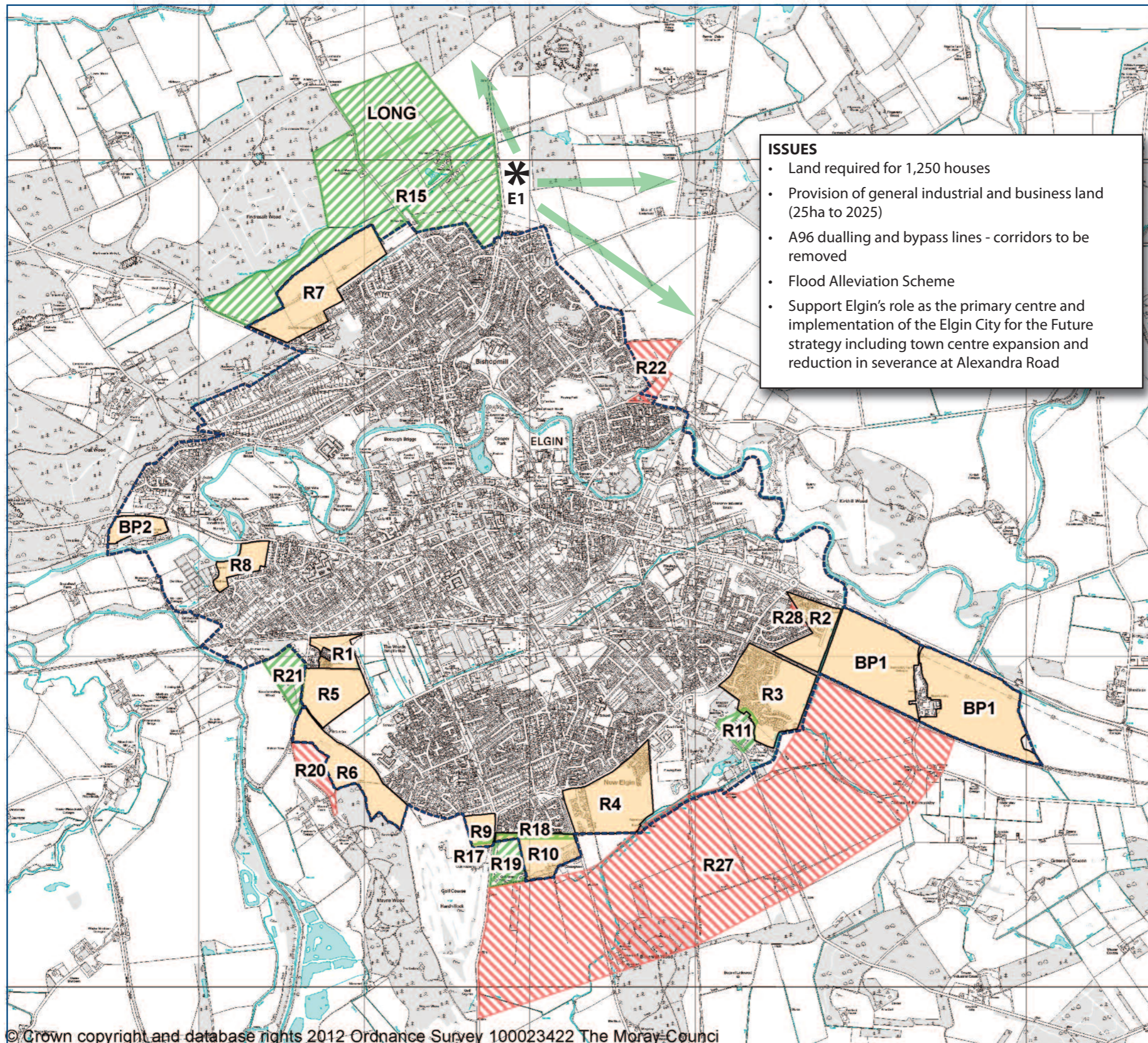


Appendix 2

Date	Activity
Thurs 1 Nov 2012	MIR reported to Special Committee
	<i>Make changes printing/cd production prepare letters e mails etc deposit copies</i>
Nov 2012	Consultation period begins
	<i>12 weeks allowing for Xmas/New Year Community Leaders Meeting Key Agency Meeting Newspaper adverts and press releases in exhibitions</i>
Feb 2013	End of consultation Period
	<i>Analyse responses Follow up aspects with consultees and applicants Prepare Proposed Plan Prepare Action Programme</i>
Aug 2013	Committee Meeting to consider Representations and Agree Proposed Plan
	<i>Changes made Printing Letters e mails Deposit copies</i>
Sept 2013	Consultation period begins on Proposed Plan and Action Programme
	<i>8 week consultation period Newspaper adverts and publicity Drop in exhibitions Neighbour Notification</i>
Nov 2013	End of consultation period
	<i>Analyse objections Agree changes List of unresolved objections Conformity with participation statement</i>

Mar 2014	Committee Meeting
	<i>Make changes Confirm list of unresolved issues Print version of Plan for submission</i>
Apr 2014	Submit Plan to Ministers, with action plan and participation statement. Request Examination.
	<i>Publicise submission of Plan Prepare for Examination Examination held (June?)</i>
Dec 2014	Examination Report Received
	<i>Report considered by Committee Modifications drafted Proposed Plan modified</i>
Feb 2015	Publish Modifications, Proposed Plan as Modified; Advertise Intention to Adopt
	<i>Period for further challenge</i>
Mar 2015	Plan formally adopted.
	<i>Advertise adoption</i>



ISSUES

- Land required for 1,250 houses
- Provision of general industrial and business land (25ha to 2025)
- A96 dualling and bypass lines - corridors to be removed
- Flood Alleviation Scheme
- Support Elgin's role as the primary centre and implementation of the Elgin City for the Future strategy including town centre expansion and reduction in severance at Alexandra Road

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Bilbohall North, 20 plots remaining. A bid to bring these remaining sites forward ahead of completion of the western link road is not preferred.
- R2 Waulkmill, 47 plots remaining
- R3 Linkwood East, 73 plots remaining
- R4 Thornhill, 267 plots remaining
- R5 Bilbohall South, capacity 75
- R6 South West of Elgin High School, carried forward but with an increased capacity for 80 houses. (extension of site not supported, see R20)
- R7 Spynie Hospital North, 388 plots remaining
- R8 Hattonhill, capacity 20
- R9/R10 Birnie Road/Glassgreen, capacity 178
- LONG Part of the existing Findrassie LONG site not proposed for release during Plan period, remains as LONG

INDUSTRIAL/BUSINESS PARKS

- BP1 Barmuckty
- BP2 Riverview

New sites considered and PREFERRED for designation

RESIDENTIAL

- R15 Part of Findrassie/Myreside LONG as identifies in 2008 Plan proposed to be brought forward for 800 houses. (Balance is LONG)
- R17/R18 Bypass Reservation, for 20 houses
- R19 Driving Range, for 120 houses
- R21 Knockmasting Wood, for 85 houses
- R 11 Linkwood Steading, for 85 houses
- LONG Elgin North
Preferred general direction for long term housing development beyond the plan period.
Development to be the subject of a masterplan

INDUSTRIAL/BUSINESS PARKS

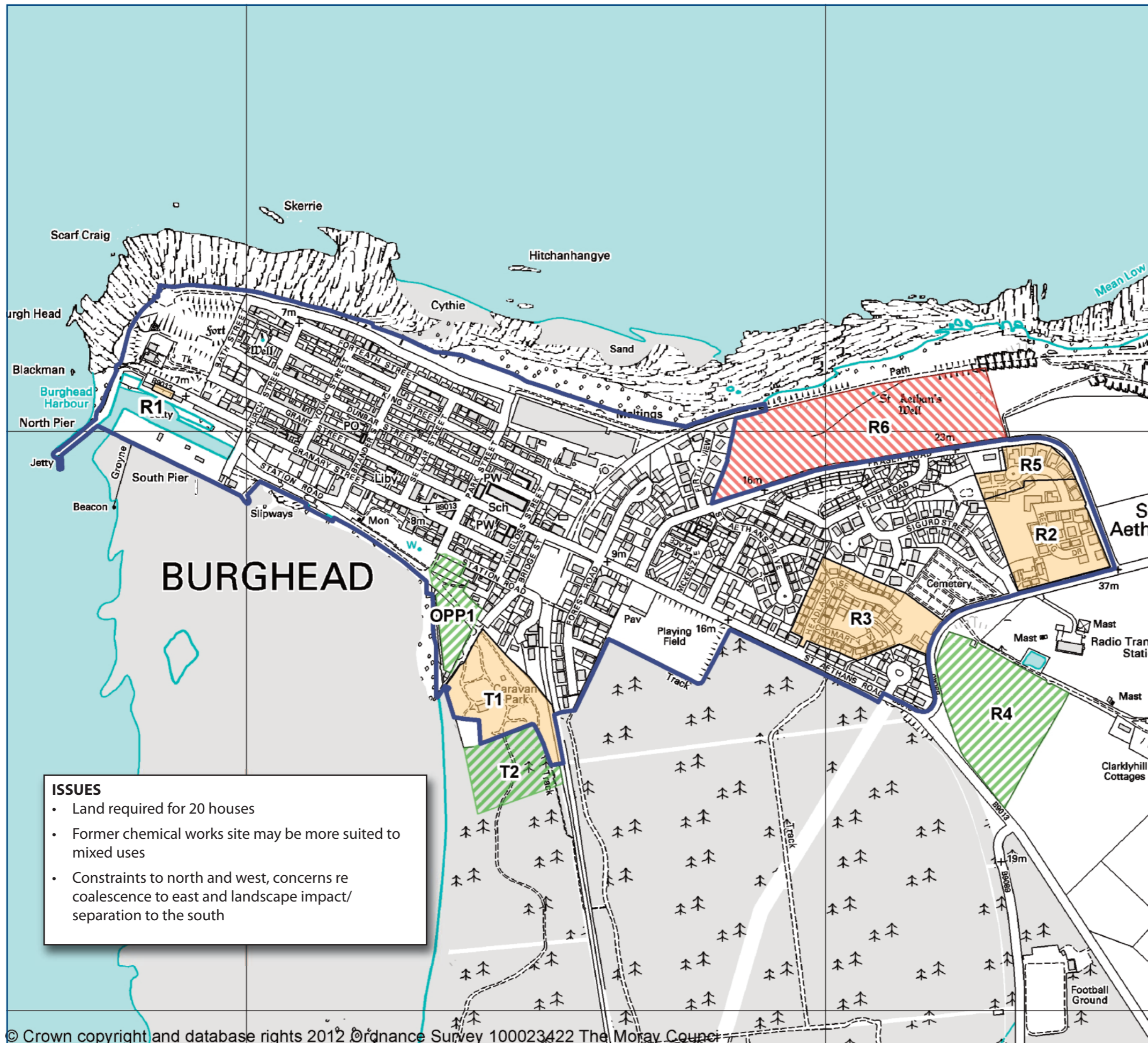
- E1* Elgin North
Preferred location for new employment land, the need for which is identified in the Moray Economic Strategy. The precise location for this is to be considered within the context of the surrounding land which has potential for long term development beyond the plan period.

