

Settlement	Tugnet
Site Address	Land to the east of Tugnet
Ref Number	SITE 1
Bid Summary	Proposed extension to Tugnet rural community to accommodate tourist development (2.6 acres/1.05 ha)
Site Description	Gorse
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside and Coastal Protection Zone (CPZ)

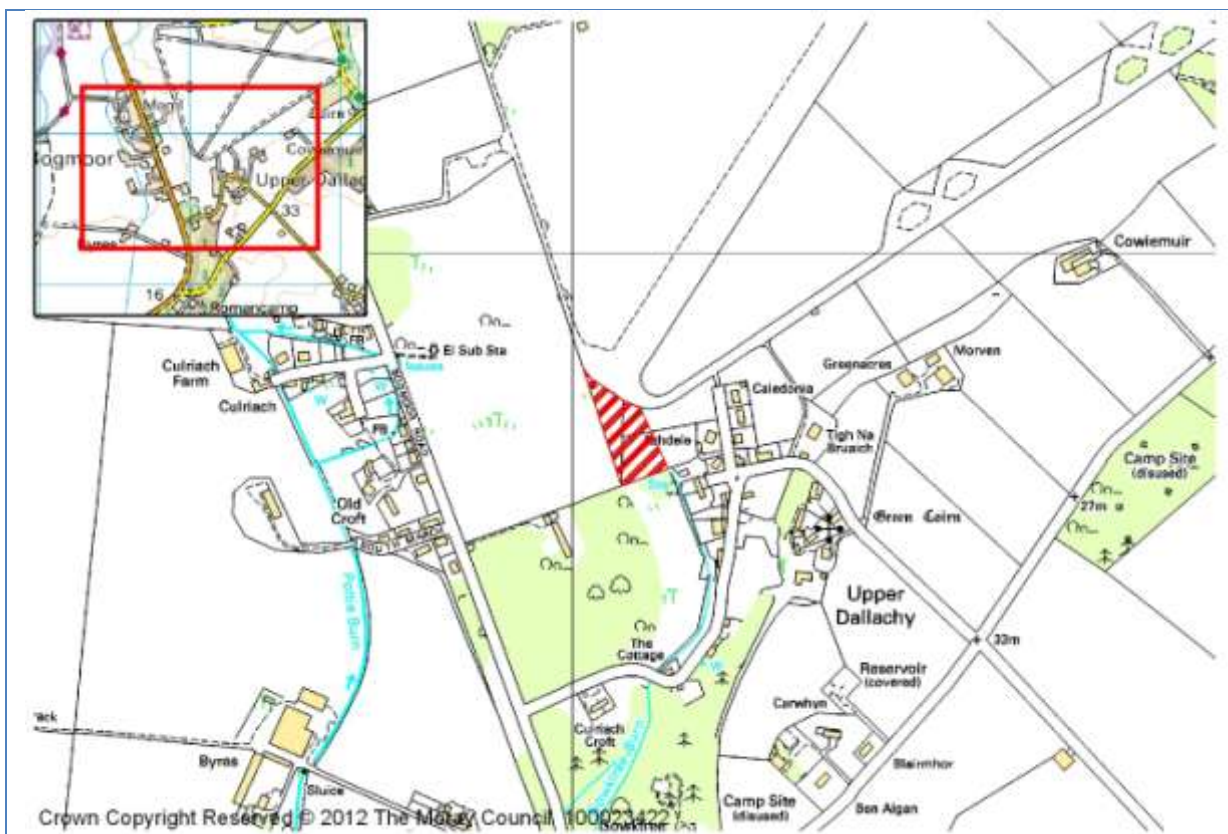


Transportation	TMC Transportation Services to advise. Core path road (ER 125) extends from 'The Steadings' on the B9104 to the Wildlife Centre. This joins an aspirational core path (4) to Bogmoor via the B9104. ER125 links into the Speyside Way which extends eastwards to Portgordon. A Sustrans route linking Garmouth to Nether Dallachy is situated to the south of Spey Bay, cutting across the B9104. The Sustrans route does not extend into settlement. There are no bus services to Tugnet.
Planning History	The boundary of the rural community was changed during the preparation of the Moray Local Plan 2008 (MLP 2008) to reflect the planning consent granted for a tourist development at the

	<p>Spey Bay Hotel (04/02489/FUL). This included the demolition of the existing hotel, golf clubhouse, driving range and timber pavilion to create a golf associated development of a clubhouse, 3 new golf lodges, the refurbishment of existing holiday units to form overnight accommodation, the creation of 21 house sites, a waste water treatment works, oil tank to serve the clubhouse and associated roads. The development has not been implemented and consent has now lapsed. An application to change the use of an existing recreational building to licensed premises at the Golf Course was recently granted consent (11/00487/APP). Little other development has taken place in the rural community since 2000: one dwelling has been permitted and 3 self-catering units have been made into a private dwelling. Development within the rural community forms a linear pattern along the B9104, and is mostly single to one and a half storey dwellings. There is a mixture of traditional, stone and post-war properties.</p>
Environmental Health	<p>TMC Environmental Health has raised no comments and there are no known contaminated land issues.</p>
Flooding	<p>The site is outwith the Spey Bay coastal flooding area (source: SEPA Flood Maps, 2012). Drainage should not increase flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of site suitability for soakaways to function properly.</p>
Landscape	<p>The slightly undulating site forms part of a larger area of gorse land and is located immediately adjacent the Golf Course. There are no features to differentiate the site from the remainder of the area. A 6ft metal fence forms the west and southern boundaries of the site. Properties along the B9104 sit at a lower level and are separated by mature trees and scrub as well as an informal path between their rear gardens and the metal fencing. The proposal includes part of this land and path. The Golf Course extends north from the site to the coastline. The coastal plain is low-lying and flat.</p>
Biodiversity/Natura	<p>SEPA have raised issues concerning the protection/improvement of the water environment/coastal processes:</p> <ul style="list-style-type: none"> • Tugnet is a community which is very vulnerable to the dynamic nature of both the River Spey and the Moray Coastline. • Although there appears to be allocation already in place for development in the area we would strongly advise against further development due to likely problems which may arise in future as a result of changes to the river and coastline. • Such problems already exist on the opposite side of the river in Garmouth and there is no reason why over time the problem would not shift to the Tugnet side.

