid layout.	Out
Buckie	R11 Barhill Road South	Landscape	Sensitive site on the edge of Buckie. Landscape study has identified the ridge of a hill that contains Buckie. This will be used to inform extent and layout of new development in this location.	In
	I3 March Road	Landscape Pollution	Entrance way into Buckie set in land above the main body of the town. Amenity issues, noise etc from industrial processes.	In
Burghead	R4 Clarkly Hill	Landscape	This is a sensitive edge of settlement site, which is proposed for 60 housing units. The site is at the gateway into the village and will require sensitive siting and design.	In
	T2 Caravan Site	Ecology and Landscape	The proposed extension into	In

			Roseisle Forest is not considered to raise any significant environmental issues.	
Craigellachie	R2 Spey Road	Biodiversity	The site is immediately adjacent to the River Spey SAC. An Appropriate Assessment will have to be carried out prior to inclusion within the plan.	In
	Opposite Speyside Cooperage	Landscape	This is an entranceway to Craigellachie and the proposals will have to be sensitively designed to utilise the topography of the site and avoid skyline positions. Relatively modest scale development of 10 houses with potential to accommodate larger scale development over time.	In *This site was assessed and subsequently not included in the Proposed Plan as the preferred site at Spey Street could be satisfactorily mitigated to avoid adverse impacts upon the River Spey SAC.
Dallas	East end	Flooding	SEPA has advised that the site is at risk of flooding. A Flood Risk Assessment has not been submitted and the site is therefore not	Out-information not supplied by landowner and site not supported for inclusion in the Proposed

			proposed for inclusion in the Proposed Plan.	Plan.
Dufftown	R3 South of Hillside Farm	Biodiversity Landscape	Large phased development with landscape implications due to topography and gateway location.	In
	R4Tomnamuidh	Landscape, Transportation	Small site for 5 houses.	Out-proposal is of a scale which can be integrated and acceptable on transportation grounds.
	OPP3 Balvenie Street	Contamination	Small brownfield site.	Out. Designation text requires contamination issues to be addressed.
Elgin	NE LONG	Biodiversity Flooding Landscape Transportation significant new development	Extensive LONG term area being examined through masterplan. The site will include mixed uses, may have implications for Natura designation, landscape integration, and bypass proposal.	In
	R10 Linkwood Distillery	Biodiversity, Transportation, Cultural Heritage	Existing buildings on site that need to be assessed to establish if bats present. A	In

			transportation assessment will be required. Reuse of the existing 19 th century buildings required.	
	R12 Knockmasting Wood	Landscape, Flooding transportation significant new development	Distinctive knoll and woodland to be retained as ENV designation and managed as part of residential development. Site dependent on delivery of new road access (western link road). Site falls within 1in200 year flood risk area.	In
	Former R9/R10 bypass corridor	Landscape, transportation	Bypass corridor to be removed. Minor extensions to existing designations.	Out
	R9 Driving Range site	Landscape, transportation , significant new development	Landscaping plans will be required	Out
	LONG south	Scale, Landscape, Transportation.	Very large scale LONG term designation for southern extension.	In
Fochabers	LONG East of Ordiquish Road	Landscape, Biodiversity.	Sloping site needs to be sensitively designed, relatively small scale development. Should be subject to	In

			detailed assessment in future LDP review.	
	OPP 3 Lennox Crescent, 4 Garden Centre and 5 High Street	Cultural Heritage, flooding, biodiversity and landscape	Exposed site on the edge of Fochabers, cumulatively could be significant development.	In
	R3 East of Duncan Avenue	Scale, landscape, biodiversity, transportation	Sensitive site adjacent to the bypass.	In
Findhorn	R1 Heathneuk	Transportation, Biodiversity, Landscape	Issues are not considered to be significant. Transportation section has advised site can be accessed. Landscape study highlighted opportunity for development. No adverse comments from SNH in terms of biodiversity.	Out
Forres	LONG Lochyhill south	Landscape Transportation	Large scale expansion proposed to the east of the town. Significant impact in terms of traffic generation and landscape.	In
	BP2 Tarras (north)	Landscape Transportation	Expansion of Business Park. High profile site adjacent to A96.	In
	I8 Cassieford (west)	Landscape Transportation Flooding Biodiversity	Proposed new industrial/ community facilities. Site could generate significant	In

			vehicle movements. The nature of the proposed use will require careful landscaping, consideration of flooding and biodiversity issues as there are a number of nearby watercourses draining into Findhorn Bay.	
	OPP8 Whiterow	Landscape Contamination	Reuse of brownfield site on edge of settlement. Issues are not considered to be significant and can be mitigated through appropriate contamination studies/ remediation and landscaping.	Out
	R9 Plantation Cottage	Landscape Flooding	Proposal for 25 houses will require extensive woodland felling. However, the woodland is at maturity and unstable in parts. A landscaping plan could be required to retain/ replant some of the woodland. Outwith area identified as	In

			being at risk of flooding.	
	R8 Balnageith	Landscape Flooding	Small site for 10 houses. Outwith area identified as being at risk of flooding.	Out
	LONG Dallas Dhu	Flooding	New site adjacent to existing LONG designation which is being brought forward. Parts of site are at risk of flooding through the flood reservoir area.	In
	R11 Former Rifle Range/ Pilmuir Road West	Flooding	Site previously proposed for inclusion in MLP2008 but subject to objection from SEPA	In
Garmouth	R1 South of Innes Road	Landscape, Biodiversity, Natura	New site included after consideration of responses to MIR and Landscape Study.	In
Hopeman	R1 West of Manse Road	Landscape, pollution (landfill gas)	Sensitive edge of settlement site within coastal protection zone and potentially impacting upon a number of nature conservation designations.	In
Keith	R7 Banff Road south	Landscape	Sensitive edge of settlement site which was previously identified as a LONG site in the MLP2008.	Out

			Site has been subject to previous landscape integration study and the need for extensive structural landscaping is identified on the Proposals Map and in the settlement text.	
Lossiemouth	OPP1 Esplanade Area	Biodiversity Landscape	Proposed link created to east beach with retail and tourism uses. Highly sensitive location and works could impact upon the marine environment.	In
	Sunbank South	Landscape, pollution (noise)	Proposed housing development at gateway to Lossiemouth. Noise contours must be considered.	In * however, site subsequently removed due to objection from MoD regarding impact upon operational activities.
	T2 Caravan site extension	Landscape, biodiversity, transportation	Not considered to be significant	Out
Mosstodloch	R2 West of Garmouth Road	Biodiversity, cultural heritage	River Spey SAC and SSSI	In
	I2 Land to North of Baxters	Biodiversity, cultural heritage, pollution	Proximity to River Spey SAC. Potential impacts in terms of noise and smell for nearby residential	In

			properties	
	I3 Land to South of bypass	Landscape, cultural heritage	Prominent trunk road location	In
Portgordon	R2 West of Reid Terrace	Landscape	Entrance to Portgordon, sloping exposed site.	In
	R1 Crown Street	Landscape	Entrance to Portgordon, sloping exposed site.	In
Rothies	High Street	Flooding	Proposed business use in flood plain for River Spey. Site was not carried forward into Proposed Plan.	Out* not included within Proposed Plan
	Drumbain	Landscape	Entrance to Rothies on prominent elevated position	In* however, not included within the Proposed Plan.
	Green Street	Flooding	Sensitive site in proximity to the River Spey.	In

Table 9: Scoping of Sites

13. Scoping Main Issues

The Main Issues were scoped to identify which ones were likely to have a significant environmental impact.

	Comment	Scoped in/out
Spatial Strategy	Preferred strategy could have significant environmental impacts	In
Diversification of local economy	<p>Defence dependent economy issue- loss of skilled employment, concerns re future but secured army engineers incoming, support local economy. Potential env benefit from no longer being used as airbase in terms of noise pollution, aviation fuel etc.</p> <p>Diversification will have land use requirements and may result in relaxed planning requirements to attract inward investment.</p>	In
Economic development land allocations	Land allocations to support the above may require to be on Greenfield sites and require new/ improved road infrastructure.	In
Strategic housing land allocations	Scale of new housing requirements will result in Greenfield land releases as brownfield opportunities in Moray are limited.	In
Distribution by LHMA	Distribution by LHMA was made on the basis of population with added flexibility in Elgin and Speyside LHMA's.	In

Affordable housing	Affordable housing will, in most cases, be provided within housing designations, which will be assessed through settlement allocations. The implications of this issue will be considered through the housing distribution issues.	Out
Travelling people sites	Need has been identified for 23 pitches to be provided on a variety of small sites.	In
Housing in the Countryside	Potential cumulative landscape impact	In
A96 trunk road dualling	Likely to require significant land, which could impact upon biodiversity, cultural heritage and other issues.	In
Elgin traffic circulation	Likely to reduce congestion and air pollution but may have an impact upon biodiversity and cultural heritage resources.	In
A95 improvements	Unknown at present, but may have an impact upon nature conservation and landscape designations.	In
Renewable energy	Onshore wind farms, biomass plants and other proposals could have a significant impact upon the landscape as well as create noise and air pollution.	In
Offshore Renewables	Could have an impact both offshore on the marine environment and onshore in terms	In

	of supporting infrastructure.	
Water & Drainage	Could result in positive benefits through SUDS etc. WWTW capacity issues have been addressed through consultation with Scottish Water and SEPA has been consulted re drainage. Opportunities for blue corridors to be linked/ created. Need to consider cumulative effects upon watercourses such as River Spey SAC.	In
Rail services	No new lines or major land requirements.	Out
Electronic/ digital technology	Land use implications are not considered to be significant.	Out
Flooding	Flooding has been a significant problem in Moray. A number of flood alleviation schemes have been completed. SEPA has indicated a number of sites where flooding is a concern.	In
Creating Sustainable Places	Poor design standards create poor urban spaces. Designing Streets and Designing Places as well as the Council's Urban Design Guide all promote better design.	In

Table 10: Scoping of Main Issues

14. Scoping of Policies

The table below scopes the policies of the Proposed Plan in or out. Policies which have been carried forward from the MLP2008 with no significant change have also been identified and these have been subject to previous assessment.

Reference	Policy	Comments	Scoped In/Out/No significant change
Primary Policies			
PP1	Sustainable Economic Growth	Policy aims to support development which will support and diversify the local economy.	In
PP2	Climate Change	Policy aims to ensure that developments support national objectives to support climate change actions.	In
PP3	Placemaking	Policy aims to encourage better quality of designs in support of Creating Places and Designing Streets.	In
Economic Development			
ED1	Development of New Employment Land	Sets out requirements for new business developments. Only very minor rewording since MLP2008.	Out
ED2	Business Uses on Industrial Estates	Identifies acceptable business uses on industrial estates. Only very minor rewording since MLP2008.	Out
ED3	Business Parks	Identifies business parks and the types of uses acceptable upon them. Some minor rewording	In

		regarding design standards and identifying Business Park locations.	
ED4	Existing Business Areas	Safeguards existing business areas and identifies the type of acceptable uses. Minor rewording to refer to technical considerations.	Out
ED5	Opportunity Sites	Identifies opportunity sites and acceptable uses. Only minor rewording since MLP2008.	Out
ED6	Digital Communications	Sets out criteria for considering the effects of digital communications equipment. Only minor rewording since MLP2008.	Out
ED7	Rural Business Proposals	Criteria for considering rural business proposals. Some rewording and new reference to retail uses.	In
ED8	Tourism Facilities and Accommodation	Support and criteria for considering tourism accommodation proposals. Only minor rewording since MLP2008.	Out
ED9	Roadside Tourism Signs	Control of tourism signage. Only minor rewording since MLP2008.	Out
Residential Development			
H1	Housing Land	Amalgamation of	In

		two previous policies and further clarification of housing mix and density issues.	
H2	Long Term Designations (LONG)	Further clarification of status of LONG sites.	Out
H3	Sub Division for House Plots	Minor changes to policy	Out
H4	House Alterations and Extensions		Out
H5	Development Within Rural Groupings	Amendments and improvements to policy which are not considered to be significant.	Out
H6	Re-use and Replacement of Existing Buildings in the Countryside	As above.	Out
H7	New Houses in the Open Countryside	As above.	Out
H8	Affordable Housing	Changed threshold from 10 units to 4 units to secure delivery of more affordable housing.	In
H9	Housing Mix/Accessible Housing		In
H10	Residential Caravans and Sites	No significant changes	Out
H11	Gypsy/Traveller Sites	Significantly changed and expanded policy.	In
Natural Environment			
E1	Natura 2000 Sites and National Nature Conservation Sites	Updating and rewording of policy	In
E2	Local Nature Conservation Sites and Biodiversity	Some rewording to refer to mitigation requirements	In
E3	Protected Species	New policy	In
E4	Trees and	Some rewording to	In

	Development	further refer to spg and national guidance.	
E5	Open Spaces	Sets out new minimum quantity and quality requirements.	In
E6	National Parks and National Scenic Areas	Unchanged policy carried forward	Out
E7	Areas of Great Landscape Value (AGLV) and impacts upon the wider landscape	New reference to the impact of hill tracks	In
E8	Coastal Protection Zone	Reference to Water Framework Directive added	Out
E9	Settlement Boundaries	Unchanged policy	Out
E10	Countryside Around Towns	Minor rewording to cross reference to settlement statements	Out
Built Environment			
BE1	Scheduled Monuments and National Designations	Unchanged policy carried forward	Out
BE2	Listed Buildings	Minor rewording with no significant change to intent of the policy.	Out
BE3	Conservation Areas	Minor rewording with no significant change to intent of policy.	Out
BE4	Micro Renewables and Listed Buildings and Conservation Areas	New policy	In
BE5	Battlefields, Gardens and Designed Landscapes	Substantial change to refer to battlefields.	In
BE6	Pluscarden Area of Special Control	Unchanged policy carried forward.	Out
Environmental Protection			

EP1	Waste Management and Disposal Facilities	Minor rewording with no significant change to intent of policy.	Out
EP2	Recycling Facilities	Minor rewording with no significant change to intent of policy.	Out
EP3	Identifying and Safeguarding Key Waste Sites	Minor rewording with no significant change to intent of policy.	Out
EP4	Private Water Supplies	Minor rewording with no significant change to intent of policy.	Out
EP5	Surface Water Drainage: Sustainable Urban Drainage Systems (SUDS)	Minor rewording with no significant change to intent of policy.	Out
EP6	Waterbodies	Minor rewording with no significant change to intent of policy.	Out
EP7	Control of Development in Flood Risk Areas	Minor rewording with no significant change to intent of policy.	Out
EP8	Pollution	Minor rewording with no significant change to intent of policy.	Out
EP9	Contaminated Land	Minor rewording with no significant change to intent of policy.	Out
EP10	Foul Drainage	Unchanged policy carried forward.	Out
EP11	Hazardous Sites	Minor rewording with no significant change to intent of policy.	Out
EP12	Air Quality	Minor rewording with no significant change to intent of policy.	Out
EP13	Ministry of Defence Safeguarding	New Policy	In
ER1	Renewable Energy	Updated policy to	In

	Proposals	refer to new spg on Wind Turbine proposals, with separate guidance for biomass and other types of proposals.	
ER2	Carbon Emission Reductions	Substantial changes made to previous policy.	In
ER3	Development in Woodlands	Cross references to national guidance.	In
ER4	Safeguarding Mineral Resources	Combined with ER5 for assessment purposes	In
ER5	Minerals	Combined with ER4 for assessment purposes.	In
ER6	Agriculture	Policy refined to explain importance of prime agricultural land and support agricultural activities.	Out
ER7	Soil Resources	New Policy	In
Retail and Commercial Development			
R1	Town Centre Development	Expanded to include uses generating significant footfall	In
R2	Out of Centre	Rewording and further detail added.	In
R3	Neighbourhood and Local Shops, Ancillary Retailing and Recreation or Tourism Related Retailing	Minor rewording	Out
Transport and Access			
T1	Transport	Rewording and	In

	Infrastructure Improvements	new projects added.	
T2	Provision of Access	Rewording placing emphasis on all road users.	In
T3	Roadside Facilities	Minor rewording to refer to roadside facilities.	Out
T4	Safeguarding bus, rail and harbour facilities	Minor rewording and references added to harbour diversification.	Out
T5	Parking Standards	No change.	Out
T6	Traffic Management	Presumption against new accesses onto trunk roads.	In
T7	Safeguarding and promotion of walking, Cycling and Equestrian networks	Reference added to safeguarding of Core Paths. Minor rewording only.	Out
Implementation			
IMP1	Developer Requirements	No significant change	Out
IMP2	Development Impact Assessments	No significant change	Out
IMP3	Developer Obligations	No significant change	Out
IMP4	Development Plan Monitoring	No significant change	Out
SPG	Affordable Housing	Threshold dropped from 10 units to 4.	In
SPG	Climate Change	New SPG	In
SPG	Urban Design	Revised guidance, core principles remain unchanged.	In
SPG	Housing in the Countryside	Revised guidance, core principles remain unchanged.	In
SPG	Accessible Housing	Technical arrangements regarding the mix of housing within new developments	Out

		and requirements for wheelchair accessible standards to be applied.	
SPG	Trees and Development	Very minor amendments made to existing guidance which was previously subject to SEA.	Out

Table 11 Scoping of policies

15. Assessment Methodology

Methodology

A matrix has been completed for the preferred strategy, alternative strategies, main issues, settlements, policies and sites, which have been identified for detailed assessment through the scoping process. The matrix considers each of the policies, proposals and options against the agreed 12 SEA objectives.

The Assessment was carried out by a panel of planning officers from the Council's Planning and Development section.

An assessment score has been inserted to identify whether effects will be;-

- Significantly positive ++
- Positive +
- Neutral/ No significant effects 0
- Unknown ?
- Negative -
- Significantly negative --

If an issue is not considered to be relevant then it has been marked as "N/A".

Comments identify whether effects will be short or long term, temporary or permanent and whether there is likely to be any cumulative or secondary effects arising. Where there is likely to be a significant environmental effect the Council has identified safeguarding and mitigation measures. The overall results of the assessment are shown in the table below. A copy of the completed matrices is available in the Appendices.

Main Issues Assessment

	Comments/ Significant Environmental Issues	Mitigation
1.Spatial Strategy	Directing development to the main settlements with smaller allocations in the third tier towns and villages is the most sustainable option. This makes the best use of land, the most efficient use of transport network, providing opportunities for sustainable travel, reducing emissions, safeguarding environmental designations and providing opportunities for new greenspace provision.	None
2. Diversification of the local economy	The Moray economy has been over reliant upon the defence sector for employment opportunities and the secondary benefits that the RAF has brought in terms of visitors and spend to the local economy. Diversification will require a wide range of initiatives, including designating “attractive” sites for investment.	In addition to land allocations, the Local Development Plan should include positive criteria based policies to consider other employment related proposals that come forward.
3. Economic development land allocations	Land allocations to be made for general industrial use and for higher amenity business park use. Allocations to link into adjacent areas, have good access and allow sustainable transport options to be provided.	Land allocations to be subject to consultation with SNH, HS and SEPA. Checklists to be prepared for each site and subject to assessment as part of this SEA.
4. Strategic housing land allocations	Land allocations to ensure environmental designations are not adversely affected, ensure sites are not at risk of flooding and are directed to areas with the best transport, services, opportunities for employment etc.	None. Plan should explain the rationale for the split by Local Housing Market Area and the reasoning for individual site allocations. Land allocations to be subject to consultation with SNH, HS and SEPA. Checklists to be prepared for each site and subject to assessment as part of this SEA.

5. Distribution by LHMA	The housing land requirement has been distributed on the basis of existing percentage resident population, which represents incremental growth across all LHMA's. Additional flexibility has been added to Elgin to respect the ambition to "grow" the City. Flexibility has also been added to Speyside to reflect the difficulty of developing sites due to topography, landownership and other constraints.	Mitigation is applied at the next stage where the housing land requirement per LHMA is then divided by settlement. This has been done based upon a capacity study which reflects number of factors such as environmental constraints, existing housing land supply, position in hierarchy and previous development rates.
6. Travelling people's site	Sites either to be identified or criteria for suitable sites to be included as part of a policy in the Local Development Plan. Sites should allow opportunities for sustainable transport, access to services and avoid impact upon environmental designations.	Plan to include policy on criteria for assessing individual sites and/ or consider designating potential search areas.
7. Housing in the Countryside	Housing in the countryside policies seek to reuse existing buildings, protect environmental designations, watercourse etc from adverse effects and provide a better quality of life for those seeking rural living. However, promoting housing in the countryside is likely to increase dependence upon the car, due to limited rural transport services, distance to schools, employment and services. Sites are often corners/ edges of fields, which cumulatively reduces the amount of agricultural land available. Cumulative impact in some areas is considered to be quite significant.	Policies to safeguard agricultural land and consider the cumulative impact upon landscape character.
8. A96 Trunk road dualling	The route of the proposed dualling is unknown at this stage, so it is difficult to assess what the potential impacts could be. The improved	Route of the dualled A96 to be subject to separate Strategic Environmental Assessment.

	transport route will improve the quality of life for people of Moray and further afield, providing a quicker and hopefully safer route between Inverness and Aberdeen. This may bring economic benefits and make the area more attractive for inward investment as well as reducing local areas of air pollution arising from standing traffic.	
9. Elgin traffic circulation	Project will bring benefits by creating quicker, better, safer links between the south and west of the town, reducing air pollution arising from standing traffic. This may have benefits for business in terms of reducing travel times. There may be an impact upon the Wards wildlife site and this will require further detailed assessment.	Further detailed assessment of the potential impacts upon the Wards wildlife site to be provided.
10. Renewable Energy	Promoting utilize at a strategic level supports the national objectives for Climate Change action. Policies in the Plan and supplementary planning guidance aim to ensure that the right technologies are promoted in the right areas, safeguarding Moray's environmental designations, landscape, watercourses etc.	Separate, detailed Wind Energy Policy Guidance has been produced.
11. Offshore Renewables	Promoting and supporting Offshore Renewables helps to address Climate Change and will significantly increase the amount of energy generated from renewable sources. This may have some impacts on land based activities and support or generate employment opportunities. Land is required onshore to support this development and will be subject to separate planning applications and detailed assessment.	Detailed assessment of onshore activities at development management stage.

12. Water and Drainage	Water and drainage are significant issues in Moray. This ranges from the provision of treatment facilities for waste water and the required investment from Scottish Water, through to problems with the disposal of surface water. Protection of watercourses from pollution is a key issue, especially where the watercourse is designated natural heritage site.	Policies on SUDS, Watercourse and Pollution have been included within the Plan. Scottish Water and SEPA are consulted at all stages of the Plan. Site designations include requirements for buffers to watercourses. Blue networks are also referenced and promoted in policies.
13. Flooding	Controlling development within areas at risk of flooding and implementing flood alleviation schemes improves the quality of life for residents of Moray. It also brings economic benefits by protecting businesses from flooding.	None
14. Creating Sustainable Places	The Plan should include some policies promoting key urban design principles to reinforce and link to the People and Places supplementary planning guidance. This supports good quality development, sustainable transportation options and provides good open space provision.	Plan to cross reference to People and Places supplementary planning guidance and include policies on urban design. Primary Policy on Placemaking has been included.

Table 12 Main Issues Commentary

Development Sites Assessment Summary

The detailed assessments are set out in Appendix 3 and summarised below.

PP Ref	Site	Comments/ Significant Environmental Issue	Mitigation
	Aberlour – R4 Speyview Housing	This site may not be ideal in terms of its location on the periphery of Aberlour however, due to topographical	Impact on River Spey SAC has to be considered and this

	Designation (capacity up to 100 houses – phased)	and infrastructure constraints there are no other viable sites for development. There are acknowledged landscape issues that landscape expertise is being sought to address. The site is also in close proximity to the River Spey and prior to development commencing it will have to be evidenced through a Habitat's Assessment that there is no adverse impact on the River Spey SAC.	has been carried out through the Natura Assessment. Landscape expertise required to ensure the development can integrate sensitively. A Landscape Study has subsequently been carried out.
	Alves LONG	This site was included in previous Local Plans (but not the MLP2008) as a strategic housing land reserve to meet unforeseen demand. A landscape integration study identified opportunities for settlement expansion with mitigation through woodland planting and avoiding building on higher ridgelines. Further assessment work is required to consider transportation issues and potential noise impacts.	Woodland planting and avoiding building on higher slopes.
	Buckie – I3 March Road Industrial Estate	This site is a logical extension to provide additional industrial land requirements identified in the Moray Economic Strategy. There are no significant environmental issues identified, although landscape provision and the treatment of this edge of the town will require careful consideration in order to address this adequately expert landscape advice is being sought.	Landscape requirements have been set out in the Plan.
	Buckie- R11 Barhill Road south	This is a sensitive, edge of settlement gateway site. It will require careful and sensitive landscaping to ensure it integrates into the settlement.	Landscaping study has been completed and the recommendations incorporated into the Plan.
	Burghead- R4 Clarkly Hill	This is a sensitive edge of settlement site. There are no simple solutions to the future expansion of Burghead and this site is one of two “bids” which were assessed.	Landscaping study has been completed and the recommendations

		The site feels detached from the rest of the village and would have an impact upon the entrance to the village. However, a detailed landscape study has been undertaken, which concluded that the site could accommodate development and from a landscape perspective, this is the best option available.	incorporated into the Plan.
	Burghead, T2 Caravan park extension	The proposal will require some tree felling to create pockets of land for static caravans for tourist accommodation. Care will be required to avoid disturbance to red squirrels and clarification of surface water drainage is required to ensure no adverse impacts upon the Moray Firth Special Area of Conservation interests.	Habitat surveys required by site designation text. Habitats Regulation Assessment text regarding avoiding foul drainage polluting the Moray Firth has been added to the Plan.
	Craigellachie – R2 Spey Road (capacity 10 houses)	This site has been identified to meet housing need in the village and there is a specific shortage of affordable housing. The ability to develop this is dependent upon being able to demonstrate that there will be no adverse impact on the River Spey SAC, this issue would require to be resolved prior to inclusion within the Proposed Plan.	An Appropriate Assessment has been completed to assess the likely impacts upon the River Spey SAC. A number of mitigation measures have been identified and included within the site designation text. This includes the need for a strategic SUDS scheme, construction method statement, retention of trees to stabilise soil and an otter survey.
	Craigellachie –Speyside Cooperage Site	The site is located on the periphery of Craigellachie and is not ideal in terms of promoting sustainable	The provision of landscaping and siting of housing require

		<p>travel. This is common to many of the rural settlements across Moray where there is high car dependency. Topographic constraints mean that there is a lack of alternative sites. There are acknowledged landscaping issues that will require to be addressed sensitively to avoid adversely affecting the landscape character. The site is also in close proximity to the River Fiddich and as part of the planning application process a Habitats Regulations Assessment will have to be provided evidencing that drainage arrangements will have no adverse impact on the SAC.</p>	<p>Careful consideration to assist the development to integrate sensitively and for housing to avoid skyline positions detrimentally impacting on the landscape character. This will be referenced within the designation text.</p> <ul style="list-style-type: none"> • This site was considered to be a “backup” due to concerns regarding the impact on the River Spey SAC from the preferred site at Spey Street. However, these concerns have been mitigated through the Appropriate Assessment and the Co-operation site is not required at this time to meet housing land requirements.
	Dufftown - R3 Hillside farm Housing Designation (capacity up to 100 units)	<p>The site is being designated to meet housing land requirements in an area with an identified lack of affordable housing. There are potential impacts on the River Spey SAC primarily how surface water from the site will be dealt with and this will have to be addressed at planning application stage. In addition to this the design and layout of the designation will need to take</p>	<p>Need to work closely with SNH and SEPA to resolve surface water issues. Design and landscaping issues have been addressed within the designation text.</p>

		account of the topography of the site to ensure the gradient is dealt with sensitively and there is no detrimental impact to the townscape or landscape as a result of the development.	
	Elgin North East LONG	<p>This site is proposed as a LONG term site providing a significant supply of land for both residential and employment uses. Other uses such as leisure and recreation will be provided. There is also likely to be demand for health and retail facilities. A masterplan is to be prepared for the site which will specifically address a number of potential environmental concerns including the impact upon Loch Spynie SPA and Ramsar site, archaeological evaluation, the need for sustainable travel, structural and amenity landscaping provision and sustainable design and construction techniques.</p> <p>Impacts are generally seen as positive.</p>	<p>A detailed landscape study has already been completed and mitigation works have been identified in the Plan.</p> <p>Assessment of the impact upon Loch Spynie SPA and Ramsar site has been carried out through the Natura Assessment and will be further studied at masterplan stage.</p>
	Elgin south LONG	<p>This site is proposed as a LONG term site. Landscape studies have highlighted the need for a landscape framework to be planted and established in advance of development. This will assist the integration of new development into the open plain to the south of the city. This site and the LONG option to the north east share a sense of detachment from the core of the city and it is essential that transportation connections are maximised. The site also offers the opportunity to better integrate the existing developments to the south of Elgin and provide more “strategic” scale recreational resources. A masterplan will be required for the whole area and key triggers for the release of the LONG site</p>	<p>1. Advance planting is essential to integrate development to the south of Elgin. Triggers identified under Policy H2 and in the site designation will control the future release of this site. However, the Council’s Planning and Regulatory Services Committee on 10th December 2013 did</p>

		will include advance planting.	not support the requirement for advance planting.
	R10 Linkwood Steadings, Elgin	This proposal does not raise any significant adverse environmental impacts. Additional mitigation has been added to the site designation text requiring a building survey if proposals involve redevelopment/ demolition of the existing 19 th century buildings.	Text added requiring building survey if redevelopment/demolition is required.
	Elgin- R12 Knockmasting wood	<p>This proposal raises a number of environmental concerns. The impact upon the water environment will need detailed investigation and the preparation of a Flood Risk Assessment. The site is currently identified as being at Risk of Flooding, is in close proximity to the River Lossie and could have an impact upon the Wards wildlife site. Evaluation of the impact upon habitats and species within the Wards, which is a local wildlife site, will be required.</p> <p>Landscape mitigation works will be required and a number of transport network improvements will be required prior to any development progressing.</p>	<p>This proposal raises a number of environmental concerns. The impact upon the water environment will need detailed investigation and the preparation of a Flood Risk Assessment. The site is currently identified as being at Risk of Flooding, is in close proximity to the River Lossie and could have an impact upon the Wards wildlife site. Evaluation of the impact upon habitats and species within the Wards, which is a local wildlife site, will be required.</p> <p>Landscape mitigation works will be required and a number of transport network improvements will be required prior to any development</p>

			progressing.
	Fochabers- R3 East of Duncan Avenue	<p>This site was not preferred at the Main Issues Report stage as there were a number of environmental constraints which required further consideration. However, further consultation with SNH, SEPA and the Moray Flood Team along with structural planting requirements has resulted in a proposal for only half of the site with the remainder providing structural landscaping between the new housing and bypass. The existing trees and stone walling will be retained providing an attractive entrance to the site, which is well located close to local facilities.</p> <p>Habitats Regulation Assessment has concluded that the site is located far enough away from the River Spey SAC to avoid any adverse impacts upon the designation. However further information may be requested at planning application stage to ensure the watercourse on site and water quality is not adversely affected.</p> <p>It is recommended that the wording regarding the presence of protected species is strengthened to require the developer to carry out species survey pre-application to identify presence and any required mitigation.</p>	It is recommended that the wording regarding the presence of protected species is strengthened to require the developer to carry out species survey pre-application to identify presence and any required mitigation.
	Fochabers- LONG East of Ordiquish Road	The main environmental issues arising from this proposal is the proximity of the site to the River Spey SAC and the possible impacts upon the water environment. Detailed discussions have taken place with Scottish Natural Heritage during the preparation of	No additional mitigation required.

		the Habitats Regulation Appraisal. The Appraisal concluded that the site is a suitable distance from the River Spey and its tributaries to minimise the potential to affect water quality and sedimentation with the provision of information on measures to protect the water environment there should be no adverse impact.	
	Fochabers – OPP3 Lennox Crescent, OPP4 Garden Centre, OPP5 High Street.	These sites have been identified to promote employment uses on the existing garden centre/nursery. The proximity of the sites to the River Spey SAC means that SUDS and drainage arrangements will have to be designed to avoid adverse impact on water quality. In addition to this the sites occupy a gateway location and will be visible due to their positioning in relation to the bypass, to minimise potential landscape impact the existing mature trees should be retained wherever possible and landscaping provided to create a setting for a high quality development.	No significant environmental issues identified. No additional mitigation required.
	Forres- I8 Cassieford	This site has been identified as having the potential to meet demand for new community/ recreational use or for general industrial land. The site offers the secondary benefit of potentially unlocking access to site I7 Springfield which has remained undeveloped since being included in the Moray Local plan 2008. Development of the site will lead to a loss of prime agricultural land, which is permanent and cannot be mitigated. The benefits of the designation and future use of the site are considered to outweigh the loss of this resource.	No significant environmental issues identified. No additional mitigation required.
	Forres- LONG2 Dallas Dhu	The proposal is to create a housing development to the south of Forres, in an area adjacent to the flood	Masterplan required, which will involve close partnership

		<p>reservoir, which is required to remain free of development and available to store water in the event of a serious flood. The proposed housing is outwith the area liable to flood.</p> <p>There are a wide range of environmental issues to be carefully assessed as the project develops. This includes the flooding issue, impact upon local biodiversity interests and the grade A listed Dallas Dhu distillery. A masterplan will be prepared in close consultation with the Council's Flood Team, Scottish Natural Heritage and the Regional Archaeologist</p>	<p>working with Moray Flood Alleviation Team, SEPA, SNH, developer and Council Development Plans team.</p>
	R9 Plantation Cottage, Forres	<p>This is an edge of settlement site which formed part of a former airfield during the second world war. There may be some contamination issues to be addressed, however there is likely to be an adverse impact upon the landscape setting through the unavoidable loss of over mature woodland. This will be mitigated in the longer term through suitable replanting which in time will soften the urban edge. Bat and badger surveys will also be required</p>	<p>Mitigation written into the site designation text. Habitat survey and tree survey will be required.</p>
	R11 Former Rifle Range, Pilmuir Road, Forres	<p>This site contains a number of sites formerly associated with the RAF wartime airfield. The most significant issue affecting the site is flooding and this will be mitigated through completion of the flood alleviation scheme which is currently being constructed.</p>	<p>Building surveys will be required and this has been included in the site designation text.</p>
	BP2 Tarras North, Forres	<p>Overall this site is considered to have a positive impact on a key gateway into Forres. The site will provide valuable employment land within a high amenity setting. Mitigation will be required to ensure that buildings and landscaping are consistent with the</p>	<p>Masterplan to be prepared with adjacent sites. Structural landscaping to be provided along side of A96.</p>

		existing Business Park, incorporating extensive woodland planting, water features and showcasing sustainable design and construction techniques.	
	Lochyhill LONG, Forres	Overall this site is considered to have a positive impact, within the context of limited options for LONG term development. The site offers a significant LONG term housing opportunity and will continue the strategy of growth to the east, but still south of the A96 and linking the town with the Business Park. The development will result in the loss of productive farmland and is an extensive Greenfield release on a key gateway into Forres. The site will provide valuable residential development and will require extensive landscape mitigation and connections into adjacent areas. A series of transport network improvements will be required to link the south east of Forres to the A96. A masterplan setting out key design principles will be required. A mix for the affordable housing elements and consideration of community facilities should also be provided at an early stage of the design process. Sustainable design and transport options will be central to the successful development of the site.	Masterplan to be prepared which will address structural landscaping requirements.
	Garmouth- R1, south of Innes Road	The proposal is for a small scale development. A landscape study concluded that the site could be integrated successfully with mitigation measures which have been included within the Plan. The Habitats Regulation Assessment has concluded that there would be no significant adverse impact upon Natura interests.	Mitigation regarding height of buildings and access connections has been written into the Plan.
	R1 West of Manse Road, Hopeman	Although the site is located within the Coastal Protection Zone and immediately adjacent to a number	No significant environmental issues identified. No

		of environmental designations, it is not considered to raise any significant environmental issues. Previous significant problems of landfill gas emissions from Greenbrae have been resolved and are subject to ongoing monitoring.	additional mitigation required.
	Lossiemouth- OPP1 Esplanade area	This is a sensitive site and any works on the seabed may have an impact upon the Moray Firth Special Area of Conservation. This would require detailed investigation and assessment with Scottish Natural Heritage. Any loss of public open space may be offset by the benefits of a tourism development, creating employment and attracting inward investment. The loss could be further offset if the east beach was linked with the town.	Natura Assessment to cover any change in site designation and Plan text to refer to need for consultation with SNH. No additional mitigation required.
	Mosstodloch – I2 Baxters Industrial Designation (3.7 ha)	The site has been specifically identified to accommodate future expansion of a large local business to facilitate the creation of local jobs. The site is well connected in terms of access to the trunk roads network. There are no significant environmental affects identified, landscaping will require careful consideration to mitigate potential impacts to the amenity of housing to the west of the site.	No significant environmental impacts identified and no mitigation identified. Reference within designation to requirements for landscaping.
	Mosstodloch –I3 Industrial Designation on Land to South of A96 bypass	The site is identified to provide much needed employment land to encourage the creation of local jobs. The site is well connected in terms of access to the Trunk Roads Network. There are issues in terms of impact on the landscape as this is a highly visible site that requires careful consideration in terms of the design and layout of buildings.	No significant environmental impacts identified and no additional mitigation required . Designation text to make reference to visibility of site and careful consideration in terms of design and layout of buildings.
	Mosstodloch – R1	The proposal for 60 units is the first phase of larger	No significant environmental

Garmouth Road, Housing Designation (capacity 60)	settlement expansion for Mosstodloch. The site is well located for accessing facilities such as the primary school and being on the A96 is well connected in terms of public transport. The proposed development could have an adverse impact on surface water and catchment of Mosstodloch and a regional SUDS scheme should be promoted and may provide an opportunity to address surface water flood risk at the adjacent industrial estate.	impacts have been identified. Designation text should make reference to provision of adequate SUDs to address surface water issues.
Portgordon – R2 Reid Terrace Housing Designation	This site is an expansion to an existing designation within the Moray Local Plan 2008. The site requires careful consideration in terms of landscape impact and expert landscape advice has been commissioned to ensure that the development can be integrated sensitively.	No significant environmental impacts have been identified.
Portgordon- R1 Crown Street Housing Designation (Capacity 15)	The site requires careful consideration in terms of landscape impact and expert landscape advice has been commissioned to ensure that the development can be integrated sensitively.	No significant environmental impacts have been identified.
Rothies – Drumbain Industrial Designation	The site had been identified in the Main Issues Report to meet the requirements of an indigenous industry that wishes to expand. The draft SEA identified that there were issues that need to be addressed to ensure there is no significant adverse environmental impact. Expert advice was commissioned on the landscape implications of developing on this edge of settlement site. There is also a substantial amount of investigative work required to address surface water run off which has the potential to affect the River Spey SAC and increase flood risk in Rothies.	For a number of factors including potential significant landscape impact and transportation issues, this site was not included within the Proposed Plan.
Rothies- R2 Green	This site was not supported at Main Issues Report	Further information on water

	Street	stage due to the risk of flooding and comments from SEPA. Subsequent discussions with SEPA and the Moray Flood Alleviation team have resulted in the site being included within the Plan with a requirement for additional topographical information to be provided and a Drainage impact assessment to further assess water environment issues and risks.	environment issues and risks must be submitted at planning application stage.
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Table 13: Site Assessment summary

Strategic option assessment- Elgin North and South

In addition to the Assessment for North East Elgin and South Elgin, an Assessment was carried out at Main Issues Report stage of the environmental implications of expanding Elgin to the north or to the south. This is considered to be the only significant strategic alternative to be considered within the Local Development Plan. The Council received a bid for further development to the south, which expands upon an area which was not accepted for inclusion within the Moray Local Plan 2008 and the merits of this proposal was considered against the officer identified option for longer term expansion to the north east.