New sites considered and NOT PREFERRED for designation

RESIDENTIAL

- R20 Rounds Wood
Proposal to extend R6 westward is not preferred due to topography and landscape constraints
- R22 Lesmurdie Field
Poor road access; visually detached - should be looked at within the context of Elgin North LONG Masterplan
- R27 South Elgin
Landscape constraints, transportation issues
- R28 Waulkmill/Stonecross
Adverse impact on character and amenity through removal of trees; potential conflict with core path

ELGIN



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 North Quay, Harbour
Capacity 12 units
- R2 Redcraig Hotel (S)
Capacity 19 units
- R3 St Aethans Road
Capacity 2 units
- R5 Redcraig Hotel (N)
Capacity 2 units

TOURISM

- T1 Caravan Site

New sites considered and **PREFERRED** for designation

RESIDENTIAL

- R4 Clarkly Hill
Capacity 60 units, will require sensitive treatment

OPPORTUNITY SITES

- OPP1 Formerly R4, suitable for a range of uses, and designation amended to "opportunity"

TOURISM

- T2 Extension to caravan site

New sites considered and **NOT PREFERRED** for designation

RESIDENTIAL

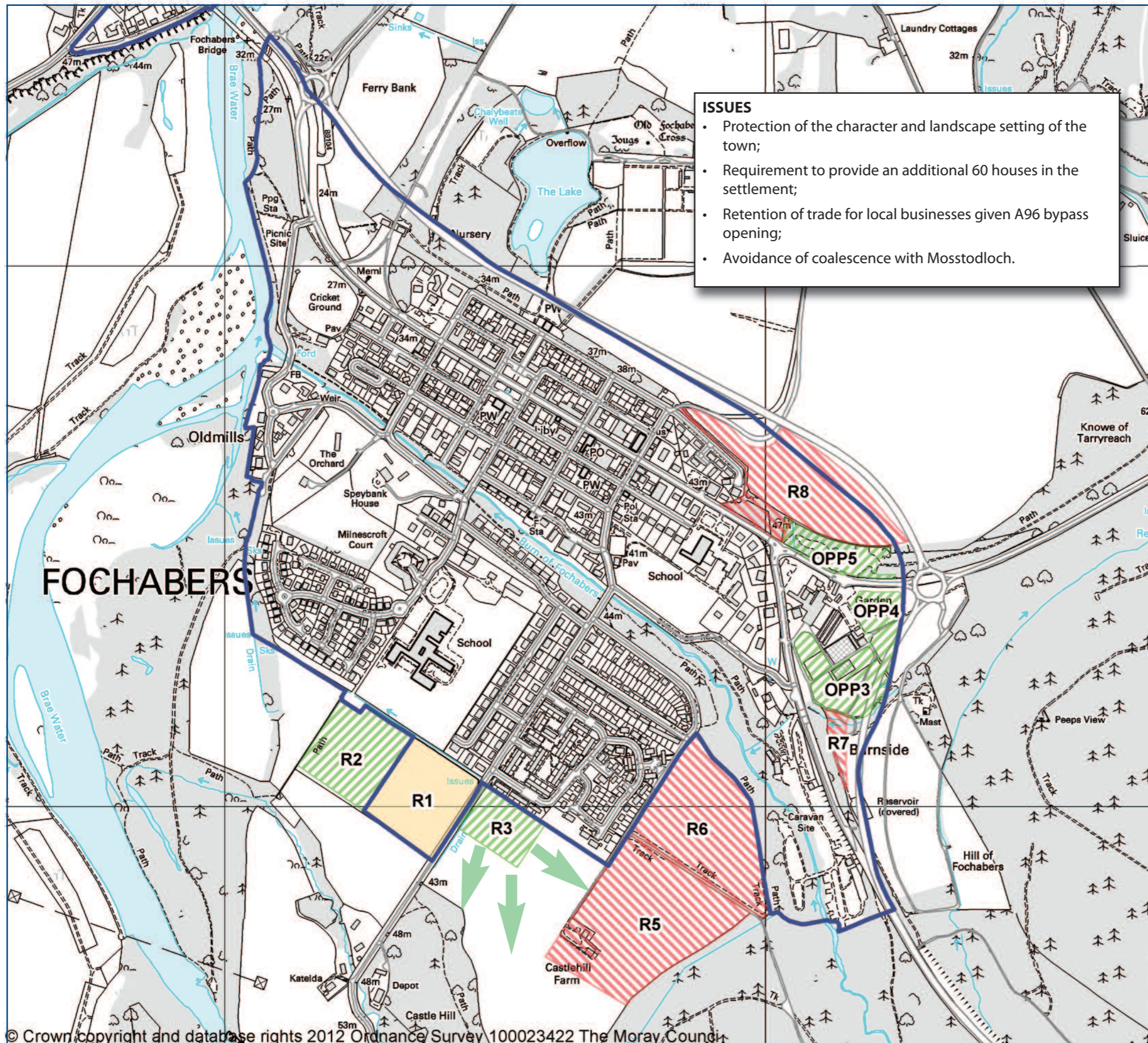
- R6 Fraser Road
Put forward for residential use, is not considered suitable due to the landscape impact.

SETTLEMENT BOUNDARY



ISSUES

- Land required for 20 houses
- Former chemical works site may be more suited to mixed uses
- Constraints to north and west, concerns re coalescence to east and landscape impact/separation to the south



ISSUES

- Protection of the character and landscape setting of the town;
- Requirement to provide an additional 60 houses in the settlement;
- Retention of trade for local businesses given A96 bypass opening;
- Avoidance of coalescence with Mosstodloch.

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL
 R1 Ordiquish Road
 Capacity 50 houses

New sites considered and PREFERRED for designation

RESIDENTIAL
 R2 LONG Ordiquish Road brought forward, capacity 40 houses
 R3 Ordiquish Road, part of bid site supported for 20 houses with potential for longer term growth and infrastructure connection in to adjacent land to encourage high quality layout for development

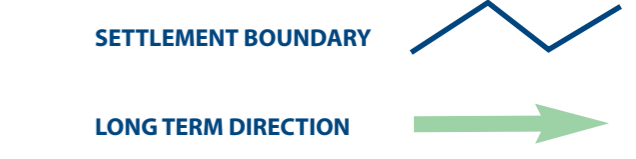
The presence of a garden centre, planning consent for a garage, bid for hotel/opportunity site all provide potential for a cluster of business/commercial uses at a prominent, marketable gateway location and are supported as an opportunity site (excluding residential use).

OPPORTUNITY SITES

OPP3 High Street/Lennox Crescent
 Bid for housing not supported but considered suitable for commercial development
 OPP4 High Street
 Bid for housing not supported but considered suitable for commercial development given site has planning consent for garage/petrol sales
 OPP5 High Street
 Four different bids submitted for mix of uses. Residential not supported but considered suitable for commercial development.

New sites considered and NOT PREFERRED for designation

RESIDENTIAL
 R5 Milne Road
 Detrimental impact on landscape setting of the town and other preferred options
 R6 Murrayfield
 Access issues and given steeply sloping site visibility in the landscape and unsustainable construction works necessary for development
 R7 Lennox Crescent
 Visibility from main transport routes, remoteness from village hub and other preferred options
 R8 East of Duncan Avenue
 Impact on character of settlement and other preferred options



SETTLEMENT KEY

New sites considered and PREFERRED for designation

R1 + LONG Site for 25 units in the short term and the northern part to be developed in the LONG term

New sites considered and NOT PREFERRED for designation

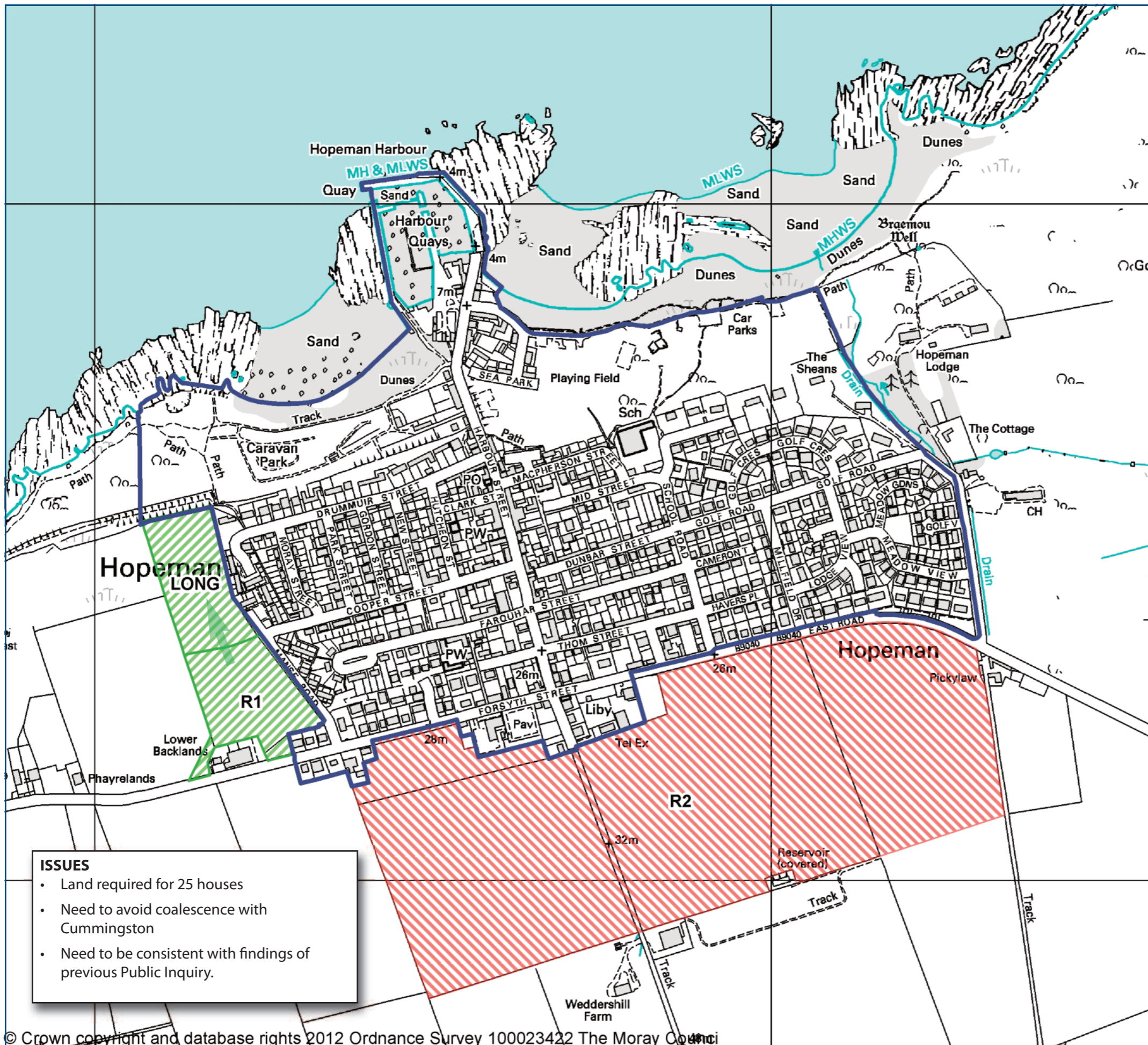
RESIDENTIAL

R2 Hopeman South Put forward for residential use. Hopeman is a third tier settlement and large scale expansion is not supported by the settlement hierarchy. Site was not supported following the Public Local Inquiry into the Moray Local Plan 2008.

SETTLEMENT BOUNDARY



LONG TERM DIRECTION



ISSUES

- Land required for 25 houses
- Need to avoid coalescence with Cummingston
- Need to be consistent with findings of previous Public Inquiry.