	<p>SNH have raised issues concerning the Habitat Regulations Appraisal (HRA) and protected areas.</p> <ul style="list-style-type: none"> • HRA: River Spey Special Area of Conservation (SAC), Lower River Spey – Spey Bay SAC and Moray and Nairn Special Protection Area (SPA) are all close to the site. Protection measures against coastal flooding and erosion in the future could impact on the Natura sites. • Protected Areas: Including the Natura 2000 sites, Spey Bay SSSI stretches includes much of the Spey. Although the proposal would not directly affect the interests of the sites, this is an active ‘soft’ coastline that experiences erosion. The River Spey is also an actively eroding river. Protection measures against coastal and river flooding and erosion in the future could impact on the SSSIs. <p>The site is located within the Coastal Protection Zone (CPZ) identified in the MLP 2008 and is a Site of Interest to Natural Science (SINS).</p>
Water/Waste water	Tugnet is served by the Turriff Water Treatment Works (WTW) which has an indicative capacity of 275 units. Effluent disposal will need to be accommodated through private means.
Cultural Heritage	There are no cultural heritage assets affected by the proposed site and no archaeological mitigation would be required.
Overall SEA Assessment	Vulnerability of land due to dynamic nature of actively eroding River Spey and actively ‘soft’ Moray coastline, impact on River Spey SAC and SSSI and Moray and Nairn SPA, and SINS all need to be taken into consideration.
Overall Planning Assessment	Tugnet is a small rural community situated at the mouth of the River Spey within which there are a number of tourist attractions: Wildlife Centre and Golf Course. The Spey Bay Hotel is not in operation and lies vacant. There are no facilities within the hamlet with residents travelling to the nearest settlement, Fochabers (5 miles) for provisions. Whilst the hamlet and its environs provide an attractive setting for a tourist destination, further development is inhibited by the active ‘soft’ coastline and environmental protection designations. For this reason, it is not intended to support the development proposal.
Other	The site is located within the Milne’s Primary and High School (Fochabers) catchments. Spey Bay Hall is located outside the rural community boundary to the south on the B9104.

Settlement	Upper Dallachy
Site Address	Land in the north of Upper Dallachy
Ref Number	SITE 7
Bid Summary	Retention and Extension of Site A allocated for Residential Development in Moray Local Plan 2008 (MLP 2008)
Site Description	Rough Grazing (Horses)
Greenfield/ Brownfield	Greenfield
Current Zoning	Eastern Part of Proposed Site: Allocated for Residential Development (Site A in MLP 2008). Western Part of Proposed Site: Countryside (located outside rural community boundary).



Transportation	TMC Transportation Services to advise. A Sustrans route connecting Nether Dallachy to Portgordon is located to the north-east of Upper Dallachy. An aspirational core path (4) connecting Spey Bay to Bogmoor via the B9104 is located to the west of Upper Dallachy. Neither of these routes directly connect to Upper Dallachy. There are no bus services to Upper Dallachy.
Planning History	Upper Dallachy's rural community boundary includes the eastern part of the proposed site. This area was considered during the preparation of the MLP 2008, and subsequently allocated for

	<p>residential development. The proposal is to extend the boundary west to allow additional houses. One house has been granted consent on the eastern part of the allocated site (07/00905/OUT & 10/00274/AMC) and has yet to be constructed.</p> <p>Over the period 2000-2011, 8 dwellings have been granted consent (6 of these have been built). Development has mainly taken place in the north of Upper Dallachy.</p> <p>No applications have been submitted for Sites B (Greenfield) and D (brownfield) allocated in the MLP 2008 for residential. Site C has been developed with one dwelling (02/02415/OUT & 07/01862/FUL).</p> <p>An application to convert a steading to a dwelling was refused (09/01781/APP).</p> <p>There are no gap or infill sites remaining within Upper Dallachy. The majority of development is concentrated in the central and more recently, the northern part of the rural community. There is a mixture of house types, from two-storey traditional stone houses to more recently constructed kit houses. The majority of development is single and one and a half storey.</p>
Environmental Health	<p>TMC Environmental Health has raised no comments and there are no known contaminated land issues.</p>
Flooding	<p>SEPA has raised the following issue:</p> <ul style="list-style-type: none"> • Protection/improvement of the water environment: The Gowktree Burn appears to be culverted through the proposed site. Development of the site should take the opportunity to de-culvert the burn and restore as far as possible. Space should also be provided for development of natural processes in the future. This may take up a significant area in this case and may make the development unviable. <p>The site is not at risk of flooding (source: SEPA flood maps, 2012). Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.</p>
Landscape	<p>The site forms part of a larger field which gently slopes down to the burn. The designated and proposed sites are separated by a post and wire fence. The site is contained by trees and scrub along the south and west boundaries. The site is not visible from the village centre being screened by existing buildings and vegetation. A small makeshift stable is located in the north-west corner of the field. An overgrown broken tarmac vehicular track leads from the village to the site forming the north boundary. Dallachy Airfield is located to the north.</p>

Biodiversity/Natura	<p>SNH has raised the following issue:</p> <ul style="list-style-type: none"> Habitats Regulations Appraisal (HRA): River Spey Special Area of Conservation (SAC) – sufficient information will be required at the application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.
Water/Waste water	<p>Upper Dallachy is served by the Turriff Water Treatment Works (WTW) which has an indicative capacity of 275 units. There are no public sewers in the area and effluent disposal will require to be via private means.</p>
Cultural Heritage	<p>Archaeological Services have commented that no archaeological mitigation would be required should the site be developed. There are no cultural heritage assets within the vicinity of the site.</p>
Overall SEA Assessment	<p>Impact on the River Spey SAC and restoration of the water environment need to be considered.</p>
Overall Planning Assessment	<p>The proposal is an extension to an existing residential allocation that has yet to be constructed. Although the site is relatively well-contained within the landscape and screened from the village it is at odds with the general settlement pattern and relatively remote from the village centre. Furthermore, the sites identified in the current local plan for residential development have yet to be constructed and provide an adequate supply of housing land in a village with no facilities. For these reasons, it is not intended to support the development proposal. The viability of the site is also questionable given SEPA's request to de-culvert the burn.</p>
Other	<p>The site is located within the Milne's Primary and Secondary School (Fochabers) catchments.</p>

	<p>The site includes a disused single storey stone building. Over the period 2000-2011, 8 dwellings have been granted consent (6 of these have been built). Development has mainly taken place in the north of Upper Dallachy.</p> <p>No applications have been submitted for Sites B (Greenfield) and D (brownfield) allocated in the MLP 2008 for residential. Site C has been developed with one dwelling (02/02415/OUT & 07/01862/FUL).</p> <p>An application to convert a steading to a dwelling was refused (09/01781/APP).</p> <p>There are no gap or infill sites remaining within Upper Dallachy. The majority of development is concentrated in the central and more recently, the northern part of the rural community. There is a mixture of house types, from two-storey traditional stone houses to more recently constructed kit houses. The majority of development is single and one and a half storey.</p>
Environmental Health	TMC Environmental Health has raised no comments and there are no known contaminated land issues.
Flooding	The site is not at risk of flooding (source: SEPA flood maps, 2012). Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.
Landscape	The site is located at the centre of the village. Development will be highly prominent given that all traffic travelling through the village must pass the site and the crossroads is located immediately adjacent the north-west corner. The grassed area rises up to the east where it is contained by mature trees along the boundary. There is a small, vacant stone building in the south-west corner and a vacant brownfield site with makeshift carports located immediately to the south. A telegraph pole is situated in the centre of the site.
Biodiversity/Natura	<p>SNH has raised the following issue:</p> <ul style="list-style-type: none"> Habitats Regulations Appraisal (HRA): River Spey Special Area of Conservation (SAC) – sufficient information will be required at the application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.
Water/Waste water	Upper Dallachy is served by the Turriff Water Treatment Works (WTW) which has an indicative capacity of 275 units. There are no public sewers in the area and effluent disposal will require to be via private means.