The Assessment Team for this issue consisted of four officers from the Planning and Development section of Moray Council. The Assessment concluded;

- Both options are likely to raise air quality issues, which cannot be quantified at this time, as road access and trunk road arrangements are unknown. Local air quality issues from standing traffic in Elgin may be relieved through better traffic flow around the town.
- There are areas within both the north and south options which are at risk of flooding. However, neither are considered to be significant. At the time of assessment comments were awaited from SEPA for the northern option. SEPA has identified that a Flood Risk Assessment will be required if the southern option is supported.
- Sustainable design and construction would be encouraged whichever option was supported.
- There are opportunities for biodiversity enhancement to the south, using the Linkwood burn corridor. Growth to the north could have a significant impact upon Loch Spynie SPA, SSSI and Ramsar site. A Habitats Regulation Assessment will be required to assess likely effects.
- In terms of landscape, the north is considered more suitable as there is an existing landscape framework, which can be used to mitigate impact. The landscape assessment has expressed concern regarding further growth along the flat plain south of Elgin.
- Both options will result in the loss of prime agricultural land. While this is undesirable, given the objective of growing the City, options are limited.
- Both options will encourage recycling through provision of kerbside facilities and proximity to recycling centres.
- The north and south options are peripheral and have a sense of remoteness from the town. Good access linkages both internally and externally will be key to their success. The south has an existing public transport, walking and cycling connections, but the north offers the potential to link into the Elgin/ Lossiemouth cycle route and for new provision. Access to schools would be fairly equal. The north offers better access to the trunk road, although the route of the dualled A96 is unknown. The south would require a number of road improvements,

- especially the A941 Linkwood Road/Edgar Road junction which has performance issues.
- There is more existing open space (woodlands etc) to the north, which can be integrated into the development. However, there are more opportunities for new open space and habitat creation to the south.
 - The north and south would both provide much needed affordable homes, land for employment, access to jobs, help to support and diversify the local economy and provide local facilities. Land for employment is required in the short term and it was unclear whether this would be identified to the north, or whether it awaited a masterplan process.

Conclusions of Elgin North and South

Many aspects of the Assessment results are the same whether the north or south option is preferred. However, the critical issues are landscape, biodiversity and transportation. In terms of landscape, the north is the preferred option following landscape assessment. In terms of biodiversity, a significant issue has been highlighted regarding potential impact upon Loch Spynie SPA, SSSI and Ramsar site. The bypass options shown on the current Local Plan are to be removed as the route of the dualled A96 is still to be determined.

An overall conclusion, in terms of SEA, could not be reached in the Main Issues Report Environmental Report and the following actions were recommended and subsequently carried out;-

- A Habitat Regulations Appraisal of the effect of northern expansion on Loch Spynie SPA, SSSI and Ramsar site was undertaken, in partnership with SEPA and SNH.
- SEPA consultation response was received and considered for the northern option.
- Review of transportation comments to separate the proposed development from proposed link road, and in light of Scottish Government proposals to dual A96.
- A site for industrial land in the short term was identified.

Following publication of the Main Issues Report, further studies on landscape and transportation issues were commissioned to assist the Planning and Development section to determine the merits of both north and south as LONG term designations.

The further landscape assessment concluded that both had merits, with the key difference being the need to carefully ensure that a landscape framework is established in advance of development works in the south and the need for a robust, defensible boundary to be created for the city.

Supplementary Planning Guidance

Guidance	Comments/ significant environmental issues	Mitigation
WEPG	No significant environmental issues arising. Prior to preparation of the draft, SEPA, SNH, Regional Archaeologist and other consultees were invited to contribute to the Guidance. The Guidance also refers to these consultees existing guidance and the consideration of environmental effects is embedded into the Guidance. A Landscape Capacity Study was also commissioned to inform the Guidance.	None.
Urban Design Guidance	The Guidance is a refresh of the guidance produced in 2010 and aims to support the government's aims for improving design quality in new developments. The Assessment has highlighted that the Guidance aims to improve overall quality of life by creating better, more pleasant, safer places to live. The Guidance is supported by new policies in the Plan, notably a new Primary policy on Placemaking. Officers have also completed further urban design training to assist with implementation of this guidance.	None

Affordable Housing	<p>This is a minor update and refresh to reflect the change in thresholds for requiring a proportion of affordable housing in new developments. The Assessment has highlighted that this is a significantly positive policy guidance assisting with the delivery of much needed affordable housing.</p>	None
Climate Change	<p>This is new Guidance with the purpose of to providing advice to developers, architects and planners on how to address climate change and sustainable development in relation to new developments. The document supplements policies within the Moray Local Development Plan and specifically Policy PP2 – Climate Change. Developers are required to demonstrate through a sustainability statement how their development has been designed to reduce greenhouse gas emissions and adapt to the impacts of climate change. This guidance document provides an overview of the main issues that need to be taken into consideration which include resource efficiency, energy efficiency, renewable energy, carbon emission reduction, built heritage, green infrastructure and biodiversity, active travel, sustainable construction</p>	None

	techniques and climate change adaptation.	
Housing in the Countryside	This Guidance also refreshes and updates the existing guidance and aims to encourage low impact, well sited and designed housing in the countryside. Although building in the countryside can be considered to be unsustainable in terms of transport and services, the guidance aims to minimise the impact of housing in the countryside.	None

Table 14 Summary Assessment of supplementary planning guidance.

Summary Assessment of Policies

Safeguarding Policies

In assessing the significant environmental effects of the policies within the Proposed Plan, a number of policies act as safeguarding/ mitigation. While the wording and requirements of the main policy being assessed may not safeguard or mitigate against all environmental effects, these additional policies should fulfill that role.

Key safeguarding policies are;

Safeguarding Policy	Aims of policy
PP2 Climate Change	All new development should address a range of criteria aimed at contributing to reducing greenhouse gas emissions.
PP3 Placemaking	All developments must incorporate the key principles of Designing Streets, Creating Places and the Council's supplementary planning guidance on Urban Design.
E1 Natura 2000 sites and National Nature Conservation Sites	Development likely to have a significant effect on a Natura 2000 site which is not directly connected with or necessary to its conservation

	management must be assessment to an appropriate assessment. Also provides a framework for considering proposal affecting national designation.
E2 Local Nature Conservation Sites and Biodiversity	Policy framework offering protection for local nature conservation sites and biodiversity. Policy requires mitigation actions and links with green and blue networks wherever possible.
E3 Protected Species	Policy framework to protect against any adverse impacts upon European protected species.
E4 Trees and Development	Policy states that Tree Preservation Orders will be served where appropriate tests are met and that conditions may be attached to consents requiring the retention of trees and hedges. Policy cross references the Trees and Development supplementary planning guidance.
E5 Open Spaces	Policy safeguards existing open spaces and provides quality and quantity standards for new provision.
E6 National Parks and National Scenic Areas	Development proposals which adversely affect National Parks or National Scenic Areas will be refused unless various tests are met.
E7 Areas of Great Landscape Value and impacts upon the wider landscape	Developments which would have an adverse effect upon an AGLV will be refused unless various tests are met. Policy has been expanded to refer to hill tracks and their impact upon the landscape. Policy also refers to wider landscape issues.
E8 Coastal Protection Zone	Development proposals within the Coastal Protection Zone must not prejudice the objectives of the CPZ or the Water Framework Directive and will be refused unless they meet specified criteria.
E9 Settlement boundaries	Development proposals immediately outwith the boundaries of these settlements will not be acceptable,

	unless the proposal is a designated LONG site, released under the agreed Housing Land Audit triggers.
E10 Countryside Around Towns	Development proposals within the designated CAT areas will be restricted to specific types of uses to maintain the distinctive between urban and rural areas.
BE1 Scheduled Monuments and National Designations	Aims to protect archaeological sites and Scheduled Ancient Monuments from development that would have an adverse impact on their integrity and setting.
BE2 Listed Buildings	Aims to protect listed buildings from inappropriate development proposals.
BE3 Conservation Areas	Aims to preserve and enhance the appearance of designated Conservation Areas.
BE5 Battlefields, Gardens and Designed Landscapes	Aims to protect Gardens and Designed Landscapes and Battlefields from development which would damage their special character.
BE6 Pluscarden Area of Special Control	Aims to safeguard the visual setting of the Abbey and to retain the character and environment of the surrounding area.
EP5 Surface Water Drainage:Sustainable Urban Drainage Systems (SUDS)	Aims to ensure surface water from development is dealt with in a sustainable manner.
EP6 Waterbodies	Aims to support the protection and enhancement of the water environment in accordance with the Water Framework Directive and the North East River Basin Plan.
EP8 Pollution	Aim of this policy is to ensure that new developments do not create pollution.
EP10 Foul Drainage	Policy aims to achieve the satisfactory disposal of sewage.
EP12 Air Quality	Aims to protect air quality and seek to direct sensitive development away from areas of poor air quality.
ER2 Carbon Emission Reductions	Aims to install low and zero carbon generating technologies in new development.

ER3 Development in Woodlands	Aims to safeguard woodlands and recognize their value in terms of biodiversity, landscape, recreational and climate change.
ER6 Agriculture	Supports the agricultural industry by protecting prime agricultural land and supporting suitable diversification.
ER7 Soil Resources	Policy aims to ensure that where peat and other carbon rich soils are present the likely effects associated with the development are assessed and appropriately managed.
IMP1 Developer Requirements	This is a catch all policy setting out a range of criteria to be met.

Table 15: Safeguarding policies

Summary Assessment of Policies

Policy	Comments
PP2	This is a strategic level policy aiming to ensure the Council's climate change obligations are considered in all development management decisions. The assessment has highlighted the potential for additional policy references to the importance of the wider water environment and the need to promote biodiversity. However, these are covered in detail in safeguarding policies and no further mitigation is considered necessary.
PP3	Policy aims to support the Scottish Government's aim of improving urban design standards. The assessment highlighted that the policy could be amended to include reference to opportunities to promote biodiversity and this change has been made.
ED3	This is a control policy which has largely been carried forward from the MLP2008. Additional text has been added aiming to secure high quality design and to identify site specific locations for Business Parks. The nature of the policy mean that the detail is set out within the specific site designations, which should ensure that opportunities for biodiversity enhancement are taken.
ED7	This policy has similarities to the Housing in the countryside policies as rural transport movements will increase and the potential for public transport

	and walking/ cycling connections may be limited. However, this is offset by the employment benefits and income generated for the local economy. Environmental impacts are mitigated within the policy through a number of criteria safeguarding against impacts upon environmental interests.
H1	This policy sets the strategic context for the allocations made in table 1 to meet the strategic housing land requirements. The policy is general and supported by other more detailed policies. New allocations will mostly be in Greenfield locations, given the limited brownfield opportunities in Moray. New development will support construction related employment and deliver much needed affordable housing.
H8	Policy text remains relatively unchanged from the Moray Local Plan 2008, with the threshold being lowered from 10 units to 4 units. Policy itself does not raise significant environmental issues, but is clearly a strong positive in terms of providing affordable housing, which is a priority of the Scottish Government.
H9	<p>This is a new policy supported by supplementary planning guidance and aims to provide wheelchair accessible housing to the in new developments of 100 or more housing units. This allows for care in the home and for people to remain within their own home for longer and avoids the need for future adaptations.</p> <p>The policy itself does not raise significant environmental issues.</p>
H11	This policy provides a positive framework for considering future proposals for Gypsy/Traveller sites. The criteria within the policy aims to safeguard the natural and built environment, ensure that there are no detrimental impacts on the amenity of existing residents and that technical requirements are met.
E1	This policy is a key safeguarding policy for Natura 2000 sites and national nature conservation sites. This will have a significantly positive benefit in terms of safeguarding internationally and nationally important species and habitats from developments which could have an adverse

	impact upon their interests.
E2	This policy aims to safeguard local nature conservation sites and biodiversity from adverse effects arising from developments. The policy has a significantly positive impact in terms of safeguarding these resources with wider benefits of protecting greenspaces and overall quality of life.
E3	This policy has a significantly positive impact on protected species by raising awareness of national legislation and advising developers what will be required if protected species are likely to be affected.
E4	Policy aims to safeguard trees through Tree Preservation Orders and conditions and to promote new tree planting. The policy supports climate change objectives and recognizes the value of trees in terms of their amenity and biodiversity value. The policy has an overall positive impact.
E5	The policy aims to safeguard existing open spaces and to provide standards for the provision of new open spaces. Quality standards are also included to ensure new open spaces are well connected through green and blue corridors and opportunities to promote biodiversity are taken. Overall this policy has a significantly positive impact upon the environment.
E7	This policy has a positive impact in terms of aiming to safeguard Moray's protected local landscapes and the impact this has upon the quality of life in Moray including income derived from tourism.
BE4	This policy aims to address the issue of promoting renewable energy within the historic environment. If the terms of the policy are satisfied, there should be no significant environmental effects. This policy aims to address the issue of promoting renewable energy within the historic environment. If the terms of the policy are satisfied, there should be no significant environmental effects. The introduction of renewable energy generation equipment will inevitably bring some change to the historic environment. This policy aims to achieve the correct balance between safeguarding the historic environment and

	implementing Primary Policy 2 and Policy ER2, which aim to address climate change and reduce carbon emissions.
BE5	Policy has a positive impact upon the environment in terms of safeguarding designated heritage areas.
EP13	This policy aims to ensure that new developments do not adversely affect Ministry of Defence operations and requires that within safeguarding zones that the MoD is consulted. Maps of safeguarding zones are held by the Council and the outer limits are shown on the Proposed Plan Proposals Map.
ER1	This policy provides a detailed framework for considering renewable energy proposals, with further detail on onshore wind energy and biomass proposals. The criteria within the policy covers a wide range of issues which need to be considered. These criteria and further supporting supplementary planning guidance are considered to provide positive benefits in achieving the correct balance between promoting renewable energy and safeguarding the environment.
ER2	Policy supports Primary Policy 2 Climate Change and seeks to reduce carbon emissions by requiring all new buildings to include low and zero carbon generating technologies. This policy has a positive impact upon the environment and will result in better insulated, sited buildings with renewable energy technology.
ER3	The main thrust of the policy is to retain the economic, ecological and amenity value of woodlands. This has a positive contribution to given the significant role Moray's woodlands play in the local economy, their habitat and recreational value.
ER4 and ER5	Safeguarding mineral extraction sites could give rise to both positive and negative impacts. Safeguarding mineral resources is important to support the construction industry. The extraction process is intrusive and by its nature, causes disturbance and could cause the fragmentation of habitats. However, aftercare and restoration and sensitive operations can positively contribute to biodiversity and the policy contains safeguarding

	<p>criteria.</p> <p>Further safeguarding is provided through a number of safeguarding policies.</p>
ER7	This new policy brings significant environmental benefits to the development management system by aiming to safeguard soil quality and deep peat resources which could be adversely affected by major developments, minerals proposals and large scale renewable energy proposals.
R1	The overall policy assessment is positive, aiming to direct new development and investment into town centres and develop upper floors. This concentration of development supports public transport links and town centre businesses. This will also reduce the need for Greenfield sites to be developed.
R2	This policy aims to direct investment to town centres by only allowing retail proposals outwith town centres where the sequential approach has been taken. Only specialist tourism retailing is acceptable outwith settlement boundaries. This approach is considered the most sustainable in terms of promoting the town centres first and then ensuring that out of centre proposals meet strict criteria in terms of design, connections and impact on the vitality and viability of town centres.
T1	<p>These transport network improvements will bring significant economic and road safety improvements. While they may increase use of private motor cars, they may also increase the use of public transport. There are likely to be further benefits from bypassing some communities, reducing congestion and improving access to services.</p> <p>However, there may be issues of loss of habitat, impact upon protected species, water run off and landscape impact which will need to be mitigated. These strategic level projects will be subject to their own SEA and EIA procedures and mitigation will be provided through the appropriate Local Development Plan safeguarding policies.</p>
T2	Any policy which results in increased car usage will be deemed to have a significant adverse effect upon the environment. However, this policy

	has been carefully worded to provide a positive framework for promoting and assessing the access arrangements for new developments. The wording mitigates against impacts on the built and natural environment and further safeguarding policies on pollution, SUDS and Watercourse mitigate against impacts of water run-off and emissions from standing traffic.
T6	This policy was previously part of Policy T1 in the Moray Local Plan 2008. It aims to promote free flow and safety of traffic by presuming against new access points onto trunk and main roads unless an economic case can be made. There are no significant environmental issues arising from the policy.
SPG Affordable Housing and SPG Accessible Housing	The Affordable Housing Guidance has been produced to support the housing policies of the Plan. Criteria on design and layout are set out in the housing policies and this guidance concentrates on explaining the thresholds and delivery mechanisms for affordable housing, off site provision and commuted payments. There are no significant environmental issues arising from this guidance, both will significantly contribute towards better quality of life for those in need of affordable and accessible housing.
SPG Climate Change	Guidance provides advice to developers, architects and planners on how to address climate change and sustainable development. Guidance supplements PP2 and requires applicants to prepare sustainability statement on how their development reduces greenhouse gas emissions and adapts to climate change.
SPG Urban Design	The Urban Design guidance aims to significantly improve the living environment associated with new residential developments by creating quality places which are well connected, not reliant upon private car usage and provide a safe, pleasant environment.
SPG Housing in the Countryside	Housing in the countryside guidance supports the policies in the LDP, which aim to encourage reuse of underused farm buildings and to support sensitively located new housing in the countryside. New housing in the countryside is inevitably reliant upon access via private car usage which has a negative environmental impact

	and there can be a cumulative impact upon the natural heritage and landscape character of an area.
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Table 16: Summary assessment of policies

16. Mitigation measures/ Proposed Action

The Environmental Assessment (Scotland) Act 2005 requires an explanation of “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan.

Table 17 sets out any environmental problems that are likely to remain on implementation of the Local Development Plan and summarises proposed measures for the prevention, reduction and offset of significant adverse effects.

SEA issue	Proposed measures for the reduction/prevention and offset of significant adverse effects
Flooding	<p>Safeguarding policy has been included within the Plan on developments within floodplains and providing details of flood risk and flood alleviation schemes. Plan identifies which sites require FRA and some sites require FRA prior to inclusion within the Proposed Plan.</p> <p>Throughout the Plan preparation process, the Council's Development Plans team has worked closely with SEPA and the Council's Flood Alleviation Team to ensure flooding issues are fully considered.</p>
Design Standards in new development	<p>Placemaking policy has been included as a Primary Policy within the Proposed Plan. Also links to be included to the Council's People and Places Supplementary Planning Guidance which has been reviewed and updated. Key design principles have been identified for some sites and included within the Plan.</p> <p>The Action Programme identifies a series of pre-applications measures to be progressed to ensure that key design principles are incorporated into the development process from the outset.</p>
Open Spaces	<p>Policy on protecting existing open spaces and providing new open spaces, minimum standards and quality standards have been included in policy and will be further</p>

	<p>developed in supplementary guidance. References to green and blue networks have been included along with policy reference to allotments.</p> <p>An open space strategy will be prepared in the short term.</p>
Pressure for wind farm development	Revised policy on Renewable Energy Developments has been developed and cross referenced to the Wind Energy Policy Guidance. New Guidance and a Landscape Capacity Study have been completed.
Water and Drainage	New policy on Climate Change has been included as a primary policy with supplementary planning guidance. Further consultation with Flood Team and SEPA has taken place to identify when and where Drainage Assessments/ FRA will be required. Positive statements in policies regarding blue corridors and biodiversity benefits in the water environment.
Uncertainty over the future of RAF Kinloss and Lossiemouth	Policies and land use designations to support the diversification of the local economy. Annual monitoring report. A primary policy on Economic Growth has been included reflecting national and local priorities for sustainable economic development.
Housing in the Countryside	Review of housing in the countryside policies, with stronger emphasis upon siting and design and promotion of sustainable design and construction. A short term action has been identified to review rural groupings/ communities to encourage better siting and design of housing in the countryside.
Integration of development in the countryside	Landscape assessment works have been commissioned which have informed site designations.
Affordable Housing	The thresholds within the policy have been revised and the supplementary planning guidance reviewed and updated. A new policy on Housing Mix/ Accessible Housing has been included.

Table 17 Measures envisaged for the prevention, reduction and offsetting of any significant adverse effects

17. Monitoring

The Environmental Assessment (Scotland) Act 2005 requires the Council to monitor significant environmental effects of the implementation of the Plan. Monitoring will assess the predicted effects and to assess the mitigation measures identified. The Local Development Plan and supplementary planning Guidance will be monitored annually or bi-annually. Specific indicators will be used for the LDP as shown in Table 18.

In terms of the Wind Energy Policy Guidance, monitoring will identify any Landscape Character Types where cumulative impact is becoming a critical issue and where additional assessment work is required. The Council will also monitor the overall effectiveness of the Guidance and update the text to reflect current policies.

Objective	Measure	Source	Frequency
1.Improve air quality within Moray Council area	Air quality monitoring for Moray	Moray Council Environmental Health – Air Quality Monitoring Reports	2 years
2.Reduce impacts and causes of climate change	Moray CO2 emissions. No. of households in Moray at risk of flooding.	DECC – Local Authority CO2 emission statistics Moray Council Flood Team/SEPA	2 years
3.Increase energy efficiency and proportion of energy generated from renewable sources	% or MW output of renewable energy installed in Moray.	Moray Council Planning – Planning applications	2 years
4.Protect and enhance biodiversity and the landscape	No. of wind energy proposals approved outwith areas of search. % area of land within AGLV's given over to major applications. Number of planning applications requiring a species license.	Moray Council Planning – Planning applications Moray Council Planning – Planning applications SNH records.	2 years
5.Protect and enhance cultural	No. of applications for listed building consent.	Moray Council Planning –	2 years

heritage and diversity in Moray	No. of historic buildings on the at risk register.	Planning Applications Buildings at Risk register	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Water quality ecological status of freshwater bodies in rivers and the coastline. No. of bathing water areas in Moray passing bathing water quality standards. Diffuse pollution and phosphates within River catchment areas. Planning consents granted within the functional flood plain.I	SEPA – Bathing and river water quality and abstraction rates.	2 years
7.To improve soil quality and use soil in a sustainable manner	Number of identified contaminated land sites. Number of remediated contaminated land sites. % of vacant and derelict land.	Moray Council Contaminated Land team Moray Council Contaminated Land team Moray Council Planning	2 years
8.To reduce the amount of waste produced and increase the amount of recycling.	% recycling rates Tonnes of waste to landfill	Moray Council Waste Team	2 years
9.To promote the use of sustainable transport options	Car ownership levels. Type of transport used	Moray Council Planning – Moray Information Bulletin.	2 years

	by Moray residents. Length of cycle and walkways in Moray		
10.To ensure prudent use of natural resources	% and area of prime agricultural land given over to development.	Moray Council Planning	2 years
11.To protect and create green spaces and to regenerate degraded environments	% and area of structural landscaping provided in large scale developments % of land designated as environmental designations lost to development % of population within walkable distance to public park	Moray Council Planning – Planning Applications. Moray Council Planning – Planning Applications. Open Space audit	2 years
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of unemployment and improving the health and wellbeing of local people.	% of persons unemployed in Moray. % of homes built annually that are affordable. No of new health facilities provided. No of new employment land sites created.	Unemployment Bulletin Moray Council Housing Moray Council Planning/NHS Moray Council/HIE	2 years

Table 18: Indicators

18. Next steps

Table 19 lists future milestones in the development of the Local Development Plan and the Strategic Environmental Assessment.

Proposed Plan and Environment Report presented to Planning and Regulatory Services Committee	December 2013
Objection Period	February 2014 to March 2014
Examination	December 2014
Publication of Modifications	June 2015
Adoption of Plan	July 2015

Table 19: Anticipated plan-making and SEA milestones

19.

Appendix 1 – Links to other PPS and environmental objectives

Name of PPS	Requirements of PPS	Implications for LDP	Implications for SEA	SEA objective no.
Overall Strategy				
Scottish Government National Planning Framework 2 and draft NPF3	Long term spatial strategy for Scotland identifying future land use planning challenges and a range of strategic national infrastructure projects.	Policies to support the challenges of promoting sustainable economic growth climate change. Plan should also provide a framework for considering key infrastructure projects. One project identified in NPF2, the upgrading of the grid network from Keith to Beaulieu will have implications for Moray.	Include objectives to support the NPF, including affordable housing, renewable energy, climate change, economic development, waste water infrastructure improvements and biodiversity conservation.	1-12

The Planning Scotland Act 2006	Range of planning reforms aimed at streamlining the system and increasing community involvement.	Act introduces a range of changes aimed at streamlining the planning process, including changes to the Plan preparation process and the processes for determining planning applications.	Include SEA objectives to protect and enhance the urban and rural environment.	4,5,12
Scottish Planning Policy and current review of SPP	Range of national guidance on topics including housing land, natural environment, renewable energy, employment land, retailing and minerals.	Need to reflect national guidance within the LDP.e.g providing a 5 year effective housing land supply, affordable housing provision, land for employment and commercial purposes, safeguarding of open spaces,	Objectives to promote urban and rural environmental quality, conserve natural and historic environment, provide land for housing, affordable housing, promote renewable	1-12

		safeguarding built and natural heritage designations.	energy, reduce risk of flooding, better access to quality open spaces, regenerate contaminated land, enhancing commercial and industrial opportunities, promote brownfield development, protect biodiversity, water and soil quality reduce the effects of climate change.	
Scottish Planning Advice Notes	As above for SPP. PAN's provide further detailed guidance on policy subjects.	As above.	As above	1-12
Scottish Planning Circulars	As above for SPP. Circulars provide further detailed guidance on policy subjects.	As above.	As above	1-12
Climate Change (Scotland) Act 2009	Aims to reduce greenhouse gas emissions by 80% by	Plan strategy should aim to	SEA objectives to	1,2,3,9, 12

	2050. Places a duty on public bodies to contribute to the delivery of the targets set in the Act in exercising its functions.	create sustainable communities, reduce reliance upon motor vehicles, reduce pollution, promote renewable energy sources and promote walking and cycling.	include the reduction of air pollution, sustainable forms of transport, promoting renewable energy technologies.	
General Registers Office (Scotland) Population, household and migration projections	Identifies projected demographic changes.	Consider projections and their impact on the demand for new housing land, principally through the HNDA process. Also consider impacts upon school rolls, local services etc.	SEA objectives to support local services, maintain quality of life.	12
Cairngorms National Park Local Plan	Land use policy framework for adjacent area.	Need to consider cross boundary issues.	Include objective on conservation of the natural environment.	1-12

Highland Council LDP	Land use policy framework for adjacent area.	Need to consider cross boundary issues.	Include objectives on conservation of the natural environment and promoting sustainable transport.	1-12
Aberdeenshire LDP	Land use policy framework for adjacent area.	Need to consider cross boundary issues.	Include objectives on conservation of the natural environment and promoting sustainable transport.	1-12
Moray Structure Plan 2007	Strategic policy framework, including housing land projections 2005-2017 and strategic growth options.	Need to review projections and effectiveness of policies.	Include objectives to sustain quality of life.	1-12
Moray Local Plan 2008	Detailed policy framework and settlement statements, including LONG term growth areas.	Need to review effectiveness of policies and development activity on land use designations.	Include objectives to sustain quality of life.	1-12
Moray Single Outcome Agreement	Identifies strategic priorities and outcomes to be delivered	Plan to reflect outcomes	Include objectives on	4,5, 12

	by community plan partners.	including, providing land for employment purposes, promoting well designed, safe places to live, safeguarding our natural and built environment.	quality of life, supporting employment, safeguarding the natural and built environment and promoting healthy lifestyles.	
Supplementary Planning Guidance on Affordable Housing, Wind Energy Policy Guidance, Urban Design, Housing in the Countryside, Developer Requirements	Series of supplementary planning guidance prepared in support of the Moray Local Plan 2008.	Ensure consistency between supplementary guidance and Local Development Plan policies and cross reference.	Include objectives to support rural housing opportunities, better urban design, renewable energy and affordable housing.	3,12
UN Framework Convention on Climate Change	International environmental treaty produced at UN Conference, known as the Earth Summit, held in Rio de Janeiro in 1992.	Aim to reduce greenhouse gas emissions in order to combat global warming.	Ensure all policies support the overall objective of combating climate change	1-12

Securing the Future - UK Government Sustainable Development Strategy (2005)	The strategy provides a national focus with objectives for living within environmental limits, ensuring strong, healthy and just society, addressing climate change, creating sustainable communities, achieving a sustainable community.	Ensure policy framework that supports the aims of sustainable development.	Include objectives that support sustainable development.	1-12
Choosing our Future: Scotland's Sustainable Development Strategy (2006)	Provides a vision for a sustainable Scotland, covering topics including sustainable economy, food, community, waste, environmental justice and travel.	Provide a policy framework supported by supplementary guidance that aims to reduce greenhouse gas emissions in order to combat climate change.	Ensure all policies support the overall objective of combating climate change	1-12
Changing Our Ways – Scotland's Climate Change Programme (2006)	Provides national interpretation of broader climate change objectives.	Provide a policy framework supported by supplementary guidance that aims to reduce greenhouse gas emissions in order to combat climate change.	Ensure all policies support the overall objective of combating climate change	1-12
The Second European Climate Change Programme (currently in preparation)	The work identified in the first programme is being	Provide a policy framework	Ensure all policies	1-12

required in order to meet the EU's	undertaken according to plan, but that further measures will be required in order to meet the EU's commitments under the Kyoto agreement.	supported by supplementary guidance that aims to reduce greenhouse gas emissions in order to combat climate change.	support the overall objective of combating climate change	
Scotland's Climate Change Adaptation Framework 2009	Sets the strategic direction for Scottish Government actions for building resilience to the changing climate. Developed a set of sector action plans outlining key issues and planned activity for adapting across all sectors.	Policies and designations to build in resilience to impacts of climate change. Local Plan to take account of flooding, identifying vulnerable land and making space for habitats.	Ensure SEA objectives support adapting to and mitigating against the changes a result of climate change.	1-12
Low Carbon Economy Strategy 2010	Strategy to secure sustainable economic growth to meet Scotland's climate change targets and secure the transition to a low carbon economy in Scotland.	Need policies and guidance to promote improvement in the performance of existing buildings through	Ensure SEA objectives support sustainable economic growth.	1-12

		upgrading and retrofitting and improved performance in new buildings to meet emission reduction targets.		
2020 Routemap for Renewable Energy in Scotland 2011	Presents actions to meet revised targets to meet an equivalent demand for 100% electricity from renewable energy by 2020, as well as a target of 11% from renewable heat.	Produce spatial strategy for guiding onshore wind energy and prepare policies to steer and stimulate the correct types of development activity in the most suitable locations.	Ensure SEA objectives are supportive of the promotion of renewable energy technologies.	1-12
Moray Council Climate Change Action Plan 2011	Sets out an action plan for Moray Council to reduce greenhouse gas emissions and act in a sustainable manner to meet Climate Change Act 2008 obligations.	Provide a policy framework supported by supplementary guidance that aims to reduce greenhouse gas emissions in order to combat climate change.	Ensure SEA objectives support adapting to and mitigating against the changes a result of climate change.	1-12

Economic Development				
Moray Economic Strategy	Vision and proposals to diversify Moray's defence dependent economy, create employment and develop support infrastructure.	Proposals may require land use designations.	Include SEA objective regarding provision of land for business.	12
Moray Industrial land and opportunity sites audit.	Audit of available industrial and opportunity sites.	Identifies land available for business purposes.	Include SEA objective regarding provision of land for business.	12
Donaldson Study "Towns Promotion and Development Project".	Study into investment opportunities in Moray's five main towns. Study was commissioned to inform the Moray Local Plan 2008, but is still relevant.	Study proposes industrial and commercial development opportunities, which were subsequently designated in the Moray Local Plan 2008. These designations will be reviewed as part of the LDP preparation process.	Include SEA objectives on provision of land for business and quality of life.	12

Residential Development				
Scottish Government Creating Places and Designing Streets	Promotes high quality urban design principles and a multi disciplinary approach to design.	Cross reference to Council's Urban Design Guide. Include design considerations in site designations.	Include objectives to create well designed places.	9,12
Local Housing Strategy	Identifies Moray's housing needs, aims to increase supply of affordable housing, address fuel poverty and improve housing quality.	Plan needs to ensure policies and land designations support provision of affordable housing and promote good quality, well designed places to live.	Include objectives to promote sustainable communities and provide affordable homes.	12
Moray Strategic Housing Investment Plan	Identifies proposed housing investment projects.	Ensure consistency between SHIP and land use designations in the Local Development Plan.	Include objectives to ensure affordable housing is provided.	12