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Sunbank/Kinneddar
Capacity 250. The site boundary has been amended.
- R3 Stotfield Road
Capacity 5
- R4 Inchbroom
56 plots remaining

TOURISM

- T1 Caravan Park

New sites considered and PREFERRED for designation

RESIDENTIAL

- R2 Sunbank
Capacity 100 houses, access onto A941 and connection through to R1

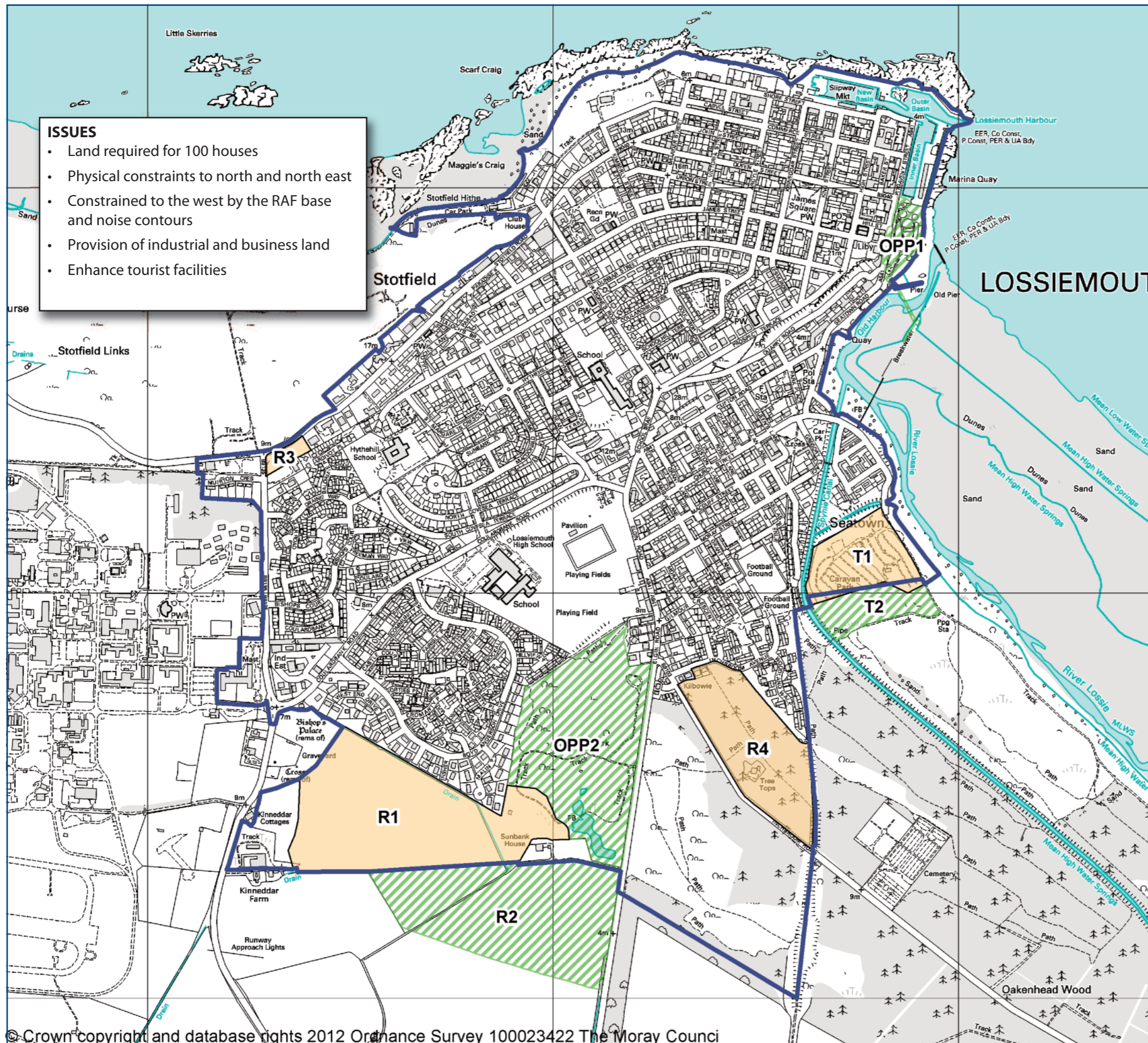
OPPORTUNITY SITES

- OPP 1 Esplanade Area
Support will be given to proposals that redevelop the area as a commercial and tourist related complex
- OPP 2 Sunbank/Kinneddar
For redevelopment for a business park, industrial uses and retail. The mix of uses to be determined through a masterplan. Proposals for the retail element would be subject to the sequential approach and Retail Impact Assessment to demonstrate no adverse impact on the vitality and visibility of Moray Town Centres (Formerly BP1, I3 and RET in Moray Local Plan 2008)

TOURISM

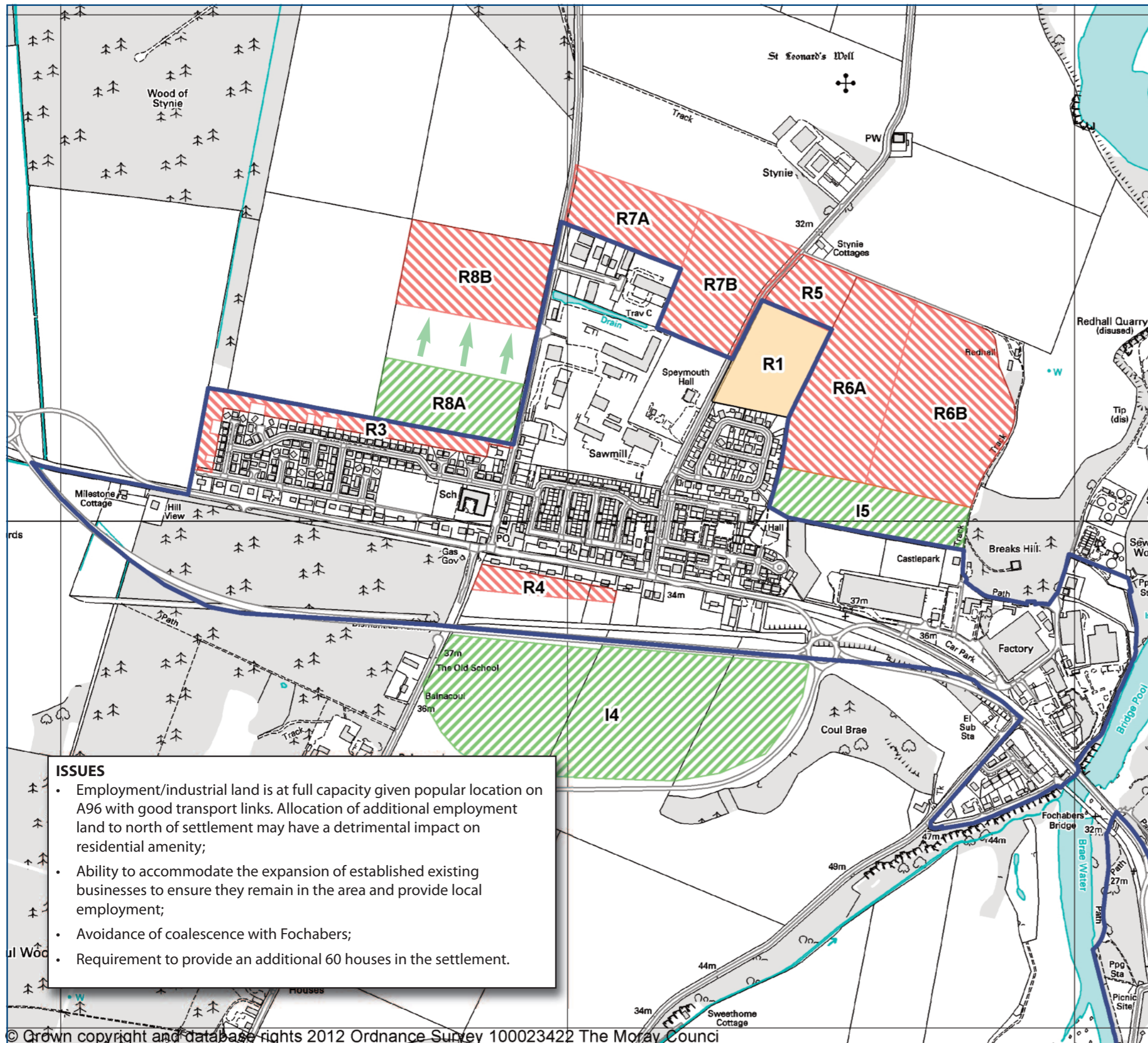
- T2 Caravan park, for extension of the existing caravan site

SETTLEMENT BOUNDARY



ISSUES

- Land required for 100 houses
- Physical constraints to north and north east
- Constrained to the west by the RAF base and noise contours
- Provision of industrial and business land
- Enhance tourist facilities



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

R1 Stynie Road, planning consent for 59 houses

New sites considered and PREFERRED for designation

RESIDENTIAL

R8A Garmouth Road
Part of site supported for 60 residential units with potential for longer term growth and infrastructure connections to adjacent land to encourage high quality layout of development

INDUSTRIAL/BUSINESS

I4 South of A96 Bypass
Bid site supported to provide opportunities for local businesses to relocate or expand

I5 North of Baxters
Bid site supported for industrial expansion to allow for potential growth of Baxters

New sites considered and NOT PREFERRED for designation

RESIDENTIAL

R3 Pinewood Road
Not supported for residential development as poor layout is a prospect due to shape of site. Garden encroachment has been allowed and others may follow. Remainder of site continues to provide environmental/recreational value and should be retained, and serve as buffer with development proposed to north

R4 East of B9015
Not supported for residential as site is at odds with general settlement pattern where development has taken place to north of de-trunked A96, is visible from A96 bypass and there are more appropriate sites in Mosstodloch that are preferred.

As third tier settlement, there is no intention of expanding Mosstodloch beyond this level. Reasons for not supporting these sites below include:

- scale of development not required
- remoteness from village hub
- other preferred sites

R5 Stynie Road
R6A/B East of Stynie Road
R7A/B West of Stynie Road
R8B Garmouth Road