Cultural Heritage	There are no cultural heritage assets within or in the vicinity of the proposed site. Archaeological Services have stated that no mitigation measure should be required if the site were to be developed.
Overall SEA Assessment	Impact on the River Spey SAC needs to be considered.
Overall Planning Assessment	The character of the village is created by the open spaces within the central area. The site is very prominent being situated in a key location on the main thoroughfare. The majority of allocated residential sites have not been developed. There are no facilities in Upper Dallachy. Given the proposal would detrimentally impact on the character of the village, there is adequate land available for residential development and no facilities to support growth, it is not intended to support the proposal.
Other	The site is located within the Milne's Primary and Secondary School (Fochabers) catchments.

	community (07/00905/OUT, 00/00427/FUL, 01/01027/FUL, 02/00594/FUL, 06/00614/FUL, 02/01308/OUT, 001368/OUT & 07/01862/FUL). An application to convert a steading into a dwelling adjacent and encroaching onto the south-eastern area of Site A was refused in 2009 (09/01781/APP). Site C allocated in the MLP 2008 has been developed with one house (07/01862/FUL). Site B in the MLP 2008 has not been developed and there are currently no planning applications pending. Development has primarily taken place in the northern and eastern part of the hamlet.
Environmental Health	TMC Environmental Health has raised no comments and there are no known contaminated land issues.
Flooding	The site is not at risk of flooding (source: SEPA flood maps, 2012). Drainage should not increase the flood risk to neighbouring property. SUDS and a construction phase water management plan are required. If soakaway are to be used, infiltration tests should be carried out at the location where the soakaway is to be sited, generic site infiltration tests may not provide an accurate indication of ground suitability for soakaways to function properly.
Landscape	The paddock occupies a central location along the main thoroughfare in the village. The land is generally flat rising gently towards mature trees and vegetation along the eastern boundary. Development would be highly visible. There are houses fronting onto the main thoroughfare immediately to the south and west. There are makeshift carports and a fenced off area housing machinery and materials to the rear of Site D. New trees have been planted along the boundary between Site D and the adjacent amenity land. Mature vegetation screens Site D to the north.
Biodiversity/Natura	SNH has raised the following issue: <ul style="list-style-type: none"> Habitats Regulations Appraisal (HRA): River Spey Special Area of Conservation (SAC) – sufficient information will be required at the application stage to confirm that adequate protection measures are able to be implemented to protect the water environment.
Water/Waste water	Upper Dallachy is served by the Turriff Water Treatment Works (WTW) which has an indicative capacity of 275 units. There are no public sewers in the area and effluent disposal will require to be via private means.
Cultural Heritage	There are no cultural heritage assets within or in the vicinity of the proposed site. Archaeological Services have stated that no mitigation measures would be required if the site were developed.
Overall SEA Assessment	Impact on the River Spey SAC needs to be taken into consideration.
Overall Planning Assessment	The proposal consists of a brownfield site already allocated for residential development in the current local plan and adjacent greenspace protected as amenity land that contributes to the

	<p>open character of the village. The majority of allocated residential sites in the village have yet to be developed. There are also no facilities within Upper Dallachy. Given that the amenity land continues to be considered as important to the character of the village, there is an adequate supply of housing opportunities in Upper Dallachy and there are no facilities to support further growth, it is not intended to support the proposal.</p>
Other	<p>The site is located within the Milne's (Fochabers) Primary and Secondary School Catchments.</p>

Settlement	Urquhart
Site Address	Site at Urquhart
Ref Number	R2
Bid Summary	Proposes a housing allocation on a parcel of land west of Station road. No indicative house numbers provided.
Site Description	The proposed site is located to the west of Station Road, south of the Wendron House and a dismantled railway line.
Greenfield/ Brownfield	Greenfield
Current Zoning	No designation