Moray Housing Land Audit	Details of housing land completions and projected completions. Record of effective and constrained housing land supply.	Consider the results of the Housing Land Audit in future housing land projections.	Include objectives to promote brownfield development and ensure opportunities for housing development are available.	12
Landscape Integration studies	Series of studies identifying potential to integrate sites into the landscape and mitigation measures if required.	Reflect study conclusions in land use designations to ensure new development integrates into the landscape.	Include objectives to safeguard landscape quality.	4,12
Scottish Government Green Infrastructure Design and Placemaking	Practical tips on incorporating green infrastructure into masterplans.	Ensure green infrastructure requirements are highlighted where masterplans and key design principles are proposed.	Objectives on open space and biodiversity.	4,11

Retail and Commercial				
Town centre Health Checks	Provides details of footfall, vacancy rates etc	Identifies opportunities for	Include objectives	9,12

		redevelopment/ improvement.	regarding sustainable transport, supporting local services and promoting quality of life.	
Review of Retail Impact Assessments submitted with planning applications.	Assessments provide background information on retail catchment areas, demand/ supply of retail floorspace, impacts upon town centres, leakage of expenditure and the sequential approach to retail sites.	Plan may need to consider demand for new retail sites and mitigation measures.	Include objectives promoting quality of life.	12

Transport and Accessibility				
Scotland's National Transport Strategy (2006)	Sets out 3 key aims;- <ul style="list-style-type: none"> • improve journey times and connections • reduce transport sector emissions • improve quality, accessibility and affordability. 	Include policies to promote sustainable transport.	Include objective on sustainable transport.	9
Scottish Executive Designing Streets	Policy statement on street design. Emphasis is upon place making rather than the	Include policies promoting place making and	Include objectives on sustainable	9, 12

	dominance of the motor vehicle.	sustainable transport.	transport and promoting sustainable development.	
Moray Local Transport Strategy	Sets out vision and targets for the future of transport in Moray, to inform future investment.	Identify transport network improvements, policies on road access and promote sustainable transport.	Include objectives on sustainable transport.	9,12
Moray Access Strategy and Core Paths Plan	Identifies core paths network and proposed improvements.	Ensure policy framework safeguards core path paths and consider potential for future links between paths.	Include objectives on sustainable transport and quality of life.	9, 12

Community Facilities, Sport and Recreation				
Natural Grass and Synthetic Turf Pitch Strategy 2007	Audit of outdoor pitch provision and set out proposals to meet demand through improved/ new facilities.	Plan to safeguard existing facilities and identify opportunities for new provision.	Include objectives conserving open spaces, sports facilities and quality of life.	11, 12

Moray Council school roll projections	Identifies school capacities and projected rolls.	Ensure children in new developments can be accommodated within local schools. Safeguard playing fields from inappropriate development.	Include objectives supporting local services and quality of life.	12
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Natural Environment				
EC Directive 92/43/EEC The Habitats Directive	Conservation of protected habitats and species.	Include policies to protect international protected habitats.	Include SEA objective on protecting and enhancing biodiversity.	4
The Conservation (Habitats & C) Regulations 1994	The habitats regulations transposed into UK legislation with the principle aims to sustain biodiversity through the conservation of natural habitats and wild fauna and flora. These targets are specifically met through the establishment of special areas of conservation (SACs)	Plan to include policies conserving and enhancing biodiversity	Include SEA objective on protecting and enhancing biodiversity	4
EC Directive 79/409/EEC The Birds	Conservation of protected bird	Include policies	Include SEA	4

Directive	species.	to protect international protected bird species.	objective on protected bird species.	
Council of Europe 2000 The European Landscape Convention	Protection of all landscapes not just those of heritage value. Recognises the role of landscapes in quality of life.	Include policies to safeguard protected landscapes and the wider landscape quality.	Include SEA objective that protects and enhances landscape.	4
Nature Conservation (Scotland) Act 2004	The Act introduces a general duty on all public bodies to further the conservation of biodiversity.	Plan to include policies conserving and enhancing biodiversity.	Include SEA objectives to conserve and enhance biodiversity.	4
UK and Scottish Biodiversity Plans	Protection of key habitats and species of conservation concern and protection of wider biodiversity.	Include policies to protect and enhance biodiversity.	SEA objective to conserve and enhance biodiversity.	4.
North East Scotland LBAP	Series of action plans to conserve and enhance key habitats, species and areas. Includes Moray Coast, the Wards Wildlife site and Quarrelwood.	Refer to LBAP within relevant policies.	SEA objective to conserve and enhance biodiversity.	4
Water Environment and Water Services (Scotland) Act 2003	Enabling legislation in Scotland for the Water Framework Directive and aims to: <input type="checkbox"/> Protect and prevent	Plan will include policies to protect the water environment.	SEA objective to protect the water environment.	6

	<p>deterioration of the status of water bodies (including surface water and groundwater bodies and wetlands);</p> <p>Protect, enhance and restore all water bodies with the aim of achieving good water status by 2015;</p> <p>Prevent or limit the input of pollutants to water and reverse any significant and sustained upward trends in the concentration of pollutants in water;</p> <p>Achieve compliance with any relevant standards and objectives</p>			
2004 – Nature Conservation (Scotland) Act	Increases protection for biological and geological SSSI sites, including peat. Also sets the basis for the Scottish Biodiversity Strategy and biodiversity duty.	Plan to include policies conserving and enhancing biodiversity.	SEA objective to conserve and enhance biodiversity.	4
Wildlife and Countryside Act 1981	Act gives protection to native species, controls the release of non native species and enhances the protection of SSSI's and includes	Plan policies to offer protection to protected species.	SEA objective to conserve and enhance biodiversity.	4

	requirements on rights of way.			
Wildlife and Natural Environment (Scotland) Act 2011	The Act amended a number of other pieces of legislation including the Wildlife and Countryside Act 1981 and the Deer (Scotland) Act 1996. The Act tilize g game laws, introduces new wildlife offences (including vicarious liability), abolishes the designation of 'areas of special protection', adds further regulation of snaring practice, creates a new regime for regulating invasive and non-native species, makes changes to the licensing system for protected species, amends current arrangements for deer management and deer stalking, strengthens protection of badgers, changes how moor burn can be utilised and makes operational changes to the management of Sites of	Plan policies to safeguard protected species.	Policy included and objectives 4.	4

	Special Scientific Interest.			
Moray Firth SAC Management Scheme	Management scheme sets out a framework for the co-operative management of the activities affecting the Firth. The Conservation objectives have now been widened to both achieve the establishment and maintenance of a viable population of bottlenose dolphins and to conserve the condition of subtidal sandbanks.	Plan to include policies protecting the coastline, sustainable development of coastal communities and protection of the water environment.	Objectives included on quality of life and protecting the water environment.	4,12
Landscape Character Assessment of Moray and Nairn	Identifies, describes and maps the variety of landscape and advice which can be used to guide landscape change.	Policies on safeguarding the qualities of protected landscaped and the wider landscape to be included.	Objectives to include consideration of impact upon the environment.	4,12

Built Environment				
The Planning (Listed Buildings and Conservation Areas) Act 1997	Sets out the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.	Plan should include policies to safeguard historic and cultural heritage.	Include objectives to safeguard historic and cultural assets.	5
Scottish Historic Environment Policy (2011)	SHEP supports the protection	Plan should	Include	5

	<p>and enhancement of the historic environment and identifies 3 key outcomes.</p> <ol style="list-style-type: none"> 1. Historic environment is cared for protected and enhanced for the benefit of our own and future generations. 2. To secure greater economic benefits from the historic environment. 3. The people of Scotland and visitors to our country value, understand and enjoy the historic environment. 	include policies to safeguard historic and cultural heritage.	objectives to safeguard historic and cultural assets	
Ancient Monuments and Archaeological Areas Acts 1979 & 2004	Protect and enhance archaeological resources.	Include policies to safeguard and enhance archaeology.	Ensure policies and proposals do not adversely affect archaeology.	5

Environmental Protection				
The Air Quality Standards (Scotland) Regulations 2010	Require the attainment of Air Quality Standards in respect of the concentration of various pollutants in ambient air and set out the measures Scotland	Ensure that proposals do not adversely affect air quality and include	Include objective to protect air quality.	1

	Departments are required to take in order to ensure attainment of these standards. They set out the limit values and target values which must be achieved	policies to safeguard air quality.		
2005 – The Contaminated Land (Scotland) Regulations (SI 2005/658)	Amendment to Environment Protection Act 1990- Part II A: Contaminated	Include policies to address contaminated land.	Include objectives relating to contaminated land.	7
2007 – Air Quality Strategy for England, Scotland, Wales and Northern Ireland	Establishes air quality objectives for: Benzene; 1,3-butadiene; Carbon monoxide; Lead; Nitrogen dioxide; Particulate matter; Sulphur dioxide, Ground-level ozone; and Polycyclic Aromatic Hydrocarbons with the aim of improving and protecting ambient air quality in the UK. (This is an update of the original published in 1996). Additional objectives for PM2.5 to protect human health, and for ozone to protect ecosystems, were adopted in 2007	Include policies to improve local air quality	Include objectives to reduce pollution and improve air quality.	1
EC Directive 2000/60/EEC the Water Framework Directive	Framework for the sustainable conservation of the water environment.	Include policies to protect watercourses	Include SEA objective on protecting	6

		from pollution, sustainable management of surface water and flood alleviation.	and enhancing water quality.	
Flood Risk Assessment (Scotland) 2009 Act	This Act introduces a framework to reduce the adverse consequences of flooding for human health, the environment, cultural heritage and economic activity. It transposes the EU Floods Directive, updates legislation on flooding and amends legislation related to reservoirs in Scotland.	Include policies on developments in flood risk areas.	Include SEA objective on sustainable flood risk management	6,12
Marine (Scotland) Act 2010	Some of these activities are controlled, however there is little strategic overview of the use of the marine environment. The Act creates a framework to manage the growing and competing demands for the use of marine resources in the seas around Scotland, integrating environmental and socio-economic considerations to maximise economic growth within sustainable environmental limits	Where appropriate include policies for the protection of the marine environment.	SEA objectives to protect the marine environment.	6

EC Directive 99/31 The Landfill Directive	The Directive sets out a hierarchy from waste collection to recycling and recovery to reduce waste going to landfill.	Include policies regarding waste management and promoting recycling.	SEA objectives to reduce waste production, use resources efficiently and promote recycling.	8
EC Directive on the Assessment and Management of Flood Risks	Sustainable management of flood water.	Include policies on developments in flood risk areas.	Include SEA objective on sustainable flood risk management.	6,12
The Flood Risk Management (Scotland) Act	This creates a framework to enable Scotland to become more resilient to flooding and capable of managing flood risk.	Include policies on developments in flood risk areas.	Include SEA objective on sustainable flood risk management.	6,12
SEPA National River Basin management Plan	Identifies the main pressures and their environmental impacts on Scottish water bodies. Issues include pollution, abstractions, modification to physical habitats and invasive species.	Include policies on reducing pollution, safeguarding watercourses and water quality.	Include objectives to reduce pollution and improve water quality.	6
EU Landfill Directive 1999	Sets out targets to reduce the reliance on landfill, summarised as follows, reducing amount of biodegradable municipal waste from 1995 levels by 65% by	Protect waste management facilities from inappropriate developments and encourage	Include objectives on sustainable waste management.	8

	2020.	recycling facilities.		
National Waste Strategy Scotland (1999)	Provides a framework for the sustainable management of waste, reduce waste production, increase recycling and handle waste in a more sustainable way.	Protect waste management facilities from inappropriate developments and encourage recycling facilities.	Include objectives on sustainable waste management.	8
National Waste Plan 2003	Delivery of national waste strategy outlines how it will be possible to achieve increased recycling and overall reduction in the amount of waste going to landfill.	Protect waste management facilities from inappropriate developments and encourage recycling facilities.	Include objectives on sustainable waste management.	8
Air Quality Strategy for England, Scotland, Wales and Northern Ireland	Aims to improve air quality	Include policies to improve local air quality.	Include objectives to reduce pollution and improve air quality.	1
North East Scotland Area Waste Plan	Sets out the Best Practicable Environmental Option (BPEO) for the North East. It focuses on waste prevention and the reuse of certain wastes, underpinned by high recycling and composting levels	Safeguard waste management sites, promote recycling and waste minimization.	Include objectives on sustainable waste management.	8

River Spey Catchment Management Plan	The River Spey Catchment Management Plan sets out a strategic framework for the sustainable use of the water resource and for the protection and enhancement of water quality and natural heritage within the River Spey catchment.	Plan to include policies to conserve and enhance biodiversity, safeguard watercourses, reduce pollution and protect water quality.	Include objectives to reduce pollution, protect water quality, promote quality of life, safeguard biodiversity.	1,4,8,12
Zero Waste Scotland Zero Waste Plan (2010)	Replaces the National Waste Plan 2003 and Area Waste Plans. Sets out a vision for a zero waste society, waste is minimised, valuable resources are not disposed of in landfills and most waste is sorted leaving only limited amount to be treated.	Safeguard waste management sites, promote recycling and waste minimisation.	Include objectives on sustainable waste management.	8
Moray Council Waste Strategy	Prepared to achieve interim objective of achieving 25% recycling rates by 2006, it also initiated a comprehensive network of recycling centres, points and kerbside recycling.	Safeguard waste management sites, promote recycling and waste minimisation.	Include objectives on sustainable waste management.	8

Environmental Resources				
Council Directive 2001/77/EC The Renewables Directive	Promotion of renewable sources of energy generation.	Include policies promoting renewable	Include SEA objective promoting	3

		energy provision in appropriate locations.	renewable energy.	
Scottish Forestry Strategy	Increasing forestry cover, multi use forestry.	Protection of ancient woodlands, promoting new woodland planting and a framework for considering development proposals in woodlands.	Include SEA objective on safeguarding natural resources and promoting quality of life.	4,10, 12
Moray Forestry Strategy	Identifies opportunities for woodland expansion.	Plan to include policies controlling development in woodland.	Include objectives to safeguard natural resources and enhance biodiversity.	4, 10, 12
Scottish Soil Framework	Sets out the vision for soil protection in Scotland and formally acknowledges the important services soils provide to society as they provide food, biomass and raw materials. They store, filter and transform many substances.	Plan to refer to the importance of soil quality.	Include objectives regarding soil quality.	7
Scottish Government Control of Woodland	Sets out the government's	Stronger policy	Objectives to	2,4,11,

Removal Policy	presumption in favour of protecting woodland resources. Sets out criteria for determining the acceptability of woodland removal and provides further information on woodlands of high nature conservation value.	required on developments within woodland.	include protection of natural resources.	12
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Wind Energy				
Scottish Planning Policy	Sets our national policy on promoting renewable and protecting environment.	Guidance to be incorporated in to wind energy SPG where applicable.	Include objectives to safeguard natural resources and enhance biodiversity. Supporting renewable energy proposals.	3,4,5,6, 10,12
Planning Circular 3, 2011 The Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011	Environmental Assessment thresholds for certain development types.	Guidance to refer.	EA acts as a significant safeguard and method for assessing environmental effects.	1-12
Scottish Government online guidance on renewable and spatial frameworks	Guidance on setting spatial frameworks	Guidance on preparing SPG	None	3,4,5,6, 11,12

Moray Council Transportation Service Requirements	Guidance to safety distance and issues in developing wind turbines.	Guidance to be incorporated.	None	3,4,5,6, 11,12
SEPA Guidance note 4 Planning guidance on windfarm developments	Identifies watercourse and water environment issues.	Incorporate into Guidance.	None	6
Scottish Government's carbon balance calculator Peat Slide Risk	Best practice on assessing peat slide risk	Incorporate into Guidance	None	4
The Assessment and Rating of Noise from Wind Farms, ETSU	Assessing noise impacts from wind turbines	Incorporate into Guidance	None	12
Moray Wind Turbine Landscape Capacity Study 2012	Identifies constraints and opportunities in landscape terms.	Incorporate into Guidance	None	4,12
Assessing the cumulative impacts of onshore wind energy developments, SNH 2012	Cumulative impact techniques and guidance	Incorporate into Guidance	None	4,12

Table 20: Plans, Programmes and Strategies relevant to Moray Local Development Plan

Appendix 2- Environmental Issues Scoping

Environmental Issue	Scoped In/Out	Justification
1.Improve Air Quality	In	Plan will include policies and proposals to address air quality issues such as Elgin road network improvement issues.
2. Reduce the causes and impacts of climate change	In	Plan will include a range of policies and proposals addressing climate change issues, including flooding, recycling, renewable energy and sustainable design.
3.Increase energy efficiency and proportion of energy generated from renewable sources	In	Plan will include policies promoting renewable energy in appropriate locations.
4. Protect and enhance the biodiversity and landscape	In	Plan will include policies to protect designated natural heritage and landscape sites and the wider biodiversity.
5. Protect and enhance the cultural heritage and diversity	In	Plan will include policies to protect and enhance listed buildings, conservation areas, archaeological sites and scheduled ancient monuments.
6. Protect and enhance the quality of the districts ground, river and sea water systems	In	Plan will include policies to protect watercourses and control pollution.
7. Improve soil quality and use soil in a sustainable manner	In	Plan will include a policy to safeguard prime agricultural land.
8. Reduce the amount of waste produced and increase the amount of recycling	In	Plan will include a policy on recycling provision in new developments.
9. Promote the use of	In	Plan will include policies

sustainable transport		and proposals relating to use of sustainable transport.
10. Ensure prudent use of natural resources	In	Plan will include policies relating to prime agricultural land, minerals, forestry.
11. Protect, enhance and create green spaces and to regenerate degraded environments	In	Plan will protect ENV designations and aim to create green corridors and improve derelict land.
12. To secure a better quality of life for local people, through improvements to service provision, sustain a healthy economy with high levels of employment and improve the health and well being of local people.	In	Plan will include proposals for new industrial, housing and commercial developments, creating future housing and employment opportunities. Protection and creation of a high quality environment, provides opportunities for recreation.

Table 21 : Scoping SEA objectives in/out

Appendix 3: Current State of the Environment

The current state of the environment

Background

Moray is located in the North East of Scotland and extends to 2,238 km². The Local Development Plan covers all of Moray, excluding the southern part, which is within the Cairngorms National Park. Moray is a predominantly rural area with a population of 93,295 (2011 census). Approximately 57% of the population live in the 5 main towns of Elgin, Keith, Buckie, Forres and Lossiemouth.

The landscape of Moray is predominantly open countryside and woodland with only a small proportion covered by urban and rural development. This is reflected in a population density of 39 people per sq km compared to the national average of 67.

There are many locations across Moray valued for their landscape, habitat or ecological importance and these are given protection by European, national and local designations.

Landscape

Moray enjoys a diverse landscape. The Moray and Nairn landscape Character Assessment identifies the predominant landscapes in Moray as Uplands, River Valleys, Coast and Coastal lowlands. The various landscape character types make it one of the most attractive rural areas in Scotland. There are seven designated Areas of Great Landscape Value and the southern part of Moray lies within the Cairngorms National Park. (The National Park is not covered within the Local Development Plan). The southern tip of Moray is within the Cairngorms National Scenic Areas, although this is outwith the LDP area.

The landscape quality of the coastline is protected through a Coastal Protection Zone controlling the types of development that are acceptable within it. To control higher development pressures around the five main settlements of Elgin, Forres, Keith, Buckie and Lossiemouth, a Countryside Around Towns designation and policy limit the type of development in this area. The aim of the designation is to preserve the distinction between built up areas and the countryside. The wider landscape is also under pressure, principally through the cumulative effects of new housing in the countryside and wind turbine developments.

A Landscape Capacity Study for onshore wind turbines was commissioned in 2011 and completed in 2012, which identifies opportunities and constraints for further wind turbine developments. The Study was used to inform the Wind Energy Policy Guidance 2013. The Study highlights key sensitivities such as

landmark hills as well as cumulative issues within some Landscape Character Types. Further consultation has also highlighted trans-boundary issues with designated Special Landscape Areas in Highland Council.

Key Issues: Need to safeguard Moray's landscape from inappropriate development and provide an up to date policy framework for housing in the countryside and wind turbines.

Population

The 2011 population for Moray was 93,295 an increase of 6.20% from 87,770 in 2008. The population of Moray accounts for 1.7% of the total population of Scotland. In Moray 15.7% of the population are aged 16 to 29 years. This is less than the national average of 18.6%. Persons aged 60 and over make up 25.3%, which is higher than the national average of 22.9%.

By 2033 the population of Moray was projected in 2010 to be 90,324 an increase of 2.9% compared to the population in 2008. However, the 2011 census figure clearly shows that population growth has exceeded expectations. The population of Scotland is projected to increase by 7.3% between 2008 and 2033. Over the 25 year period, the age group that is projected to increase the most in size in Moray is the 75+ age group. This is the same for Scotland as a whole. The population aged under 16 in Moray is projected to decline by 6.3 % over the 25 year period.

Between 2008 and 2009 Moray experienced a 1% increase in the number of births rising from 956 to 966. The births in Scotland over the same period fell by 1.7%. Fertility in Moray increased from 63 births per 1000 women (aged 15-44) to 63.9 in 2009. While nationally the general fertility rate decreased from 57.2 in 2008 to 56.6 in 2009.

The number of deaths in Moray decreased from 925 in 2008 to 897 in 2009. Over the period 2007 to 2009 the overall death rate was lower for males than for females. Compared to Scotland over the period 2007 to 2009 Moray had a lower death rate. The main causes of death in Moray were circulatory disease followed by cancer.

In 2007-2009 life expectancy at birth for Moray was 78.8 years an increase of 2.2% when compared to 1997-1999. Female life expectancy at birth (80.9 years) is greater than male life expectancy (76.7 years) and both were greater than the Scottish average.

On average in 2007-2009 there was a net immigration of 458 people into Moray per year, meaning more people entered Moray (3,522 per year) than left (3,064). The 16-29 age group account for the largest group of in migrants and also the largest group of out migrants.

The total number of households in Moray is projected to change from 38,810 in 2008 to 43,480 in 2033 which is an increase of 12%. In Scotland as a whole, the projected number of households is set to increase by 21% over the same 25 year period. In 2009 the proportion of these households receiving single adult Council Tax discount is 32% For Scotland, this figure is 38%. In Scotland the number of lone adult households is projected to increase by 49% over the 25 year period. In Moray, the number of lone adult households is projected to increase by 43% and the number of larger households is expected to fall, with the number of households with two or more adults with children decreasing by 28% over the 25 year period. The average household size is projected to decrease from 2.2 in 2008 to 2.01 in 2033.

Key Issues: Need to plan for growth, more housing, more employment opportunities, more services, opportunities and education opportunities for the 16-29 age group. Need to provide more facilities for the ageing population.

Biodiversity

Moray benefits from a wealth of natural heritage sites and species designated for their importance including 275 of the nationally listed species of conservation concern. There is a wealth of designated sites within Moray including five Special Areas of Conservation (SAC), four Special Protection Areas (SPA) and 2 RAMSAR sites. There are 35 national designated Sites of Special Scientific Interest (SSSI) and various locally important Sites of Interest to Natural Science sites and protected sites of local nature conservation value.

Key Issues: Need to protect designated nature conservation sites and protected habitats and species from inappropriate development and also protect and enhance wider biodiversity interests.

Agriculture

The lower coastal plains are highly fertile and productive, with the main crops in Moray are wheat, barley, oats, oilseed rape and potatoes. Cumulatively these crops account for 20,617 ha of land. Livestock farming is common in both lowland and upland Moray. Moray has 67,082 head of cattle, 147,421 sheep, 87,973 pigs and 206,338 head of poultry.

Key Issue: Safeguarding prime agricultural land.

Forestry

In Moray woodland covers approximately 27% of the total land area and plays an important role in the economic, social and environmental character of the area. This land cover is significantly higher than Scotland (17%) and Great Britain

(11%) but low compared with France, Germany and the Scandinavian countries. Conifer woodland is the dominant forest type representing 74% of all woodland. The main conifer species is Scots Pine covering 18,243 hectares (34%) of all woodland. The next most dominant species are Sitka Spruce covering 11,001 hectares (20%) and Lodgepole Pine covering 9,560 hectares (18%).

Forests are an important recreational resource in Moray for walking, cycling, horse riding, mountain biking and orienteering.

Key Issues: To protect Moray's woodland resources and recognise their wider contributions towards climate change, shelter and landscape value.

Flooding

Moray suffered from extensive flood damage in 1997, 2002 and 2009, inundating hundreds of homes and businesses. The worst hit areas were Elgin, Forres, Rothes and Lhanbryde. Garmouth and Kingston have also been hit badly by flooding, although no Flood Alleviation Schemes are currently planned. Flood Alleviation Schemes have been completed for Lhanbryde, Rothes and Forres (Mosset Burn), The Elgin Flood Alleviation Scheme is currently under consideration and is due for completion in 2015. A Flood Alleviation Scheme is also planned for Forres to deal with flood risk from the River Findhorn.

Key Issue: Controlling development within areas at risk of flooding.

Economy

The unemployment rate in Moray is considerably lower than the Scottish average. In December 2009 the unemployment rate in Moray was 2.6% compared to a national average of 4.1%. Compared to Scottish or UK levels, average incomes in Moray are low. The average wage in 2003 was £286.00 per week which was 12% below the Scottish average and 18% below the UK (these statistics exclude armed forces). The figures reflect the large amount of part-time employment, with fewer qualified workers and less managerial and professional jobs. 16% of workers out-commute which is relatively high and of these, two thirds work in Aberdeen or Aberdeenshire in the oil and gas industry. These out commuters earn significantly more than local workers.

The majority of the population is employed in the public sector, food and drink and defence sector. The Moray economy has been a defence depended economy, relying upon the RAF presence at Kinloss and Lossiemouth. In 2005, bases contributed £156.5 million (including civilian expenditure) to the Moray economy, of which £76.6 million was retained and spent locally. The station at Kinloss closed as a Royal Air Force base in 2012 and from August 2012 will be utilised as an Army barracks.

Tourism is an important sector within the Moray economy. Moray and the North East of Scotland attracts a significant number of visitors each year to attractions such as whisky distilleries, castles and other local visitor attractions. Moray is a popular destination for outdoor pursuits including walking, cycling and watersports.

As part of a multi agency response to the closure of RAF Kinloss, the Moray Economic Strategy has been prepared , which identifies a range of measures to assist with the support, diversification and promotion of the local economy.

Key Issues: Land use designations and policies to support the economic diversification of Moray.

Housing

The total number of dwellings in Moray in 2009 was 42,241 of these approximately 5,769 are local authority dwellings. In Moray and nationally 64% of the population live in owner occupied accommodation. Moray has a smaller proportion of people living in social rented accommodation at 20% compared to 24% in Scotland, but a higher percentage living privately 11% compared to the national average of 6%.

With regards to dwellings in Moray, 94% are occupied, 4% are vacant and 1% are second homes. The proportions of dwellings in Scotland that are vacant and second homes in Scotland are 2.9 % and 1.4% respectively.

The Housing Need and Demand Assessment has provided an up to date baseline for identifying housing land requirements. The annual requirement identified through the HNDA is for 538 units per annum for the period 2011 to 2013. Approximately 80% of this requirement is for affordable dwellings.

Key Issue- Need to identify land to meet HNDA requirements and reconsider current affordable housing provision policy.

Transport

Car dependency in Moray is relatively high and there is a higher availability of cars per household than the national average. In 2001 there was an average of 1.09 cars per household compared to an average of 0.93 cars per household in Scotland.

Moray connects with other parts of Scotland, Europe and beyond through the trunk road and rail networks. The two trunk roads in the area are the A96 (Aberdeen to Inverness) and the A95 (Keith to Aviemore). The Aberdeen to Inverness rail line includes stations at Elgin, Forres and Keith. The two nearest airports are Inverness and Aberdeen.

Moray already has a relatively high level of travel to work trips by cyclists and pedestrians. 4% of trips to work are by bicycle and 25% of trips are on foot in Moray. In Elgin 5% of trips to work are by bicycle and over 30% of trips are on foot.

Moray has a high level of rural primary industries, creating additional pressure on the road and bridge infrastructure from heavy good and farm vehicles. Recent road improvements include the Mosstodloch/ Fochabers bypass which was completed in 2012.

The Scottish Government has announced plans to dual the A96 and the A9, which in the longer term will greatly improve connectivity and improve Moray's economic prospects.

Key Issue: Land requirements for road improvements. Need to promote sustainable travel within a rural area.

Pollution

Due to the rural nature of Moray there is a high dependency on the use of the private car. This can contribute to local air quality issues. Since 1999 Moray Council has monitored levels of nitrogen dioxide(NO₂) at a number of locations across Moray. To date the Council has not declared a Local Air Quality Management Area.

There are no known bathing water pollution issues in Moray or significant other pollution risks.

Key Issue: Reduce local air pollution issues arising from standing traffic.

Contaminated, Vacant and Derelict Land

In 2009/10 there were 5,600 potentially contaminated land sites in Moray 25 of which have been remediated. The potential contamination predominantly relates to previous historic use of the site as opposed to more recent activities. Historically, industry in Moray has included agriculture, fishing, forestry and whisky.

Figures from the 2011 Vacant and Derelict Land Audit for Moray show that there is approximately 3.5 ha of derelict land and 22.4 ha of vacant land.

Key Issue: Promote re-use and remediation of contaminated sites.

Open Space

Moray is generally very well provided for in terms of open space. The Local Plan contains extensive areas of “ENV” designations which are protected through policies. An audit of the quantity of open space in Moray’s main towns was carried out several years ago which showed that Elgin had a total of 2636791m² of open space within the settlement boundary, Forres 3180973m², Buckie 1126154 m², Keith 1113112 m² and Lossiemouth 877756. This equates to approximately 297m² per household in Elgin, 823m² in Forres, 325 in Buckie, 546 in Keith and 315m² in Lossiemouth.

Key Issue: Need to promote green corridors and quality open space.

Waste

During 2009/10 a total of 64,531 tonnes of combined household and commercial waste was collected and dealt with in Moray. Of the waste produced, 41.5% was recycled, 58.5% or 31,738 tonnes were sent to landfill at the Nether Dallachy site, the only remaining operational landfill site located within Moray. 22,730 tonnes of the waste that went to landfill was biodegradable municipal waste representing 35.2% of the total waste collected. Moray has achieved the Scottish Government and EU landfill directive targets that require local authorities to recycle at least 40% of waste by 2010.

Key Issue: Support recycling and safeguard waste management sites.

Renewable Energy

In Moray there is an operational output from onshore wind turbines of 159.8 MW with a further 319 MW with planning consent. Drummuir wind farm is now operational. The number of wind turbine planning applications received by the Council has increased from 16 in 2009 to 36 in 2010 and 53 in 2011.

There is increasing interest in biomass plants in Moray and a number of proposed offshore wind farms.

Key Issue: To provide an up to date policy framework for considering renewable energy proposals.

Health

Overall the population of Moray benefits from better health than in Scotland as a whole with nearly 93% of the population reporting good to fair health and just 7% reporting not good health. This compares with 90% and 10% nationally. The %

of the population that has a limiting long term illness is approximately 3% lower in Moray than nationally at 17% of the population compared with 20%.

Key Issue: Providing land for further health facilities as required and promoting recreational opportunities.

Geology

There are three sites designated for geological interest in Moray, Cutties Hillock, Findrassie SSSI and Spynie Quarry SSSI.

Key Issue: Protection of designated sites.

Water

The main rivers within Moray are the River Spey, River Lossie, River Isla, River Findhorn, River Avon and River Deveron. There are various bodies of standing water in Moray, varying from upland lochs to reservoirs including Loch Dallas, Lochindorb, Glenlatterach Reservoir, Clunas Reservoir and Loch Spynie SPA and RAMSAR site.

45% of Moray waterbodies were in good or better condition in 2008. A breakdown by type indicates that all of Moray's coastal waters, transitional waters and lochs are in good or better condition. 88% of groundwater bodies are in good to better condition but just 27% of Moray's rivers were assessed as in good or better condition. Indicators of ecological condition for rivers include the status of water plants/communities, fish, insects and other invertebrates, levels of nutrients, oxygen, acidity, temperature, toxic pollutants, condition of the beds, banks and shores, continuity of fish migration and water flows and levels. The common pressure on Moray's river environment is morphological alterations.

The Scottish River Basin Management Plan aims for 98% of waterbodies to be at good or higher status by 2027. Improvements to Moray's waterbodies are included within the North East Scotland and North Highland Area Management Plans.

Key Issues: To promote improvement of waterbodies.

Climate

Moray has a temperate maritime climate having mainly cool summers but with relatively mild winters. There is variation between the coastal areas and the Cairngorms to the south. Climate change is predicted to result in the following changes drier summers, wetter winters and an increased frequency in heavy rain events. This has potential to increase flood events across Moray.

Key Issues: To reduce the impacts of climate change. To reduce and mitigate flood risk.

Cultural Heritage

Moray benefits from a number of important sites for cultural heritage including 1668 Listed buildings, 80 Ancient Monuments, 2211 Archaeological sites, 7 Garden and Design Landscapes and 18 Conservation Areas. Collectively this heritage contributes greatly to the Moray character and provides a sense of place. The conservation, enhancement and promotion of Moray's built heritage is therefore important.

Key Issue: Safeguard Moray's cultural heritage.

Appendix 4: SEA activities to date

A Strategic Environmental Assessment Scoping Report for the Local Development Plan Main Issues Report was submitted in February 2011 to the consultation authorities through the SEA gateway. The Scoping report set out some of the likely significant environmental issues to be addressed through the Local Development Plan and the proposed methodology for assessing effects. The Consultation authorities' responses are summarised in table 3 below. In the Scoping Report, the Council aimed to stress that national guidance to produce a concise Environment Report would be followed, with a concentration on significant environmental effects.