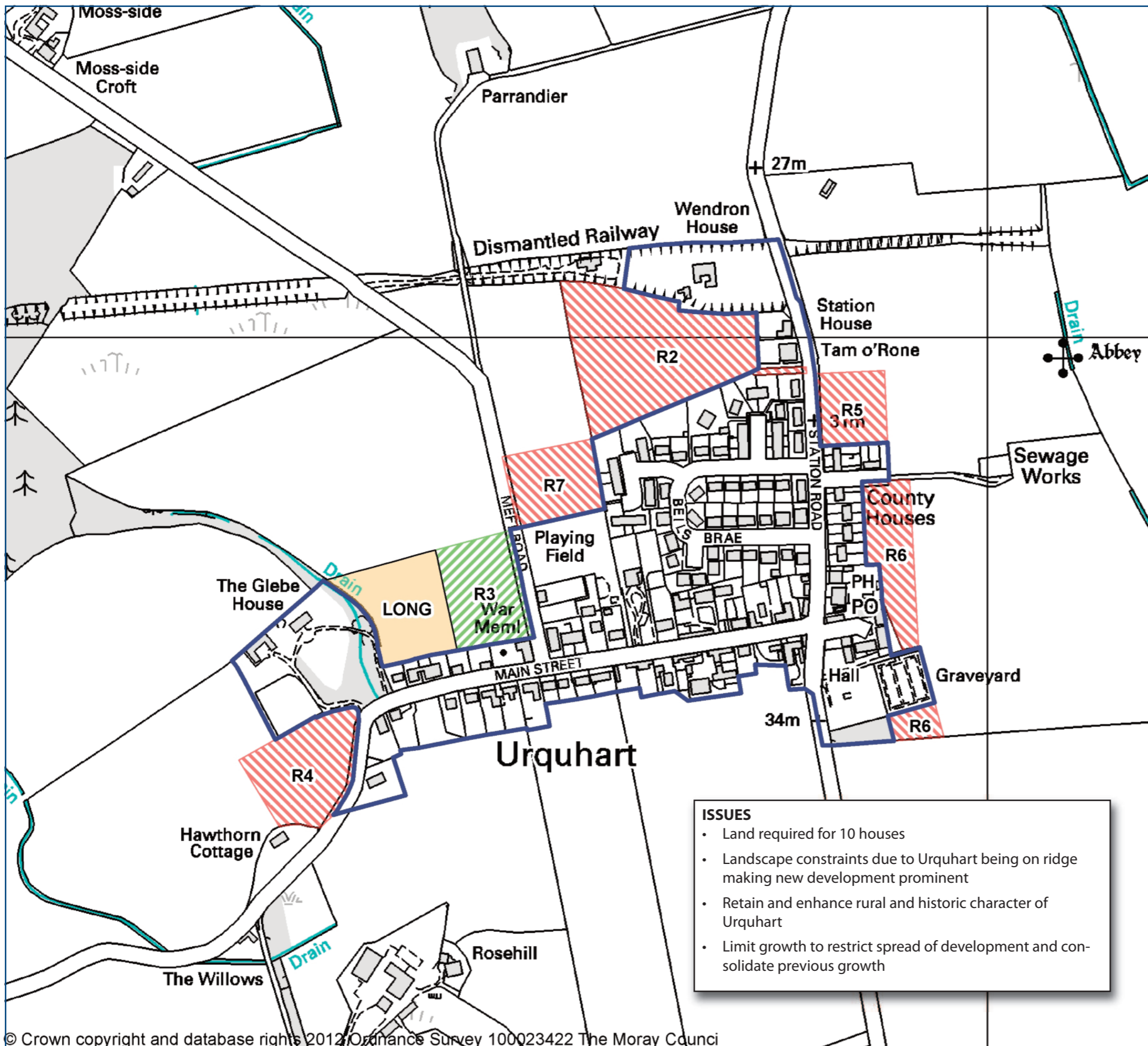
SETTLEMENT BOUNDARY

LONG TERM DIRECTION



ISSUES

- Employment/industrial land is at full capacity given popular location on A96 with good transport links. Allocation of additional employment land to north of settlement may have a detrimental impact on residential amenity;
- Ability to accommodate the expansion of established existing businesses to ensure they remain in the area and provide local employment;
- Avoidance of coalescence with Fochabers;
- Requirement to provide an additional 60 houses in the settlement.



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

LONG Meft Road
10 units carried forward (see R3 below for 10 units being brought forward)

New sites considered and **PREFERRED** for designation

RESIDENTIAL

R3 Meft Road West
Capacity 10 units (previously LONG in 2008 Plan)

New sites considered and **NOT PREFERRED** for designation

RESIDENTIAL

R2 Station Road West
Poor road access; impact of scale on character; better alternatives

R4 Main Street (Hawthorn Cottage/Manse)
Adverse impact on landscape, character and setting; poor road access

R5 Station Road East
Prominent site; better alternatives

R6 Station Road East of County Houses
Poor road access; better alternatives

R7 Meft Road East
Poor road access; adverse visual impact; better alternatives

SETTLEMENT BOUNDARY



ISSUES

- Land required for 10 houses
- Landscape constraints due to Urquhart being on ridge making new development prominent
- Retain and enhance rural and historic character of Urquhart
- Limit growth to restrict spread of development and consolidate previous growth

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 A/B Burnbank, remaining capacity 17 units
- R2 Parklands, under construction, remaining capacity 64 units
- R3 Archibald Grove, capacity 5 units
- R4 Steinbeck Road, capacity 30 units
- R5 Rathburn (North), capacity 60 units
- R6 Rathburn (South), capacity 60 units
- R7 Barhill Road East, under construction, remaining capacity 109 units
- R8 + R8A Barhill Road West, under construction, remaining capacity 127 units
- R9 High Street, capacity 135 units.

INDUSTRIAL/BUSINESS

- I3 March Road (South East)
- I4 Maltings
- I5 Grampian Country Park
- I6 The Harbour Area
- BP1 High Street: Business Park designation brought forward. Alternative uses (i.e. commercial) may be considered appropriate.

OPPORTUNITY SITES

OPP5 Former Jones Shipyard

New sites considered and PREFERRED for designation

RESIDENTIAL

- R10 High Street: LONG site brought forward into plan. Capacity 135 residential units
- R11 Barhill Road: Supported for development to provide a choice of sites across Buckie and maximise use of infrastructure provision in Barhill area. Capacity 105 residential units.

INDUSTRIAL/BUSINESS

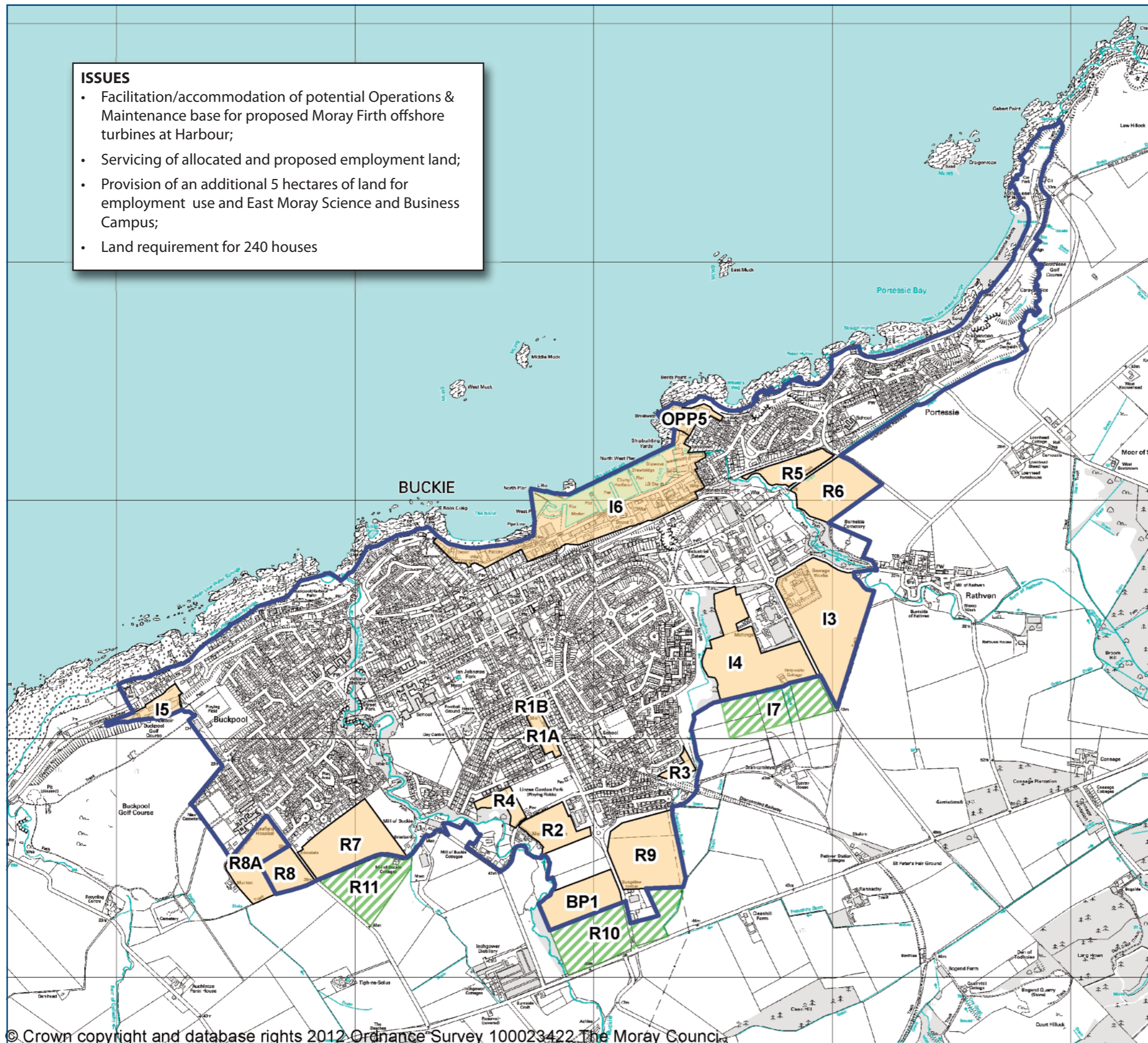
- I7 March Road
Additional 5 hectare site to meet new land target.

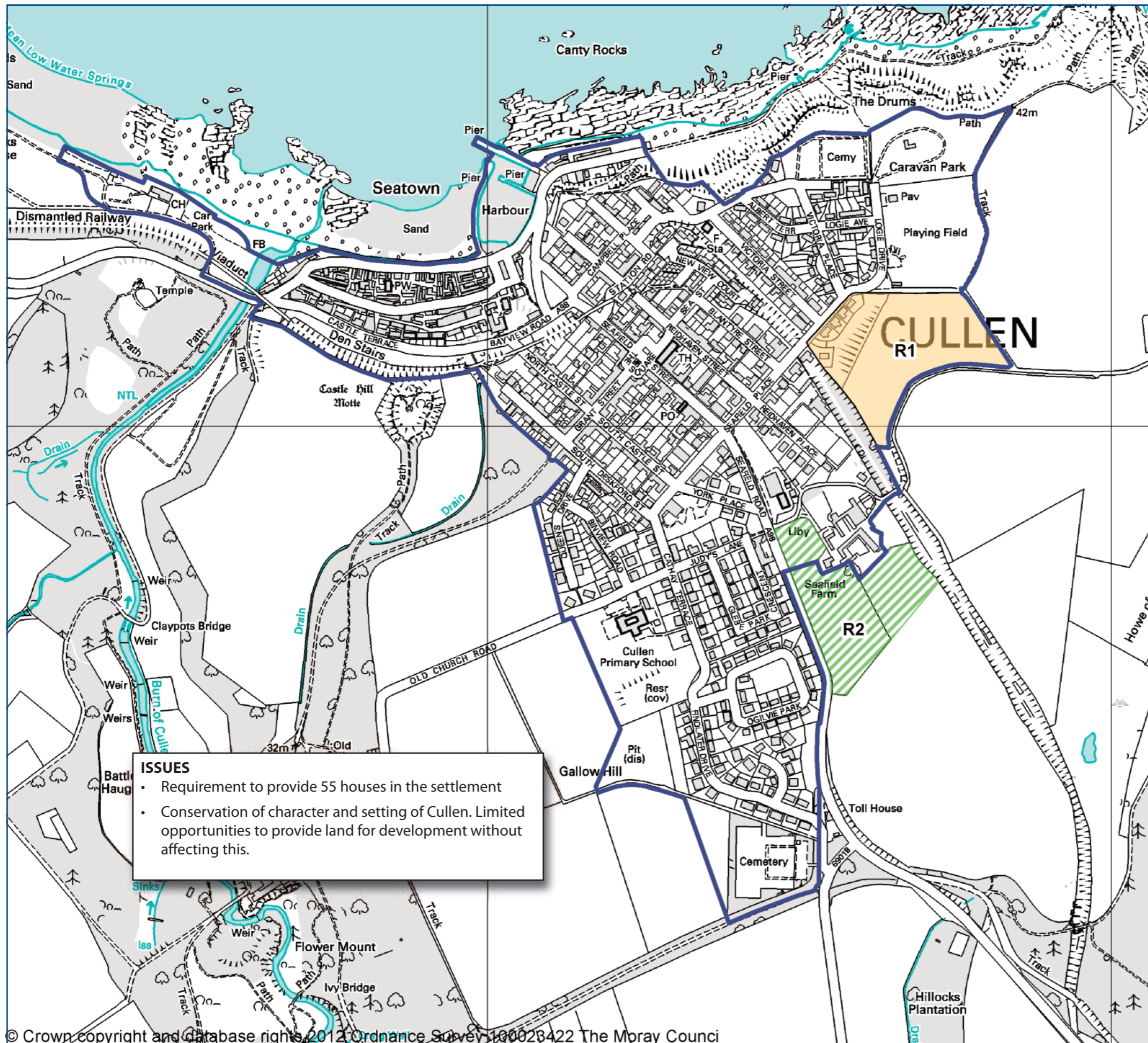
SETTLEMENT BOUNDARY



ISSUES

- Facilitation/accommodation of potential Operations & Maintenance base for proposed Moray Firth offshore turbines at Harbour;
- Servicing of allocated and proposed employment land;
- Provision of an additional 5 hectares of land for employment use and East Moray Science and Business Campus;
- Land requirement for 240 houses





ISSUES

- Requirement to provide 55 houses in the settlement
- Conservation of character and setting of Cullen. Limited opportunities to provide land for development without affecting this.