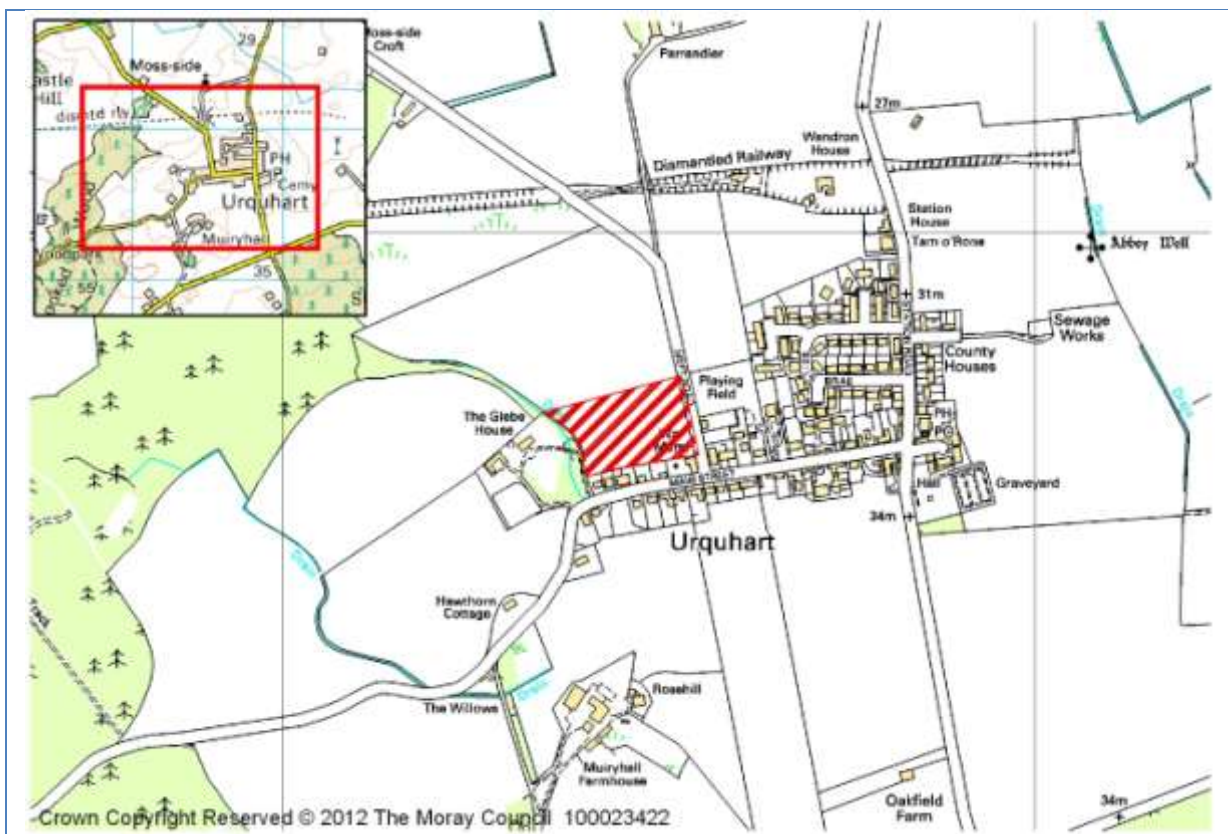


Transportation	<p>TMC Transportation</p> <p>This site has significant transportation constraints. Access would require to be to roads adoption standards however the corridor from Station Road into site is restricted in width and standards would not be met. Visibility onto Station Road cannot be achieved; visibility splay would require third party land.</p>
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<p>Planning History</p>	<p>The MLP 2008 provided for no additional housing for Urquhart, as a reflection of the settlement’s traditional character, which could be adversely affected by larger scale development. The objectives for the settlement were therefore to consolidate growth and restrict the spread of development.</p> <p>No recent planning history on this site.</p> <p><u>Adjacent sites:</u> 08/02741/FUL: Application permitted to erect two traditionally designed dwelling houses. 00/01964/FUL: Application permitted to erect new dwellinghouse at Old Railway Line Site, Meft Road, Urquhart. 03/02544/FUL: Planning consent granted to extend house to form sunroom and backdoor porch at Tam O Rone, Urquhart. 06/00273/FUL: Application approved to convert garage to living accommodation and erect new domestic double garage at 35 Beils Brae, Urquhart.</p>
<p>Environmental Health</p>	<p>No comment.</p>
<p>Flooding</p>	<p>No comment.</p>
<p>Landscape</p>	<p>No statutory designations.</p> <p>The site’s south boundary is formed by ENV 3 (Beil’s Brae amenity greenspace), which includes a designated Tree Preservation Order. The site is bounded by individual residential properties to the east and is open to the west. The site is enclosed on three sides by existing housing which is well screened by existing planting. The eastern edge of the site is more open with views towards mixed woodland in the distance. The bid site is very gently undulating agricultural land.</p>
<p>Biodiversity/Natura</p>	<p><u>SNH</u> No comment.</p>
<p>Water/Waste water</p>	<p><u>SEPA</u> Drainage: Some possible capacity issues with WWTW.</p> <p><u>Scottish Water</u> There is potential to connect to the Badentinan WTW, which has an indicative available capacity for 74 house units.</p>
<p>Cultural Heritage</p>	<p>There is currently one known archaeological site recorded within the bid area, that of cropmarks of rig & furrow agriculture and several pits of an unknown age (SMR Ref No NJ26SE0066). Therefore an archaeological desk-based assessment, and any subsequent mitigation recommendations including potentially an archaeological evaluation, would be required prior to development commencing.</p>

Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	<p>Urquhart is a small commuter village with a distinctly rural character. Its centre is focused in Main Street where a number of long, narrow, white cottages, some of which are listed, give the village a very distinctive identity. Main Street is a mix of the new and the old and although some of the traditional character of the village has been lost in recent years by the infill of several open spaces, the village still retains a variety of local architectural styles which maintain its essential rural charm.</p> <p>No indicative house number details are provided, however, the area shown on the proposal map would represent a significant extension to the north of the settlement. The MLP 2008 provided for no additional housing allocations, as a reflection of the settlement's traditional character, which could be adversely affected by larger scale development. Access to this site is currently unsuitable and drainage may be an issue. The existing LONG designated site remains undeveloped and is the preferred location for development. It remains to be considered if additional housing land should be allocated in Urquhart .</p>
Other	

Settlement	Urquhart
Site Address	Meft Rd Site, Urquhart
Ref Number	R3, LONG
Bid Summary	The bid submission proposes the allocation of housing land at Meft road, on land north of the Village Hall. The land is currently allocated in the MLP 2008 under a LONG designation, with the caveat that the site would be considered for inclusion/designation in future reviews. The bid proposes that the site has capacity to accommodate up to 20 housing units. No indicative access points have been proposed.
Site Description	The bid site is located on Meft Road, on land north of the Village Hall.
Greenfield/ Brownfield	Greenfield
Current Zoning	LONG designation with capacity for up to twenty houses.