Consultation Authority	Summary of Comments	Council Response
Historic Scotland	Concern expressed about the methodology for the assessment as set out in the scoping report particularly with regard to scoping out entire settlements at this early stage before gathering baseline information. Need to ensure that a robust assessment is undertaken which captures all the potential significant effects of bringing forward the plan to inform decision making and to enable mitigation to be identified.	Accepted. Further discussion and justification will be provided for this approach. A table has been included in the Environment Report to identify likely significant environmental effects and summarise additional housing/ industrial etc needs for each settlement, prior to determining whether to scope settlements in or out. The nature and format of the MIR is such that, not all settlements have been included at this stage, only those where there are considered to be "main" or important "local"

	<p>Pleased that the historic environment is scoped in to the assessment generally content with the scope and level of detail proposed for the assessment.</p> <p>It might be worth considering whether you can combine the assessment criteria within your planning process for looking at site options to fully integrate SEA within the plan.</p> <p>One thing which is missing from the report is perhaps an awareness of the distinction between undertaking an assessment and reporting the findings. If you are looking at each site against a number of criteria, by working in criteria for the SEA topics to this process, you have carried out the assessment. All you then need to do is pull out the relevant information on significant effects and present this in the Environmental Report.</p> <p>Content with the two month</p>	<p>issues.</p> <p>Noted</p> <p>This had already been partially done. The site checklists completed include a number of fields for data on environmental issues such as archaeology, flooding, noise, biodiversity. The Housing Market Area capacity studies also include a further level of assessing environmental issues and constraints, prior to determining each settlements capacity to accommodate further development.</p> <p>Noted. This is not missing. The checklists include boxes to identify and summarise significant environmental effects. This has allowed officers to quickly identify sites requiring further assessment.</p> <p>Noted.</p>
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	period proposed for the consultation on the MIR and Environmental Report. For administrative purposes, Historic Scotland consider that the consultation period commences on receipt of the relevant documents by the SEA Secretariat.	
Scottish Natural Heritage	Happy with content of Scoping Report.	Noted
SEPA	<p>Scoping Report provides clear and detailed information on the proposed scope and level of detail.</p> <p>Relationship with other PPS- Scoping report provides a good start, expect full range of possible international, national and local PPS to be considered.</p> <p>SEPA provided further references on PPS relating to air, soil and water, climate change, human health and material assets.</p> <p>Baseline Information</p> <p>Scoping provides a reasonably comprehensive summary of relevant environmental problems, issues and opportunities. Further information should be considered for;-</p> <p>Water- welcome highlighting of flooding, expect plan to be</p>	<p>Noted</p> <p>The Scoping Report states that the PPS listed are the main ones influencing the LDP. In terms of concise and focussed SEA, the Council does not consider it credible to produce a list of all possible PPS, many of which, in reality do not influence practitioners.</p> <p>See above comment. The list of PPS will be reviewed and amended, as necessary, within the terms of the above comment.</p> <p>Noted</p> <p>A Strategic Flood Risk Assessment has not been prepared. The Council has taken</p>

	<p>informed by a strategic Flood Risk Assessment. Welcome opportunity to promote green corridors and environmental improvement opportunities.</p> <p>Further suggestions on water quality, bathing beaches, sustainable waste management.</p> <p>Alternatives- content with approach in relation to assessing alternatives. Query settlements scoped in /out in terms of spatial strategy which may need to be scoped back in.</p> <p>Methodology</p> <p>Expect all aspects of the plan which could have significant environmental effects to be assessed. Suggest that some policy areas could have significant environmental effects e.g. subdivision of plots, new housing in built up areas.</p> <p>Significant positive impacts should also be highlighted.</p> <p>Assessment of policies</p> <p>The description of assessment is limited. Some</p>	<p>account of the Flood Risk maps in preparing the Main Issues report and has consulted with SEPA and the Moray Flood Alleviation Team. Sites which are at risk of flooding or affect flood alleviation proposals have been subject to detailed assessment through the SEA process.</p> <p>Accepted, these have been included.</p> <p>Noted. See comments in Historic Scotland section. Further justification has been provided for settlements being Scoped In/ out.</p> <p>Noted. The MIR does not include specific policies, but does discuss policy areas. The Council considers that the policies referred to could lead to environmental effects, but query whether these can truly be classed as "significant".</p> <p>Agreed</p> <p>Agreed, these suggestions have been incorporated.</p>
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	<p>questions would benefit from further consideration e.g. Objective 2 question2 reword to, “will it seek to avoid or manage flood risk?”</p> <p>Objective 6 reword to “will it help to prevent deterioration of ecological status of the water environment, will it help achieve good ecological status in the water environment.</p> <p>Welcome inclusion of potential cumulative and synergistic effects and the potential short, long term, temporary or permanent nature of the effects.</p> <p>Assessment of land allocations</p> <p>Not clear how site checklists would inform SEA. SEPA advocate rigorous methodology which clearly assesses potential effects on all environmental receptors.</p> <p>Any allocations, which, following the strategic flood risk assessment have been determined to be perpetually at risk of flooding to have a significant negative effect.</p> <p>Mitigation- Environment Report should identify any changes made to the Plan as a result of environmental</p>	<p>Agreed, this has been incorporated.</p> <p>Noted</p> <p>The site checklists have various fields for data entry on a range of issues including biodiversity, road access, risk of flooding, waste water etc. There is also a box for SEA assessment where officers have identified if there is likely to be any significant environmental impact arising from the proposal.</p> <p>Agreed. This has been reflected in the assessments.</p> <p>Agreed. A table of proposed changes has been included.</p> <p>Agreed. The Report includes a description of measures envisaged to monitor significant environmental effects.</p>
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	assessment	
	Monitoring- Environment Report should include a description of measures envisaged to monitor significant environmental effects.	

Table 22: Summary of Consultation Authorities response to Scoping Report

Further comments were received from the consultation authorities on the Main Issues Report Environmental Report and these have been summarised below, along with the actions taken by the Council to address issues raised. The most significant issues of concern appeared to be the scoping out of some settlements with little justification. Concerns were also expressed regarding the scoping out of the main issues on spatial distribution of proposed housing and water and drainage issues. However, the Council would again stress that the emphasis has been placed on significant issues and a proportional approach to SEA as well as the process which the Local Development Plan has gone through which considers and consults upon environmental issues on an ongoing basis during its preparation.

Consultation Authority	Issue	Comment	How comment has been addressed
Scottish Natural Heritage	General	Welcome clear, succinct and well structured Environmental Report and commitment to further assessment at Proposed Plan stage.	Noted.
	Open Space/ Landscaping	The need for landscaping as part of masterplan is welcome and the need for open space networks although the presence of protected species and need for protected species plan is not adequately covered.	New policy on Protected Species has been included in the Plan.
		A few sites have been scoped out where environmental effects were	Noted. Although these sites were not considered to

		<p>noted (Buckie East of Barhill Road, Linkwood in Elgin and Plantation Cottage, Forres and it is hoped these factors will be identified as developer requirements in the Plan. Environmental Report should be as clear as possible as to why there will be no likely significant environmental effects.</p>	<p>have significant effects, it is considered that they should be assessed in more detail before reaching that conclusion.</p>
		<p>It is important that clear reasoning is provided for scoping out some of the main issues, notably the distribution of new housing by local market area and water and drainage. The former issue is compounded by adding additional flexibility to Speyside despite these settlements lying within the catchment of the River Spey SAC. Consideration of this at the stage of distribution by LHMA may have assisted with consideration of cumulative impacts. The MIR notes that capacity is insufficient for some settlements but does not allow for environmental improvements arising from upgraded infrastructure which is a significant omission.</p>	<p>Noted. The distribution by LHMA and Water and Drainage have been scoped in and assessed in more detail.</p>
		<p>SEA has not included site appraisals of non preferred sites, however, this is covered by the bid site checklists and a cross reference is considered sufficient.</p>	<p>Noted. The bid site checklists are intended as a sieve process to help inform the Plan and SEA process. Including</p>

			non preferred sites does not accord with the Scottish Government's aims for SEA, for a more streamlined process utilize on significant issues.
	Settlement Scoping	Keith is scoped in but there is no later entry for Keith. The reason appears to be that the allocation from the 2008 plan is being brought forward.	Noted, the Keith site is currently designated as LONG in the MLP2008 and was assessed in the previous SEA. There is no change in circumstances meriting a repeat assessment.
		Dufftown R9 Balvenie should be scoped in due to its proximity to a watercourse and a tributary of the River Spey SAC.	Accepted. The site has been scoped in.
	Assessment Methodology and Assessments	Diversification of the local economy- mitigation here does not appear sufficient, criteria based policy would have to include environmental protection elements to ensure against adverse effects from windfall development.	Noted. The Proposed Plan includes a Primary Policy on Economic Development which includes environmental safeguarding criteria. The policy aims to support economic development opportunities but recognizes that this needs to be balanced against environmental considerations.
		Craigellachie- opposite	This sites has

		Speyside cooperation, no mention under mitigation for safeguarding of the River Spey, although this is included in the more detailed table on page 147.	been subject to Appropriate Assessment and this is cross referenced in the finalised SEA.
		Fochabers, Christies Nurseries- no reference to landscaping this gateway site, but included in more detailed table p179.	The importance of this gateway site is utilised and the need for landscaping has been included in the Proposed Plan.
	Safeguarding policies	Suggest adding green networks to the list of features to be safeguarded, landscape character, protected species, core paths and other key access routes and geodiversity.	Accepted.
	Monitoring	SEA objective 3 refers to increasing energy efficiency but there is no indicator. This could be linked to low/ zero carbon target as per SPP.	
		Proposed indicators for SEA objective 4 seem rather unlikely (e.g. development within a European site), perhaps indicators of a lower threshold such as number of applications requiring a species licence and number of applications fragmenting a green network.	Accepted. The indicator has been amended to the number of applications requiring a species license.
		Suggest add indicator for SEA objective 11 along lines of %age of population within x metres of open space.	Accepted. A specific indicator will be developed through the Open Space strategy.
	Links to other	P81 Suggest addition of	Accepted, these

	plans, policies and strategies	<p>Scottish Government Green Infrastructure Design and Placemaking.</p> <p>P85 The Habitats Directive and Regulations are relevant for species as well as habitats.</p> <p>P86-87 should include Wildlife and Countryside Act 1981 with respect to protected species and the Wildlife and Natural Environment (Scotland) Act 2011, Moray Firth SAC Management Scheme and Landscape Character Assessment.</p> <p>P94 add Scottish Soil Framework, Core Path Plan and the Scottish Government's Control of Woodland Removal Policy</p>	have been included.
	WEPG and Site Assessment Matrices	Clearer if SEA employed same site references as appear in MIR. Unclear why soil has been scored as N/A, peat disturbance should be considered here.	Accepted. Peat disturbance will be reflected and considered.
		P168-173 Knockmasting wood, Elgin, there appears to be no reference to the woodland occupying this site.	Accepted. Reference to the woodland has been added.
		P212-217 Lossiemouth East Beach, it is unclear which site this refers to, Lossiemouth OPP2 seems to have been omitted.	This referred to a bid site for a tourism development to link the east beach with the town. The proposal has not been carried forward into the Proposed Plan.
	Assessment Matrix of Main Issues	This matrix is unclear as there is no supporting commentary.	Accepted, commentary has been added.

	Conclusion	If the proposed plan contains new material not previously assessed will need to be assessed for significant effects.	Noted. The new and significantly amended policies have been assessed in this report along with any significant changes to settlement designations.
Historic Scotland		welcome that our comments of 23 June 2011 at the scoping stage have generally been taken into account in the preparation of the assessment and that some clarification has been given to the points raised in our response	Noted.
	Scoping of Settlements and site designations	In our scoping response we noted some concerns with the intention to scope out settlements prior to baseline gathering. The ER has gone some way to clarify this approach, however we remain concerned that this approach has missed some opportunities to support in the plan-making process. While the scoping out of settlements where no development is proposed is understandable the scoping out of sites where there are predicted effects does not take into account the ability of the SEA to influence the spatial strategy in terms of enhancing positive effects	<p>The methodology used to develop the Plan, including extensive consultation with statutory consultees, landscape, flood and transportation assessment, has resulted in mitigation measures being incorporated throughout the Plan. This has happened outwith the formal SEA process.</p> <p>National guidance recommends a proportional approach which focuses on</p>

		<p>or mitigating non-significant effects. In the majority of cases the scoping out of sites with predicted effects gives more detailed information and mitigation proposals than the detailed site assessment itself which relies heavily on the development management stage. As a consequence, the sifting process has led to only a relative small number of the sites contained within the spatial strategy being assessed in any great detail. As the development plan will establish the principle of development on these sites it would have been beneficial for the assessment to recommend developer requirements for sites and to enquire whether any effects could effectively be mitigated at the development management stage. Such an approach would also have helped in giving early consideration to the action programme and deliverability of development proposals.</p>	<p>significant environmental effects. By following this guidance, only a small number of sites require detailed assessment. Each site has a checklist completed which sets out information on ecological, cultural heritage, flooding, landscaping, transportation and other issues.</p>
		<p>It is also unclear why the non-preferred sites presented within the MIR have not been assessed. The appearance of such sites within the MIR would suggest that these are reasonable alternatives and as such should be assessed, allowing them to</p>	<p>See above comment. The Council does not have the resources to assess hundreds of additional sites put forward at bid stage. Many of these have been</p>

		<p>be brought forward at the proposed plan stage should that be required. I note that you intend to publish a supplementary environmental report alongside the Proposed Plan should that be necessary. I would advise that this opportunity is taken to develop the assessment further prior to the publication of the proposed plan with the findings of this assessment published at that stage. Further guidance on the approach to assessing a spatial strategy can be found in Planning Advice Note 1/2010 Strategic Environmental Assessment of Development Plans</p>	<p>considered and rejected before and very few presented real alternatives. The checklist process acted as a way of sifting real alternatives.</p>
	Monitoring	<p>welcome the consideration given to the requirement to monitor the significant environment effects of the implementation of the plan. However, it is questionable as to whether the indicators identified for monitoring the effects of the plan will accurately reflect these. For example, indicators such as the number of listed building consent applications and the number of buildings at risk are more likely to be influenced by factors out with the plan as opposed to changes as a direct result of the plan. To an extent the monitoring of the effects of the plan should be driven by the identified</p>	<p>It is unclear how the suggested indicator, “applications where the site or setting of a listed building is affected”, would be determined and by whom?</p> <p>Perhaps there is a case for a national set of SEA indicators.</p>

		<p>effects of the plan. In this regard the effects identified relate more to the impact of urban growth on the setting of historic environment resources and I would suggest that consideration is given to indicators that reflect this effect. An example of which could be “applications where the site or setting of a listed building is affected”. It may be possible for you to utilise any existing regimes you may have in place for monitoring planning consultations or the findings of EIAs to bring this information to light.</p>	
	Links to other PPS	<p>For clarification, the current national policy framework for the protection of the historic environment is the Scottish Historic Environment Policy 2011. This is of particular note as the requirement for local authorities to adopt policy for the protection of historic battlefields is now included. The Moray Council area has one such designation – Glenlivet. Also to note the relevant legislation for archaeology is the Ancient Monuments and Archaeological Areas Act 1979.</p>	Noted. The Proposed Plan includes policy covering battlefields.
	Wind Energy Policy Guidance and Site Assessment Matrices	<p>For the sites that have been assessed, it would have been beneficial for the same referencing for sites in the Main Issues Report to be used here.</p>	Noted.

		<p>This has led to difficulties in ascertaining which site from the MIR the site assessment refers to. In general, the noting of potential issues (particularly regarding archaeological remains) is welcome and I would expect this information to feed through to the proposed plan in the form of developer requirements. As a final point I welcome the commitment to consult with Historic Scotland during the preparation of any masterplan for the proposed Country Park close to Dallas Dhu Distillery.</p>	
SEPA	General	<p>We consider that the assessment of main issues and alternatives are clear, however there are other significant problems with the Strategic Environmental Assessment (SEA). The vision appears not to have been assessed which is essential. This is required to be taken into consideration in the Supplementary Environmental Report.</p>	<p>The vision has been assessed and included within this report.</p>
		<p>There appears to be a lack of assessment of all of the settlements and sites proposed. Not all of the 190 designated sites have been assessed, and it is our consideration that some of these sites have significant issues. We therefore consider that</p>	<p>The Council does not have the resources to assess 190 designated sites in detail and that is the purpose of scoping. This comment does and several other</p>

		significant additional assessment is required to support the plan making process and ask that our detailed comments below in sections 2.9 to 2.13 are taken into consideration in the Supplementary Environmental Report.	points raised appear to be at odds with the Scottish Government's recommended approach for SEA, i.e. proportional, resource efficient and focusing on significant effects.
		There is also a lack of detail on your proposed position on many existing policies. There is a need to assess policies which have not been assessed before, and assess the policies where revised wording is proposed.	New policies have been assessed along with policies which are considered to have been significantly amended and other changes which merit assessment.
	SEA Activities to date	note that a summary of our comments (and how these have been addressed), has been provided within the SEA Activities to date. This is welcomed as it makes the process of considering the ER much easier. In short the majority of the issues we previously raised have been addressed. However, the point made with regards to settlements being scoped in/out has not been adequately addressed.	Noted. Further information has been included and further justification can be provided if SEPA has a particular concern.
	Vision	No assessment of the vision appears to have been undertaken. We therefore request an assessment of it be undertaken, and considered as part of the Supplementary Environmental Report.	Vision has now been assessed.

	Monitoring Report	A number of environmental issues/ problems/ trends have been identified which is welcomed.	Noted.
	Alternatives/ Options	It is unclear which strategy was pursued and this should be clarified.	Noted. Additional text has been added.
	Environmental problems	Table 7 should identify SUDS as a way of addressing flooding by reducing run off.	
	Settlement scoping	With the exception of table 8 page 32, there is little justification provided for scoping settlements in and out of the process.	Noted. Additional explanation has been added.
		Support sites being scoped out where there is no development proposed, however, in Rothiemay small scale development is proposed and should therefore be scoped in.	Not accepted. The small scale development is not considered to raise significant environmental issues and has been scoped out.
	Scoping of site designations	The PAN makes it clear that the SEA should consider the significant effects of all sites in the MIR including those rolled forward from an existing plan, except those with planning consent. Only 25 of the 190 designations have been assessed. Ideally all sites considered in the MIR should have been part of the SEA.	Sites carried forward have been through the previous SEA process and unless there has been a significant change in circumstances, these sites have not been assessed again. Text explaining this approach has been added.
		Of the 25 sites assessed, 17 have been scoped out, however there is little justification given for this decision. If the site is carried forward from an	Further explanation for scoping sites out has been added.

		existing Plan then this should be referenced.	
		Significant concerns that of the 14 sites SEPA were unable to agree with, 11 have not been assessed. It is essential that all these sites are assessed.	Further discussion has taken place with SEPA regarding their response on this issue.
		SEPA response to MIR identifies 44 sites which require flood risk assessment, of which only 2 appear to have been assessed.	Some of the sites requiring FRA are not proposed for development and one of the sites identified by SEPA for FRA has been built out. A subsequent meeting between Moray Council, Moray Flood Alleviation Team and SEPA highlighted a number of errors in the 44 sites identified by SEPA requiring FRA.
		Of the 17 sites scoped out, there are a number which raise concerns, Archiestown south lane- unclear what the issues are on this site; Burghead caravan site- there is no justification as to why this site has been scoped out when there are ecology issues on the site; Forres- Plantation cottage, if flooding is an issue then a FRA is required; Forres Balnageith- if flooding is an issue then a FRA is required.	Burghead caravan site has been scoped in, along with Plantation Cottage, Forres and Balnageith, Forres
		Reasoning for scoping out each site is required.	

		Clarification required as to why the sites at Dallas East End, Fochabers Christies Nursery and Lossiemouth East Beach have been assessed.	Flooding, Landscaping and Ecology issues. However, the sites at Dallas and Lossiemouth East Beach have not been included in the Proposed Plan.
	Scoping of Main Issues	Note that out of 18 main issues, 5 have been scoped out. Question whether water and drainage should be scoped in.	Water and Drainage has been scoped in.
	Assessment Methodology and Assessments	22 sites assessed in table 12, however there were 25 sites scoped in shown in table 9, confirmed by 25 assessments in the appendix. Question why the effects of three sites have not been shown in this section.	This is an editing error which has been addressed.
		It appears that existing policies carried forward have not been assessed. All existing policies being carried forward with no changes do not require assessment. All existing policies carried forward with minor changes and all new policies require assessment.	Not accepted, policies with minor changes have not been assessed.
	Mitigation measures	Information in table 13 is quite generic and the SEA should clearly set out the mitigation measures being proposed.	Mitigation measures are further highlighted in the Proposed Plan.
		Where a policy or proposal would have a significantly negative effect it should be revised to remove the effect. Avoiding negative	In most cases, the methodology for preparing the Plan means that significantly

		effects follows the mitigation hierarchy. 14 sites have been identified as being at risk of flooding, where mitigation could involve reducing the size of the site.	negative effects are unlikely.
	Monitoring	Indicator on waste management could be revised to “reduction in total waste arisings”. Additional indicators could include “% of water bodies with no deterioration where development has taken place” and “length of rive restored through addressing historic engineering structures”. An indicator on planning consents within the functional flood plain would be useful.	It is unclear where or who holds and monitors this information. An indicator on planning consents within the functional flood plain has been included.
	Changes arising from the SEA	This should be upfront in the introduction.	Accepted.

Table 23: Summary of consultation authorities responses

Appendix 5- Policy, Supplementary Planning Guidance and site designation assessment matrices

Strategy/Policy/ Issue/ Settlement Designation: Wind Energy Policy Guidance

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A			No direct relationship with this objective.	
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Transboundary and Cumulative	++	The Guidance aims to direct wind turbines of the right scale to the right location. Wind Energy is being promoted nationally as a key short term measure to achieve the government's targets for climate change. Moray already makes a significant contribution through existing wind turbine developments. The guidance also seeks to protect existing	None

					environmental resources such as peatlands and woodlands which act as carbon sinks.	
4. To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Long	Transboundary and cumulative	++	The Guidance is a positive “tool” to encourage further wind turbine developments in Moray, while safeguarding the environment. This will result in increased renewable energy generation.	None
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific</p>	Long	Transboundary and Cumulative	+	Biodiversity conservation is a key consideration in the Guidance. Scottish Natural Heritage has been consulted at various stages of preparing the Guidance. The Guidance includes information requirements	None

landform	<p>and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>regarding the protection of habitats and species of particular concern in Moray. Biodiversity interests have been a key consideration in the preparation of the Preferred Search area maps. Landscape impact has been a key consideration in preparing the Guidance. A Landscape Capacity Study was commissioned which has identified the capacity within each landscape Character Type for further wind turbine development, as well as identifying specific sensitivities and cumulative impact issues.</p>	
5. To protect and enhance	Will it protect and enhance the district's sites and	Long	Cumulative	+	Protection of cultural heritage assets is a	

cultural heritage and diversity within the Moray Council area	features of historical, cultural and archaeological importance?				key consideration in the guidance. The Regional archaeologist has been consulted and key information requirements are set out in the Guidance.	
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Long	Cumulative	+	Protecting watercourses and their quality is a requirement in the Guidance. SEPA has been consulted and have advised on information requirements.	
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A			No direct relationship with this objective.	
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging	N/A			No direct relationship with this objective.	

	option?					
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	N/A			No direct relationship with this objective.	
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Long	Transboundary and cumulative	+	Promoting renewable energy generation uses such as wind, should theoretically reduce demand for non renewable materials such as coal for power stations and reduce the requirement for less environmentally friendly power generation options.	
11. To protect, enhance and create green spaces and to regenerate	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p>	N/A			No direct relationship with this objective.	

degraded environments	<p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>					
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p>	Long	Cumulative	+	<p>Wind farms are a very emotive subject, with concern within the local community of the long term cumulative impact being to the detriment of the local landscape with a resultant impact upon the attractiveness of the area and general quality of life. The guidance aims to direct suitable scales of wind turbine to the least sensitive environments. Buffer zones around residential property have been included</p>	

	<p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				<p>to safeguard immediate residential amenity. Monitoring of cumulative impacts is a key action point to ensure the guidance is being properly implemented.</p>	
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Conclusions

Environmental issues have been an integral element of the Guidance from its initial inception with the need to achieve the correct balance between helping to achieve national targets for renewable energy generation and safeguarding the local environment. Environmental consultees were contacted at the outset and asked to identify issues they wished to be included, with particular emphasis on Moray issues. The Guidance is based upon the responses from consultees, a Landscape capacity study and a good understanding and experience of dealing with wind energy policy issues. The Guidance identifies spatial frameworks for three of the four “typologies” of wind turbines and sets out Guidance and information requirements on a wide range of issues such as biodiversity, the water environment, cultural heritage, noise and transportation.

Directing the right scale of turbines to the right location is considered to be a significantly positive step for the environment. Safeguards are built into the Guidance, which has been the subject of extensive public consultation.

Strategy/Policy/ Issue/ Settlement Designation: Aberlour – R4 Speyview Housing Designation (Capacity up to 100)

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	Phased development in rural location. No air quality issues in this location.	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of housing should be to a high energy efficiency standard. Under the Building Standards new building should be designed to reduce carbon dioxide emissions. The site is not subject to flood risk.	Climate Change SPG
3. To increase energy efficiency and the proportion of energy generated from	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs	Permanent	Local	+	Buildings should adopt sustainable construction techniques. Renewable energy projects will be	Climate Change SPG

renewable sources	<p>being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				supported in appropriate locations.	
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	Permanent	Local	?	<p>Through the required landscaping provision there is the potential to create green corridors to enhance biodiversity.</p> <p>Depending on the species of conifers red squirrels could be present</p> <p>The site drains to the main stem of the River Spey a SSSI and SAC site.</p> <p>Given the</p>	<p>Climate Change SPG</p> <p>Designation will refer to the retention of the small section of plantation woodland.</p> <p>Habitats Regulations Assessment will be required to evidence suitability of drainage arrangements on site. This will be addressed at planning application stage.</p> <p>Expert landscape</p>

					topography of the site and gateway entrance location landscape impact will be an issue.	advice will be sought on the development of this site to ensure it can integrate sensitively.
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	?	?	?	There is potential for buried archaeological remains.	Archaeological evaluation of 7-10% prior to development commencing.
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	?	?	?	Need to ensure water quality in SAC remains unaffected.	Habitats assessment to establish drainage design, layout and use of SUDS. This will be addressed at planning application stage.
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A			The site is not prime agricultural land.	None
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least	Permanent	Local	+	Houses will have kerbside recycling facilities.	

	environmentally damaging option?					
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	–	<p>The site will require various infrastructure improvements including pedestrian and cycle links. The site is remote from the centre of Aberlour, which may detract from aspirations to increase walking and cycling.</p> <p>The settlement is the largest service provider in Speyside and has a major employer in the form of Walkers and a primary and secondary school which may contribute to reduction in travel.</p>	
10. To ensure prudent use of	Will it minimise the use of water?	Permanent	Local	+	Resource efficiency should	Climate Change SPG

natural resources	<p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				<p>be taken into account when developing the site.</p> <p>The site is not prime agricultural land</p>	
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Permanent	Local	+	<p>The site will require extensive landscaping, provision of open space and linkages to adjacent residential properties.</p>	<p>Site designation will refer to the need for extensive landscape informed by expert landscape advice.</p>
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high</p>	Permanent	Local	+	<p>The site will provide a valuable supply of housing land where there is an identified shortage of affordable housing. Additional housing will also support</p>	

economy with high levels of employment and improving the health and well being of local people	<p>levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				the local services and the primary and secondary schools.	
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Conclusions

This site may not be ideal in terms of its location on the periphery of Aberlour however, due to topographical and infrastructure constraints there are no other viable sites for development. There are acknowledged landscape issues that landscape expertise is being sought to address. The site is also in close proximity to the River Spey, it will have to be evaluated through a Habitat Assessment that there is no likely significant impact on the River Spey SAC.

Strategy/Policy/ Issue/ Settlement Designation: Alves LONG

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this policy	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?				Area for built development is not at risk of flooding. Opportunity on lower land to create a wetland habitat.	
	Will it actively seek to manage or avoid flood risk?	Long	Local	+		
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction?	Long	Local	+	The site offers the opportunity for a flagship development with various development options. Site could incorporate small scale wind turbines or other community scale renewable solutions.	Masterplan to be prepared with renewable energy generation a key requirement.
	Will it lead to an increased proportion of energy needs being met from renewable sources?	Long	Local	+		
	Will energy usage be positively influenced by location and development?	Long	Local	+		
4.To protect	Will it contribute to the	Long	Local	+	Wetland area to be	Masterplan to be

and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>enhanced and integrated as a key open space and access corridor.</p> <p>No detrimental effect on protected species.</p> <p>Development will incorporate extensive landscaping.</p>	prepared incorporating extensive landscaping and development of a wetland area.
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5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?				No sites of cultural heritage will be adversely affected.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				SUDS scheme and watercourses and pollution policies will safeguard against negative impacts.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	Long	Local	-	Land is currently leased by Moray Council for agricultural use.	No mitigation identified, the agricultural land will be "lost" to development.
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	New households will have household recycling facilities.	
9.To promote the use of	Will it improve public transport?	Long	Local	+/-	Development at Alves is on a main	Public transport, walking and cycling

sustainable transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				A96 corridor, which will increase car journeys. Good public transport connections are available along the A96.	connections to be developed through masterplan.
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this policy. Loss of agricultural land addressed above.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	+	Green networks including wetland management and extensive landscaping will be included within the development of the site.	

12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	Long	Local	+	The land is owned by the Council and offers an opportunity for a well designed settlement expansion with sustainable design principles at the heart of the concept. The site can also deliver affordable homes and will support the construction sector during its development.	
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Conclusions

Alves has been identified as a LONG term designation to be subject to a masterplan. The site is owned by the Council and leased for agricultural use, which would be a negative impact in the longer term. However, this is offset by the benefits in terms of woodland planting, wetland management and the opportunity to create a well designed community expansion incorporating renewable energy provision and a proportion of affordable housing.

Strategy/Policy/ Issue/ Settlement Designation- Buckie R11 Barhill Road south

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship to this objective.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Local	+	Climate Change SPG and requirements of Policy ER2 will address climate change issues. A Drainage Impact Assessment is required to deal with surface water issues on site.	The requirement for a buffer to the watercourse is required in the site designation.
3.To increase energy efficiency and	Will it promote the use of sustainable design and construction?	Long	Local	+	As above response to 2.	

the proportion of energy generated from renewable sources	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p>	Long	Local	+	Large area of structural landscaping to provide settlement edge requirement for advanced planting.	

	Will it have a detrimental effect on landscape character and designations?					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?			0	No cultural heritage interests are affected by this designation.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?			0	SUDS policy and policy on watercourses as well as buffer to watercourse will mitigate any impacts on the watercourse.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship to this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	New development will make provision for kerbside collection of materials for recycling.	

9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Long	Local	+	Proposal will be integrated into existing public transport network and link into existing formal and informal pedestrian and cycle links.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	<p>Long</p> <p>Long</p>	<p>Local</p> <p>Local</p>	<p>+</p> <p>—</p>	<p>Climate Change SPG will encourage water minimization.</p> <p>Site is prime agricultural land.</p>	The loss of this prime agricultural land is difficult to mitigate against. Alternative options for settlement expansion of Buckie are limited.
11.To protect, enhance and create green spaces and to regenerate degraded	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p>	Long	Local	+	A Landscape plan will be required to integrate the development and minimise the impact upon the	

environments	<p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				<p>setting of the town. Opportunities for greenspace and encouragement of biodiversity through habitat creation will be promoted in the designation text.</p>	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p>	<p>Long</p> <p>Short</p> <p>Long</p> <p>Short</p>	<p>Local</p> <p>Local</p> <p>Local</p> <p>Local</p>	<p>+</p> <p>+</p> <p>+</p> <p>+</p>	<p>The development will bring short term employment opportunities during the construction phase. Affordable homes will also be provided along with new recreational facilities and links to public transport facilities.</p>	

	Encourage redevelopment of brownfield land?					
	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This is an important edge of settlement, gateway site. Sensitive landscaping is essential to integrate the development into the surrounding landscape and townscape. Development will result in the loss of prime agricultural land, however, options for settlement expansion in Buckie are limited and a landscape assessment has confirmed that with appropriate mitigation, this site can be successfully integrated.

Strategy/Policy/ Issue/ Settlement Designation: Buckie –I8 March Road Industrial Estate (5ha)

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	There may be minimal improvements through reduction in travel associated with creating employment	None

					locally.	
2. To reduce the causes and impacts of climate change	<p>Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p>	Permanent	Local	+	The design of any development should be of a high design quality given the gateway location and visibility. The current building standards require developments to improve thermal performance and reduce carbon dioxide emissions.	Climate Change SPG
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Permanent	Local	+	Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should utilize the opportunities to utilise passive solar gain.	Climate Change SPG

4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	N/A	0	0	<p>There are no biodiversity interests affected.</p> <p>Badgers may be present.</p>	Potential for badger survey work.
5. To protect and enhance cultural heritage and diversity within the Moray Council	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	?	?	?	There is potential for archaeological remains.	Archaeological evaluation required.

area						
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A	0	0	There are no watercourses affected by development.	
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The site is not prime agricultural land	
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	N/A	0	0	The site will provide recycling facilities.	
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of</p>	Permanent	Local	+	The site has good links to the A98 and is accessible on foot and cycle and there are nearby public transport links.	

	journeys?					
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	+	Resource efficiency should be an important consideration in all developments.	Water conservation, sustainable material etc will be promoted through Climate Change SPG.
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Permanent	Local	+	The site will require the current woodland around towns to be incorporated into the designation. This is considered to increase possibility of the planting coming forward.	Seek professional landscape advice on incorporation of structural planting and treatment to settlement boundary.
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high</p>	Permanent	Local	+	There is a requirement for 5 ha of industrial land as identified in the Moray Economic Strategy. This site will support an extension to an	

economy with high levels of employment and improving the health and well being of local people	<p>levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				existing industrial designation providing an opportunity to create local jobs and create a cluster of similar type uses with good access onto the A98.	
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Conclusions

This site is a logical extension to provide additional industrial land requirements identified in the Moray Economic Strategy. There are no significant environmental issues identified, although landscape provision and treatment of this edge of Buckie will require careful consideration in order to address this adequately and expert landscape advice will be sought.

Strategy/Policy/ Issue/ Settlement Designation:R4 Clarkly Hill, Burghead

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A				
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	N/A			Site is not at risk of flooding. Council is preparing Climate Change supplementary planning guidance.	Council to prepare Climate Change supplementary planning guidance.
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by location and development?	N/A			Council is preparing Climate Change supplementary planning guidance.	Council to prepare Climate Change supplementary planning guidance.

<p>4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform</p>	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	<p>0</p>	<p>0</p>	<p>--</p>	<p>Site of Interest to Natural Science is located to the west of this site. Site is of biological and geological importance. The development of the site at Clarkly hill is not considered to have an effect upon this designation. The site is not covered by any landscape designation, however, the site occupies a sensitive edge of settlement location and has been the subject of detailed landscape assessment. Options for expansion of Burghead are limited and this is one of two bids which were submitted. The site</p>	<p>Detailed landscape assessment has been undertaken and identified that the site could accommodate development, with appropriate mitigation.</p>
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					has a sense of detachment from the rest of the village.	
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	0	0	0	No sites/ buildings of historic importance	
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A				
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A				
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging	N/A				

	option?					
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	If the site was developed for residential use, it would require sustainable transport options. This is particularly important given its relative isolation and detachment from the rest of the village. Safe road crossings will be important.	
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	0	0	0	The site is not prime agricultural land.	
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant</p>	Permanent	Local	+	Green spaces would be required as part of any residential development.	

	<p>contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>					
<p>12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p>	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of</p>	Temporary	Local	+	<p>Employment will be supported during the construction phase. Affordable housing units would be provided.</p>	

	sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This is a sensitive edge of settlement site. There are no simple solutions to the future expansion of Burghead and this site is one of two “bids” which were assessed. The site feels detached from the rest of the village and would have an impact upon the entrance to the village. However, a detailed landscape study has been undertaken, which concluded that the site could accommodate development and from a landscape perspective, this is the best option available.

Strategy/Policy/ Issue/ Settlement Designation- Burghead T2 caravan site extension

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this policy	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?				No relationship with this policy.	

3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Long	Local	+	New developments are required to comply with Policy ER2 and Building Regulations.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan</p>	Long	Local	-	<p>SNH has identified the need for species (red squirrel) surveys and to ensure that there is no adverse impact upon the Moray Firth SAC through foul drainage.</p> <p>Southern part of site is within SINS designation.</p>	Site has been assessed through the Natura Assessment and mitigation measures included within the site designation text. Provided there are no new outfalls or drainage direct to the sea, then this proposal should not affect the SAC interests.

	<p>targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?			+/-	Area to the south is noted in the sites and monuments records as having a prehistoric flint working area and possible prehistoric human bone remains were found in the nearby dune system in 2005. Archaeological watching brief is required.	Archaeological watching brief has been included within the site designation.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?			0	SEPA advise that surface water should be removed to the sea, however, this could conflict with concerns expressed by SNH regarding the potential impact of	Clarification required of surface water drainage arrangements.

					drainage on the SAC interests.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?			+	There is no direct relationship with this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	All new developments will provide for recycling collection facilities.	
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Long	Local	+	A Transportation Statement is required. The site is well connected and offers walking, cycling connections to local facilities and recreational routes.	
10.To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials?				No direct relationship with this objective.	

	Will it protect and enhance the use of prime agricultural land?					
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>			-	The proposal would involve some tree felling to create pockets for small groups of static caravans.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p>	Long	Local	+	The proposal will help support tourism in Moray, with support for local services and the local economy.	

local people	<p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>					
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Conclusions

The proposal will require some tree felling to create pockets of land for static caravans for tourist accommodation. Care will be required to avoid disturbance to red squirrels and clarification of surface water drainage is required to ensure no adverse impacts upon the Moray Firth Special Area of Conservation interests.