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

R1 Existing designation to be brought forward into new plan

New sites considered and PREFERRED for designation

RESIDENTIAL

R2 LONG existing designation to be brought forward into new plan for 55 Units. (Includes previous Community Facility/Health Centre site, which is no longer required as such)

SETTLEMENT BOUNDARY



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Railway Line, South of Earl Street, under construction
Remaining capacity 3 residential units
- R2 Garden Lane
There may be difficulties in developing this site due to risk of flooding from sea-water. Flood Risk Assessment required
- R3 West of Reid Terrace
Capacity 40 units

New sites considered and **PREFERRED** for designation

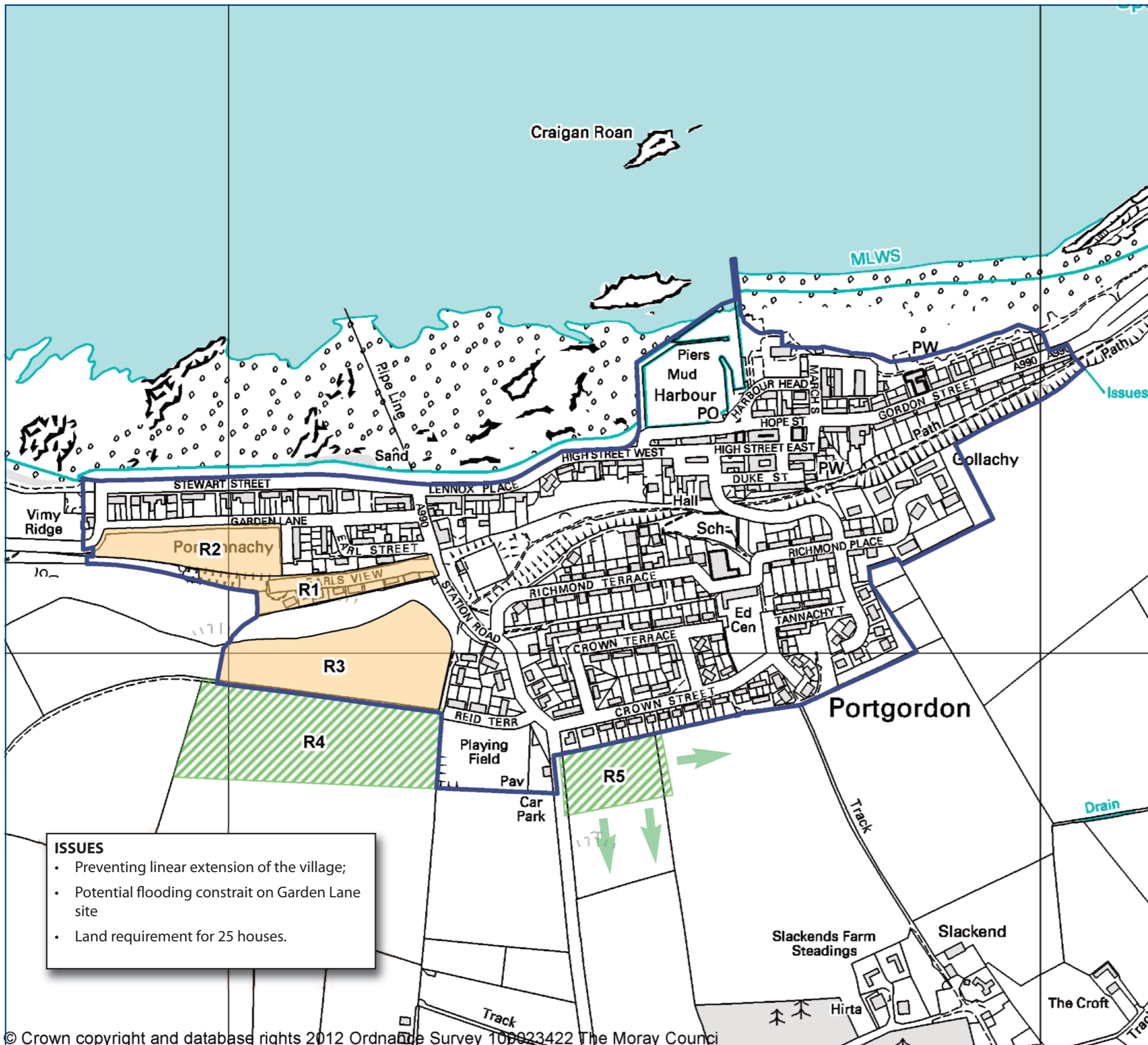
RESIDENTIAL

- R4 West of Reid Terrace (South)
Bid supported as extension to existing designation R3.
Total capacity for R3 & R4 is 50 residential units
- R5 East of Crown Street
Bid supported to provide choice of site with potential for longer term growth.
Capacity 15 residential units.

SETTLEMENT BOUNDARY

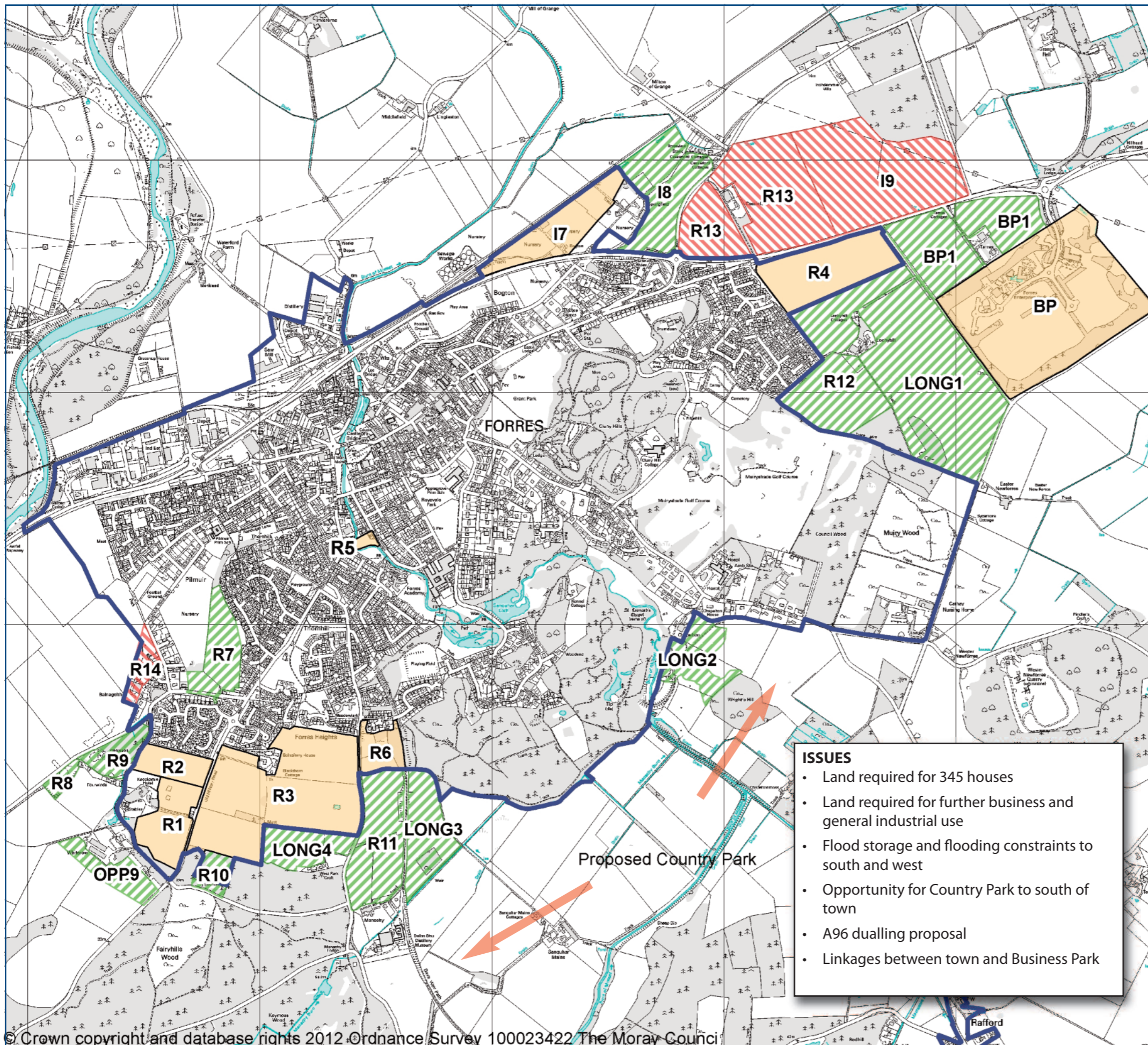


LONG TERM DIRECTION



ISSUES

- Preventing linear extension of the village;
- Potential flooding constraint on Garden Lane site
- Land requirement for 25 houses.



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

R1	Knockomie (S)	not started
R2	Knockomie (N)	under construction
R3	Ferrylea	not started, planning application submitted
R4	Lochyhill	not started, planning application submitted
R5	Burdshaugh	2 houses completed
R6	Mannachy	not started

INDUSTRY/BUSINESS PARK

BP	Forres Enterprise Park
I7	Springfield

New sites considered and PREFERRED for designation

RESIDENTIAL

R7	Thornhill	under construction
R8	Balnageith	for 25 houses
R9	Plantation Cottage	for 5 houses
R10	Former Camp Site	for 5 houses
R11	Dallas Dhu	former LONG site for 60 houses
R12	Lochyhill	former LONG site brought forward for 250 houses

LONG1	Lochyhill
LONG2	Chapleton
LONG3	Dallas Dhu
LONG4	West Park Croft
OPP9	Whiterow
I8/CF3	Springfield East
	For general industrial and community leisure facilities to link with existing I7
BP1	Tarras North
	For business park expansion - Put forward for residential use, preferred use is business.