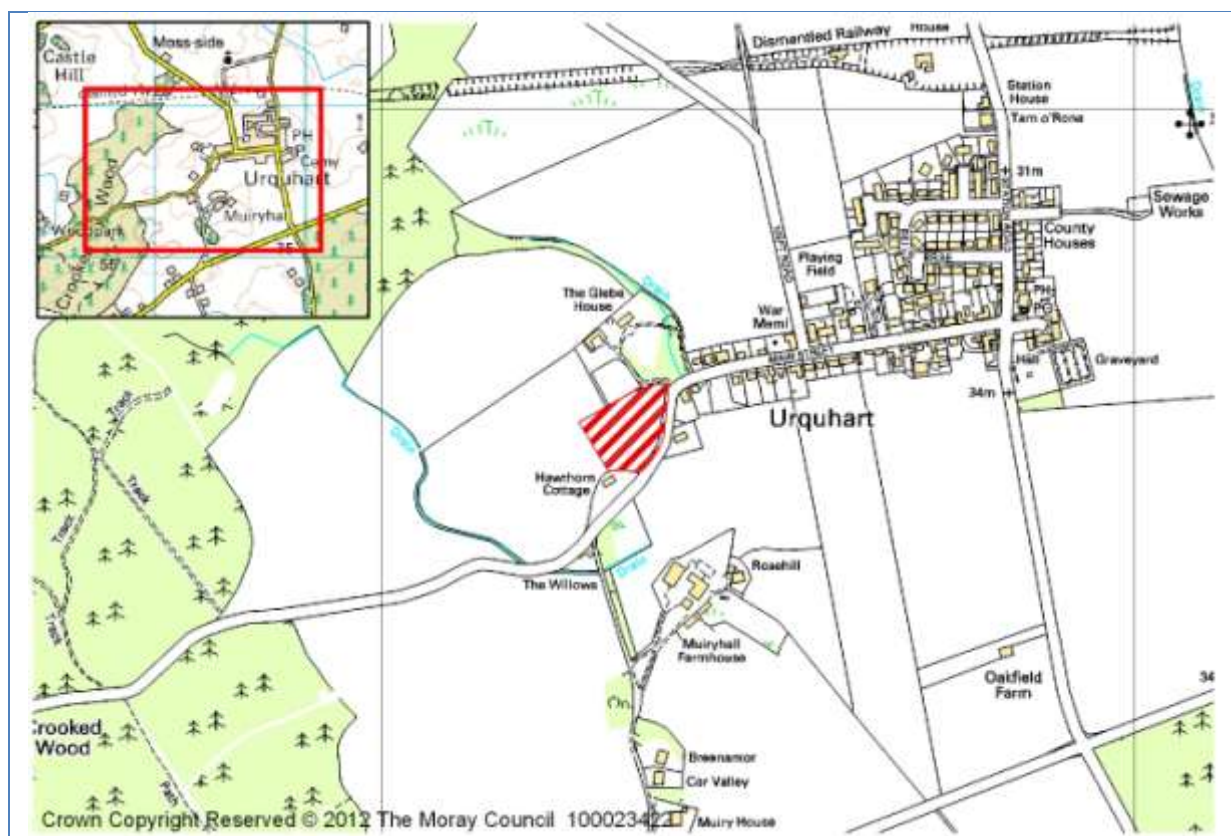
Transportation	<p><u>TMC Transportation</u></p> <p>TMC Transportation Service have advised that more detailed investigation at a later stage will be required and more in the way of mitigation may be necessary. Visibility of 2.4m x 70m at the access onto Meft Road is required. There is restricted visibility at</p>
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	<p>Main Street/Meft Road junction and provision of 2.0m wide footway connection to Main Street requires third party land.</p>
Planning History	<p>The site was debated during the MLP PLI. The Reporter concluded that in principle development of the site would fit reasonably well into the existing village, and would not be unduly visible as it is set back from the ridge line when approaching from the north and is screened by existing housing to the south and west. The Reporter concluded that whilst the settlement would benefit from a period of consolidation during the local plan it was appropriate to identify a site as the preferred location for longer term development. The site was designated as a 'LONG' site in the MLP 2008 and could be considered in future reviews depending upon whether there is an overall shortage of housing sites</p> <p>No recent planning applications on the bid site.</p> <p><u>Adjacent Sites:</u> 06/01610/FUL: Application permitted to erect new store at Urquhart Parish Hall, Main Street, Urquhart.</p>
Environmental Health	<p>No comments.</p>
Flooding	<p>SEPA Flood risk: A small watercourse adjacent to the site and a Flood Risk Assessment (FRA) will be needed if the watercourse is affected. If the water course is avoided and a buffer provided a FRA is unlikely to be needed.</p>
Landscape	<p>No designations.</p> <p>The site is situated close to the village centre. The site extends to approximately 1.4 hectares (3.5 acres) and is relatively level. Site boundaries are formed by Meft Road to the east, residential properties and the Village Hall to the south and a minor watercourse to the west. There are a number of mature trees on site. The site is situated between the Manse to the west and recreation ground (ENV 5) to the east.</p> <p>When considering the site at the MLP PLI the Reporter considered that the site "would not be unduly visible as it is set back from the ridge line when approaching from the north and is screened by existing housing to the south and west."</p>
Biodiversity/Natura	<p>SNH There are a few mature trees on site. If the trees are to be removed then their potential to provide roosting opportunities will need to be assessed and survey work done if necessary with results submitted at the planning application stage.</p> <p>SEPA</p>

	<p>A minor watercourse passes very close to the north west corner of the site. Space should be allowed for the natural processes of the watercourse to develop in the future.</p>
Water/Waste water	<p><u>SEPA</u> There are some possible capacity issues with WWTW.</p> <p><u>Scottish Water</u> There is potential to connect to the Badentinan WTW, which has an indicative available capacity for 74 house units.</p>
Cultural Heritage	<p>There are currently no known archaeological sites recorded within the bid area, however taking into consideration the prehistoric activity in the surrounding areas as indicated by cropmarks (sites such as NJ26SE0075 to the north), and the topography there is potential for archaeological remains within this area. Therefore an archaeological watching-brief would be required prior to development commencing.</p> <p>Any development would have to be sympathetic to the setting of the manse and dovecote building on the northern edge of the bid area. Both are category B listed.</p>
Overall SEA Assessment	<p>Mitigation required in terms of safeguarding the watercourse. Bat surveys may be required if mature trees are to be removed.</p>
Overall Planning Assessment	<p>Urquhart is a small commuter village with a distinctly rural character. Its centre is focused in Main Street where a number of long, narrow, white cottages, some of which are listed, give the village a very distinctive identity.</p> <p>The site is centrally located, relatively level and already designated as a LONG site in the MLP 2008. The site is situated between the Manse to the west and recreation ground (ENV 5) to the east, - so could be regarded as a potential infill site. The site would fit reasonably well into the existing village and would not be unduly visible as it is set back from the ridge line when approaching from the north and is screened by existing housing to the south and west.</p> <p>OPP1 has been granted full planning permission for the development of one dwelling house since the adoption of the MLP 2008 (however development has yet to commence). There are no development sites in Urquhart identified within the current local plan to accommodate development in the short to medium term.</p> <p>The objectives set out within the Moray Local Plan 2008 are for Urquhart are to retain and enhance the rural and historical character of the settlement and to consolidate growth and restrict the spread of development. These objectives are considered to remain relevant and only limited growth in Urquhart would be the</p>

	<p>preferred approach in the forthcoming Local Development Plan. Given the limited development opportunities and the restriction on development since 2008 it may be appropriate for part of the bid/LONG to now come forward for residential development of up to ten units. The remaining ten units would continue to be identified as LONG.</p>
Other	

Settlement	Urquhart
Site Address	Manse/Hawthorn Cottage Site, Main St, Urquhart
Ref Number	R4
Bid Summary	To allocate a LONG designation for low density housing (five to eight. units) on land to the west of Main Street between the Manse (Glebe House) and Hawthorn cottage.
Site Description	The proposed site is located at the western entrance to Urquhart, north of Hawthorn Cottage and south of Glebe House.
Greenfield/ Brownfield	Greenfield
Current Zoning	No designation