Strategy/Policy/ Issue/ Settlement Designation: Craigellachie – R2 Spey Road Housing Designation (capacity 10 houses)

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	Small scale development of 10 houses	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of housing should be to a high energy efficiency standard. Under the Building Standards new building should be designed to reduce carbon dioxide emissions. The site is not subject to flood risk	Climate Change SPG
3.To increase energy efficiency and the proportion of energy generated from	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs	Permanent	Local	+	Buildings should adopt sustainable construction techniques. Renewable energy projects will be	Climate Change SPG

renewable sources	<p>being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				supported in appropriate locations	
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	Permanent	Local	--	<p>The site is currently unmanaged plantation that has not been adequately maintained. Felling is required to make way for housing but the balance should be retained and thinned which should improve its biodiversity value.</p> <p>The site is in close proximity to River Spey SAC which is important for otters and salmon. Concerns regarding surface water run-off during construction</p>	<p>Designation to make reference to thinning and retention of balance of woodland on site.</p> <p>Appropriate Assessment required to evidence that the proposal will have no adverse impact on the integrity of the SAC. This will require to be resolved prior to including the site within</p>

					and occupation.	the Proposed Plan. The designation will reference requirements for an other survey.
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	N/A	0	0	There is no historical, heritage or cultural designations on the site or in close proximity.	None
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Permanent	Local	0	The River Spey has moderate ecological status as a result of pressures including sewerage pollution.	Waterbodies and pollution policy
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The site is not prime agricultural land.	
8. To reduce the amount of waste produced and increase the amount of	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual	N/A	0	0	Households will have kerbside recycling facilities provided.	

recycling	disposal through the least environmentally damaging option?					
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	The site is located in close proximity to the centre of Craigellachie and close to the school.	
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	+	Resource efficiency should be taken into account when developing the site.	Climate Change SPG
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the</p>	Permanent	Local	+	The balance of the site will remain as woodland which will provide a setting for this edge of Craigellachie.	

	<p>regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>					
<p>12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p>	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p>	Permanent	Local	+	<p>The site will provide a valuable supply of housing land in an area that has an identified lack of affordable housing provision. The site lends itself to be developed as individual plots and is in close proximity to services including a primary school.</p>	

	Improve access to health facilities?					
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Conclusions

The ability to develop this is dependent upon being able to demonstrate that there will be no adverse impact on the River Spey SAC, this issue would need to be resolved prior to inclusion within the Proposed Plan.

Strategy/Policy/ Issue/ Settlement Designation: Craigellachie – Speyside Cooperage Housing Designation

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans-boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	Small scale development in rural location with no existing air quality issues	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be	Climate Change SPG

					<p>designed to reduce carbon dioxide emissions.</p> <p>The site is not at risk of flooding.</p>	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Permanent	Local	+	<p>Buildings should adopt sustainable construction techniques.</p> <p>Renewable energy techniques will be supported in appropriate locations.</p>	Climate Change SPG
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific</p>	?	Local	?	<p>The site sits above the River Fiddich, need to ensure the integrity of the SAC is unaffected.</p> <p>The adjacent woodland is likely to have red squirrels and badgers present.</p>	<p>Habitats Regulations Assessment will have to be undertaken to establish whether drainage proposals are appropriate.</p> <p>Surveys will be required for development close to trees or affecting trees.</p>

landform	<p>and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>This could be quite a sensitive area in terms of the change in landscape housing could have.</p>	<p>Designation will refer to the requirement for extensive landscaping and sensitive siting of housing to avoid skyline positions.</p>
5. To protect and enhance cultural heritage and diversity within the Moray Council area	<p>Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?</p>	?	?	?	<p>There is potential for buried archaeological remains.</p>	<p>Archaeological evaluation of 7-10% prior to development commencing.</p>
6. To protect and enhance the quality of the districts ground, river and sea water systems	<p>Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?</p>	Permanent	Local	+	<p>The site sits above the River Fiddich, need to ensure the integrity of the SAC is unaffected.</p>	<p>Habitats Regulations Assessment will have to be undertaken to establish whether drainage proposals are appropriate.</p>
7. To improve soil quality and use soil in a sustainable manner	<p>Will it protect and improve the quality of the soil?</p>	N/A	0	0	<p>The site is not prime agricultural land.</p>	<p>None</p>

8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Permanent	Local	+	Houses will have kerbside recycling	
9. To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Permanent	Local	–	The site is somewhat remote from the centre of Craigellachie which may inhibit walking and cycling. Moray is rural in nature with regional service centres which means there is a high dependency on car use and higher than average car ownership.	
10. To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials? Will it protect and enhance	Permanent	Local	+	Resource efficiency should be taken into account when developing the site. The site is not	Climate Change SPG

	the use of prime agricultural land?				prime agricultural land.	
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Permanent	Local	+	As part of the extensive landscaping required to assist the development to integrate sensitively there will be a requirement to create green corridors and community green spaces.	<p>There will be reference in the designation to provision of extensive landscaping, green corridors and community greenspace.</p> <p>Climate Change SPG</p>
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p>	Permanent	Local	+	The village has some local services including a Primary School. The site will provide housing land in an area that has been identified as lacking affordable housing. The designation of this site will meet that demand.	

	<p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>					
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Conclusions

This site is located on the periphery of Craigellachie and not ideal in terms of promoting sustainable travel, this is common to many of the rural settlements across Moray where there is a high dependency on car use. Topographic constraints mean that there is a lack of alternative sites. There are acknowledged landscaping issues that will require to be addressed sensitively to avoid adversely affecting the landscape character. The site is also in close proximity to the River Fiddich and as part of the planning application process a Habitat Regulations Assessment will have to be provided evidencing that drainage arrangement will have no adverse impact on the SAC.

Strategy/Policy/ Issue/ Settlement Designation:Dufftown R3 Hillside Farm Housing Designation (capacity up to 100 units)

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	O	O	Phased development in a rural location. No existing air quality issues in this location.	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions. The site is not	Climate Change SPG

					subject to flood risk. There are known issues of surface water run-off. The ditch to the south of Hillside farm is currently part of the flood risk management watercourse inspection regime.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Permanent	Local	+	Buildings should adopt sustainable construction techniques. Renewable energy projects will be supported in appropriate locations.	Climate Change SPG
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p>	Permanent	Local	+	The site is in close proximity to Hillside burn, a tributary of the River Spey.	Reference in designation to appropriate design, layout and use of SUDS will be necessary to ensure that water quality in the

protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>In terms of landscaping the site will require careful consideration of the change in levels to ensure that the development integrates into the surrounding landscape and existing townscape.</p>	<p>SAC is unaffected.</p> <p>There will be reference within the designation to importance of landscaping and to the topography of the site and appropriate siting and scale of dwellings.</p>
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	?	?	?	There is potential for buried remains	Archaeological evaluation of 7-10% undertaken at planning application stage.
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Permanent	Local	+	The site is in close proximity to Hillside burn, a tributary of the River Spey.	Reference in designation to appropriate design, layout and use of SUDS will be necessary to ensure that water quality in the

						SAC is unaffected. This will be dealt with at planning application stage.
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The site is not prime agricultural land.	None
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Permanent	Local	+	Households will have kerbside recycling facilities provided.	
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	This site is well located in close proximity to shops, services and local primary school. The provision of pedestrian and cycle linkages should encourage walking and cycling especially to nearby primary school.	
10. To ensure	Will it minimise the use of	Permanent	Local	+	Resource	

prudent use of natural resources	<p>water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				efficiency should be taken into account when developing the site.	
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Permanent	Local	+	The site will require extensive landscaping, provision of open spaces and linkage to adjacent residential properties.	Site designation will refer to the need for extensive landscaping, creation of greenspaces and green corridors.

12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	Permanent	Local	+	The site will provide a valuable supply of housing land where there is an identified shortage of affordable housing. Additional housing will also help to support local services including shops, employers and the primary school.	
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Conclusions

This site is being designated to meet housing land requirements in an area with an identified lack of affordable housing. There are potential impacts on the River Spey SAC primarily, how surface water from the site will be dealt with and this will have to be addressed at planning application stage. In addition to this design and layout of the designation will need to take account of the topography of the site to ensure the gradient is dealt with sensitively and there are is no detrimental impact on the landscape or townscape as a result of the development.

Strategy/Policy/ Issue/ Settlement Designation:Elgin North East LONG

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	?	?	-	<p>Effects are difficult to predict at this time. While increased housing will inevitably lead to increased traffic and emissions. However, this can be reduced, offset and mitigated through a range of measures such as promoting sustainable design and construction, tree planting and landscaping and sustainable transport options being provided.</p> <p>Existing air pollution problems caused by standing traffic in</p>	<p>Extensive tree planting to be provided. Sustainable transport options to be provided, along with local facilities and employment opportunities.</p> <p>Policy on sustainable design and construction to be included.</p>

					Elgin are likely to be alleviated when a bypass is built as part of the dualling of the A96.	
2. To reduce the causes and impacts of climate change	<p>Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p>	Short	Local	0	<p>Marginal edges of the LONG term site are at risk of flooding. These areas are likely to be used for landscaping or other “non built” land uses. Buildings will be required to meet building regulations and will therefore minimise emissions. Sustainable travel options will minimise use of motor vehicles. Council is preparing Climate Change supplementary planning guidance.</p>	<p>Sustainable travel plans.</p> <p>Avoidance of areas at risk of flooding.</p> <p>Local employment opportunities created.</p> <p>Sustainable design and construction and building standards to be met.</p> <p>Council to prepare Climate Change supplementary planning guidance.</p>
3.To increase energy	Will it promote the use of sustainable design and	Long	Local	+	Buildings will be required to be	Implementation policies to refer to

<p>efficiency and the proportion of energy generated from renewable sources</p>	<p>construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				<p>energy efficient through policies and building regulations. Policies will encourage use of renewable energy technology.</p> <p>Buildings should be sited to utilize shelter and solar gain.</p> <p>Council is preparing Climate Change supplementary planning guidance.</p>	<p>siting, utilize shelter and solar gain. Council to prepare Climate Change supplementary planning guidance.</p>
<p>4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and</p>	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific</p>	<p>Long</p>	<p>Local</p>	<p>+</p>	<p>Opportunities for habitat creation through extensive structural landscaping and linking into adjacent green corridors.</p> <p>Loch Spynie SPA and Ramsar site are located a short</p>	<p>Site to be assessed in detail as part of the Appropriate Assessment at the proposed Plan stage.</p> <p>Scottish Natural Heritage to be invited to participate in the masterplan preparation.</p>

landform	<p>and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>distance from the north of this site. Spynie geological SSSI is immediately adjacent to the site and Spynie SINS designation overlaps part of the site. Safeguarding will be required through strong policies protecting watercourses, as contained in the Moray Local Plan 2008. This would ensure there is no impact on the water quality at Loch Spynie. Development proposals likely to have a significant effect on qualifying interests of the SAC would require an Appropriate Assessment. Developments</p>	<p>Policies protecting watercourse and designated nature conservation sites to be included in Plan. The existing policies in MLP2008 have worked well.</p>
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					where it cannot be demonstrated that there will be no significant effect will be refused. This site will be assessed further as part of the Appropriate Assessment at the proposed Plan stage of the LDP process.	
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	0	There are a number of archaeological points of interest which will require further evaluation and discussion with the Regional Archaeologist as part of the masterplan preparation process.	Regional Archaeologist to be involved in preparation of the masterplan. Policies protecting archaeological sites to be included.
6. To protect and enhance the quality of the districts ground, river	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological	Long	Local	?	Potential impact upon Loch Spynie would require detailed assessment.	Watercourse and pollution policies required.

and sea water systems	status in the water environment?					
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A				
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	New homes and business premises will have kerbside and other waste recycling initiatives.	
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Long	Local	+	Sustainable travel options will be required to provide public transport links and walking/ cycling routes.	Policies requiring sustainable travel required.
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand</p>	?	Local	-	Site is mainly agricultural land and woodland. Part of the bid is	

	<p>for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				<p>prime agricultural land but this area is not preferred for development as a result of the landscape study and therefore there will be no loss of prime agricultural land.</p>	
<p>11. To protect, enhance and create green spaces and to regenerate degraded environments</p>	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	+	<p>New green spaces will be created to link into existing green corridors. This will consist of structural landscaping and open space provision within developments. A landscape study has already been undertaken and further work will be carried out as part of the masterplan.</p>	<p>Structural landscaping, green corridors and open space provision to be further detailed through the masterplan.</p>
<p>12. To secure a better quality of life for local people through improvements</p>	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car</p>	Long	Local	+	<p>Site will provide a long term supply of housing for Elgin, including much needed affordable</p>	None

to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				<p>homes.</p> <p>The site will also provide new employment land, land for recreation and leisure uses.</p> <p>The site is Greenfield.</p> <p>Demand for new health facilities is unknown at this time, but given the size of the proposed expansion to the north, there may be some requirement for NHS provision.</p>	
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Conclusions

This site is proposed as a LONG term site providing a significant supply of land for both residential and employment uses. Other uses such as leisure and recreation will be provided. There is also likely to be demand for health and retail facilities. An Appropriate Assessment is required prior to inclusion within the Proposed Plan, to assess likely impacts upon Loch Spynie SAC and Ramsar site. A masterplan is to be prepared for the site which will specifically address a number of potential environmental concerns including the impact upon Loch Spynie SPA and Natura site, archaeological evaluation, the need for sustainable travel, structural and amenity landscaping provision and sustainable design and construction techniques.

Strategy/Policy/ Issue/ Settlement Designation- Elgin south LONG

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No direct relationship with this objective.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Local	+	New housing will be designed to meet climate change obligations and must address the requirements of Policy ER2 and Building Regulations.	
3.To increase	Will it promote the use of	Long	Local	+	New homes will be	

energy efficiency and the proportion of energy generated from renewable sources	<p>sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				built to sustainable design and construction standards.	
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p>	Long	Local	+/-	The scale of development proposed will inevitably have an initial negative impact upon the landscape and there may be impacts upon biodiversity. However, mitigation measures have been identified including species surveys and advance planting to minimise adverse effects and integrate this	Mitigation actions have been identified in the site designation, including habitat creation, species surveys and advance planting to create a landscape framework.

	Will it have a detrimental effect on landscape character and designations?				significant settlement expansion into the landscape.	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	+/-	Archaeological interests will need to be investigated and mitigated where required.	The need for archaeological surveys has been identified in the Plan.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Long	Cumulative	+	Opportunities to enhance biodiversity value of the Linkwood Burn. Policies on Watercourses and Pollution will safeguard against adverse effects.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No direct relationship with this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least	Long	Local	+	All new developments will have kerbside recycling. During construction phase, a	

	environmentally damaging option?				sustainable waste management plan will be implemented by the developer.	
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Long	Local	+	Site will be well connected into local network and link to bus and train stations, which will reduce dependency on the car. Footpath and cycle connections will be required and these will reduce car dependency.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No direct relationship with this policy. Site extends south of Elgin onto agricultural land.	
11.To protect, enhance and create green spaces and to	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of</p>	Long	Local	+	Extensive landscape mitigation works will be required to	Landscape mitigation works have been identified in the Plan.

regenerate degraded environments	<p>green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				create and reinforce green networks.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of</p>	Long	Cumulative	+	This extensive longer term settlement expansion will provide significant affordable housing, new green networks and support the local economy through the construction phases.	Masterplan is essential to deliver a well connected, successful new “place” as a southern expansion of Elgin.

	brownfield land?					
	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

Proposal is for a significant scale of long term settlement expansion to the south of Elgin. Connectivity and landscape integration are key challenges for this site. At the Main Issue Report stage, the Council had significant concerns regarding the landscape impact of this proposal, as it extends south onto a relatively open agricultural plan. Topography and limited existing planting means that substantial advance planting is required to successfully integrate this proposal into the landscape. Mitigation proposals have been identified and included within the Plan.

Strategy/Policy/ Issue/ Settlement Designation- Elgin R10 Linkwood Steadings

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/minimising air pollution?				No direct relationship with this objective.	
2.To reduce the causes and impacts of	Will it contribute to the reduction of greenhouse gas emissions in line with the		Local	+	Site is not at risk of flooding. New development will	

climate change	<p>national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p>				meet Building Regulations, sustainable design and construction principles and the requirements of Policy ER2.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Long	Local	+	As above, Policy ER2 requirements must be met. New buildings should maximize solar gain.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific</p>	Long	Local	+/-	<p>Existing buildings on site require bat surveys to be undertaken which may require mitigation actions.</p> <p>The 2005 Landscape Study described this site as a wooded estate, enclosed</p>	Bat survey to be undertaken and if roosts will be lost then a European Protected Species license will be required.

landform	<p>and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>by small scale landforms, buildings, woodlands and walls associated with Dunkinty estate. A belt of existing woodland screens the site to the north west. Woodlands and low knolls create a strong sense of enclosure along the south western edge of Elgin.</p>	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	<p>Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?</p>	Long	Local	+/-	<p>Low potential for archaeological remains within this site. Sustainable reuse of the 19th century buildings is the preferred option. If these buildings were proposed for demolition or redevelopment then a Building Survey would be required as</p>	<p>Reference to the need for a building survey to be added to the designation text.</p>

					archaeological mitigation.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?			0	No direct relationship with this objective. Local Development Plan policies on SUDS, Watercourses and Pollution will safeguard from any significant adverse impacts.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No direct relationship with this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	Designation text seeks sustainable re-use of the existing buildings and retention of the front façade. New developments will have kerbside collection of recycling materials.	
9.To promote the use of	Will it improve public transport?	Long	Local	+	TA will be required. New	

sustainable transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				connections for vehicles, pedestrians and cyclists will be provided. Local facilities are within walking distance of this site, with nearby public transport connections.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No direct relationship with this objective.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further</p>			+	Site can connect into adjacent green networks including Maggot wood and woodlands around Dunkinty.	

	degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>			+	<p>Site is within walking distance of local facilities and will help to deliver affordable housing and support employment during construction.</p> <p>Parts of the site are brownfield.</p>	

Conclusions

This proposal does not raise any significant adverse environmental impacts. Additional mitigation has been added to the site designation text requiring a building survey if proposals involve redevelopment/ demolition of the existing 19th century buildings.

Strategy/Policy/ Issue/ Settlement Designation: R12 Knockmasting wood, Elgin

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A				
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	?	Local	-	Site is at risk of flooding and a FRA will be required prior to inclusion of the site within the Local Development Plan. Council is preparing Climate Change supplementary planning guidance.	Satisfactory FRA required prior to inclusion in the Plan. Council to prepare Climate Change supplementary planning guidance.
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources?	Long	Local		Council is preparing Climate Change supplementary planning guidance.	Council to prepare Climate Change supplementary planning guidance.

	Will energy usage be positively influenced by location and development?					
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	?	Local	?	<p>Site is bounded by the golf course and the Wards wetland site, which is a local designation. The sites are rich in biodiversity. The potential impact on the Wards wetland will require detailed investigation and mitigation at the development management stage. The Wards acts as a local sponge for surface water and is also an important recreational resource. Site has been considered in the previous landscape study, which identified key features to be</p>	<p>Consultation with SNH to evaluate the potential impact upon the Wards wetland wildlife site will be required. Surveys for a number of protected species will be required.</p> <p>Landscape mitigation works will be required.</p>

					safeguarded and recommended that development take place on lower lying areas.	
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	?	Local	?	Archaeological evaluation will be required.	
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	?	Local	?	Site is within 150 metres of the River Lossie. Potential impact upon the river and water quality should be further evaluated at development management stage.	Further evaluation of impact upon the River Lossie.
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A				
8. To reduce the amount of waste produced and increase	Will it ensure that the management of waste is consistent with the waste management hierarchy by	N/A				

the amount of recycling	reusing/recycling and residual disposal through the least environmentally damaging option?					
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	If the site is successfully developed, sustainable transport options will be required, including walking and cycling connections into adjacent areas.	
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	N/A				
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant</p>	Permanent	Local	+	New residential development will be required to provide new green spaces and to link into adjacent green corridors.	

	<p>contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>					
<p>12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p>	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of</p>	Permanent	Local	+	<p>New residential development will support local housebuilding industry and will provide much needed new affordable homes.</p>	

	sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This proposal raises a number of environmental concerns. The impact upon the water environment will need detailed investigation and the preparation of a Flood Risk Assessment. The site is currently identified as being at Risk of Flooding, is in close proximity to the River Lossie and could have an impact upon the Wards wildlife site. Evaluation of the impact upon habitats and species within the Wards, which is a local wildlife site, will be required.

Landscape mitigation works will be required and a number of transport network improvements will be required prior to any development progressing.

Strategy/Policy/ Issue/ Settlement Designation: Fochabers LONG East of Ordiquish Road.

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?			0	No direct relationship with this objective.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Local	+	Site is not at risk of flooding. New development will be designed to meet Building Regulations and the terms of Climate Change	

					SPG and Policy ER2.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Long	Local	+	As above, buildings will comply with Building Standards, Climate Change SPG and Policy ER2.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving</p>	Long	Local	0	The designated housing site is a suitable distance from the River Spey and its tributaries to minimise the potential to affect water quality and sedimentation with the provision of information on measures to protect the water environment there should be no adverse impact on	

	<p>local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>the integrity of the SAC.</p> <p>The site is not considered to have a significant adverse impact on the landscape. The retention of trees along the northern boundary, footpath and cycle connections will be important to integrate into the town.</p>	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	+	Archaeological evaluation will be required on this site. As this is a LONG term designation this mitigation has not been written into the detailed site designation of the text at this stage.	Archaeological evaluation to be carried out when LONG term site is brought forward for development.
6.To protect and enhance the quality of	Will it help to prevent deterioration of the ecological status of the water			0	See above comments under biodiversity. SUDS	

the districts ground, river and sea water systems	environment and help to achieve good ecological status in the water environment?				and water management plan have been requested by SEPA.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No direct relationship with this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	New developments will have kerbside recycling collections.	
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Long	Local	+	New development is relatively well connected to public transport network and will benefit from new walking and cycling connections.	
10.To ensure prudent use of	Will it minimise the use of water?				No direct relationship with	

natural resources	<p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				this objective.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	+	Mature trees to be retained, new open spaces will be provided to meet the standards required.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver</p>	Long	Local	+	<p>New housing on this site will provide much needed affordable housing and help to support local services in the town.</p> <p>Site is located relatively close to schools and</p>	

and improving the health and well being of local people	<p>affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				recreational facilities.	
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Conclusions

The main environmental issues arising from this proposal is the proximity of the site to the River Spey SAC and the possible impacts upon the water environment. Detailed discussions have taken place with Scottish Natural Heritage during the preparation of the Habitats Regulation Appraisal. The Appraisal concluded that the site is a suitable distance from the River Spey and its tributaries to minimise the potential to affect water quality and sedimentation with the provision of information on measures to protect the water environment there should be no adverse impact.

Strategy/Policy/ Issue/ Settlement Designation: Fochabers R3 East of Duncan Avenue

Objective	Questions	Long/ Short term. Permanen t/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No direct relationship with this policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Local	+	New buildings will be required to comply with Building Standards, Climate Change SPG and requirements of Policy ER2.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by location and development?	Long	Local	+	As above.	

<p>4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform</p>	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	<p>Long</p>	<p>Local</p>	<p>-</p>	<p>Access to the site would pass through a wooded area, which along with stone wall will be retained to provide an attractive frontage. The wooded area and stone wall frontage should be retained to provide an attractive entrance. 50% of the site should be planted to create structure planting to mitigate against impacts from the bypass and to integrate the proposal into the local landscape. Due to proximity to River Spey SAC information should be submitted to support proposals demonstrating that adequate protection</p>	<p>A range of mitigation measures has been identified and included within the Plan. The wording regarding the presence of bats and red squirrels could be strengthened.</p> <p>Further safeguarding is provided through the Protected species policy.</p>
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					<p>measures can be put in place to avoid impact on water quality.</p> <p>As a wooded area there may be presence of presence of bats or squirrels, and if found to be present the developer should provide mitigation measures.</p> <p>The designated housing site is a suitable distance from the River Spey and its tributaries to minimise the potential to affect water quality and sedimentation with the provision of information on measures to protect the water environment there should be no adverse impact on</p>	
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					the integrity of the SAC.	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?			0	Although within the Gordon Castle Historic Gardens and Designed Landscape, the bypass has effectively severed this, and there are no objections from Historic Scotland. An archaeological watching brief would be required given recorded evidence nearby.	Mitigation has been included in the Plan.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?			0	See above comments under biodiversity. Text has been included within the site designation requiring further information requirements to ensure water quality of the River	Mitigation has been included in the Plan. Further safeguarding is provided through policies on Pollution and Watercourses.

					Spey is not compromised. Text has also been included regarding the need to safeguard and buffer the watercourse which crosses the site.	
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No direct relationship with this objective.	
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	New developments will be served by kerbside recycling collections.	
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p>	Long	Local	+	New development will be well connected into the road network and public transport services. New footpath and cycling links will be incorporated.	

	Will it shorten the duration of journeys?					
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No direct relationship with this objective.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	+	Mature trees will be retained. No more than 50% of the site is to be developed with the remainder to be used for structure planting to integrate the site into the landscape and provide screening from the bypass. Further open spaces will be provided in accordance with the Open Space policy requirements.	

12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	Long	Local	+	<p>This site is well located close to the town centre and local facilities. An element of affordable housing will be provided to meet local need.</p>	
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Conclusions

This site was not preferred at the Main Issues Report stage as there were a number of environmental constraints which required further consideration. However, further consultation with SNH, SEPA and the Moray Flood Team along with structural planting requirements has resulted in a proposal for only half of the site with the remainder providing structural landscaping between the new housing and bypass. The existing trees and stone walling will be retained providing an attractive entrance to the site, which is well located close to local facilities.

Habitats Regulation Assessment has concluded that the site is located far enough away from the River Spey SAC to avoid any adverse impacts upon the designation. However further information may be requested at planning application stage to ensure the watercourse on site and water quality is not adversely affected.

It is recommended that the wording regarding the presence of protected species is strengthened to require the developer to carry out species survey pre-application to identify presence and any required mitigation.

Strategy/Policy/ Issue/ Settlement Designation: Fochabers OPP3 Lennox Crescent, OPP4 Garden Centre and OPP5 High Street

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	May be some minimal improvements through reduction in travel associated with creating local employment opportunities	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of any development should be of a high design quality given the gateway location and visibility from the A96 bypass. The current building standards require developments to improve thermal performance and reduce carbon dioxide emissions.	Climate Change SPG

					The sites are not subject to flood risk.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Permanent	Local	+	Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should utilize the opportunities to utilize passive solar gain.	Climate Change SPG
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest?</p>	<p>N/A</p> <p>Permanent</p>	<p>0</p> <p>Local</p>	<p>0</p> <p>?</p>	<p>There are no issues for the River Spey SAC/SSSI providing adequate SUDS can be implemented as the sites are distant from the river.</p>	<p>Reference in designation to adequate drainage arrangements to avoid negative impact on the SAC. This should be dealt with at planning application stage.</p> <p>Reference within designation to retention of existing</p>

	<p>Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>These are highly visible sites and landscaping provision will be required to provide a high quality setting for any potential development</p>	<p>mature trees, provision of landscaping and working with the existing natural features on site to help development integrate sensitively.</p>
5. To protect and enhance cultural heritage and diversity within the Moray Council area	<p>Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?</p>	N/A	0	0	<p>One of the sites lies within Gordon Castle (Bog of Grant) Inventory Designed Landscape.</p> <p>No other cultural heritage assets nearby.</p>	None
6. To protect and enhance the quality of the districts ground, river and sea water systems	<p>Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?</p>	N/A	0	0	<p>No issues with River Spey SAC providing adequate SUDS can be implemented.</p>	<p>Reference in designation to adequate drainage arrangements to avoid negative impact on the SAC. Requirement to submit a construction phase management plan. These details should be dealt with at</p>

						planning application stage
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The sites are not prime agricultural land.	None
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Permanent	Local	+	Recycling facilities will be provided	None
9. To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Permanent	Local	+	The sites are easily accessed by foot and cycle from Fochabers. The site is well connected to the trunk roads network and public transport.	None
10. To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials?	Permanent	Local	+	Resource efficiency should be taken into account when developing the	Climate Change SPG

	Will it protect and enhance the use of prime agricultural land?				sites. Water conservation, sustainable material etc will be promoted through Climate Change SPG.	
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Permanent	Local	+	These are highly visible sites and landscape provision will be required to provide a setting for any potential development. This should link to the existing green spaces surrounding the site.	Reference within designation to retention of existing mature trees, provision of landscaping and working with the existing natural features on site to help development integrate sensitively.
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p>	Permanent	Local	+	These sites have been identified due to the opportunities resulting from the construction of the A96 bypass, to create a cluster of commercial uses. The site will provide employment land	

employment and improving the health and well being of local people	<p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				<p>and offer the prospect of creating local jobs. The sites also promote the development of brownfield land.</p>	
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Conclusions

The sites have been identified to promote employment uses on the existing garden centre/nursery. The proximity of the site to the River Spey SAC means that SUDs and drainage arrangements will have to be designed to avoid adverse impact on water quality. In addition to this the sites occupy a gateway location and will be visible due to their positioning in relation to the bypass. To minimise potential landscape impact existing mature trees should be retained where possible and landscaping provided to create a setting for a high quality development.

Strategy/Policy/ Issue/ Settlement Designation: I8 Cassieford West, Forres

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A				
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	0	0	0	Site is not at risk of flooding. Council is preparing Climate Change supplementary planning guidance.	Climate Change Supplementary Planning Guidance to be prepared.
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by location and development?	?	Local	0	Climate Change supplementary planning guidance to be prepared.	Sustainable design and construction policies required. Climate change supplementary planning guidance to be prepared.
4. To protect and enhance	Will it contribute to the protection and enhancement	0	0	0	No designated sites affected.	

the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Short	Local	?	A number of archaeological points of interest will require evaluation.	Further consultation required with the Regional Archaeologist at development management stage.
6. To protect and enhance	Will it help to prevent deterioration of the ecological	Permanent	Local	?	The site is located within 1 km of	Further consultation and consideration of

the quality of the districts ground, river and sea water systems	status of the water environment and help to achieve good ecological status in the water environment?				Findhorn Bay which is subject to a number of environmental designations for its, and the Moray Firth's, biodiversity value. The development must ensure that it has no impact upon water quality and further consultation with Scottish Natural Heritage and SEPA will be required.	potential impact on water quality at development management stage.
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A				
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	N/A				
9. To promote	Will it improve public	Long	Local	+	The proposed use	

the use of sustainable transport options	<p>transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				of the site is for community/ industrial use. The site will either provide leisure/ recreation facilities or employment land and may also help to “unlock” site 17 Springfield for further employment opportunities.	
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	-	Part of the site is prime agricultural land, which will be lost if the site is developed.	
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p>	Permanent	Local	+	The site will be landscaped and open space provision will be dependent upon the final use.	

	Will it result in further degradation of environments?					
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p>	Permanent	Local	+	The final use of the site is unknown at present. Employment will be supported during the construction phase, but the final use will determine the number of jobs created.	

	Improve access to health facilities?					
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Conclusions

This site has been identified as having the potential to meet demand for new community/ recreational use or for general industrial land. The site offers the secondary benefit of potentially unlocking access to site I7 Springfield which has remained undeveloped since being included in the Moray Local Plan 2008.

Development of the site will lead to a loss of prime agricultural land, which is permanent and cannot be mitigated. The benefits of the designation and future use of the site are considered to outweigh the loss of this resource.

Strategy/Policy/ Issue/ Settlement Designation: housing development at Dallas Dhu LONG, Forres

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A				
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The proposal is to prepare a masterplan for land uses which are compatible with the flood storage area at the south of Forres.	Masterplan to be prepared to address the complexity of the proposal and ensure the flooding issues are fully addressed. Climate change supplementary

					<p>This is proposed to take the form of various tourism and leisure uses. The applicant and planning service have been in close consultation with the Flood Alleviation team to ensure proposals in the new Local Development Plan are consistent with the Flood scheme for the Mosset Burn. The Council is preparing Climate Change supplementary planning guidance.</p>	<p>planning guidance to be prepared.</p>
<p>3.To increase energy efficiency and the proportion of energy generated from renewable sources</p>	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be</p>	<p>Permanent</p>	<p>Local</p>	<p>+</p>	<p>The landowner is committed to providing a high quality development. This will be encouraged through the masterplan process and appropriate site</p>	<p>Climate Change supplementary planning guidance to be prepared.</p>

	positively influenced by location and development?				designation and policies to encourage sustainable design and construction. The Council is preparing Climate Change supplementary planning guidance.	
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p>	Long	Permanent	+	<p>The masterplan is likely to include opportunities for habitat creation and environmental education.</p> <p>SNH will be consulted on the masterplan to ensure no adverse impact upon biodiversity interests.</p> <p>No designated sites will be adversely affected.</p>	SNH to be consulted on masterplan and at development management stage.

	Will it have a detrimental effect on landscape character and designations?					
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Permanent	Local	0	There are a number of sites of historic and archaeological interest in and around Dallas Dhu and the base of Wright's hill. The most significant is Dallas Dhu distillery which is a category A listed building. Historic Scotland will be a key consultee in the preparation of a masterplan for the housing proposals.	Historic Scotland to be consulted in the preparation of the masterplan.
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A				

7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	Long	Local	+	Proposal is to use the land in a sustainable and productive manner, while respecting that much of the site is constrained for water storage in the event of a serious flooding event.	
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	N/A				
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	Sites and tourism/leisure attractions will require to be linked and promote sustainable transport options.	Sustainable transport options to be provided and considered as part of the masterplanning process.

10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	?	?	?	Land is not prime agricultural land	
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Permanent	Local	++	New links into adjacent areas will be provided and will build upon the outstanding Sanquar woodlands as a recreational resource. New housing developments will provide formal and informal open spaces.	Open spaces to be considered as part of the masterplan process.
12. To secure a better quality of life for local people through improvements to service provision, sustaining a	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?	Permanent	Local	++	The proposal will contribute towards the supply of affordable homes and provide a network of footpaths and cycleways.	

<p>healthy economy with high levels of employment and improving the health and well being of local people</p>	<p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				<p>Employment opportunities will be created during the construction period with longer term job creation in the leisure and tourism sector.</p>	
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Conclusions

The proposal is to create a housing development to the south of Forres, in an area adjacent to the flood reservoir, which is required to remain free of development and available to store water in the event of a serious flood. The proposed housing is outwith the area liable to flood.

There are a wide range of environmental issues to be carefully assessed as the project develops. This includes the flooding issue, impact upon local biodiversity interests and the grade A listed Dallas Dhu distillery. A masterplan will be prepared in close consultation with the Council's Flood Team, Scottish Natural Heritage and the Regional Archaeologist.

Strategy/Policy/ Issue/ Settlement Designation R9 Plantation Cottage, Forres

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?			0	Site is not at risk of flooding, although area to the north is at risk.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by location and development?	Long	Local	+	Site will be developed using sustainable design and construction techniques	
4.To protect and enhance	Will it contribute to the protection and enhancement	Short	Local	-	The site is currently mature	Tree and species surveys to be

the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>woodland which is in need of management. Some of the woodland has fallen over and initial concerns regarding loss of amenity value are balanced against the need for fell the woodland. The trees currently soften the impact of adjacent housing when viewed from the A96. Where possible trees should be retained and the density level proposed is low to create a wooded environment.</p>	undertaken. These are already written into the Proposed Plan.
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5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?		Local	?	Former airfield use.	A level 3 Standing Building survey is required in the Plan.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?		Local	?	Small pond/wetland to the south west which should be protected. Culverted minor watercourse passes through the site.	Pollution and Watercourse policies provide safeguarding.
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this policy.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?		Local	+	New households will have access to recycling facilities.	
9.To promote	Will it improve public		Local	+	More development	

the use of sustainable transport options	<p>transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				within main town is a sustainable option. Walking and cycling connections will need to be provided and will connect to public transport routes.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Short	Local	-	Development will result in loss of mature woodland. Replanting and retention of stands of healthy trees will be required to create a low density development.	Replanting and tree surveys required in the Plan.

12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	Short and Long	Local	+	<p>The development should result in a pleasant low density development incorporating some affordable housing units.</p> <p>Local employment will be supported during the construction period.</p> <p>This is regarded as a brownfield site given its previous wartime use as an airfield.</p>	
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Conclusions

This is an edge of settlement site which formed part of a former airfield during the second world war. There may be some contamination issues to be addressed, however there is likely to be an adverse impact upon the landscape setting through the unavoidable loss of over mature woodland. This will be mitigated in the longer term through suitable replanting which in time will soften the urban edge. Bat and badger surveys will also be required.

Strategy/Policy/ Issue/ Settlement Designation- R11 Former Rifle Range, Pilmuir Road West

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this policy	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Short	Local	+/-	The site is currently at risk of flooding but will be protected upon completion of the flood alleviation scheme.	Site is constrained from development until completion of the Flood Scheme.
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources?	Long	Local	+	Development will be required to take account of sustainable design and construction techniques.	

	Will energy usage be positively influenced by location and development?					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>			0	No natural heritage issues have been identified.	