Country Park - proposed range of leisure and tourism uses within a country park with associated residential development at Dallas Dhu and Chapleton. A comprehensive masterplan for the residential, leisure and tourism uses will be required.

New sites considered and NOT PREFERRED for designation

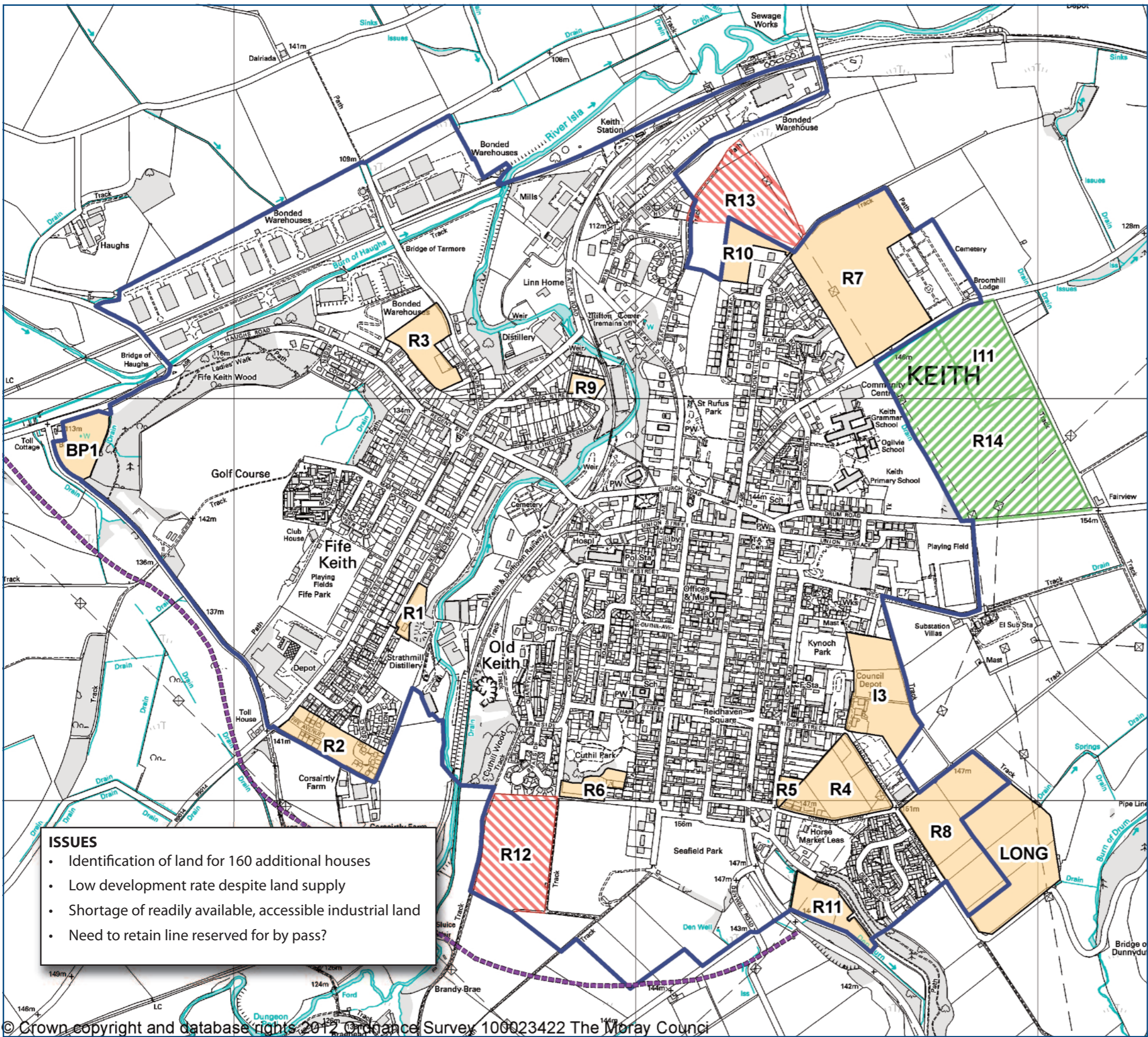
RESIDENTIAL

R13	Fields at Cassieford	Put forward for residential use but not preferred as alternative sites to the south and west consolidate growth
R14	Balnageith	Put forward for residential use but not preferred as a Flood Risk Assessment to the satisfaction of SEPA is required
I9	Cassieford	Put forward for commercial uses but not preferred as alternative sites to the south and west consolidate growth

ISSUES

- Land required for 345 houses
- Land required for further business and general industrial use
- Flood storage and flooding constraints to south and west
- Opportunity for Country Park to south of town
- A96 dualling proposal
- Linkages between town and Business Park

FORRES



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Nelson Terrace 5 plots remaining
- R2 Dufftown Road (w) under construction, remaining capacity 6
- R3 Alexandra Road 11 plots remaining
- R4 Edindiach Road (w) capacity 40
- R5 Balloch Road capacity 6
- R6 Seafeld Walk capacity 11
- R7 Banff Road (n) capacity 60
- R8 Edindiach Road (e) capacity 55
- R9 Jessimans Brae capacity 6
- R10 Broomhill Road capacity 5
- R11 Old Military Road capacity 20
- LONG Edindiach Road – follow on from phase 1

INDUSTRIAL/BUSINESS

- I3 Bridge Street, general uses
- BP1 Mulben Road, high amenity uses

TRANSPORT

Potential route for A96 by pass

New sites considered and **PREFERRED** for designation

RESIDENTIAL

- R14 Banff Road (s)
Capacity 160 houses. Identified as LONG in 2008 Plan, now proposed to be brought forward

INDUSTRIAL/BUSINESS

- I11 Banff Road (s)
Part of LONG site in 2008 Plan, being considered for light industrial business use, given relatively good access

New sites considered and **NOT PREFERRED** for designation

RESIDENTIAL

- R12 Braeside
Difficult to provide road access. Better alternative available.
- R13 Broomhill Road
Difficult to provide road access. Better alternative available.

SETTLEMENT BOUNDARY

PROPOSED BYPASS ROUTE

ISSUES

- Identification of land for 160 additional houses
- Low development rate despite land supply
- Shortage of readily available, accessible industrial land
- Need to retain line reserved for by pass?

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Castle Terrace
Capacity 15
- R2 Anderson Drive
Capacity 5

New sites considered and **PREFERRED** for designation

RESIDENTIAL

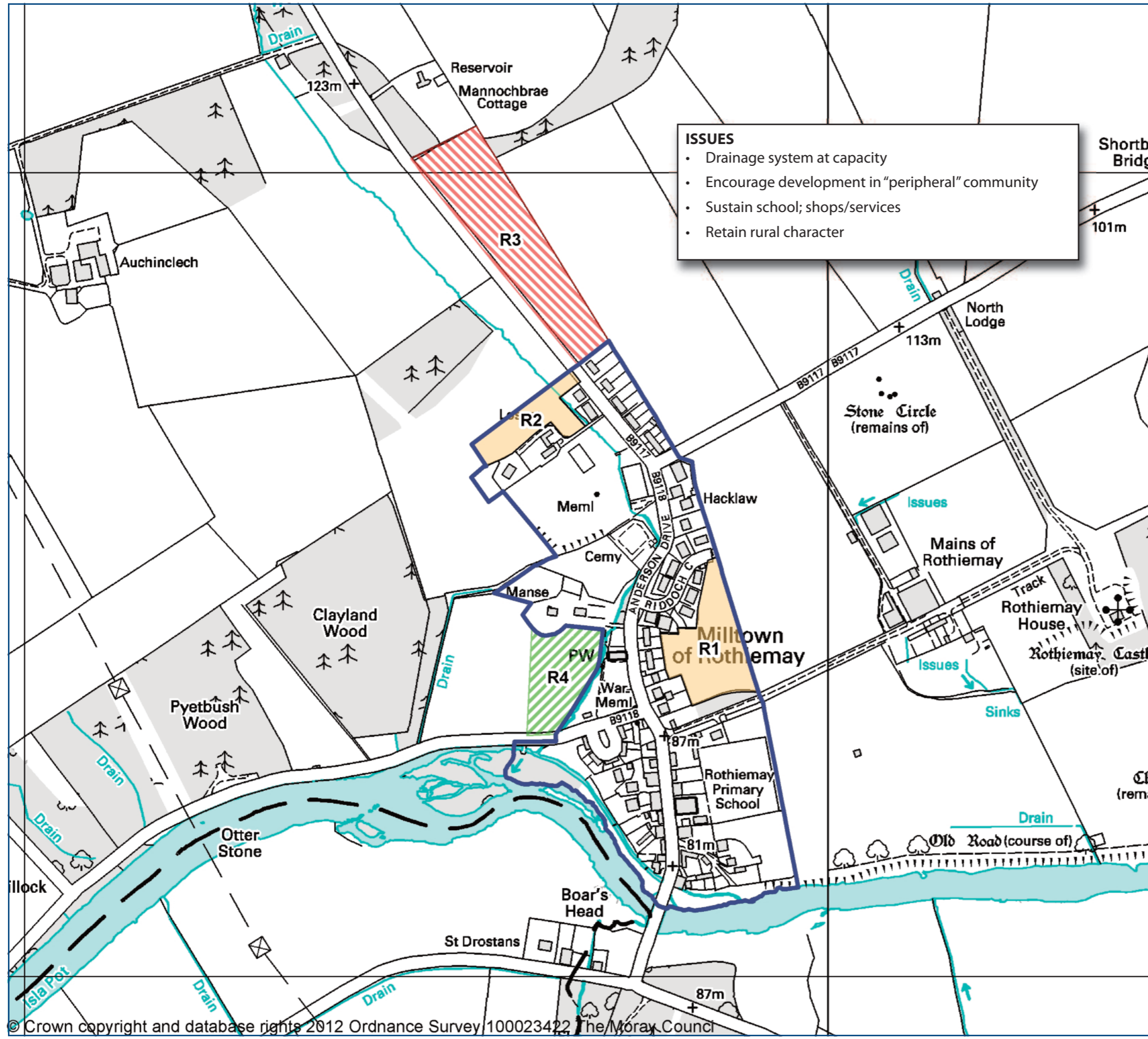
- R4 Deveronside Road
Capacity 10 houses. Centrally located site which would present a further option for development