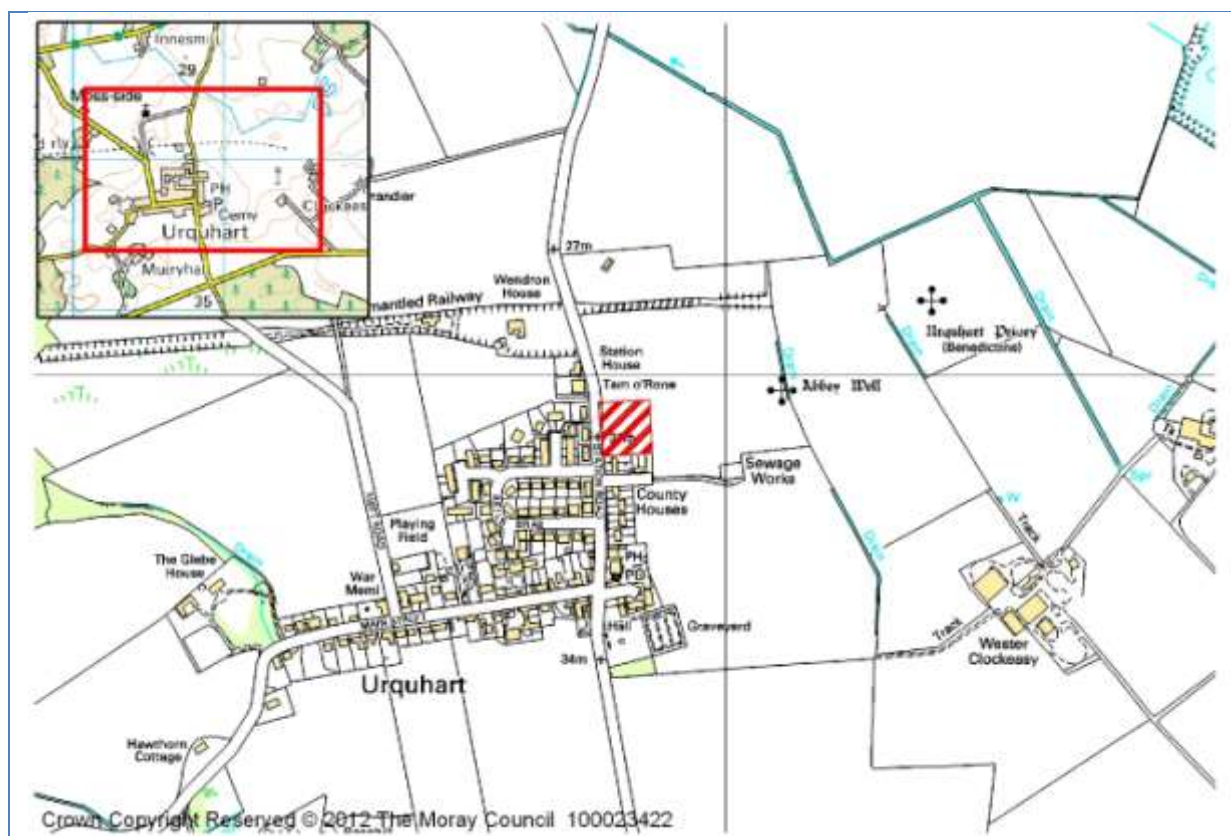


Transportation	<p><u>TMC Transportation</u></p> <p>This site has significant transportation constraints. The proposed access to the site is too close to the existing Glebe House access, there are visibility restrictions which involve third party land, provision of visibility to south would result in removal of mature trees, there are road drainage issues, and footway connections also require third party land.</p>
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<p>Planning History</p>	<p>This bid site forms part of a larger site that was considered during the MLP 2008 PLI. The Reporter concluded that the site was strategically important in landscape terms and should not be allocated for housing development. The Reporter also contended that such a designation would be unacceptably detrimental to the character and setting of Urquhart.</p> <p>No recent planning applications on bid site.</p> <p><u>Adjacent Sites:</u> 10/01309/APP: Application permitted to demolish existing flat roof extension and erect replacement extension at Hawthorn Cottage, Main Street, Urquhart. 06/01987/FUL: Retrospective planning approval for temporary static caravan at West End Cottage, Main Street, Urquhart. 05/02607/FUL: Application approved to demolish existing cottage and erect new dwellinghouse at West End Cottage, Urquhart.</p>
<p>Environmental Health</p>	<p>No comment.</p>
<p>Flooding</p>	<p>No comment.</p>
<p>Landscape</p>	<p>No statutory designations.</p> <p>The land rises across the site from east to west and is visually prominent from the road approaching the village from the south west. The site extends to 1.05 ha. A minor watercourse is situated to the north-east of the site.</p> <p>The Reporter in the MLP 2008 PLI considered the site to be “essentially rural in character” and “strategically important in landscape terms.”</p>
<p>Biodiversity/Natura</p>	<p><u>SNH</u> If the watercourse can be provided with a buffer zone this should reduce the risk of disturbing species like otters. Inclusion of a buffer zone means requirement for an otter survey is unlikely.</p>
<p>Water/Waste water</p>	<p><u>SEPA</u> There are some possible capacity issues with WWTW.</p> <p><u>Scottish Water</u> There is potential to connect to the Badentinan WTW, which has an indicative available capacity for 74 house units.</p>
<p>Cultural Heritage</p>	<p>There are currently no known archaeological sites recorded within the bid area, however taking into consideration the prehistoric activity in the surrounding areas as indicated by cropmarks (sites such as NJ26SE0075 to the north), and the topography there is potential for archaeological remains within this area. Therefore an archaeological watching-brief would be required prior to/at the</p>

	<p>outset of development commencing. Any development would have to be sympathetic to the setting of the manse and dovecote building on the northern edge of the bid area.</p>
Overall SEA Assessment	<p>No significant environmental issues arising.</p>
Overall Planning Assessment	<p>Urquhart is a small commuter village with a distinctly rural character. Its centre is focused in Main Street where a number of long, narrow, white cottages, some of which are listed, give the village a very distinctive identity.</p> <p>Urquhart is built on a ridge and is highly visible when approached from most directions. This site was considered during the preparation of the MLP 2008. The Reporter concluded that the site was strategically important in landscape terms and should not be allocated for housing development. The Reporter also contended that such a designation would be unacceptably detrimental to the character and setting of Urquhart.</p> <p>Given the landscape constraints on this site, it is not considered suitable for housing development. In any case the existing LONG designated site remains undeveloped and it remains to be considered if additional housing land should be allocated in Urquhart</p>
Other	

Settlement	Urquhart
Site Address	Urquhart (Station Road 1)
Ref Number	R5
Bid Summary	The submission proposes an area of land at Station Road, to accommodate a low density development of six houses with structural planting proposed for the north and east boundaries. The site would be accessed via Station Road.
Site Description	The proposed site is located on the north-east of the village on the east side of Station Road.
Greenfield/ Brownfield	Greenfield
Current Zoning	No designation