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?		Local	?	Pre development excavation on a piece of land adjacent to this site nd possible Roman remains on the western edge of the site, there is potential for archaeological remains within the bid area. There are also surviving buildings associated with the former RAF airfield and rifle range.	An archaeological evaluation is required in the Plan designation text. A level 3 standing building survey would also be required.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				No relationship with this policy.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this policy.	

8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	New households will have access to recycling facilities.	
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Long	Local	+	Further footway and cycleway improvements will be required and these will connect the site into public transport routes.	
10.To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials? Will it protect and enhance the use of prime agricultural land?				No relationship with this policy.	
11.To protect, enhance and create green	Will green spaces be promoted?	Long	Local	+	The site is currently in a fairly run down poor	

spaces and to regenerate degraded environments	<p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				state and redevelopment would improve the amenity value. The density level proposed allows for good standards of open space to be provided.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p>	Long	Local	+	Development will improve the amenity of the site, provide a proportion of affordable housing and support local employment during the construction phase.	

	Encourage redevelopment of brownfield land?					
	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This site contains a number of sites formerly associated with the RAF wartime airfield. The most significant issue affecting the site is flooding and this will be mitigated through completion of the flood alleviation scheme which is currently being constructed.

Strategy/Policy/ Issue/ Settlement Designation: Lochyhill Proposed LONG term housing site

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	May be some minimal improvements through reduction in travel associated with creating local employment opportunities at the	None

					adjacent Business Park.	
2. To reduce the causes and impacts of climate change	<p>Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p>	Permanent	Local	+	<p>The design of the houses should be of a high standard, reducing emissions and promoting energy efficiency, green travel etc</p> <p>Significant landscaping will be required. Local shops/ services may be required to serve the development which may further reduce some travel. Council is preparing Climate Change supplementary planning guidance.</p>	<p>The relevant policy text in the Plan should make reference to sustainable design principles. The designation text should refer to the need for structural landscaping as well as transportation links into adjacent housing and employment areas. Council to prepare Climate Change supplementary planning guidance.</p>
3.To increase energy efficiency and the proportion of energy generated from renewable	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable</p>	Permanent	Local	+	<p>The buildings will need to meet the building regs and promote energy efficiency. Buildings should incorporate</p>	<p>Policy text to promote sustainable design and construction and use of renewable technologies.</p> <p>A development brief/</p>

sources	<p>sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				<p>sustainable design and construction principles, consistent with the existing Business Park buildings. Buildings will be located to utilize solar gain. Council is preparing Climate Change supplementary planning guidance.</p>	<p>masterplan approach will be required.</p> <p>Council to prepare Climate Change supplementary planning guidance.</p>
<p>4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform</p>	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national</p>	Permanent	Local	+	<p>Potential for habitat creation through SUDS and woodland planting.</p> <p>No designated sites adversely affected.</p>	<p>No designated sites will be adversely affected by the proposal.</p> <p>Site will require extensive structural landscaping and link into existing woodland in the established Business Park.</p> <p>Brief/ masterplan to be prepared promoting green corridors into adjacent areas, especially the proposed Country Park</p>

	<p>biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					and nearby woodland walks.
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	N/A			No cultural heritage features will be affected by development of this site.	None
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A			No water environment issues arising. There are no watercourses within or immediately adjacent to the site. It is likely that SUDS ponds will be provided as part of the development and provide a feature for amenity and biodiversity value.	None
7. To improve soil quality and	Will it protect and improve the quality of the soil?	N/A			Site is currently used for	None

use soil in a sustainable manner					agriculture, but is not prime agricultural land.	
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Permanent	Local	+	Site will include recycling facilities. Households will have kerbside recycling facilities provided.	None
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	<p>Site will require a number of network improvements which will effectively create a new connection from the east end of St Leonards Road through to the A96. Connection to the A96 will be via a roundabout. Public transport, cycling and walking connections will all be required to integrate this extensive site. Connections into</p>	<p>Lochyhill housing designations (short and LONG) term should incorporate the need for pedestrian/ cycle links to the Business Park, adjacent woodland areas and the proposed Country Park. Public Transport linking Lochyhill into the town centre and other employment centres is essential.</p> <p>A number of road network improvements will be required, which are likely to improve</p>

					adjacent woodland areas and to the proposed Country Park are essential to reduce travel.	traffic circulation around the north east of the town.
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	-	Site is not prime agricultural land.	None
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Permanent	Local	+	Site should include extensive landscaping and open spaces and link into adjacent residential and employment areas to create green corridors. Cycling and walking routes are essential.	Site designation to refer to the need for extensive landscaping and open spaces.
12. To secure a better quality of life for local people through improvements	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car	Permanent	Trans-boundary	+	Site will provide a valuable supply of land for housing development and form a link	Mix of housing required should be identified in brief/ masterplan.

to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				<p>between the existing town boundary and the Business Park.</p> <p>The development will support significant employment in the housebuilding industry. There is high demand for affordable housing in Forres and this site will contribute towards meeting some of the demand.</p>	<p>Requirement for community facilities should be considered. Landscape assessment and mitigation will be required. The site may not be ideal from a landscape perspective, however, flooding and infrastructure constraints elsewhere result in eastern expansion being the preferred option for the future growth of Forres.</p>
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Conclusion

Overall this site is considered to have a positive impact. The site offers a significant LONG term housing opportunity and will continue the strategy of growth to the east, but still south of the A96 and linking the town with the Business Park. The development will result in the loss of productive farmland and is an extensive Greenfield release on a key gateway into Forres. The site will provide valuable residential development and will require extensive landscape mitigation and

connections into adjacent areas. A series of transport network improvements will be required to link the south east of Forres to the A96.

A masterplan setting out key design principles will be required. A mix for the affordable housing elements and consideration of community facilities should also be provided at an early stage of the design process. Sustainable design and transport options will be central to the successful development of the site.

Strategy/Policy/ Issue/ Settlement Designation: Forres BP2, Tarras North Business Park Extension

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	May be some minimal improvements through reduction in travel associated with creating local employment opportunities.	
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of business units should be of a similar high standard as the existing business units within a high quality landscaped setting, involving significant new tree planting. Sustainable transport options will be encouraged. Council is	The designation text in the Plan should make reference to sustainable design principles and high quality landscaping as well as transportation links into adjacent housing areas. Council to prepare Climate Change supplementary planning guidance.

					preparing Climate Change supplementary planning guidance.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Permanent	Local	+	<p>Potential for the buildings to incorporate renewable energy generation equipment. Buildings will incorporate sustainable design and construction principles, consistent with the existing Business Park buildings. Buildings will be located to utilize solar gain. Council is preparing Climate Change supplementary planning guidance.</p>	<p>Designation text to require sustainable design and construction, promote use of renewable technologies.</p> <p>Council to prepare Climate Change supplementary planning guidance.</p>
4. To protect and enhance the biodiversity and landscape of the Moray Council area.	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental</p>	Permanent	Local	+	<p>Potential for habitat creation through SUDS and woodland planting.</p>	<p>Plan to require extensive landscaping and link into existing woodland in the established Business Park.</p>

Including the protection and enhancement of species, habitats, geology and landform	<p>effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	N/A			No cultural heritage features will be affected by development of this site.	
6. To protect and enhance the quality of the districts ground, river and sea water	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water	N/A			No water environment issues arising.	

systems	environment?					
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A			Site is currently used for agriculture, but is not prime agricultural land.	
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Permanent	Local	+	Site will include recycling facilities.	None
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	Site is already connected via a cycleway and bus services. Further linkages into Lochyhill could be developed in the longer term. May reduce the need to travel by car by providing local employment opportunities.	Lochyhill housing designations (short and LONG) term should incorporate the need for pedestrian/ cycle links to the Business Park.
10. To ensure prudent use of natural	Will it minimise the use of water?	Permanent	Local	+	Design could incorporate water tilize g n	None

resources	<p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				features. Site is not prime agricultural land.	
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Permanent	Local	+	Site should include extensive landscaping and open spaces and link into adjacent residential areas to create green corridors.	Site designation to refer to the need for extensive landscaping and open spaces.
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general</p>	Permanent	Trans-boundary	++	Site will provide a valuable supply of land for business development and form an extension to the existing Business Park. The site is intended to attract inward investment opportunities and provide employment	None

the health and well being of local people	<p>market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				<p>opportunities as part of the implementation of the Moray Economic Strategy. The site is intended to help to diversify and support the local economy.</p>	
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Conclusion

Overall this site is considered to have a positive impact on a key gateway into Forres. The site will provide valuable employment land within a high amenity setting. Mitigation will be required to ensure that buildings and landscaping are consistent with the existing Business Park, incorporating extensive woodland planting, water features and showcasing sustainable design and construction techniques.

Strategy/Policy/ Issue/ Settlement Designation- R1 South of Innes Road, Garmouth

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No direct relationship with this objective.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Local	+	New development will comply with Building Regulations, Climate Change policies and the requirements of Policy ER2.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by	Long	Local	+	See above. Sustainable design and construction techniques are promoted through Plan policies and proposals are required to comply with Policy ER2.	

	location and development?					
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>			0	<p>The designation text requires a habitat survey to be carried out. SNH does not anticipate any adverse impact upon the River Spey or Moray and Nairn coast SPA.</p> <p>At Main Issues Report stage, the site checklist identified the need for further landscape assessment work. This work was subsequently commissioned and concluded that the site could be integrated subject to mitigation including buildings being limited to one to one and a half storeys high and footpath</p>	Mitigation included within site designation.

					connections being provided.	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?			?	Regional Archaeologist has identified that archaeological evaluation will be required prior to development commencing.	Mitigation included in site designation.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?			0	There is limited capacity at the Scottish Water treatment plant for Garmouth. Improvements could be expected in the future but whether the number of houses expected to come forward would warrant major investment by Scottish Water is uncertain. It is anticipated that new housing within	

					<p>Garmouth would link to the existing treatment plant and will not require works that could impact on the SPA and Ramsar interests.</p> <p>Local Development Plan policies on SUDS, Watercourses and Pollution will provide safeguarding from significant adverse effects.</p>	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No direct relationship with this policy.	
8.To reduce the amount of waste produced and increase the amount of	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual	Long	Local	+	New developments will include provision of kerbside recycling collection.	

recycling	disposal through the least environmentally damaging option?					
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>			0	Footway provision and connections will be required. However, these will have a very limited positive effect on encouraging non car usage.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No direct relationship with this objective.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the</p>	Long	Local	-	The development of this site will result in an open green space on the edge of the village being "lost". However, this is not public open	

	<p>regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				<p>space and a landscape study has confirmed that the site can be successfully integrated into the settlement.</p>	
<p>12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p>	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p>	Long	Local	+	<p>Opportunities for further expansion in Garmouth while respecting the character of the village are limited. This site will provide for limited growth of the village within the Plan period and support local services (limited).</p>	

	<p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>					
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Conclusions

The proposal is for a small scale development. A landscape study concluded that the site could be integrated successfully with mitigation measures which have been included within the Plan. The Habitats Regulation Assessment has concluded that there would be no significant adverse impact upon Natura interests.

Strategy/Policy/ Issue/ Settlement Designation: ...R1 West of Manse Road, Hopeman

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A				
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Local	+	Buildings will be required to meet building regulations and will therefore incorporate energy efficiency measures to reduce emissions. Council is preparing Climate Change supplementary planning guidance.	Council to prepare Climate Change supplementary planning guidance.
3.To increase energy efficiency and the proportion of energy generated from	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs	Long	Local	+	See above comments	

renewable sources	<p>being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>					
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	0	Local	0	<p>Site is presently gorse/ scrub on the edge of the village, adjacent to the coast. The site is located within the current Coastal Protection Zone and immediately adjacent to a number of important nature conservation designations. However, the development of the site is not considered likely to raise significant environmental issues. The gorse, although low lying is natural and some pockets of gorse should be</p>	Retention of some areas of gorse around the edges of the site.

					retained around the western and northern edges of the site.	
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	?	There is a point of archaeological interest in the southern part of the site, which will require discussion with the Regional Archaeologist.	Possible mitigation may be required as part of the development management process.
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A				
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A				
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least	Long	Local	+	New development will be served by kerbside collections	None

	environmentally damaging option?					
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Long	Local	0	Site is unlikely to be of a scale to warrant additional new public transport services. Site will incorporate footpath and cycleway links into adjacent areas.	None
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	N/A				
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p>	Long	Local	+	Site will not involve the loss of any greenspace. New greenspace, albeit fairly small, will be created in the new development.	None

	Will it result in further degradation of environments?					
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p>	Long	Local	+	<p>Proposal involves the construction of new housing and a nursing home. This will include an element of much needed affordable housing.</p> <p>The site is located to the east of a former landfill gas site. During preparation of the previous Local Plan, the site was considered for inclusion until a serious landfill gas leak occurred. Development can now be considered, subject to an appropriate landfill gas risk assessment and mitigation</p>	Detailed mitigation for the landfill gas issue may be required as part of the development management process. This may include the fitting of gas alarms and ongoing monitoring.

	Improve access to health facilities?				measures.	
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Conclusions

Although the site is located within the Coastal Protection Zone and immediately adjacent to a number of environmental designations, it is not considered to raise any significant environmental issues. The site had previous significant problems of landfill gas emissions from Greenbrae, however development can now be considered on this site.

Strategy/Policy/ Issue/ Settlement Designation: Lossiemouth OPP1 Esplanade Area

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A				
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	N/A			Council is preparing Climate change supplementary planning guidance.	Council to prepare Climate Change supplementary planning guidance.
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by location and development?	?	Local	?	Any development taking place may use sustainable design and construction techniques. Site and initial proposal offer the opportunity for an innovative, sensitive tourism development.	Sustainable design and construction techniques policy to be included. Council to prepare Climate Change supplementary planning guidance.

					Council is preparing Climate Change supplementary planning guidance.	
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	Short	Local	-	<p>The Moray Firth and the Moray Coast are sensitive marine and coastal environments, with a number of nature conservation designations. The original proposal involved a tourism structure in the marine environment, to link the east beach with the town. Any works immediately adjacent to the Moray Firth SAC may require detailed consultation and construction method statements to be approved with Scottish Natural Heritage.</p>	Mitigation of any impacts upon the marine environment may be required at planning application stage.

5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	N/A			No impact upon cultural heritage assets.	
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A				
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A				
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	N/A				
9. To promote the use of sustainable	Will it improve public transport?	N/A				

transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>					
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	N/A				
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	+/-	Although redevelopment of this site would result in the loss of open space, this could be offset if the proposed link between the east beach and town was created. This link would create a new corridor and improve access to the beach.	None

					However, without this link, there would be a negative impact.	
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p>	Long	Local	+	The site offers the opportunity to be developed for a sensitive tourism development, which would help to diversify the local economy and support tourism in the town and create local employment opportunities.	None

	Improve access to health facilities?					
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Conclusions

This is a sensitive site and any works on the seabed may have an impact upon the Moray Firth Special Area of Conservation. This would require detailed investigation and assessment with Scottish Natural Heritage. Any loss of public open space may be offset by the benefits of a tourism development, creating employment and attracting inward investment. The loss could be further offset if the east beach was linked with the town.

Strategy/Policy/ Issue/ Settlement Designation: Mosstodloch I2 Industrial Designation adjacent to Baxters (3.7 ha)

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	May be some minimal improvements through reduction in travel associated with creating local employment opportunities	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent ?	Local ?	+ ?	The design of any business/industrial units should be of a high design quality given the location. The current building standards require developments to improve thermal performance and reduce carbon dioxide emissions. The site is not subject to flood	Climate Change SPG Add reference to nearby flooding and

					risk, there is an area of known flood risk at the existing industrial estate	potential impact of new development on this within designation text.
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Permanent	Local	+	Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should use the opportunities to for passive solar gain.	Climate Change SPG
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific</p>	N/A	0	0	There are no issues for the River Spey SAC/SSSI providing adequate SUDS can be implemented.	Reference in designation to SUDS scheme. This should be dealt with at planning application stage.

landform	<p>and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	?	?	?	Potential for buried archaeological remains.	Archaeological evaluation required.
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A	0	0	No issues with River Spey SAC providing adequate SUDS can be implemented.	None
7. To improve soil quality and use soil in a sustainable	Will it protect and improve the quality of the soil?	N/A	0	0	The site is not prime agricultural land.	None

manner						
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Permanent	Local	+	Recycling facilities will be provided	None
9. To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Permanent	Local	+	The site is easily accessed by foot and cycle from Mosstodloch. The site is well connected to the trunk roads network and public transport.	None
10. To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials? Will it protect and enhance the use of prime agricultural land?	Permanent	Local	+	Resource efficiency should be taken into account when developing the site.	Water conservation, sustainable material etc will be promoted through Climate Change SPG.
11. To protect, enhance and	Will green spaces be promoted?	Permanent	Local	+	Landscaping provision will be	Designation should make reference to the

create green spaces and to regenerate degraded environments	<p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				required to provide a setting for the development as the site is an open field.	need for landscaping and safeguarding amenity of housing to the west.
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p>	Permanent	Local	+	The site is well served being located immediately adjacent to the A96. The land offers the opportunity to facilitate the expansion of an existing business and offers the potential to create additional employment.	

	<p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>					
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Conclusions

This site has been specifically identified to accommodate future expansion of a large local business to facilitate the creation of local jobs. The site is will connected in terms of access to the trunk roads network. There are no significant environmental effects identified, landscaping will require careful consideration to mitigate potential impacts to the amenity of housing to the west of the site.

Strategy/Policy/ Issue/ Settlement Designation: Mosstodloch I3 Industrial Designation on Land to South of Bypass

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ maximising air pollution?	N/A	0	0	May be some minimal improvements through reduction in travel associated with creating local employment opportunities	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of any business/industrial units should be of a high design quality given the location. The current building standards require developments to improve thermal performance and reduce carbon dioxide emissions. The site is not subject to flood	Climate Change SPG

					risk.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Permanent	Local	+	Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should use the opportunities to for passive solar gain.	Climate Change SPG
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p>	<p>N/A</p> <p>Permanent</p>	<p>0</p> <p>Local</p>	<p>0</p> <p>-</p>	<p>There are no issues for the River Spey SAC/SSSI providing adequate SUDS can be implemented.</p> <p>This is a highly visible site and although landscaping provision will be required to provide</p>	<p>Reference in designation to SUDS scheme. This should be dealt with at planning application stage.</p> <p>Reference with designation to landscaping and landscape impact of this highly visible site.</p>

	<p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				a setting for any potential development it is unlikely to fully mitigate any impact.	
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	?	?	?	Significant potential for buried archaeological remains.	Archaeological evaluation required.
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A	0	0	No issues with River Spey SAC providing adequate SUDS can be implemented.	None
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The site is not prime agricultural land.	None
8. To reduce the amount of waste produced	Will it ensure that the management of waste is consistent with the waste	Permanent	Local	+	Recycling facilities will be provided	None

and increase the amount of recycling	management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?					
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	The site is easily accessed by foot and cycle from Mosstodloch. The site is well connected to the trunk roads network and public transport.	None
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	+	Resource efficiency should be taken into account when developing the site. Water conservation, sustainable material etc will be promoted through Climate Change SPG.	Climate Change SPG
11. To protect, enhance and create green	Will green spaces be promoted?	Permanent	Local	-	This is a highly visible site and although	Designation should make reference to the need for landscaping.

spaces and to regenerate degraded environments	<p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				landscaping provision will be required to provide a setting for any potential development it is unlikely to fully mitigate any impact.	
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p>	Permanent	Local	+	The site is well served being located immediately adjacent to the A96. The land offers opportunity to attract businesses to the area and create local employment and diversify economy away from dependence on RAF and public sector jobs.	

	Encourage redevelopment of brownfield land?					
	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This site is providing for much needed employment land to encourage the creation of local jobs. The site is well connected in terms of access to the trunk roads network. There are issues to address in terms of impact on the landscape as this is a highly visible site that requires careful consideration in terms of the design and layout of buildings.

Strategy/Policy/ Issue/ Settlement Designation: Mosstodloch R2 Garmouth Road Housing Designation (Capacity 60)

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	Phased housing development in a relatively rural location with no existing air quality issues.	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions. The site is not subject to flood risk. There is an area of known flood risk (surface	Climate Change SPG Consideration needs to be given to impact on flooding at nearby industrial estate at planning application

					water) at the adjacent industrial estate.	stage.
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Permanent	Local	+	Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should utilize the opportunities to utilize passive solar gain.	Climate Change SPG
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species,	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the</p>	Permanent	Local	+	With a large area proposed for a phased settlement expansion there are opportunities to include green and open spaces for amenity and biodiversity value.	Reference within designation to the creation of green corridor and greenspace provision linking subsequent phases of development.

habitats, geology and landform	<p>favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				The River Spey SAC and SSSI could be affected in relation to surface water run off.	Designation should make reference to provision of adequate SUDS solution including consideration of regional SUDS system to address surface water issues.
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	?	?	?	There is potential for archaeological remains.	Archaeological evaluation required.
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Temporary	Local	?	Proximity to River Spey SAC. Implications as a result of surface water run-off. The size of proposed development overall could have an adverse impact	Designation should make reference to provision of adequate SUDS solution including consideration of regional SUDS system to address surface water issues. Construction phase

					on the surface water and catchment of Mosstodloch. A regional SUDS scheme may be an appropriate way to deal with this as opposed to site specific schemes.	management plan required.
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The site is not prime agricultural land.	None
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Permanent	Local	+	Households will have kerbside recycling facilities provided.	None

9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	The development of the site will include improvements including extension of footways and cycleways and improvements to public transport infrastructure.	Reference in designation to promoting sustainable travel.
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	+	Resource efficiency should be taken into account when developing the site. The site is not prime agricultural land.	Climate Change SPG
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p>	Permanent	Local	+	With a large area proposed for a phased settlement expansion there are opportunities to include green and open spaces for amenity and biodiversity value.	Reference within designation to the creation of green corridor and greenspace provision linking subsequent phases of development

	Will it result in further degradation of environments?					
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health</p>	Permanent	Local	+	<p>There is a shortage of affordable housing across Moray and this site has been identified to meet local housing need. The site is well located for access to the primary school and being on the A96 is in close proximity to good public transport links. This designation is also seen as being complimentary to proposals to expand an existing industrial designation to offer expansion potential for a large local employer and the identification of a further industrial</p>	None

	facilities?				site as result of the construction of the bypass.	
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Conclusions

This proposal for 60 units is the first phase of a larger settlement expansion for Mosstodloch. The site is well located for accessing facilities such as the primary school and being on the A96 is well connected in terms of public transport. The proposed development could have an adverse impact on surface water and catchment of Mosstodloch and a regional SUDS scheme should be promoted and may provide an opportunity to address surface water flood risk at the adjacent industrial estate.

Strategy/Policy/ Issue/ Settlement Designation: Portgordon R1 Crown Street Housing Designation (Capacity 15)

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	Small scale development in a relatively rural location with no existing air quality issues.	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions. The site is not subject to flood risk.	Climate Change SPG
3.To increase energy efficiency and the proportion of energy	Will it promote the use of sustainable design and construction? Will it lead to an increased	Permanent	Local	+	Buildings should adopt sustainable construction techniques. Renewable energy	Climate Change SPG

generated from renewable sources	<p>proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				will be supported in appropriate locations. The site layout and orientation of buildings should utilize the opportunities to utilize passive solar gain.	
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p>	Permanent	Local	+	<p>No designated sites adversely affected. The site is currently used as agricultural grazing. Landscaping will be required to help the development to integrate sensitively. Expert landscape advice is being sought to address this. As this site is part of a larger phased development there will be opportunities to create green and open spaces to</p>	<p>Findings of landscape architects to be included in designation.</p> <p>Climate Change SPG.</p>

	Will it have a detrimental effect on landscape character and designations?				providing a feature for amenity and biodiversity value.	
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Permanent	Local	?	Potential for archaeological remains.	Archaeological evaluation required.
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A	0	0	No water environment issues arising, there are no watercourses within the vicinity of the site.	None
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The site is in agricultural use but is not prime agricultural land.	None
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Permanent	Local	+	Householder kerbside recycling facilities will be provided.	

9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	The development of the site will require contributions to safer routes to school and improvements to existing public transport infrastructure. There is an opportunity to improve the existing pedestrian and cycle path from Portgordon to nearby cluster of houses.	Reference in designation to upgrading of path linking Slackend and Portgordon.
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	+	Resource efficiency should be taken into account with developing the site.	Climate Change SPG
11. To protect, enhance and create green spaces and to	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of</p>	Permanent	Local	+	As this site is part of a larger phased development there will be	Landscape advice to be included within designation text.

regenerate degraded environments	<p>green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				opportunities to create green and open spaces to providing a feature for amenity and biodiversity value.	
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of</p>	Permanent	Local	+	The site contributes to provision of housing land and creates a choice of development sites in different ownerships. Development of the site should assist in sustaining this community and local services including a primary school.	

	brownfield land?					
	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This site has been identified to meet housing land requirements. The site requires careful consideration in terms of landscape impact and expert landscape advice has been commissioned to ensure that the development can be integrated sensitively.

Strategy/Policy/ Issue/ Settlement Designation:Portgordon R2 Reid Terrace Housing Designation (Capacity 15)

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	Small scale development in a relatively rural location with no existing air quality issues.	None
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of housing should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions. The site is not subject to flood risk.	Climate Change SPG
3.To increase energy efficiency and the proportion	Will it promote the use of sustainable design and construction?	Permanent	Local	+	Buildings should adopt sustainable construction techniques.	Climate Change SPG

of energy generated from renewable sources	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should utilize the opportunities to utilize passive solar gain.	
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p>	Permanent	Local	+	<p>No designated sites adversely affected. The site is currently used as agricultural grazing. Landscaping will be required to help the development to integrate sensitively. Expert landscape advice is being sought to address this. As this site is part of a larger phased development there will be opportunities to create green and</p>	<p>Findings of landscape architects to be included in designation.</p> <p>Climate Change SPG.</p>

	Will it have a detrimental effect on landscape character and designations?				open spaces to providing a feature for amenity and biodiversity value.	
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Permanent	Local	?	Potential for archaeological remains.	Archaeological evaluation required.
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	N/A	0	0	No water environment issues arising, there are no watercourses within the vicinity of the site.	None
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The site is in agricultural use but is not prime agricultural land.	None
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging	Permanent	Local	+	Householder kerbside recycling facilities will be provided.	

	option?					
9. To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Permanent	Local	+	The development of the site will require contributions to safer routes to school and improvements to existing public transport infrastructure. There is an opportunity to improve the existing pedestrian and cycle path from Portgordon to nearby cluster of houses.	Reference in designation to upgrading of path linking Slackend and Portgordon.
10. To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	+	Resource efficiency should be taken into account with developing the site.	Climate Change SPG
11. To protect, enhance and create green	Will green spaces be promoted?	Permanent	Local	+	As this site is part of a larger phased development there	Landscape advice to be included within designation text.

spaces and to regenerate degraded environments	<p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				will be opportunities to create green and open spaces to provide a feature for amenity and biodiversity value.	
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p>	Permanent	Local	+	The site contributes to provision of housing land and creates a choice of development sites in different ownerships. Development of the site should assist in sustaining this community and local services including a primary school.	

	Encourage redevelopment of brownfield land?					
	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This site has been identified to meet housing land requirements. The site requires careful consideration in terms of landscape impact and expert landscape advice has been commissioned to ensure that the development can be integrated sensitively.

Settlement Designation: Rothes : Drumbain Industrial Designation for Whisky Warehousing (preferred in Main Issues Report, but not included in Proposed Plan)

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	N/A	0	0	Relatively small scale development for warehousing that is not generating significant volumes of traffic in a rural area that has no air quality issues.	None
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Permanent	Local	+	The design of the buildings should be to a high energy efficiency standard. Under the current Building Standards new buildings should be designed to reduce carbon dioxide emissions. The application of this may be limited as the buildings are	Climate Change SPG

		?	?	?	<p>intended as warehousing and may be not heated etc.</p> <p>The site is not subject to flood risk however, surface water run off from the slopes above Rothes have been one of the causes of flooding in Rothes. Warehousing significantly increases the area of impermeable surface and rainfall of it can be rapid and concentrated.</p>	<p>Need to ensure the site has sufficient capacity to attenuate through SUDS the additional run off. Unless measures can be implemented this could increase flood risk to Rothes.</p>
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be</p>	Permanent	Local	+	<p>Buildings should adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of</p>	Climate Change SPG

	positively influenced by location and development?				buildings should maximise the opportunities to utilise passive solar gain. Photovoltaics should be utilised where there is a significant expanse of roof space available.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p>	?	?	?	<p>Construction work could pose a significant risk to the SAC. There is a steep slope between the site and the nearest watercourse and run off from the construction site may be difficult to control.</p> <p>Likely that badgers are present in woodland adjacent to site.</p> <p>The area is currently an</p>	<p>Need to ensure the site has sufficient capacity to attenuate through SUDS the additional run off and that such measures will also not impact on the SAC interests.</p> <p>Text should refer to need to establish if badgers are present at an early stage.</p> <p>Promote the biodiversity</p>

	Will it have a detrimental effect on landscape character and designations?	Permanent	Local	--	<p>agricultural field with probably a low value to local biodiversity. This development could present opportunities to enhance the value to local biodiversity through landscaping plans.</p> <p>The site is highly prominent from the A941 and sits significantly higher than the existing distillery complexes at Glen Grant and Speyburn. The introduction of whisky warehousing could introduce an overtly prominent feature into the landscape.</p>	<p>opportunities through the designation text.</p> <p>Seek expert landscape advice on the integration of the development into the landscape.* Subsequent landscape study concluded that the site had limited scope for development in landscape terms.</p>
5.To protect and enhance cultural heritage	Will it protect and enhance the district's sites and features of historical, cultural	?	?	?	There is potential for archaeological remains.	Archaeological evaluation required.

and diversity within the Moray Council area	and archaeological importance?					
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Permanent	Local	?	Construction work could pose a significant risk to the SAC. There is a steep slope between the site and the nearest watercourse and run off from the construction site may be difficult to control.	Need to ensure the site has sufficient capacity to attenuate through SUDS the additional run off and that such measures will also not impact on the SAC interests.
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The site is not prime agricultural land.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	N/A	0	0		
9.To promote	Will it improve public	N/A	0	0	The site is for	*Alternative uses were

the use of sustainable transport options	<p>transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				warehousing for the adjacent distillery and is unlikely to involve any increase in employment or traffic.	considered for the site but residential use was not supported by transportation.
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	+	Given the issues with surface water run off, retention and reuse of water within the site should be promoted.	Climate Change SPG.
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Permanent	Local	+	This development could present opportunities to enhance the value to local biodiversity through landscaping plans. Links should be made to the adjacent environmental designations.	Climate Change SPG. Designation should make reference to benefits of landscaping in terms of link to existing environment designations and amenity and biodiversity value.

12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	Permanent	Local	+	<p>The site has been designated to allow for indigenous industry to expand and create local employment opportunities. The site is well located for access onto the A941 and A95. There are opportunities for workers in Rothes to walk and cycle to the site,</p>	
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Conclusions

The site has been identified to meet the requirements of an indigenous industry that wishes to expand. There are issues that need to be addressed to ensure there is no significant environmental impact. A landscape study was commissioned following the Main Issue Report and concluded that the site had limited scope for development. There is also a substantial amount of investigative work required to address surface water run off which has the potential to significantly affect the River Spey SAC and increase flood risk in Rothes.

Settlement Designation: Rothes – R2 Green Street

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No direct relationship with this objective.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?			?	Site designation text requires further topographical information to be submitted at planning application stage to ensure site is not at risk of a 1 in 200 year flood event.	Plan policies on Climate Change and Flooding provide further safeguarding. If satisfactory evidence is not provided and accepted then planning consent will not be granted.
3.To increase	Will it promote the use of	Long	Local	+	Buildings should	Climate Change SPG

energy efficiency and the proportion of energy generated from renewable sources	<p>sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				<p>adopt sustainable construction techniques. Renewable energy will be supported in appropriate locations. The site layout and orientation of buildings should maximise the opportunities to utilise passive solar gain. Photovoltaics should be utilised where there is a significant expanse of roof space available.</p>	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats,	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of</p>			?	<p>Sufficient information will require to be provided at application stage to confirm adequate protection measures are able to be implemented to</p>	<p>Further information will require to be submitted at planning application stage.</p>

geology and landform	<p>designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>protect the water environment throughout the construction and operation of the site. HRA concluded that R2 designation text will require submission of information to ensure adequate protection measures are in place to protect the water environment from over construction and operation of the site.</p> <p>The site is located on flat land on the edge of Rothes.</p> <p>The proposal would appear to be a natural extension to the village and could be accommodated without detriment</p>	
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					to the landscape character of the area.	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?			0	No archaeological mitigation is required.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Permanent	Local	?	R2 designation text requires submission of information to ensure adequate protection measures are in place to protect the water environment from over construction and operation of the site.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	N/A	0	0	The site is not prime agricultural land.	
8.To reduce the amount of waste produced	Will it ensure that the management of waste is consistent with the waste	N/A	0	0		

and increase the amount of recycling	management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?					
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Long	Local	+	The site is a logical extension of the village and has good walking and cycling access to local facilities and public transport links.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Permanent	Local	+	Given the issues with surface water run off, retention and reuse of water within the site should be promoted.	Climate Change SPG.
11.To protect, enhance and create green spaces and to regenerate degraded	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p>	Permanent	Local	+	This development could present opportunities to enhance the value to local biodiversity through	Climate Change SPG. Designation should make reference to benefits of landscaping in terms of link to existing environment

environments	<p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				landscaping plans. Links should be made to the adjacent environmental designations.	designations and amenity and biodiversity value.
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p>	Permanent	Local	+	Site will provide affordable housing in the village. It is well linked to facilities and will help to support the local economy.	

	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This site was not supported at Main Issues Report stage due to the risk of flooding and comments from SEPA. Subsequent discussions with SEPA and the Moray Flood Alleviation team have resulted in the site being included within the Plan with a requirement for additional topographical information to be provided and a Drainage impact assessment to further assess water environment issues and risks.

Appendix 6- Assessment matrix of main issues

Assessment of Main Issues

Main Issue/ SEA issue	1.To improve air quality within the Moray Council area	2.To reduce the causes and impacts of climate change	3.To increase energy efficiency and the proportion of energy generated from renewable sources	4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	5.To protect and enhance cultural heritage and diversity within the Moray Council area	6.To protect and enhance the quality of the districts ground, river and sea water systems	7.To improve soil quality and use soil in a sustainable manner	8.To reduce the amount of waste produced and increase the amount of recycling	9.To promote the use of sustainable transport options	10.To ensure prudent use of natural resources	11.To protect, enhance and create green spaces and to regenerate degraded environments	12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people
1. Spatial Strategy	+	+	+	+	+	+	?	+	+	+	+	+
2. Diversification of the local economy	0	0	+	0	0	0	0	0	0	0	0	+
3. Economic development land allocations	0	+	0	+	0	0	0	0	+	0	+	+
4. Strategic housing land allocations	0	+	0	+	0	0	0	0	+	0	0	+
5. Travelling people's site	0	0	0	+	0	0	0	0	+	0	0	+

6. Housing in the Countryside	0	0	0	+	0	+	0	0	-	-	0	+
7. A96 Trunk road dualling and A95 improvements	+	+	0	?	?	?	?	0	+/-	0	0	+
8. Elgin traffic circulation	+	+	0	-	0	0	0	0	+/-	0	0	+
9. Renewable Energy	0	+	+	+	+	+	0	0	0	+	0	+
10. Offshore Renewables	0	+	+	0	0	0	0	0	0	0	0	+
11. Flooding	0	+	0	0	0	0	0	0	0	0	0	+
12. Creating Sustainable Places	0	0	0	+	0	0	0	0	+	-	+	+

Table 19: Assessment matrix of Main Issues

The above strategic level matrix assessment of Main Issues highlights a number of potential negative impacts;-

- Housing in the Countryside has a conflict with the objective to promote sustainable transport and make prudent use of natural resources. In Moray, rural public transport services are limited and there is therefore greater reliance upon car usage as a result of new housing in the countryside. There is no easy mitigation of this issue. In terms of prudent use of natural resources, the Plan does provide safeguarding policies for woodlands, prime agricultural land, watercourses and to prevent pollution.
- The dualling of the A96 and proposed improvements to the A95 will have uncertain effects upon environmental resources and this can only be determined through separate Environmental Assessment and SEA work.
- Elgin traffic circulation proposals may have an adverse impact upon biodiversity interests through some loss of trees and potential impacts upon connectivity to the Wards wildlife site, however these are not considered to be significant.