New sites considered and **NOT PREFERRED** for designation

RESIDENTIAL

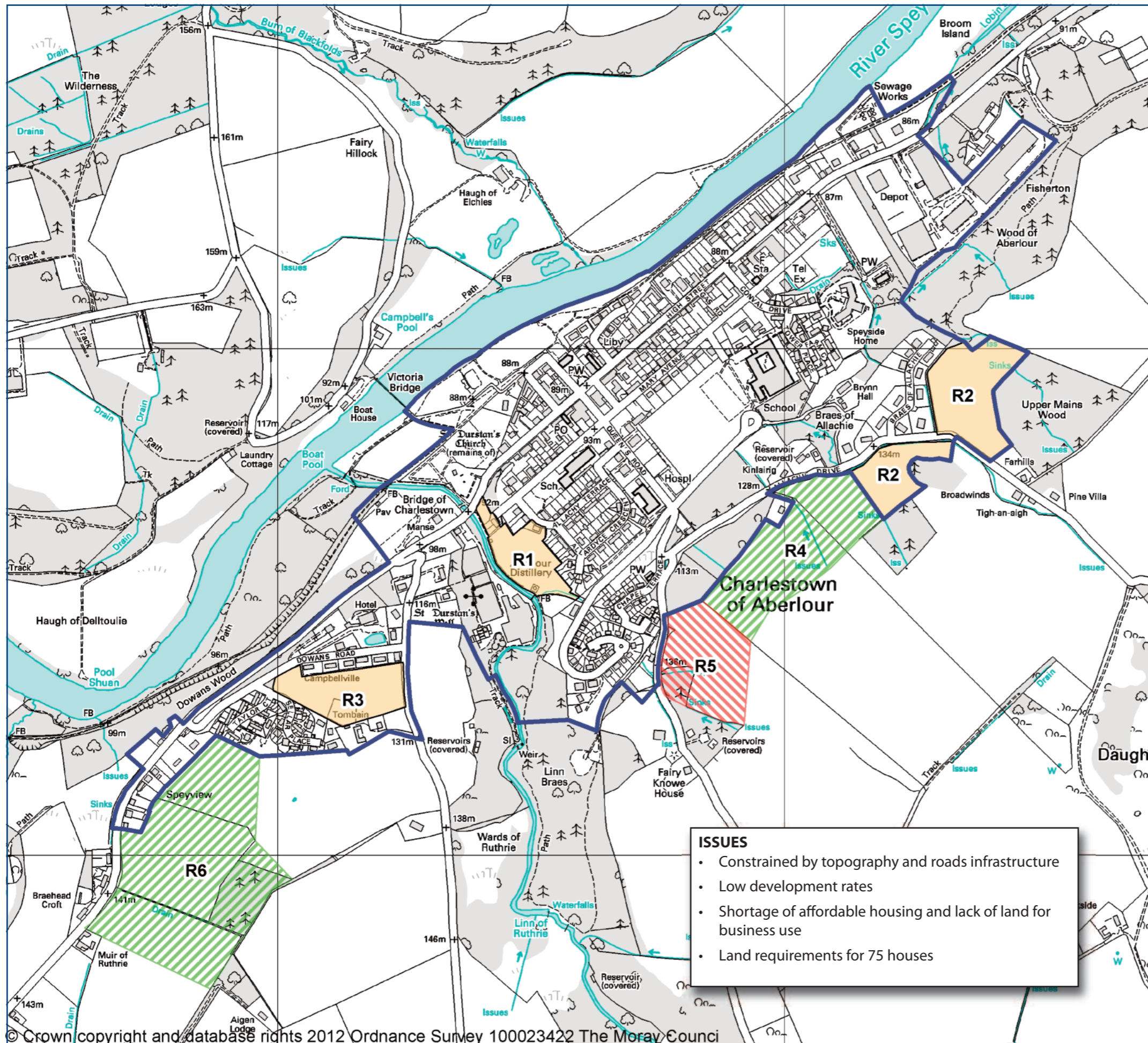
- R3 Anderson Drive (E)
Due to distance from village centre and impact of linear extension along roadside.

SETTLEMENT BOUNDARY



ISSUES

- Drainage system at capacity
- Encourage development in "peripheral" community
- Sustain school; shops/services
- Retain rural character



ISSUES

- Constrained by topography and roads infrastructure
- Low development rates
- Shortage of affordable housing and lack of land for business use
- Land requirements for 75 houses

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Chivas Field
Capacity 20
- R2 Braes of Allachie (Phase 1)
Capacity 40
- R3 Tombain
Capacity 12

New sites considered and **PREFERRED** for designation

RESIDENTIAL

- R4 Braes of Allachie (Phase 2)
For 50 Houses (previously LONG in 2008 plan) There are road access issues on this site that may render the site undevelopable
- R6 Speyview
Topography constraints and lack of other land has resulted in consideration of this area as a location for new development. 25 Units required for currency of plan, remainder to be developed as part of masterplan approach for future expansion of Aberlour, 100 houses and possibly some business/industrial land.

New sites considered and **NOT PREFERRED** for designation

RESIDENTIAL

- R5 Braes of Allachie (S)
Landscape impact and road access issues.

SETTLEMENT BOUNDARY



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

R1 East End
Capacity 10

R2 South Lane
Capacity 4

New sites considered and PREFERRED for designation

RESIDENTIAL

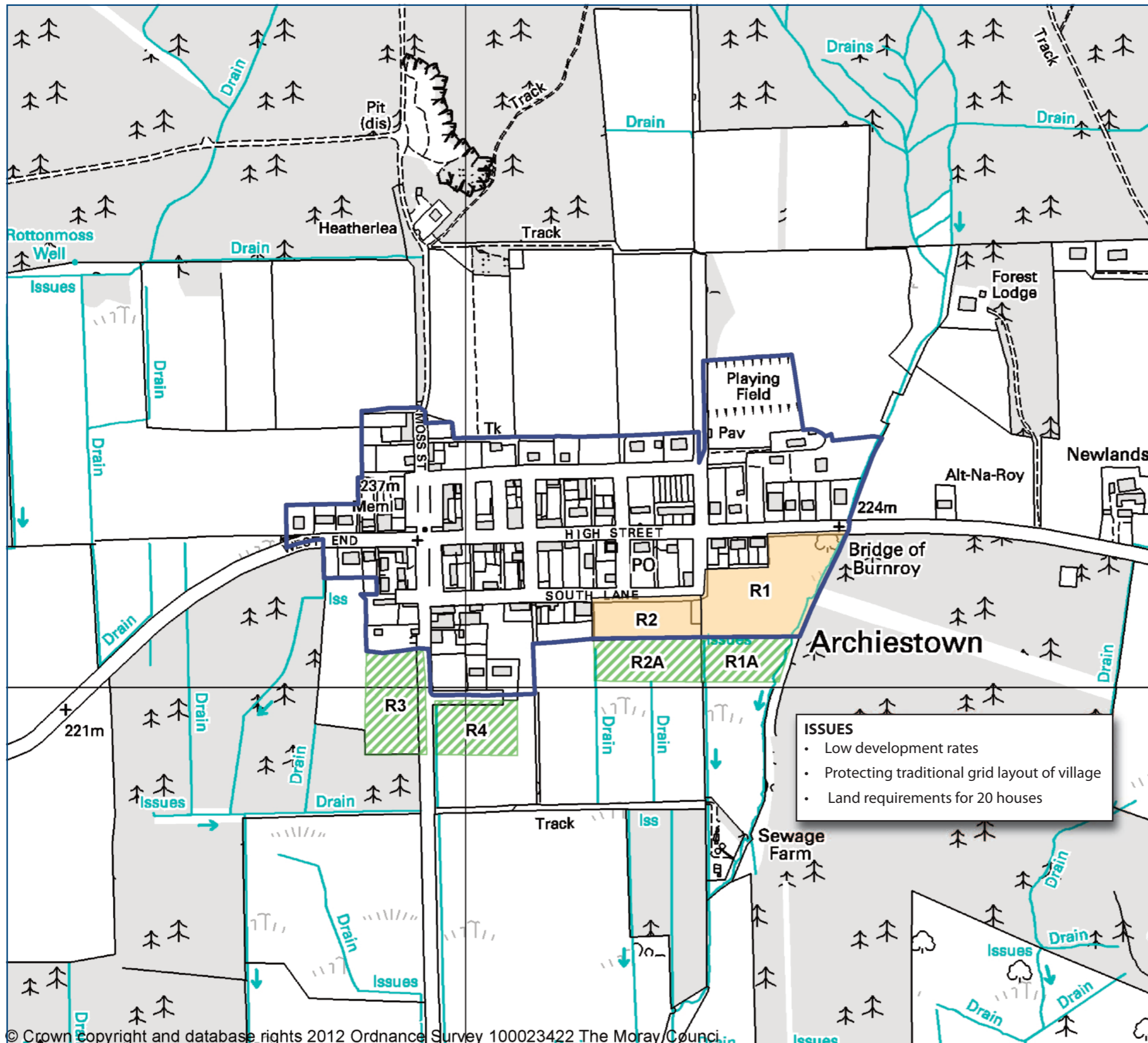
R1A East End (S)
Extension to existing designation intended to facilitate layout options
Capacity 5

R2A South Lane (S)
Extension to existing designation intended to facilitate layout options
Capacity 6

R3 Site for 6 houses to provide opportunities for services plots

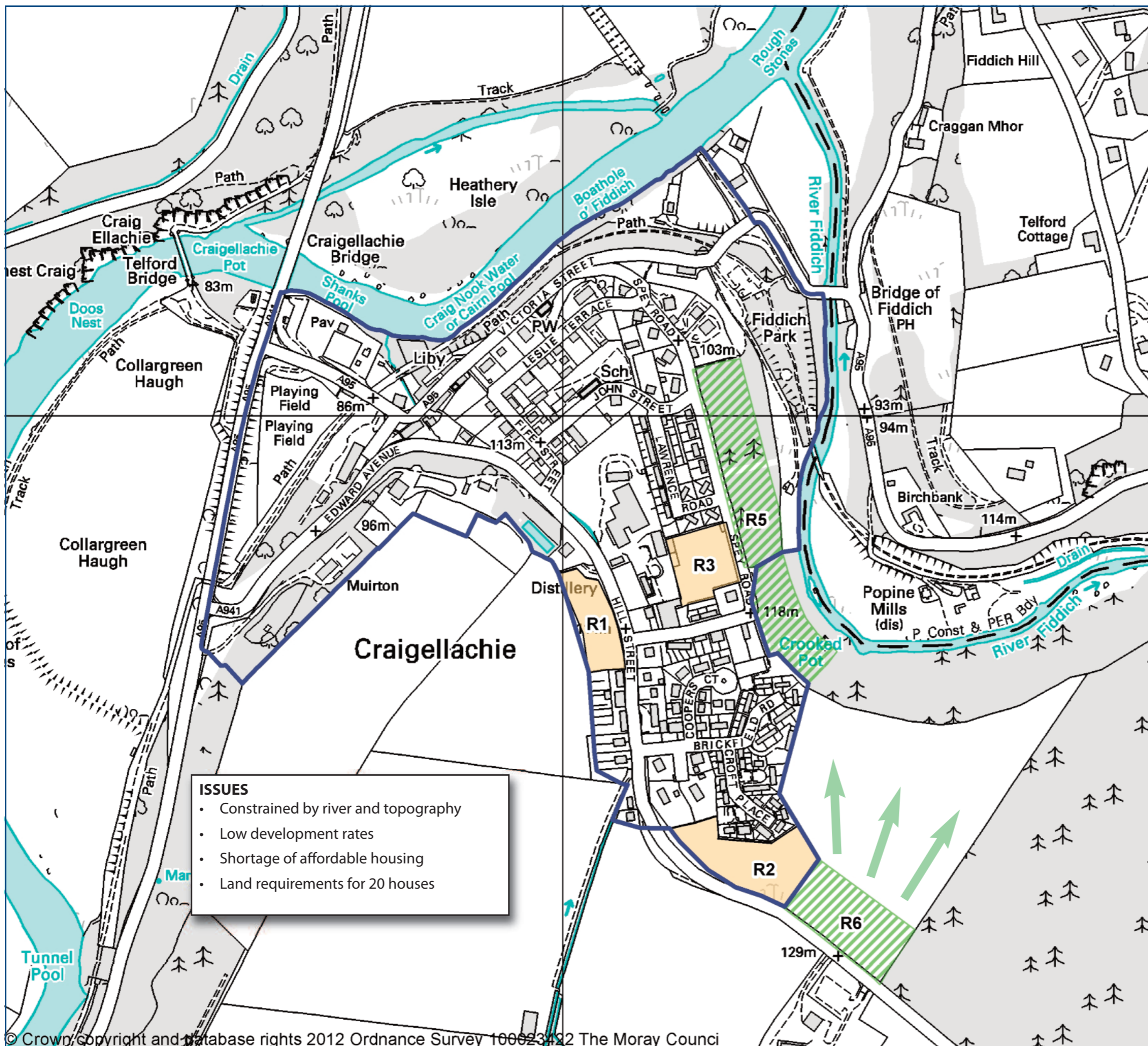
R4 Site for 4 houses to provide opportunities for services plots