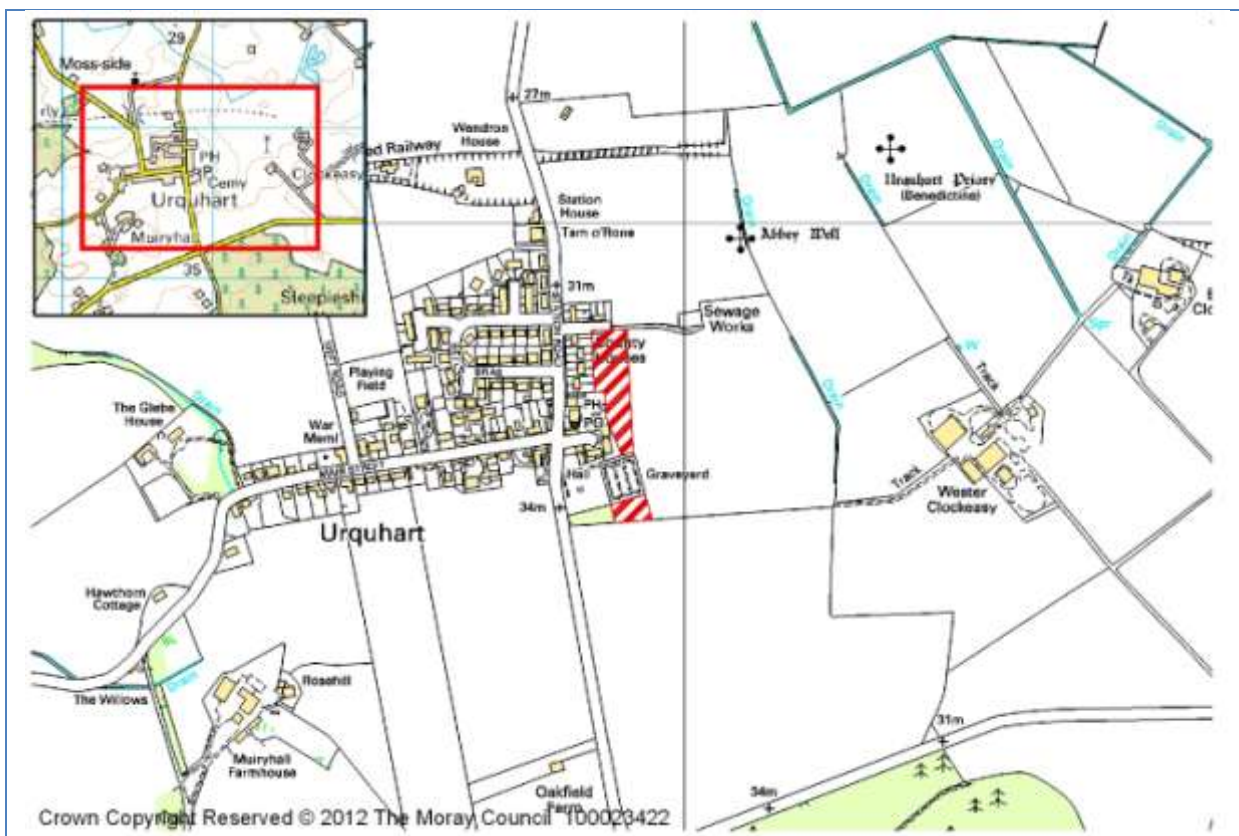


Transportation	<p><u>TMC Transportation</u></p> <p>TMC Transportation Service have advised that more detailed investigation at a later stage will be required and more in the way of mitigation may be necessary. A minimum visibility splay of 2.4m x 70m must be provided at the access onto Station Road. A footway along the site frontage is required and the costs associated with providing this may be prohibitive. The visibility splay to the north may require third party land.</p>
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Planning History	<p>No recent planning history on the bid site.</p> <p><u>Adjacent Sites:</u> 02/00577/FUL: Application permitted to extend dwellinghouse at 13 Station Road, Urquhart. 01/01627/FUL: Application refused to erect Conservatory at 13 Station Road, Urquhart.</p>
Environmental Health	No comment.
Flooding	No comment.
Landscape	<p>No statutory designations.</p> <p>The site is an open field bounded by hedging to the west. The site is gently undulating and sits at the top of a small rise (the field falls away to the north and east) making the site prominent on the approach from the north. It is bounded to the south by two storey houses and to the west by Station Road. The boundaries to the north and east are undefined as the site is part of a wider field. The site is square in form and extends to 0.5 ha. Telephone wires run along both the west and south site boundaries.</p>
Biodiversity/Natura	<p><u>SNH</u> No comment.</p>
Water/Waste water	<p><u>SEPA</u> Drainage: There are some possible capacity issues with WWTW.</p> <p><u>Scottish Water</u> There is potential to connect to the Badentinan WTW, which has an indicative available capacity for 74 house units.</p> <p>The developer is advised to contact Scottish Water as there's a sewer running through the site to a WWPS.</p>
Cultural Heritage	<p>There are currently no known archaeological sites recorded within the bid area, however taking into consideration the prehistoric activity in the surrounding areas as indicated by cropmarks (sites such as NJ26SE0075 to the north), and the site of the former Abbey to the east (SMR Ref No NJ26SE0005), there is potential for archaeological remains within this area. Therefore an archaeological watching-brief would be required prior to development commencing.</p>
Overall SEA Assessment	<p>No significant environmental issues arising, however the proposal could have a potential landscape impact on this approach to Urquhart.</p>

<p>Overall Planning Assessment</p>	<p>Urquhart is a small commuter village with a distinctly rural character. Its centre is focused in Main Street where a number of long, narrow, white cottages, some of which are listed, give the village a very distinctive identity. Urquhart is served by a range of community facilities, including: a shop; post office; sports facilities; a church; parish hall; a public house and a cemetery.</p> <p>Urquhart is built on a ridge and is highly visible when approached from most directions. Development of this site would be prominent on the approach to Urquhart. There are potential WWTW capacity issues. The existing LONG designated site remains undeveloped and is the preferred location for development. It remains to be considered if additional housing land should be allocated in Urquhart .</p>
<p>Other</p>	

Settlement	Urquhart
Site Address	Urquhart (Station Road 2)
Ref Number	R6
Bid Summary	The submission proposes an area of land to the east of Station Road for a combination of housing (5 plots), cemetery car parking and landscaping. The bid proposes to plant trees to the south of the cemetery to extend the existing tree belt (ENV 6) eastwards. Access to the houses would be from Station Road via the roadway serving the existing dwellings to the north of the site. Access to the cemetery car parking would be along the existing access to the cemetery.
Site Description	The site is located on the eastern side of the village.
Greenfield/ Brownfield	Greenfield
Current Zoning	No designation