Appendix 7: Assessment of vision

Vision for Moray

Sustainable economic development is a key objective for both the Scottish Government and Moray Council. The economic and employment benefits of business and industrial growth should be a material consideration in any development proposals.

The Vision for Moray that was presented in the Main Issues Report was strongly based on that of the Moray Economic Strategy, which had only recently been prepared.

It seeks to have

- A growing population, which retains more of its younger people and attracts new residents to the area.
- A broad business base with stable, well paid employment; a focus on high quality jobs in engineering; science and technology; growth of established tourism, food, drink sectors.
- Sufficient housing land to meet the Housing Need and Demand Assessment, that will facilitate the provision of affordable housing, and to ensure high quality residential developments
- Attractive, sustainable environments where people will wish to live and work, which incorporate high quality design; green corridors and open spaces.
- A policy context which supports growth and development, whilst at the same time protecting and enhancing the natural and built heritage, which are amongst Moray's prime assets.

- Good, efficient transport links to the rest of the country; with the encouragement of active travel as an alternative to journeys by car.
- Renewable energy technologies; reduced carbon emissions; embedded within all development

To assist in achieving and delivering this, the Local Development Plan will have to

- Provide an adequate supply of land designated for development
- Be able to respond positively to economic development proposals
- Safeguard and enhance Moray's environmental qualities
- Promote low carbon, sustainable development, and provide alternative travel options to car use.

The Local Development Plan will reflect Scottish Government **core principles/objectives** as expressed in the National Planning Framework, of having a low carbon economy; an increased emphasis on placemaking; respecting and maximising environmental assets; a sustainable approach to growth and development; being a well connected place.

Assessment

The vision statement is considered to be significantly positive when considered against the 12 SEA objectives. The vision states that sustainable economic development is a priority but recognises that sustainable places and protection of the environment are equally important. The vision further aims to reduce carbon emissions and encourage renewable energy generation. The vision aims to achieve a good quality of life for residents through provision of affordable housing, employment and an attractive environment.

Strategy/Policy/ Issue/ Settlement Designation: Primary Policy 1 Sustainable Economic Growth

Objective	Questions	Yes/No/Unknown/potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	?	Trans boundary	?	Policy is strategic seeking to support sustainable economic growth in support of the Moray Economic Strategy.	The policy states that projects will be supported where the quality of the built and natural environment is safeguarded. However, the specific policies could be cross referenced in the justification text.
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Yes	Local	+	New buildings associated with economic growth will be required to meet climate change policy requirements and to avoid flood risk.	None.
3.To increase energy efficiency and the proportion of energy generated from renewable	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable	Yes	Local	+	Buildings will comply with building regulations and climate change requirement. Policies encourage	None.

sources	sources? Will energy usage be positively influenced by location and development?				use of renewable energy sources.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?	Potentially	Local	+	Opportunities to plant for biodiversity and link into green and blue corridors should be taken.	Rewording is required (and has been done) to ensure that environmental effects are considered for infrastructure projects. Policy reworded to reflect this.
	Will it have a detrimental effect on protected species?	No				
	Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.	No				
	Will it contribute to achieving local, regional and national biodiversity action plan targets?	Potentially	Local	+	Planting should address biodiversity action plan targets in terms of species selection. Careful siting and design of buildings and infrastructure projects should	Reference to be included in open space policy for new planting to address the requirements of biodiversity action plans.
	Will it have a detrimental effect on landscape character and designations?	Potentially	Local	+/-		

					minimize impact upon landscape character. This policy could also cover significant projects such as trunk road improvements and these will be subject to separate SEA.	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	?	Local	+/-	Specific proposals will be subject to detailed development management procedures.	Policy has been reworded to ensure projects and proposals take account of natural and built heritage interests.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	-	-	-		
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	No	Local	-	Could result in loss of quality soil/peat and permanent development on prime agricultural	Mitigation exists through policies on soils and prime agricultural land.

					land.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Yes	Local	+	New developments will be built with waste management/ recycling facilities/ kerbside collections.	Mitigation exists through policy on waste management/ recycling.
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Yes	Local	+	New development will be required to provide public transport links as appropriate and walking/ cycling routes. New infrastructure projects could reduce journey times and provide safer travel routes.	Transportation policies require public transport, walking and cycling provision in new development.
10.To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials? Will it protect and enhance the use of prime agricultural land?	No	Local	-	Could potentially involve loss of prime agricultural land peat.	Mitigation exists through policies on soils and prime agricultural land.

11.To protect, enhance and create green spaces and to regenerate degraded environments	Will green spaces be promoted?	Yes	Local	+	Existing green spaces should be protected through relevant policy. New developments are required to provide well connected, quality green spaces. Significant infrastructure projects such as trunk road dualling could result in loss of woodlands or other green spaces.	Significant infrastructure projects will be subject to individual SEA.
	Will it result in the loss of green spaces?	No				
	Will it make a significant contribution towards the regeneration of an area?	Yes				
	Will it result in further degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?	Yes	Local	+	Policy aims to support sustainable economic growth projects and help implement the Moray Economic Strategy.	No mitigation required.
	Will it help to maintain high levels of employment?	Yes	Local	+	Aims are to create jobs, diversify the economy away from being defence	
	Will it help to deliver affordable housing or general market housing to a good	No				

well being of local people	design standard?				dependent.	
	Will it help to maintain a healthy economy?	Yes	Local	+		
	Ensure accessibility for all to jobs?	Yes	Local	+		
	Encourage redevelopment of brownfield land?	Potentially	Local	+		
	Ensure the provision of sufficient employment land?	Yes	Local	+		
	Improve access to health facilities?	No				

Conclusions

This is a strategic level policy which aims to support implementation of the Moray Economic Strategy and diversify away from being defence dependent. Key infrastructure projects such as digital connectivity and trunk road improvements are likely to raise significant environmental issues and should be subject to separate SEA and detailed development management procedures. The policy has been reworded following assessment to ensure key infrastructure projects are cross referenced to natural and built heritage policies.

Strategy/Policy/ Issue/ Settlement Designation: Primary Policy 2 Climate Change

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Yes	Local	++	Policy encourages sustainable design and construction techniques.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Yes	Local	++	Policy sets out to reduce the causes and impacts of climate change.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by location and development?	Yes	Local	++	Policy specifically refers to sustainable construction techniques and sustainable locations.	
4.To protect and enhance	Will it contribute to the protection and enhancement	Yes	Local	0	Policy refers to creating quality,	A reference to promoting biodiversity

the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	of the biodiversity in the Moray Council area?					has been added to this policy.
	Will it have a detrimental effect on protected species?	No		0	well connected spaces but makes no reference to biodiversity.	
	Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.	No		0	Protected species policy mitigates against this.	
	Will it contribute to achieving local, regional and national biodiversity action plan targets?	No		0	Policy on SSI's and Natura sites mitigates against impact.	
	Will it have a detrimental effect on landscape character and designations?	No		0	Policy makes reference to sustainable locations.	

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	No		0		
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	No		0	Reference is made in the policy to reducing flooding and coastal erosion, however no reference was made to the wider water environment.	Text has been added referring to the need to safeguard the water environment.
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	?		0	Policy refers to efficient use of land, but does not specifically state soil. Policy on soil should mitigate impacts.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	No		0	Policy does not refer to waste minimisation which is covered in more detail in the Environment policies.	

9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Yes	Local	+	Policy aims to optimise accessibility to active travel options and public transport.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	Local:	+	Policy aims to make efficient use of resources.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further</p>	<p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p>	Local	+	Policy aims to create well connected, quality open spaces.	

	degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?	No				
	Will it help to maintain high levels of employment?	No				
	Will it help to deliver affordable housing or general market housing to a good design standard?	No				
	Will it help to maintain a healthy economy?	Potentially	Local	+	The policy encourages renewable energy provision and sustainable design techniques which help create employment. Efficient use of land is encouraged as well as sustainable travel options.	
	Ensure accessibility for all to jobs?	No				
	Encourage redevelopment of brownfield land?	Yes	Local	+		
	Ensure the provision of sufficient employment land?	No				
	Improve access to health facilities?	Yes	Local	+		

Conclusions

This is a strategic level policy aiming to ensure the Council's climate change obligations are considered in all development management decisions. The assessment has highlighted the need for additional policy references to the importance of the wider water environment and the need to promote biodiversity and text has been added to address these points.

Strategy/Policy/ Issue/ Settlement Designation: Primary Policy 3 Placemaking

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Yes	Local	+	Policy refers to sustainable design and construction.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?	Yes	Local	+	Policy refers to sustainable design and construction.	
	Will it actively seek to manage or avoid flood risk?	No				
3.To increase energy efficiency and the proportion of energy generated from renewable	Will it promote the use of sustainable design and construction?	Yes	Local	+	Policy refers to sustainable design and construction.	
	Will it lead to an increased proportion of energy needs being met from renewable	No				

sources	sources? Will energy usage be positively influenced by location and development?	Yes				
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natural sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	<p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	Local	+	<p>Policy refers to provision of new landscape and connecting into green and blue corridors. No specific reference is made to promoting biodiversity and this is considered to be an omission.</p>	<p>Text has been amended to make reference to promoting biodiversity.</p>

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	No		0	Policy could arguably be extended to include more detailed referencing to protection of the natural and built heritage. However, this is a strategic level policy aiming to improve design and the detailed policies on the built environment are perhaps more relevant to safeguarding cultural heritage.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	No	Local	0	The policy does refer to promoting blue networks. Safeguarding policy on waterbodies and SUDS address this issue in detail.	
7.To improve soil quality and use soil in a	Will it protect and improve the quality of the soil?	No		0	Policy on soils provides the necessary	

sustainable manner					safeguarding.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	No		0	Problems have been experienced in modern layouts for waste vehicles accessing bins. However, this is addressed in the detailed waste management/ recycling policies.	
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Yes Yes Yes Yes	Local	+	Policy aims to create walkable neighbourhoods with cycling, walking and public transport connections.	
10.To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials? Will it protect and enhance the use of prime agricultural	No No No		0	Climate Change and other policies provide a degree of safeguarding on these issues.	

	land?					
11.To protect, enhance and create green spaces and to regenerate degraded environments	Will green spaces be promoted?	Yes	Local	+	Policy aims to encourage better design including good quality and well connected green spaces.	
	Will it result in the loss of green spaces?	No				
	Will it make a significant contribution towards the regeneration of an area?	No				
	Will it result in further degradation of environments?	No				
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?	Yes	Local	+	Policy aims to create walkable neighbourhoods, with well connected public transport, walking and cycling routes to nearby facilities.	
	Will it help to maintain high levels of employment?	No				
	Will it help to deliver affordable housing or general market housing to a good design standard?	No				
	Will it help to maintain a healthy economy?	Yes				

	Ensure accessibility for all to jobs?	No				
	Encourage redevelopment of brownfield land?	No				
	Ensure the provision of sufficient employment land?	No				
	Improve access to health facilities?	No				

Conclusions

Policy aims to support the Scottish Government's aim of improving urban design standards. The assessment highlighted that the policy could be amended to include reference to opportunities to promote biodiversity and this change has been made.

Strategy/Policy/ Issue/ Settlement Designation: ED3 Business Parks

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No		0		
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Potentially	Local	+	Sustainable design and construction will reduce emissions and extensive tree planting will act as a carbon filter.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by location and development?	Yes Potentially Yes	Local	+	Sustainable design and construction techniques. Buildings may incorporate renewable energy technology.	
4.To protect	Will it contribute to the	Potentially	Local	+	Policy is an overall	Business Park

and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	protection and enhancement of the biodiversity in the Moray Council area?				policy for the designation and control of uses in Business Parks. The site specific designation text should indicate the levels of landscaping to be provided and identify that opportunities for biodiversity enhancement should be identified.	designations at Elgin, Forres and Buckie should identify opportunities for biodiversity enhancement.
	Will it have a detrimental effect on protected species?	No				
	Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.	No				
	Will it contribute to achieving local, regional and national biodiversity action plan targets?	Potentially	Local	+		
	Will it have a detrimental effect on landscape character and designations?	No				

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	No				
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	No			SUDs and Watercourses policies provide safeguarding.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	No			Soil policy provides safeguarding.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	No			Policy on recycling will require Business park operations to comply with waste management requirements.	
9.To promote the use of	Will it improve public transport?	No			Transportation and Placemaking	

sustainable transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				policies will require public transport, walking and cycling connections to new developments.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	<p>Yes</p> <p>?</p> <p>No</p>	Local	+	<p>Sustainable design and construction techniques should minimise water use.</p> <p>Policy on prime agricultural land will provide safeguarding.</p>	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	<p>Yes</p> <p>No</p> <p>Potentially</p> <p>No</p>	Local	+	Policy requires extensive landscaping and further detail is provided in the Open Space policy.	

12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?	No				Business Parks are a key part of the Moray Economic Strategy, as a method of attracting inward investment into the area, to assist with the diversification of the economy. The Business Parks will potentially provide high levels of employment and provide a long term supply of high amenity employment land.	
	Will it help to maintain high levels of employment?	Yes	Local	+			
	Will it help to deliver affordable housing or general market housing to a good design standard?	No					
	Will it help to maintain a healthy economy?	Yes	Local	+			
	Ensure accessibility for all to jobs?	Yes	Local	+			
	Encourage redevelopment of brownfield land?	No					
	Ensure the provision of sufficient employment land?	Yes	Local	+			
	Improve access to health facilities?	No					

Conclusions

This is a control policy which has largely been carried forward from the MLP2008. Additional text has been added aiming to secure high quality design and to identify site specific locations for Business Parks. The nature of the policy mean that the detail is set out within the specific site designations, which should ensure that opportunities for biodiversity enhancement are taken.

Strategy/Policy/ Issue/ Settlement Designation: ED7 Rural Business Operations

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No		-	Increased vehicle movements in rural areas.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Yes	Local	+/-	Sustainable Design and Climate Change policies will reduce emissions and the risk of flooding.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources?	Yes	Local	+	Sustainable Design and Climate Change policies will increase energy efficiency and proposals may incorporate	

	Will energy usage be positively influenced by location and development?				renewable energy.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	<p>Yes</p> <p>No</p> <p>No</p> <p>Potentially</p> <p>No</p>	Local	0	<p>Policy includes criteria to safeguard the natural environment and integration into adjacent natural environment.</p> <p>Policy includes criteria on landscape, emissions, visual impact etc</p>	

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Yes	Local	+	Policy includes criteria to safeguard built environment.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	No		0	Policies on SUDS and Watercourses provide safeguarding.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	No		0	Policy on Soils provides safeguarding.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	No		0	Policy on waste management/ recycling provides safeguarding.	
9.To promote the use of	Will it improve public transport?	No		-	Policy supports Rural Business	This is a negative environmental impact,

sustainable transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				<p>Operations where there is a locational need, subject to meeting various criteria. The nature of rural areas in Moray means that opportunities for public transport are limited and necessitates car usage.</p>	<p>which in the current economic climate is difficult to mitigate against. Moray's distilling and other rural industries are significant employers and other proposals such as biomass plants often have a locational requirement to be in rural areas.</p>
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	<p>Yes</p> <p>No</p> <p>No</p>	Local	+	<p>Sustainable design and construction techniques should minimise use of water.</p> <p>Policy on prime agricultural land will provide safeguarding.</p>	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the</p>	<p>Yes</p> <p>No</p> <p>No</p>	Local	+	<p>Policy encourages integration into natural environment.</p>	

	regeneration of an area?					
	Will it result in further degradation of environments?	No				
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?	No			Supporting existing and new rural businesses is important to support Moray's rural areas. The policy supports reuse of buildings. However, the location of many rural businesses which could be significant employers, may be remote from the public transport network and therefore reliant upon car use, which has been assessed as a negative impact.	
	Will it help to maintain high levels of employment?	Yes	Local	+		
	Will it help to deliver affordable housing or general market housing to a good design standard?	No				
	Will it help to maintain a healthy economy?	Yes	Local	+		
	Ensure accessibility for all to jobs?	No				
	Encourage redevelopment of brownfield land?	Yes	Local	+		
	Ensure the provision of sufficient employment land?	Yes	Local	+		

	Improve access to health facilities?					
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Conclusions

This policy has similarities to the Housing in the countryside policies as rural transport movements will increase and the potential for public transport and walking/ cycling connections may be limited. However, this is offset by the employment benefits and income generated for the local economy. Environmental impacts are mitigated within the policy through a number of criteria safeguarding against impacts upon environmental interests.

Strategy/Policy/ Issue/ Settlement Designation EP13

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this objective.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?				No relationship with this objective.	
3.To increase energy	Will it promote the use of sustainable design and				No relationship with this objective.	

efficiency and the proportion of energy generated from renewable sources	<p>construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p>				No relationship with this policy.	

	Will it have a detrimental effect on landscape character and designations?					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?				No relationship with this objective.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				No relationship with this objective.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this objective.	

9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				No relationship with this objective.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this objective.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further</p>				No relationship with this objective.	

	degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>		Local	0	<p>Ministry of Defence operations at Lossiemouth and Kinloss make a significant contribution to the Moray economy and way of life. A key aspect of MoD operations is ensuring air safety and this policy aims to ensure that the MoD is consulted in all cases where the proposed development may interfere with flight paths, radar or other equipment.</p> <p>In some circumstances the MoD has requested specific wording be added to site designations to</p>	Mitigation text has already been added into site designation text.

					ensure MoD safeguarding is considered from the outset in the development process.	
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Conclusions

This policy aims to ensure that new developments do not adversely affect Ministry of Defence operations and requires that within safeguarding zones that the MoD is consulted. Maps of safeguarding zones are held by the Council and the outer limits are shown on the Proposed Plan Proposals Map.

Strategy/Policy/ Issue/ Settlement Designation: H1 Housing Land

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No				
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Yes	Local	+/-	The policy provides the framework for large scale new housing developments. These will be built in accordance with sustainable design and construction techniques and will not be in areas at risk of flooding (subject to FRA), however, there are only limited brownfield opportunities for development in Moray and inevitably most of	

					these developments will be on Greenfield sites.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	<p>Yes</p> <p>Potentially</p> <p>Yes</p>	<p>Local</p> <p>Local</p> <p>Local</p>	<p>+</p> <p>+</p> <p>+</p>	<p>New developments will be built to sustainable design and construction standards, may incorporate renewable energy technology and will be sited to maximize solar gain.</p>	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p>	<p>No</p> <p>No</p> <p>No</p>		0	<p>Policy includes references within the windfall section to protecting the environment. However, the strategic nature of this policy is simply to set the context for the table indicating the settlement allocations.</p>	

	<p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	No				
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	No			Policies on Built Environment provide safeguarding.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	No			Policies on SUDS and Watercourse provide effective safeguarding.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	No			Policy on Soils will provide effective safeguarding.	
8.To reduce the amount of	Will it ensure that the management of waste is	No			Policies on waste management/	

waste produced and increase the amount of recycling	consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				recycling will provide effective safeguarding.	
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	No			Policies on transportation and Placemaking will encourage alternatives to car use.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	<p>No</p> <p>No</p> <p>No</p>			Policy on prime agricultural land should provide safeguarding.	
11.To protect, enhance and create green spaces and to	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of</p>	<p>No</p> <p>No</p>				

regenerate degraded environments	green spaces? Will it make a significant contribution towards the regeneration of an area? Will it result in further degradation of environments?	No No				
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties? Will it help to maintain high levels of employment? Will it help to deliver affordable housing or general market housing to a good design standard? Will it help to maintain a healthy economy? Ensure accessibility for all to jobs? Encourage redevelopment of	Yes Yes Yes ? ?	Local Trans boundary Local Trans boundary	+ + + +	New housing development supports local construction jobs and employment further afield. Most of the sites to be identified to meet the needs of H1 will be Greenfield. Sites will be required to provide affordable housing to meet the terms of other policies and some sites may provide health facilities as developer requirements.	

	brownfield land?					
	Ensure the provision of sufficient employment land?	No				
	Improve access to health facilities?	Possibly	Local	+		

Conclusions

This policy sets the strategic context for the allocations made in table 1 to meet the strategic housing land requirements. The policy is general and supported by other more detailed policies. New allocations will mostly be in Greenfield locations, given the limited brownfield opportunities in Moray. New development will support construction related employment and deliver much needed affordable housing.

Strategy/Policy/ Issue/ Settlement Designation: Policy H8 Affordable Housing

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No			No relationship with policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?	Yes	Local	+	New developments will comply with sustainable design and construction	

	Will it actively seek to manage or avoid flood risk?	Yes			requirements and climate change policy.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	<p>Yes</p> <p>Possibly</p> <p>Yes</p>	Local	+	As above. New developments may incorporate renewable energy technology.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p>	<p>No</p> <p>No</p> <p>No</p>			Policy in itself seeks a %age contribution of new housing developments to be affordable units.	Policies will protect against adverse effects on biodiversity.

	Will it contribute to achieving local, regional and national biodiversity action plan targets?	No				
	Will it have a detrimental effect on landscape character and designations?	No				
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	No				Built heritage policies will provide safeguarding
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	No				SUDS and Watercourses policies provide safeguarding.
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	No				Soils policy will provide safeguarding.
8.To reduce the amount of waste produced	Will it ensure that the management of waste is consistent with the waste	No				Policies on waste management/ recycling will provide

and increase the amount of recycling	management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?					safeguarding.
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	No			Policies on transportation will require public transport connections and walking/ cycling routes to connect with nearby facilities.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	<p>No</p> <p>No</p> <p>No</p>			.	Policy on prime agricultural land will provide safeguarding
11.To protect, enhance and create green spaces and to regenerate degraded	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p>	<p>No</p> <p>No</p>			Green spaces will be provided through the requirements of the Open Space policy.	

environments	Will it make a significant contribution towards the regeneration of an area?	No				
	Will it result in further degradation of environments?	No				
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?	No			Policy will provide a proportion of affordable housing within all developments of 4 or more units. This will provide more affordable housing than the previous policy which had a threshold of 10 units.	
	Will it help to maintain high levels of employment?	No				
	Will it help to deliver affordable housing or general market housing to a good design standard?	Yes	Local	++		
	Will it help to maintain a healthy economy?	Yes	Local	+	Provision of additional affordable housing will meet the current high demand for this provision and significantly improve the quality of life of those currently in need.	
	Ensure accessibility for all to jobs?	Yes				
	Encourage redevelopment of brownfield land?	No				

	Ensure the provision of sufficient employment land?	No				
	Improve access to health facilities?	No				

Conclusions

Policy text remains relatively unchanged from the Moray Local Plan 2008, with the threshold being lowered from 10 units to 4 units. Policy itself does not raise significant environmental issues, but is clearly a strong positive in terms of providing affordable housing, which is a priority of the Scottish Government.

Strategy/Policy/ Issue/ Settlement Designation: Policy H9 Housing Mix/ Accessible Housing

Objective	Questions	Yes/No/Un known/Potentially	Scale-local/ trans-boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No		+	Locating accessible housing within larger developments will reduce the need to travel by car, which will reduce impacts on air quality.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?	No		0	Sites identified are not at risk of flooding and/ or will require a Flood Risk Assessment	

	Will it actively seek to manage or avoid flood risk?				as part of the planning process.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	No			No relationship with this policy.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>				Biodiversity and landscape policies will mitigate any impacts.

	<p>local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	No				
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	No			Built heritage policies will provide this safeguarding.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	No			SUDS and Waterbodies policies will provide this safeguarding.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	No			Soils policy will provide this safeguarding.	
8.To reduce the amount of waste produced	Will it ensure that the management of waste is consistent with the waste	No			Waste management/ recycling policies	

and increase the amount of recycling	management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				will provide this safeguarding.	
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	No No No No			Policy specifically requires proposed developments to be located near to public transport links. Policy also directs developments to main settlements through site size thresholds, which are more accessible.	Transportation policies will provide this safeguarding.
10.To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials? Will it protect and enhance the use of prime agricultural land?	No No No			Prime agricultural land policy will provide this safeguarding.	
11.To protect, enhance and create green spaces and to	Will green spaces be promoted? Will it result in the loss of	No No			Open Spaces policy will provide this safeguarding.	

regenerate degraded environments	green spaces? Will it make a significant contribution towards the regeneration of an area? Will it result in further degradation of environments?	No No				
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties? Will it help to maintain high levels of employment? Will it help to deliver affordable housing or general market housing to a good design standard? Will it help to maintain a healthy economy? Ensure accessibility for all to jobs? Encourage redevelopment of	Yes No No Yes Yes No	Local Local Local	+ + +	Providing accessible housing to meet the requirements in the HNDA will provide more opportunities in the private sector for housing to meet the changing demographics including the ageing population.	

	brownfield land?					
	Ensure the provision of sufficient employment land?	No				
	Improve access to health facilities?	Possibly	Local	+		

Conclusions

This is a new policy supported by supplementary planning guidance and aims to provide wheelchair accessible housing to the in new developments of 100 or more housing units. This allows for care in the home and for people to remain within their own home for longer and avoids the need for future adaptations.

The policy itself does not raise significant environmental issues.

Strategy/Policy/ Issue/ Settlement Designation: H11 Gypsy /Traveller Sites

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1. To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimizing air pollution?					
2. To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?	Yes	Local	+	Policy contains criteria regarding flood risk and drainage.	

	Will it actively seek to manage or avoid flood risk?					
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	No		0	The nature of the proposal would not usually involve permanent structures, other than hardstandings.	
4. To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p>	<p>Yes/No</p> <p>No</p> <p>No</p>	Local	+/-	Criteria included within the policy to safeguard natural and cultural heritage interests. Policy also highlights the particular sensitivities of Countryside Around Towns, Areas of Great Landscape Value and areas immediately outside settlement	Safeguarding policies on Protected Species.

	<p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	<p>No</p> <p>No</p>			<p>boundaries.</p> <p>The policy also requires on site tree planting and appropriate boundary treatment in countryside locations.</p>	
5. To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Yes	Local	+	Policy includes criteria to safeguard any natural and cultural heritage interests.	
6. To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Potentially	Local	+	The policy sets out a range of criteria aiming to control and regulate halting sites. As well as providing a better environment for gypsy/traveller people, this also ensures that unplanned halting sites do not adversely impact upon	

					environmental interests.	
7. To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	No			No reference in policy to soil/ prime agricultural land.	Separate policies on soils and prime agricultural land provide the necessary safeguarding.
8. To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Yes	Local	+	Policy includes criteria requiring waste collection to be included within proposals, which again regulates waste collection and avoids negative impacts through unregulated sites.	
9. To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	No		0	There is no requirement within the policy for sites to be adjacent to or linked into public transport network or have ready access to walking/ cycling connections to local facilities.	
10. To ensure prudent use of	Will it minimise the use of water?	No			No direct impact upon this	

natural resources	<p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				objective.	
11. To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Yes	Local	+	There may be some benefits from new tree planting and landscaping required through the policy to mitigate the impact of development.	
12. To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver</p>	<p>No</p> <p>No</p> <p>No</p>		+	This is a difficult policy to assess, but it aims to deliver Gypsy/Traveller sites which will provide an attractive living environment, which meets requirements in terms of access,	

and improving the health and well being of local people	affordable housing or general market housing to a good design standard?				waste collection, is free from flood risk etc and minimises disturbance upon nearby properties.	
	Will it help to maintain a healthy economy?	No				
	Ensure accessibility for all to jobs?	No				
	Encourage redevelopment of brownfield land?	No				
	Ensure the provision of sufficient employment land?	No				
	Improve access to health facilities?	No				

Conclusions

This policy provides a positive framework for considering future proposals for Gypsy/Traveller sites. The criteria within the policy aims to safeguard the natural and built environment, ensure that there are no detrimental impacts on the amenity of existing residents and that technical requirements are met.

Strategy/Policy/ Issue/ Settlement Designation R1

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Yes	Local	+	Encouraging developments within the town centres reduces the need to travel and will therefore have a positive impact upon air quality. Policy requires sustainable transport links to encourage alternatives to the car.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Yes	Local	++	Directing significant footfall generators to the town centre links into main public transport hubs and may reduce private car use and vehicle emissions.	
3.To increase	Will it promote the use of	Yes	Local	+	New development	

energy efficiency and the proportion of energy generated from renewable sources	<p>sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				will meet sustainable design and construction requirements and Policy ER2. This will be met though increased insulation and provision of renewable energy solutions. Policy also seeks to reuse upper floors with town centres, reducing the need for new Greenfield development.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest?</p> <p>Particular attention should be</p>	Yes	Local	+	<p>Directing growth to town centres reduces pressure on the countryside and biodiversity. However, biodiversity within urban areas could be adversely affected.</p> <p>Policies within the Environment Chapter mitigate</p>	Plan policies safeguard protected species and biodiversity from unacceptable adverse impacts.

	<p>paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				against adverse effects.	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Yes	Local	+	Directing significant footfall generators to town centres could have a significant adverse impact upon cultural heritage assets. The policy includes references to maintaining the character, scale and amenity of town centres and that special care is taken within conservation areas.	
6.To protect and enhance the quality of	Will it help to prevent deterioration of the ecological status of the water	Yes	Local	+	Policy requires consideration of SUDS and water	

the districts ground, river and sea water systems	environment and help to achieve good ecological status in the water environment?				run-off.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this policy.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this policy.	
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Yes	Local	+	The policy includes criteria requiring public transport, walking and cycling connections.	
10.To ensure prudent use of	Will it minimise the use of water?				No relationship with this policy.	

natural resources	<p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>					
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				No relationship with his policy. Safeguarding green spaces and provision of new green spaces are set out under Policy E5.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver</p>	Yes	Local	+	Policy aims to direct significant footfall generators to town centres. This will support existing business, is easily accessible and may create employment opportunities as well as promoting "living above the	

and improving the health and well being of local people	<p>affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				shops	
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Conclusions

The overall policy assessment is positive, aiming to direct new development and investment into town centres and develop upper floors. This concentration of development supports public transport links and town centre businesses. This will also reduce the need for Greenfield sites to be developed.

Strategy/Policy/ Issue/ Settlement Designation: Policy R2 Out of Centre

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Potentially		+	Aims to concentrates development in town centres and to take a sequential approach to considering out of town proposals. Specific criteria is included to promote sustainable travel patterns.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Potentially		+	Policy seeks to concentrate development within the main urban areas. Policy refers to the need for SUDS and water run off.	Flooding and Drainage policies will mitigate any impacts.
3.To increase energy efficiency and	Will it promote the use of sustainable design and construction?	Yes		+	New development will adhere to sustainable design	Policy ER2 requires carbon emissions to be reduced through

the proportion of energy generated from renewable sources	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				and construction requirements and comply with policy ER2 through insulation and renewable energy measures.	sustainable design.
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental</p>	<p>Potentially</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>		+	Concentrating development within town centres reduces pressure on Greenfield sites.	Natural environment policies will safeguard against adverse impacts.

	effect on landscape character and designations?					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Potentially		+	Policy R2 includes criteria regarding contributing positively to the built environment.	Built Environment policies will safeguard against impacts
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Yes		+	SUDS and water run-off are referenced in the policy.	SUDS and Watercourses policies will safeguard against impacts.
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	No			No relationship with this policy.	Soils policy will safeguard against impacts.
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	No			No relationship with this policy.	Waste management and recycling policies will safeguard against impacts.

9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Yes		+	Transportation policies would require consideration of public transport and walking/ cycling routes. Concentrating development in central areas will promote sustainable transport options. This policy includes requirements for public transport and sustainable transport connections.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	<p>No</p> <p>No</p> <p>Yes</p>		+	Concentrating development in the town centre will reduce pressure on prime agricultural land. Only specialist retailing associated with tourism is considered under	Policy on prime agricultural land will safeguard against impacts.

					this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>		+/-	Green spaces may come under pressure (e.g. Bogton Road, Forres). However, Policy E5 will consider and mitigate in such circumstances.	Open Space policy will safeguard against impacts.
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p>	<p>Yes</p> <p>Potentially</p> <p>No</p> <p>Potentially</p>		+	New retail development will provide new employment opportunities and help to sustain a healthy economy.	

	Ensure accessibility for all to jobs?	No				
	Encourage redevelopment of brownfield land?	No				
	Ensure the provision of sufficient employment land?	No				
	Improve access to health facilities?	No				

Conclusions

This policy aims to direct investment to town centres by only allowing retail proposals outwith town centres where the sequential approach has been taken. Only specialist tourism retailing is acceptable outwith settlement boundaries. This approach is considered the most sustainable in terms of promoting the town centres first and then ensuring that out of centre proposals meet strict criteria in terms of design, connections and impact on the vitality and viability of town centres.

Strategy/Policy/ Issue/ Settlement Designation T1

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Yes	Local	+	Improvement of traffic circulation within Elgin will mitigate standing traffic problems which create air pollution issues.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Unknown		?	The policy promotes improved transport routes for the private car and for public transport.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be	Yes	Trans boundary	+	Routes will be subject to their own individual SEA processes and will be required to be built to a high standard of design.	

	positively influenced by location and development?					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?	Potentially	Trans boundary	+/-	Detailed routes for most of these proposals are unknown at this stage. Given the scale of the projects such as dualling the A96, there may be an adverse impact upon biodiversity and the landscape. However, there is also an opportunity to mitigate any impacts through new habitat creation.	Mitigation will be through Local Development Plan safeguarding policies and through SEA for individual projects.
	Will it have a detrimental effect on protected species?	Potentially	Trans boundary	-		
	Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.	No	Trans boundary	+/-		
	Will it contribute to achieving local, regional and national biodiversity action plan targets?	Potentially	Trans boundary	+/-		
	Will it have a detrimental effect on landscape character and designations?	Potentially	Trans boundary	+/-		

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Potentially	Local	-	Cultural heritage interests could be adversely affected by new transport projects.	Local Development Plan safeguarding policies will mitigate impact. Projects will also be subject to their own SEA process.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Potentially	Local	-	Watercourse could be adversely affected by new transport projects. Run off could be a significant issue to be considered through individual SEA and EIA processes.	Local Development Plan safeguarding policies will mitigate impact. Projects will also be subject to their own SEA process.
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship to this policy.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship to this policy.	

9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Yes	Trans boundary	+	Improved routes will in turn provide better connections to public transport.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship to this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further</p>	<p>Yes</p> <p>Potentially</p> <p>Potentially</p> <p>No</p>	<p>Trans boundary</p> <p>Local</p> <p>Trans boundary</p>	<p>+</p> <p>-</p> <p>+</p>	The new route proposals are likely to involve significant new landscaping through woodland creation to mitigate impacts. However, some existing open spaces may be lost depending	

	degradation of environments?				on route choices which are currently unknown.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?	Yes	Local	+	The proposed improvements will bring significant improvements in terms of travel time and road safety. It will also ring amenity benefits to a number of communities along the routes and improve access to services and public transport. The improvements will make the north east a more desirable place for investors and assist with job creation both directly through construction contracts and indirectly through future investment opportunities.	Social and economic benefits are likely to outweigh environmental impacts. Significant environmental impacts will be assessed through detailed SEA of individual schemes and mitigated through relevant Local Development Plan safeguarding policies.
	Will it help to maintain high levels of employment?	Yes	Trans boundary	+		
	Will it help to deliver affordable housing or general market housing to a good design standard?	Potentially	Local	+		
	Will it help to maintain a healthy economy?	Yes	Trans boundary	++		
	Ensure accessibility for all to jobs?	Yes	Trans boundary	+		
	Encourage redevelopment of brownfield land?	No				
	Ensure the provision of sufficient employment land?	No				

	Improve access to health facilities?	Yes	Trans boundary	+	Bypassing some settlements will undoubtedly bring significant amenity benefits to those communities.	
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Conclusions

These transport network improvements will bring significant economic and road safety improvements. While they may increase use of private motor cars, they may also increase the use of public transport. There are likely to be further benefits from bypassing some communities, reducing congestion and improving access to services.

However, there may be issues of loss of habitat, impact upon protected species, water run off and landscape impact which will need to be mitigated. These strategic level projects will be subject to their own SEA and EIA procedures and mitigation will be provided through the appropriate Local Development Plan safeguarding policies.