SETTLEMENT BOUNDARY



ISSUES

- Low development rates
- Protecting traditional grid layout of village
- Land requirements for 20 houses



ISSUES

- Constrained by river and topography
- Low development rates
- Shortage of affordable housing
- Land requirements for 20 houses

SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Edward Avenue Capacity 5
- R2 Brickfield Capacity 12
- R3 Site of former brewery Capacity 5

New sites considered and PREFERRED for designation

RESIDENTIAL

- R5 Spey Road
Scope for individual plots along Spey Road, balance of site to remain as woodland. Capacity 10
- R6 Speyside Cooprage
Additional site to provide choice and promote development. Wider area can provide land requirement well in to future. Phase I development to give consideration to development of remainder, access, infrastructure, landscaping, etc

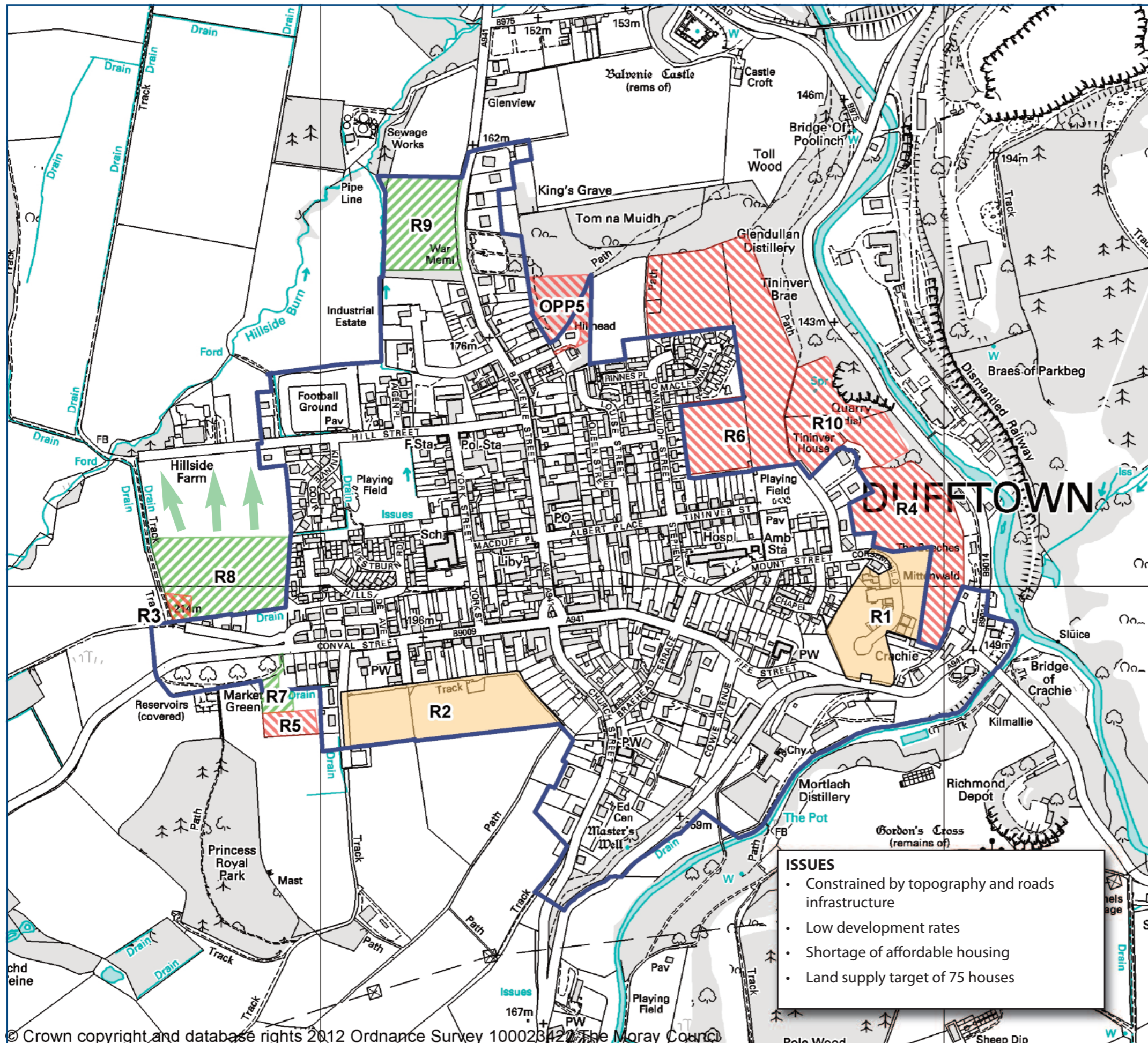
10 Units required for currency of plan, remainder to be developed as part of masterplan approach for future long term expansion of Craigellachie

SETTLEMENT BOUNDARY



LONG TERM DIRECTION





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SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

R1 Corsemaul Drive
Capacity 36 Built 16

R2 South of Conval Street
Subject to satisfactory access arrangements being achieved
Capacity 30

New sites considered and **PREFERRED** for designation

RESIDENTIAL

R7 Conval Street
Small scale site accessed off Conval Street
Capacity 3

Constraints elsewhere have resulted in promotion of these parcels of land as housing sites

R8 Hillside Farm
40 Units required within the currency of the plan. This wider area is identified for long term expansion of dufftown
Capacity 40

R9 Balvenie Street
There are no proposals in place to develop this site as a community facility given the difficulty in identifying developable sites free of constraints, this site is to be designated for housing
Capacity 35

New sites considered and **NOT PREFERRED** for designation

RESIDENTIAL

R3 Hillside Farm
Not supported in current form but incorporated within larger designation identified (see R8)

R4 Corsemaul Drive (N) and
R6/R10 Tomnamuidh
Development on Eastern edge of Dufftown is constrained due to roads infrastructure issues

R5 Ar-Dachaidh
Unable to provide safe and suitable access

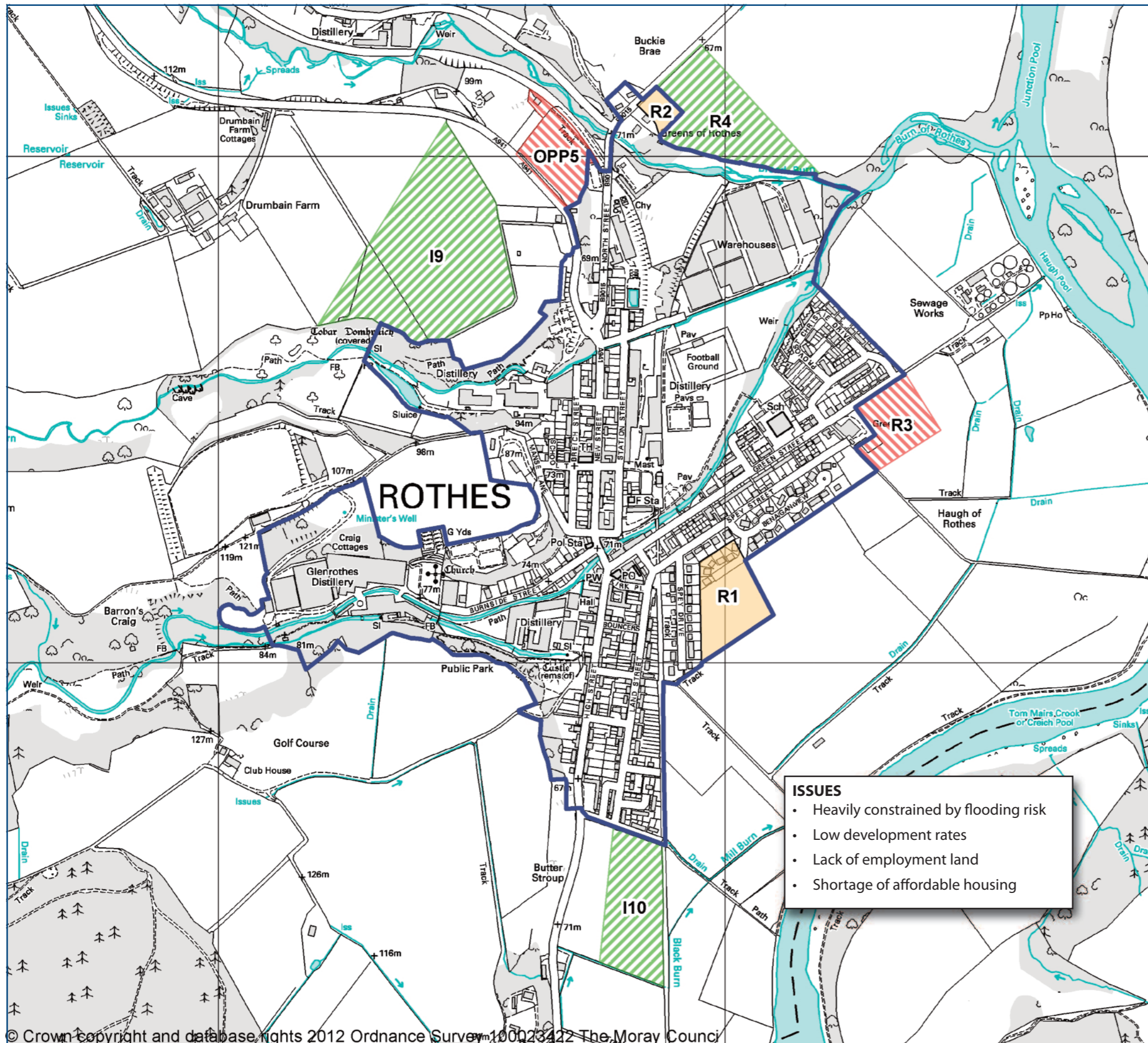
OPP5 Hillhead
Established woodland not considered appropriate as an opportunity designation

SETTLEMENT BOUNDARY

LONG TERM DIRECTION

ISSUES

- Constrained by topography and roads infrastructure
- Low development rates
- Shortage of affordable housing
- Land supply target of 75 houses



SETTLEMENT KEY

Existing designations carried forward from Moray Local Plan 2008

RESIDENTIAL

- R1 Spey Street Capacity 30
- R2 Greens of Rothes (Phase 1) Capacity 4

New sites considered and PREFERRED for designation

RESIDENTIAL

- R4 Greens of Rothes (Phase 2) Capacity 50 (previously LONG in 2008 plan)

INDUSTRIAL/BUSINESS

- I9 Drumbain Site considered suitable for warehouse expansion subject to further investigation of landscape to reduce visual impact
- I10 High Street Supported for light industrial use, provided compatible with existing residential properties. Designation subject to satisfactory resolution of flooding issues related to River Spey and landscaping.

New sites considered and NOT PREFERRED for designation

- R3 Green Street Flooding and other preferred sites
- OPP5 Greenbrae Unlikely acceptable gradients for roads can be achieved

SETTLEMENT BOUNDARY



ISSUES

- Heavily constrained by flooding risk
- Low development rates
- Lack of employment land
- Shortage of affordable housing