Strategy/Policy/ Issue/ Settlement Designation T2

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Long	Trans-boundary	-	Adequate road provisions may result in shorter journeys and less congestion/ standing traffic, it is likely that improvements to the roads may attract additional road users to new developments. Therefore it is likely to have a negative impact upon air quality. However, the policy is proactive towards the provision of alternatives to the car and this offsets, to some degree, potential	

					negative impacts.	
2.To reduce the causes and impacts of climate change	<p>Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p>	Long	Trans-boundary	-	<p>See above comments. Improvements to the road network may encourage more road usage which will not reduce greenhouse gas emissions. However, the positive promotion of alternatives to the car, will reduce emissions.</p>	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				No relationship with this policy.	
4.To protect and enhance the biodiversity	Will it contribute to the protection and enhancement of the biodiversity in the			0	Policy text contains criteria to safeguard natural	

and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				heritage resources.	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?			0	Policy contains criteria safeguarding built heritage resources.	
6.To protect and enhance the quality of	Will it help to prevent deterioration of the ecological status of the water	Short	Trans-boundary	-	Water run-off could be a significant issue . Mitigation	Safeguarding policies on SUDS and Watercourse will

the districts ground, river and sea water systems	environment and help to achieve good ecological status in the water environment?				to ensure road design manages surface water run-off will mitigate against this impact.	mitigate against significant adverse impacts.
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	Short	Local	-	Road construction could potentially have a significant adverse impact upon soil quality.	Safeguarding policy on soils will mitigate against significant adverse impacts.
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this policy.	
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Short	Trans-boundary	+/-	The policy proactively encourages sustainable transport options to be designed into new developments. However, the policy also seeks to improve road connections with	

					the primary benefactor being the private motor car.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	<p>Potentially</p> <p>Potentially</p>		+/-	New access arrangements may have an impact upon greenspaces. However, policy E4 mitigates against any significant adverse impacts. The policy promotes permeability and connectivity and in many cases this will aim to link green corridors to provide walking and cycling routes.	

12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?	Yes	Local	+	Infrastructure improvements will help to improve the economy of the area and may attract investment to Moray. Improvements will make new developments more accessible, better connected and offer alternatives to using the car.	
	Will it help to maintain high levels of employment?	Yes	Local	+		
	Will it help to deliver affordable housing or general market housing to a good design standard?	No				
	Will it help to maintain a healthy economy?	Yes	Local	+		
	Ensure accessibility for all to jobs?					
	Encourage redevelopment of brownfield land?					
	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

Any policy which results in increased car usage will be deemed to have a significant adverse effect upon the environment. However, this policy has been carefully worded to provide a positive framework for promoting and assessing the access arrangements for new developments. The wording mitigates against impacts on the built and natural environment and further safeguarding policies on pollution, SUDS and Watercourse mitigate against impacts of water run-off and emissions from standing traffic.

Strategy/Policy/ Issue/ Settlement Designation T6

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No			No direct relationship with this objective. Although the policy aims to avoid excessive new access points onto trunk roads, which in turn keeps traffic moving and may have some benefits for air quality.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?				See above.	

	Will it actively seek to manage or avoid flood risk?					
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>				No relationship with this objective.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving</p>				No relationship with this policy. Policy T2 on provision of new access includes criteria to safeguard environmental resources.	

	<p>local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?				No relationship with this policy. Policy T2 includes criteria to safeguard environmental resources from new road access points.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				See above comment.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this objective.	

8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this policy.	
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?				No relationship with this policy.	
10.To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials? Will it protect and enhance the use of prime agricultural land?				No relationship with this policy.	
11.To protect, enhance and create green	Will green spaces be promoted?				No relationship with this policy.	

spaces and to regenerate degraded environments	<p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p>			+	<p>The presumption against new access points onto trunk roads and other main routes aims to promote safety and the free flow of traffic. Exceptions to this presumption will be considered where an economic case can be made.</p>	

	Encourage redevelopment of brownfield land?					
	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This policy was previously part of Policy T1 in the Moray Local Plan 2008. It aims to promote free flow and safety of traffic by presuming against new access points onto trunk and main roads unless an economic case can be made. There are no significant environmental issues arising from the policy.

Strategy/Policy/ Issue/ Settlement Designation: Policy E1 Natura 2000 sites and national nature conservation sites

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No			No relationship with policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?	Yes		+	Protection of peatlands.	

	Will it actively seek to manage or avoid flood risk?					
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	No			No relationship with policy.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p>	<p>Yes</p> <p>No</p> <p>Yes</p>		++	<p>Policy safeguards designated nature conservation sites of international and national importance.</p> <p>Habitats and species will be safeguarded which will contribute towards biodiversity objectives.</p>	

	Will it contribute to achieving local, regional and national biodiversity action plan targets?	Yes				
	Will it have a detrimental effect on landscape character and designations?	No				
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	No			No direct relationship with this objective.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Yes		+	Designated sites will include wetlands and the policy has a positive contribution to this objective.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	Potentially		+	Policy should protect land within these designations and may result in soil improvement.	Soil Policy provides further safeguarding.
8.To reduce the amount of waste produced	Will it ensure that the management of waste is consistent with the waste				No relationship with this policy.	

and increase the amount of recycling	management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?					
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	No			No relationship with this policy.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	No			No relationship with this objective.	
11.To protect, enhance and create green spaces and to regenerate degraded	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p>	No			No direct relationship with this objective.	

environments	<p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p>	Yes		+	There is a possible positive impact through the general safeguarding natural heritage benefits for the wider area.	

	Ensure the provision of sufficient employment land?					
	Improve access to health facilities?					

Conclusions

This policy is a key safeguarding policy for Natura 2000 sites and national nature conservation sites. This will have a significantly positive benefit in terms of safeguarding internationally and nationally important species and habitats from developments which could have an adverse impact upon their interests.

Strategy/Policy/ Issue/ Settlement Designation: E2 Local Nature Conservation Sites and biodiversity

Objective	Questions	Yes/No/Un known/Pot entially	Scale-local/ trans-boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No			No relationship with this policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	No			No relationship with this policy.	
3.To increase energy efficiency and	Will it promote the use of sustainable design and construction?	No			No relationship with this policy.	

the proportion of energy generated from renewable sources	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental</p>	<p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p>	Local	++	Policy aims to protect locally designated natural heritage sites and promote biodiversity which will have a positive impact upon national and local targets. The policy allows some development to take place where there is a clearly identified need, which must be weighed and mitigated against the criteria of the site designation and other policies.	

	effect on landscape character and designations?					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	No			No direct relationship with this objective.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Potentially	Transboundary	+	Some of the designations will include wetlands and the policy aims to protect their conservation status.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	Potentially	Local	+	Conserving designated local nature conservation sites will safeguard the soil quality.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	No			No relationship to this policy.	

9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	No			No relationship to this policy.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	No			No relationship to this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further</p>	<p>Yes</p> <p>No</p> <p>No</p> <p>No</p>	Local	++	The policy deals directly with preserving the local nature conservation sites and will have a significant contribution towards supporting this objective.	

	degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	<p>Potentially</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>		++	In some cases, preserving local designations may contribute to a better quality of life e.g. the Wards wildlife site in Elgin.	

Conclusions

This policy aims to safeguard local nature conservation sites and biodiversity from adverse effects arising from developments. The policy has a significantly positive impact in terms of safeguarding these resources with wider benefits of protecting greenspaces and overall quality of life.

Strategy/Policy/ Issue/ Settlement Designation: Policy E3 Protected Species

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this policy	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?				No relationship with this policy.	
3.To increase energy efficiency and the proportion of energy generated from renewable	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable				No relationship with this policy.	

sources	<p>sources?</p> <p>Will energy usage be positively influenced by location and development?</p>					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	Long	Transbound ary	++	<p>Strongly positive. This new policy seeks to ensure protected species are not adversely protected by development proposals.</p> <p>Policy will help contribute towards biodiversity targets.</p>	

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?				No relationship with this policy.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				No relationship with this policy.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this policy.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this policy.	
9.To promote the use of	Will it improve public transport?				No relationship with this policy.	

sustainable transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>					
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				No direct relationship with this policy.	

<p>12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p>	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	Long		+	<p>Protecting species contributes to the attractiveness of the area. Moray and the Moray Firth is well known for protected species such as bottlenose dolphins, capercaillie, red squirrels and these contribute to the overall quality of life.</p>	
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Conclusions

This policy has a significantly positive impact on protected species by raising awareness of national legislation and advising developers what will be required if protected species are likely to be affected.

Strategy/Policy/ Issue/ Settlement Designation: Policy E4 Trees and Development

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No			No relationship with this policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Potentially	Local	+	Safeguarding trees and promoting tree planting help to reduce the impacts of climate change.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be	No			No relationship with this policy.	

	positively influenced by location and development?					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?	Yes	Local	+	Retention of existing trees and planting new trees will promote biodiversity.	
	Will it have a detrimental effect on protected species?	No				
	Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.	Potentially				
	Will it contribute to achieving local, regional and national biodiversity action plan targets?	Potentially				
	Will it have a detrimental effect on landscape character and designations?	No				

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Potentially		+	Retention of and planting of trees can help to enhance cultural heritage.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Potentially		+	The planting and protection of trees may intercept sediments within run-off.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	Potentially		+	The planting and protection of trees may protect soils from erosion, although the impact is uncertain.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this policy.	

9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	No			No relationship with this policy.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	No			No relationship with this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further</p>	Yes		+	Trees and woodlands will be safeguarded and new planting encouraged in new development.	

	degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	<p>No</p> <p>No</p> <p>No</p> <p>Potentially</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>		+	Indirectly the provision of an attractive environment promotes inward investment.	

Conclusions

Policy aims to safeguard trees through Tree Preservation Orders and conditions and to promote new tree planting. The policy supports climate change objectives and recognizes the value of trees in terms of their amenity and biodiversity value. The policy has an overall positive impact.

Strategy/Policy/ Issue/ Settlement Designation: Policy E5 Open Spaces

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No			No relationship with this policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?	No			No relationship with this policy.	
	Will it actively seek to manage or avoid flood risk?	No				
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction?	No			No relationship with this policy.	
	Will it lead to an increased proportion of energy needs being met from renewable sources?					

	Will energy usage be positively influenced by location and development?					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	<p>Yes</p> <p>No</p> <p>No</p> <p>Potentially</p> <p>No</p>	Local	++	Policy supports this objective. Policy aims to provide protection for designated ENV sites and to provide quality and quantity standards for the provision of new open spaces.	

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Potentially		+	Policy indirectly supports this objective as the retention of green spaces may enhance the cultural heritage features of an area.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Potentially		+	The policy indirectly supports this objective.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	Potentially		+	The policy indirectly supports this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this policy.	

9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	No			No relationship with this policy.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	No			No relationship with this policy	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further</p>	<p>Yes</p> <p>No</p> <p>Potentially</p> <p>No</p>	Local	++	Existing green spaces will be protected and a framework set out for provision of new green spaces. Policy will be supported by an Open Space Strategy.	

	degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	<p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>	Local	++	Safeguarding a network of paths, parks and other spaces contribute to the leisure facilities within Moray.	

Conclusions

The policy aims to safeguard existing open spaces and to provide standards for the provision of new open spaces. Quality standards are also included to ensure new open spaces are well connected through green and blue corridors and opportunities to promote biodiversity are taken. Overall this policy has a significantly positive impact upon the environment.

Strategy/Policy/ Issue/ Settlement Designation: Policy E7 Areas of Great Landscape Value

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	No			No relationship with this policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?	No			No relationship with this policy.	
	Will it actively seek to manage or avoid flood risk?	No				
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction?	No			No relationship with this policy.	
	Will it lead to an increased proportion of energy needs being met from renewable sources?	No				

	Will energy usage be positively influenced by location and development?	No				
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	<p>Indirectly</p> <p>No</p> <p>Indirectly</p> <p>Indirectly</p> <p>No</p>	Local	+	Safeguarding designated Areas of Great Landscape Value will indirectly safeguard and promote biodiversity. Policy will safeguard landscape character.	

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	No			No relationship with this policy.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Yes			Policy supports this objective.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	No			No relationship with this policy.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	No			No relationship with this policy.	
9.To promote the use of	Will it improve public transport?	No			No relationship with this policy.	

sustainable transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>					
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	<p>No</p> <p>No</p> <p>No</p>			No relationship with this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>			No relationship with this policy	
12.To secure a	Will it contribute to adequate	No		+	No direct	

better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?				relationship to this policy, although general safeguarding of Moray's landscapes and natural environment contribute positively to the quality of life and help to attract inward investment.	
	Will it help to maintain high levels of employment?	No				
	Will it help to deliver affordable housing or general market housing to a good design standard?	No				
	Will it help to maintain a healthy economy?	No				
	Ensure accessibility for all to jobs?	No				
	Encourage redevelopment of brownfield land?	No				
	Ensure the provision of sufficient employment land?	No				
	Improve access to health facilities?					

Conclusions

This policy has a positive impact in terms of aiming to safeguard Moray's protected local landscapes and the impact this has upon the quality of life in Moray including income derived from tourism.

Strategy/Policy/ Issue/ Settlement Designation: BE4 Micro Renewables and Built Heritage

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No direct relationship with this objective.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Local	+	Policy promotes micro renewables in support of policies PP2 and ER2 and addresses the need to safeguard listed buildings and Conservation Areas.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by	Long	Local	+	See above. The introduction of renewable energy generation equipment will inevitably bring some change to the historic environment. This policy aims to achieve the correct	

	location and development?				balance between safeguarding the historic environment and implementing Primary Policy 2 and Policy ER2, which aim to address climate change and reduce carbon emissions.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan</p>				No relationship with this objective.	

	<p>targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?			+/-	See comments above.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				No relationship with this objective.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least				No relationship with this objective.	

	environmentally damaging option?					
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				No relationship with this objective.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this objective.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p>				No relationship with this policy.	

	Will it result in further degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p>				No relationship with this policy, although support for renewable within the historic environment may be considered to improve property owners quality of life if the correct balance is achieved.	

	Improve access to health facilities?					
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Conclusions

This policy aims to address the issue of promoting renewable energy within the historic environment.

If the terms of the policy are satisfied, there should be no significant environmental effects. The introduction of renewable energy generation equipment will inevitably bring some change to the historic environment. This policy aims to achieve the correct balance between safeguarding the historic environment and implementing Primary Policy 2 and Policy ER2, which aim to address climate change and reduce carbon emissions.

Strategy/Policy/ Issue/ Settlement Designation: BE5 Battlefields, Gardens and Designed Landscapes

Objective	Questions	Yes/No/Un known/Pot entially	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?				No relationship with this policy.	
3.To increase energy efficiency and the proportion	Will it promote the use of sustainable design and construction?				No relationship with this policy.	

of energy generated from renewable sources	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character</p>	Long term	Local	+	Policy has a positive contribution to make in terms of landscapes of historic importance.	

	and designations?					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	++	Policy makes a significant contribution and now conserves Moray's single historic battlefield site at Glenlivet.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				No relationship with this policy.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this policy.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this policy.	
9.To promote the use of	Will it improve public transport?				No relationship with this policy.	

sustainable transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>					
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	+	Designations will incorporate green spaces and the policy will have some benefits, particularly in terms of amenity value and landscape conservation.	

12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	Long	Local	+	The policy has a potentially positive role to play here mainly in terms of the preservation of amenity, landscape and heritage areas which will have a beneficial link to quality of life and the local economy.	
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Conclusions

Policy has a positive impact upon the environment in terms of safeguarding designated heritage areas.

Strategy/Policy/ Issue/ Settlement Designation: ER1 Renewable Energy Proposals

Objective	Questions	Yes/No/Un known/Pot entially	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this policy	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Trans-boundary	+	The policy supports this objective through supporting renewable energy proposals.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by	Long	Trans-boundary	++	Strongly supports this objective.	

	location and development?					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	Long	Local	+	Guidance and other policies protect biodiversity interests from adverse effects.	Policy criteria, other safeguarding policies and detailed guidance ensure biodiversity interests are fully considered and mitigated.

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	+	Similar to the above, cultural heritage interests are fully considered through the policy and detailed guidance.	Safeguarding policies, policy criteria and detailed guidance.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Long	Local	+	Policy contains safeguards and will prevent pollution of watercourses and soil.	Safeguarding policies, policy criteria and detailed guidance.
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?		Local	+	Policy contains safeguards and will ensure soil is used in a sustainable manner with appropriate aftercare conditions.	Policy requires details of aftercare and decommissioning to be provided to reinstate the site.
8.To reduce the amount of waste produced and increase the amount of	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual				No relationship with this policy.	

recycling	disposal through the least environmentally damaging option?					
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				No relationship with this policy.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Long	Local	+	Policy contains safeguards to protect prime agricultural land.	Separate policy on prime agricultural land.
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the</p>				No relationship with this policy.	

	regeneration of an area? Will it result in further degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p>	Long	Local	+	<p>Marginal positive contribution if the policy successfully delivers the right scale of renewable energy projects in the right location. However, decision which do not accord with this policy can have a significant negative impact.</p>	<p>Safeguarding policies on a wide range of issues and detailed guidance available.</p>

	Improve access to health facilities?					
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Conclusions

This policy provides a detailed framework for considering renewable energy proposals, with further detail on onshore wind energy and biomass proposals. The criteria within this policy covers a wide range of issues which need to be considered. These criteria and further supporting supplementary planning guidance are considered to provide positive benefits in achieving the correct balance between promoting renewable energy and safeguarding the environment.

Strategy/Policy/ Issue/ Settlement Designation: ER2 Carbon Emission Reductions

Objective	Questions	Yes/No/Un known/Potentially	Scale-local/ trans-boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this policy.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Local	++	Policy supports this objective	
3.To increase energy efficiency and the proportion	Will it promote the use of sustainable design and construction?	Long	Trans-boundary	++	Policy strongly supports this objective.	

of energy generated from renewable sources	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character</p>				No relationship with this policy.	

	and designations?					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?				No relationship with this policy.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				No relationship with this policy.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this policy.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this policy.	
9.To promote the use of	Will it improve public transport?				No relationship with this policy.	

sustainable transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>					
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				No relationship with this policy.	
12.To secure a	Will it contribute to adequate				No relationship	

<p>better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people</p>	<p>access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				<p>with this policy.</p>	
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Conclusions

Policy supports Primary Policy 2 Climate Change and seeks to reduce carbon emissions by requiring all new buildings to include low and zero carbon generating technologies. This policy has a positive impact upon the environment and will result in better insulated, sited buildings with renewable energy technology.

Strategy/Policy/ Issue/ Settlement Designation: ER3 Development in Woodlands

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Long	Trans-boundary	+	General presumption to retain woodlands which absorb carbon.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Trans-boundary	+	General presumption to retain woodlands which support climate change objectives.	
3.To increase energy efficiency and the proportion of energy generated from renewable	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable				No relationship with this policy.	

sources	<p>sources?</p> <p>Will energy usage be positively influenced by location and development?</p>					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	Long	Local	++	Policy will have a positive impact in retaining woodland which is an important habitat.	

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	+	Moray's woodlands are an important part of local cultural heritage and diversity of the landscape.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				No direct relationship, although the protection of trees and woodlands may support this marginally as trees have the potential to reduce run-off and intercept flood water.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?	Short	Local	+	Increased tree cover will assist in reducing soil erosion.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging				No relationship with this policy.	

	option?					
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				No relationship with this policy.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p>	Long	Trans-boundary	++	The policy is supportive of this objective in that its main focus is in the preservation of woodlands.	

	Will it result in further degradation of environments?					
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health</p>	Long	Trans-boundary	++	The main thrust of the policy is to retain the economic, ecological and amenity value of woodlands. This has a positive contribution to make in terms of this objective, given the significant role Moray's woodlands play in the local economy, their habitat and recreational value.	

	facilities?					
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Conclusions

The main thrust of the policy is to retain the economic, ecological and amenity value of woodlands. This has a positive contribution to given the significant role Moray's woodlands play in the local economy, their habitat and recreational value.

Strategy/Policy/ Issue/ Settlement Designation: Policies and E4 and E5 Minerals

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Short	Local	-	Potential noise and air pollution from mineral operations.	Criteria within policies to mitigate pollution impacts. Safeguarding policy on Pollution.
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?				No relationship with this policy	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources?				No relationship with this policy	

	Will energy usage be positively influenced by location and development?					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	Long	Local	+/-	<p>Safeguarding mineral extraction sites could give rise to both positive and negative impacts. The extraction process is intrusive and by its nature, causes disturbance and fragmentation of habitats. However, aftercare and restoration and sensitive operations can positively contribute to biodiversity.</p>	<p>Safeguarding policies on natural heritage and criteria within minerals policies.</p>

5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	+/-	As above re cultural heritage sites	Safeguarding policies on cultural heritage.
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?			?	Mineral extraction can have adverse implications on groundwater pollution.	Safeguarding policies including pollution.
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?			?	Mineral extraction can have an adverse impact upon the quality of the soil.	Safeguarding policies including new policy on soils.
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No relationship with this policy.	
9.To promote the use of	Will it improve public transport?			?	Traffic generated by minerals	

sustainable transport options	<p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				operations is unlikely to support these objectives.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No relationship with this policy.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	+/-	Mineral extraction could result in the loss of woodland green space and fragmentation of habitats. However, criteria within policies consider this impact and require aftercare and restoration.	Safeguarding policies on Green spaces and Woodlands. Criteria within Minerals policies.

12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>	Long	Local	+/-	Minerals extraction creates and supports local employment and construction industry. During operations, there may be adverse amenity impacts upon the local area.	Safeguarding policies on pollution and criteria within Minerals policies.
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Conclusions

Safeguarding mineral extraction sites could give rise to both positive and negative impacts. Safeguarding mineral resources is important to recognise the importance of minerals in construction. The extraction process is intrusive and by its nature, causes disturbance and could cause the fragmentation of habitats. However, aftercare and restoration and sensitive operations can positively contribute to biodiversity and the policy contains safeguarding criteria.

Further safeguarding is provided through a number of safeguarding policies.

Strategy/Policy/ Issue/ Settlement Designation: ER7 Soil Resources

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Long	Trans boundary	+	Safeguarding peat resources reduce air pollution.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Trans boundary	+	As above.	
3.To increase energy efficiency and the proportion	Will it promote the use of sustainable design and construction?				No direct relationship with this policy.	

of energy generated from renewable sources	<p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>					
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character</p>			+	Deep peat is an important protected habitat.	

	and designations?					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?				No direct relationship with this objective.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				No direct relationship with this objective.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?			++	Policy aims to safeguard soil and peat resources from adverse effects in major applications, minerals and large scale renewable energy developments. In these cases	Policy requires that development will only be permitted where it has been demonstrated that unnecessary disturbance of soils, peat and any associated vegetation is avoided. Evidence of the adoption of best practice in the movement, storage, management and reinstatement of soils must be submitted along with any planning application. Deep peat

						surveys also required.
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?				No direct relationship with this objective.	
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>				No direct relationship with this objective.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>			++	See section under objective 7.	

11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				No direct relationship with this objective.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p>				No direct relationship with this objective.	

	<p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>					
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Conclusions

This new policy brings significant environmental benefits to the development management system by aiming to safeguard soil quality and deep peat resources which could be adversely affected by major developments, minerals proposals and large scale renewable energy proposals.

Strategy/Policy/ Issue/ Settlement Designation: Inchberry new rural community

Objective	Questions	Long/ Short term. Permanent/ temporary	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No relationship with this objective.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?	Long	Local	+	New buildings will be required to comply with Climate Change	

	Will it actively seek to manage or avoid flood risk?				SPG and Policy ER2. Site is not at risk of flooding.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by location and development?	Long	Local	+	Climate Change SPG encourages use of sustainable design and construction techniques. Policy ER2 and Climate Change SPG will require use of renewable energy technologies.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform	Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area? Will it have a detrimental effect on protected species? Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest?	Long	Trans-boundary	-	There is a potential impact upon the River Spey SAC as drainage and run-off could potentially affect the water quality and reasons for designation. The separate Natura Assessment has	

	<p>Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>				<p>concluded that there will be no adverse impact upon the Spey.</p> <p>There is an issue to be considered as the current small dispersed pattern of houses in the countryside would, in the longer term, become a more cohesive rural grouping.</p>	
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?			0	There are no sites of cultural heritage adversely affected by the proposal.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				SUDS and Watercourses policies will mitigate against impacts.	

7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship to this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	New developments will have kerbside recycling facilities.	
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Long	Local	-	Rural public transport services are limited.	
10.To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials? Will it protect and enhance				Site is not prime	

	the use of prime agricultural land?				agricultural land.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	+	Mature trees on the site are to be retained and this has been written into the site designation text.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a</p>				There are limited local services in Inchberry.	

	<p>healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>					
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Conclusions

Designation of Inchberry as a rural community with potential for development of 6 houses in the short term and 6 in the longer term does not raise any significant environmental issues, although it does raise issues regarding the proposed scale of growth and the transition from a dispersed pattern of houses in the countryside into a more cohesive rural grouping.

Strategy/Policy/ Issue/ Settlement Designation: Affordable Housing SPG and Accessible Housing SPG

Objective	Questions	Yes/No/Un known/Pot entially	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No direct relationship with this objective.	

2.To reduce the causes and impacts of climate change	<p>Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p>	Long	Local	+	New developments required to comply with building regulations and policy ER2.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Long	Local	+	New developments are required to comply with policy ER2.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific</p>			0	No direct relationship with this objective.	

landform	<p>and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?				No direct relationship with this objective.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?				No direct relationship with this policy.	
7.To improve soil quality and use soil in a sustainable	Will it protect and improve the quality of the soil?				No direct relationship with this policy.	

manner						
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?			+	New developments will have kerbside collection for recycling materials.	
9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>			+	Public transport connections and walking/ cycling connections are promoted in all new developments.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>				No direct relationship with this policy.	
11.To protect, enhance and	Will green spaces be promoted?				No direct relationship with	

create green spaces and to regenerate degraded environments	<p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>				this policy.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p> <p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p>			++	<p>The Housing Need and Demand Assessment identifies a significant ongoing requirement for affordable housing in Moray. This reflects changing demographic trends, the current economic situation and a backlog of need.</p> <p>Provision of new affordable homes will address a significant social issue which is a priority of the</p>	

	<p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>				<p>Council.</p> <p>Provision of more accessible housing, ensuring housing mix matches need and demand and requiring a percentage of homes to be developed to wheelchair accessible standard will improve overall quality of life and address the needs of an ageing population.</p>	
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Conclusions

The Affordable Housing Guidance has been produced to support the housing policies of the Plan. Criteria on design and layout are set out in the housing policies and this guidance concentrates on explaining the thresholds and delivery mechanisms for affordable housing, off site provision and commuted payments.

Strategy/Policy/ Issue/ Settlement Designation Housing in the Countryside SPG

Objective	Questions	Yes/No/Unknown/Potentially	Scale-local/trans-boundary/cumulative)	Env Impact	Comments	Safeguarding/mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No direct relationship with this objective.	
2.To reduce the causes and impacts of climate change	Will it contribute to the reduction of greenhouse gas emissions in line with the national targets? Will it actively seek to manage or avoid flood risk?	Long	Local	+	Guidance aims to encourage sustainable design and construction techniques. Policy ER2 and PP2 specifically address climate change actions.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	Will it promote the use of sustainable design and construction? Will it lead to an increased proportion of energy needs being met from renewable sources? Will energy usage be positively influenced by location and development?	Long	Local	+	As above. Guidance encourages siting to maximize solar gain and minimise energy use through shelter.	

<p>4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and landform</p>	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>	Long	Local, potential cumulative impacts	+/-	<p>Policy and guidance require 25% of plot to be covered/ planted in trees. This has now been extended to cover refurbishment/ renovation proposals. However, the cumulative impact of housing in the countryside can erode landscape character and also impact upon green networks and subsequently biodiversity.</p>	<p>New and amended policies have been included within the Local Development Plan aiming for better standards of siting and design, to reduce impacts upon woodlands and landscape character. “Hotspots” of cumulative impacts have been recognized and will be monitored.</p> <p>Policy on woodland removal has been strengthened to include references to landscape value and to cross reference to national policy on the removal of woodlands.</p>
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5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	+	Guidance required proposals to reflect the rural character of the area. Other policies safeguard cultural heritage interests.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Long	Local	0	No direct relationship with this objectives, which is addressed directly through safeguarding policies on SUDS and Watercourses.	
7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No direct relationship with this objective.	
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	Guidance promotes the reuse of buildings and materials to reduce waste. New developments will have kerbside collection of recycling materials.	

9.To promote the use of sustainable transport options	<p>Will it improve public transport?</p> <p>Will it encourage walking and cycling?</p> <p>Will it reduce the need to travel by car?</p> <p>Will it shorten the duration of journeys?</p>	Long	Local	-	Sustainable transport options in rural areas are limited and housing in the countryside will generally generate additional private car use.	
10.To ensure prudent use of natural resources	<p>Will it minimise the use of water?</p> <p>Will it minimise the demand for raw materials?</p> <p>Will it protect and enhance the use of prime agricultural land?</p>	Long	Local		No direct relationship with this objective. However, climate change SPG and policy on prime agricultural land will safeguard and promote these principles.	
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p>	Long	Local	+	Guidance seeks retention of trees and new planting to integrate development into the landscape. Guidance and policies have been amended to refer to landscape	

	Will it result in further degradation of environments?				<p>impact of woodland removal and cross referenced to national policy.</p> <p>In terms of regeneration, the policy actively aims to encourage the reuse of derelict/ unused steadings and other buildings in the countryside.</p>	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p>	Long	Local	+	<p>New houses in the countryside assist with supporting rural services, although these are limited.</p> <p>Guidance promotes reuse of brownfield sites and provides housing for those wishing to live in rural areas.</p>	

	<p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>					
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Conclusions

Housing in the countryside guidance supports the policies in the LDP, which aim to encourage reuse of underused farm buildings and to support sensitively located new housing in the countryside. New housing in the countryside is inevitably reliant upon access via private car usage which has a negative environmental impact and there can be a cumulative impact upon the natural heritage and landscape character of an area.

Strategy/Policy/ Issue/ Settlement Designation Urban Design SPG

Objective	Questions	Yes/No/Un known/Pot entially	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?				No direct relationship with this objective.	

2.To reduce the causes and impacts of climate change	<p>Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p>	Long	Local	+	Guidance aims to improve connectivity and promote opportunities for sustainable transport.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Long	Local	+	Policy ER2 requires reduction in carbon emissions. Guidance promotes use of renewable solutions, careful siting and design to reduce energy requirements.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species, habitats, geology and	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the favourable condition of designated sites of scientific</p>	Long	Local	+	Guidance promotes blue and green networks, connected corridors and promotion of biodiversity.	

landform	<p>and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	+	The Guidance requires new development to take account of the surrounding site context and reflect local character and identity, retain key buildings and protect and enhance historic features.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Long	Local	+	Guidance refers to SUDS to manage surface water.	

7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this objective.	Separate soil policy included within Local Development Plan.
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	New developments are required to provide for kerbside recycling. New developments must take account of the needs of servicing vehicles to collect waste.	
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Long	Local	+	Sustainable transport options are promoted in the Guidance, encouragement for walking and cycling connections and public transport links.	
10.To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials?				No direct relationship with this objective.	Separate Local Development Plan policy on prime agricultural land.

	Will it protect and enhance the use of prime agricultural land?					
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	++	Guidance promotes green and blue corridors, enhancement of biodiversity.	Separate Local Development Plan policy on Greenspaces provides quality and quantity standards for new open spaces and protection for existing greenspaces.
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p>	Long	Local	+	The Guidance aims to create quality new places, which are attractive to live in, well connected and offer opportunities for walking and cycling.	

local people	<p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>					
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Conclusions

The Urban Design guidance aims to significantly improve the living environment associated with new residential developments by creating quality places which are well connected, not reliant upon private car usage and provide a safe, pleasant environment.

Strategy/Policy/ Issue/ Settlement Designation Climate Change SPG

Objective	Questions	Yes/No/Un known/Pot entially	Scale-local/ trans- boundary/ cumulative)	Env Impact	Comments	Safeguarding/ mitigation
1.To improve air quality within the Moray Council area	Will it help to comply with air quality standards by reducing/ minimising air pollution?	Long	Local	+	Guidance aims to reduce emissions, pollution and improve the	

					environmental quality of Moray.	
2.To reduce the causes and impacts of climate change	<p>Will it contribute to the reduction of greenhouse gas emissions in line with the national targets?</p> <p>Will it actively seek to manage or avoid flood risk?</p>	Long	Local	++	As above.	
3.To increase energy efficiency and the proportion of energy generated from renewable sources	<p>Will it promote the use of sustainable design and construction?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will energy usage be positively influenced by location and development?</p>	Long	Local	++	Guidance promotes use of sustainable design and construction, promotes use of renewable energy, increased insulation and design and location to consider energy usage.	
4.To protect and enhance the biodiversity and landscape of the Moray Council area. Including the protection and enhancement of species,	<p>Will it contribute to the protection and enhancement of the biodiversity in the Moray Council area?</p> <p>Will it have a detrimental effect on protected species?</p> <p>Will it contribute to improving and/or maintaining the</p>	Long	Local	+	Guidance aims to integrate and connect green infrastructure.	

habitats, geology and landform	<p>favourable condition of designated sites of scientific and natural interest? Particular attention should be paid to Natura sites.</p> <p>Will it contribute to achieving local, regional and national biodiversity action plan targets?</p> <p>Will it have a detrimental effect on landscape character and designations?</p>					
5.To protect and enhance cultural heritage and diversity within the Moray Council area	Will it protect and enhance the district's sites and features of historical, cultural and archaeological importance?	Long	Local	+	Guidance aims to preserve historic assets and sensitively integrate new technologies and construction techniques into sensitive historic environments.	
6.To protect and enhance the quality of the districts ground, river and sea water systems	Will it help to prevent deterioration of the ecological status of the water environment and help to achieve good ecological status in the water environment?	Long	Local	+	Guidance refers to the role of SUDS.	Separate policies on watercourses and pollution provide safeguarding to water resources.

7.To improve soil quality and use soil in a sustainable manner	Will it protect and improve the quality of the soil?				No relationship with this objective.	Local Development Plan contains separate policy on soils.
8.To reduce the amount of waste produced and increase the amount of recycling	Will it ensure that the management of waste is consistent with the waste management hierarchy by reusing/recycling and residual disposal through the least environmentally damaging option?	Long	Local	+	Guidance promotes reuse and recycling of materials and resource efficiency.	
9.To promote the use of sustainable transport options	Will it improve public transport? Will it encourage walking and cycling? Will it reduce the need to travel by car? Will it shorten the duration of journeys?	Long	Local	+	Guidance promotes sustainable transport and active travel. Well connected developments should reduce the need to travel by car and shorten journey durations.	
10.To ensure prudent use of natural resources	Will it minimise the use of water? Will it minimise the demand for raw materials?	Long	Local	+	Guidance seeks sustainable use of water and other materials.	

	Will it protect and enhance the use of prime agricultural land?					
11.To protect, enhance and create green spaces and to regenerate degraded environments	<p>Will green spaces be promoted?</p> <p>Will it result in the loss of green spaces?</p> <p>Will it make a significant contribution towards the regeneration of an area?</p> <p>Will it result in further degradation of environments?</p>	Long	Local	+	Guidance promotes green spaces which are well connected.	
12.To secure a better quality of life for local people through improvements to service provision, sustaining a healthy economy with high levels of employment and improving the health and well being of local people	<p>Will it contribute to adequate access to and provision of services and leisure and recreational facilities for all including, those without a car and those with mobility difficulties?</p> <p>Will it help to maintain high levels of employment?</p> <p>Will it help to deliver affordable housing or general market housing to a good design standard?</p>	Long	Local	+	Guidance promotes reuse of brownfield land rather than Greenfield and aims to promote a range of actions aimed to raise awareness of and deliver new development which addresses climate change challenges.	

	<p>Will it help to maintain a healthy economy?</p> <p>Ensure accessibility for all to jobs?</p> <p>Encourage redevelopment of brownfield land?</p> <p>Ensure the provision of sufficient employment land?</p> <p>Improve access to health facilities?</p>						
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Conclusions

Guidance provides advice to developers, architects and planners on how to address climate change and sustainable development. Guidance supplements PP2 and requires applicants to prepare sustainability statement on how their development reduces greenhouse gas emissions and adapts to climate change.