Transportation	TMC Transportation Provision of access to this site requires the agreement of third parties. The site is accessed via a private road. No evidence of agreement to enable access has been provided and the private road would need to be upgraded to roads adoption standard as
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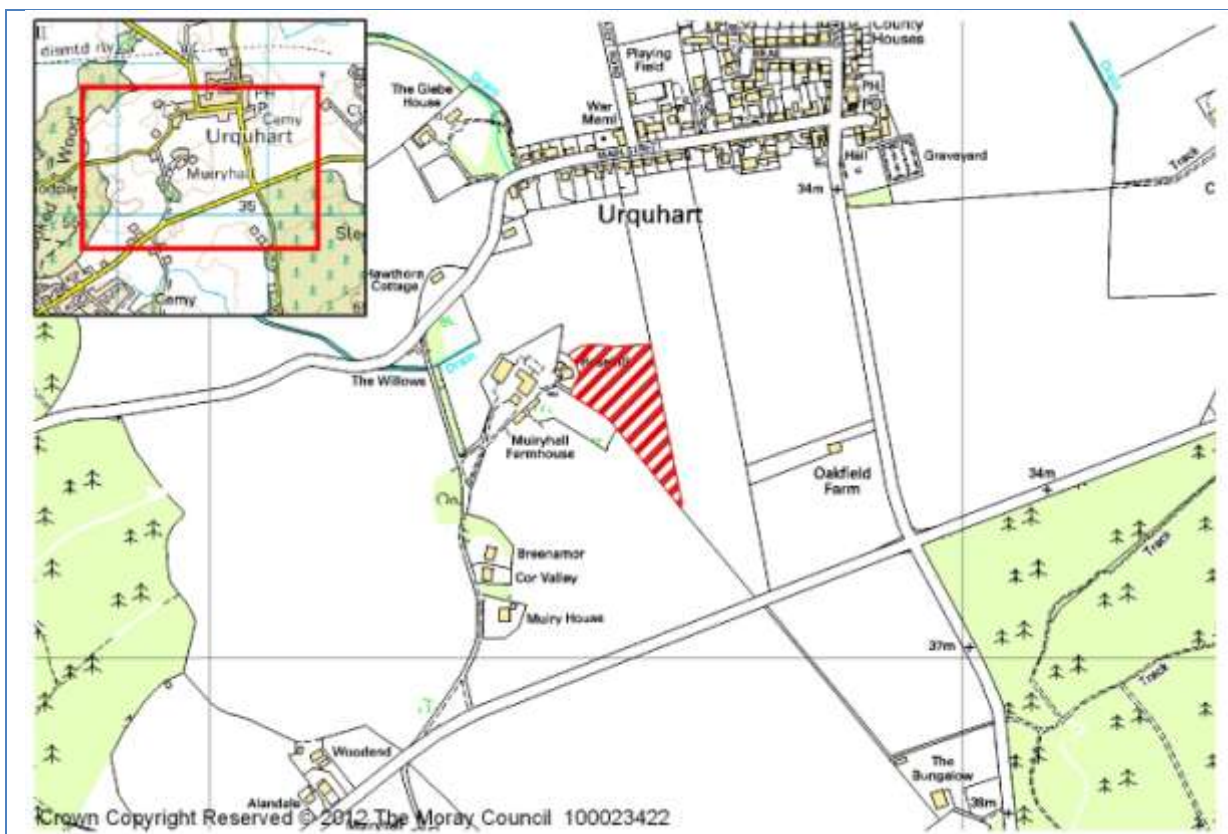
	more than five units would be served (in total).
Planning History	<p>The proposed site forms part of a larger site that was considered during the MLP 2008 PLI. The Reporter agreed with the Council's landscape specialist that a small part of the site, adjoin the existing semi detached housing, could potentially be developed without compromising the landscape setting of the village. However, the Reporter concluded that there was no justification for allocating all or part of the site, as it was not required in strategic housing terms and there was a more appropriate site available (i.e. LONG site in extant local plan).</p> <p>No recent planning applications on the bid site.</p> <p>Adjacent Sites: 03/00749/FUL: application permitted to erect 6 houses in courtyard design at site to rear Of The Old Church Grain Dryer, Station Road, Urquhart.</p>
Environmental Health	No comment.
Flooding	No comment.
Landscape	<p>No designation.</p> <p>The site is part of an open agricultural field. The field is relatively flat to the west and slopes down towards the sewage works. The bid is located on the flatter area to the west and is bounded to on the west by two storey semi detached houses, with an existing cemetery and trees to the south. The east of the site is undefined as it is part of a larger field.</p>
Biodiversity/Natura	<p><u>SNH</u> No comment.</p>
Water/Waste water	<p><u>SEPA</u> Some possible capacity issues with WWTW.</p> <p><u>Scottish Water</u> There is potential to connect to the Badentinan WTW, which has an indicative available capacity for 74 house units.</p> <p>Council should advise builder to ensure ground conditions are suitable for septic tank soakaway.</p>
Cultural Heritage	<p>There are currently no known archaeological sites recorded within the bid area, however taking into consideration the possible castle site immediately adjacent (SMR Ref No NJ26SE0042), and the site of the former Abbey to the north east (SMR Ref No NJ26SE0005), there is potential for archaeological remains within this area. Therefore an archaeological evaluation would be required prior to development commencing.</p>

Overall SEA Assessment	No significant environmental issues arising.
Overall Planning Assessment	Subject to consideration of the overall housing land allocation, which will include recognition of the existing LONG site in Urquhart and the potential WWTW capacity issues, the site could have potential for small scale residential development in the future if it can be sensitively integrated in to the landscape and access can be achieved. However given the road access and landscape issues, bringing forward part of the LONG site for development in the short term is the preferred approach.
Other	

	restricted visibility at Main Street/Meft Road junction.
Planning History	<p>No recent planning history on the bid site.</p> <p><u>Adjacent Sites:</u> 06/00273/FUL: Application permitted to convert garage to living accommodation and erect new domestic double garage at 35 Beils Brae, Urquhart. 06/01790/FUL: Application approved to amend garage dimensions and positioning on site at 35 Beils Brae, Urquhart.</p>
Environmental Health	No comment.
Flooding	No comment.
Landscape	<p>No designation.</p> <p>The site is undefined to the north. The proposed site is situated on an elevated piece of land that is highly visible as you approach Urquhart from the north.</p>
Biodiversity/Natura	No comment.
Water/Waste water	<p><u>SEPA</u> There are some possible capacity issues with WWTW.</p> <p><u>Scottish Water</u> There is potential to connect to the Badentinan WTW, which has an indicative available capacity for 74 house units.</p>
Cultural Heritage	There are currently no known archaeological sites recorded within the bid area, however taking into consideration the prehistoric activity in the surrounding areas as indicated by cropmarks (sites such as NJ26SE0075 to the north), and the topography there is potential for archaeological remains within this area. Therefore an archaeological watching-brief would be required prior to/at the outset of development commencing.
Overall SEA Assessment	No significant environmental issues arising. Potential drainage issues to be addressed if this site was considered for inclusion in the local development plan.
Overall Planning Assessment	Urquhart is a small commuter village with a distinctly rural character. Its centre is focused in Main Street where a number of long, narrow, white cottages, some of which are listed, give the village a very distinctive identity. Main Street is a mix of the new and the old and although some of the traditional character of the village has been lost in recent years by the infill of several open spaces, the village still retains a variety of local architectural styles

	<p>which maintain its essential rural charm. Urquhart is served by a range of community facilities, including: a shop; post office; sports facilities; a church; parish hall; a public house and a cemetery.</p> <p>The site is open agricultural land, on an elevated plateau with no natural screening. This proposal would be likely to represent an undesirable expansion of the settlement, in terms of visual impact.</p> <p>The objectives set out within the Moray Local Plan 2008 for Urquhart are to retain and enhance the rural and historical character of the settlement and to consolidate growth and restrict the spread of development. These objectives are considered to remain relevant and only limited growth in Urquhart would be the preferred approach in the forthcoming Local Development Plan. The LONG allocation for twenty houses in the Moray Local Plan 2008 could be considered for inclusion. The LONG allocation, which has also come forward as a bid, would be the preferred location for development if this is considered appropriate for Urquhart.</p>
<p>Other</p>	

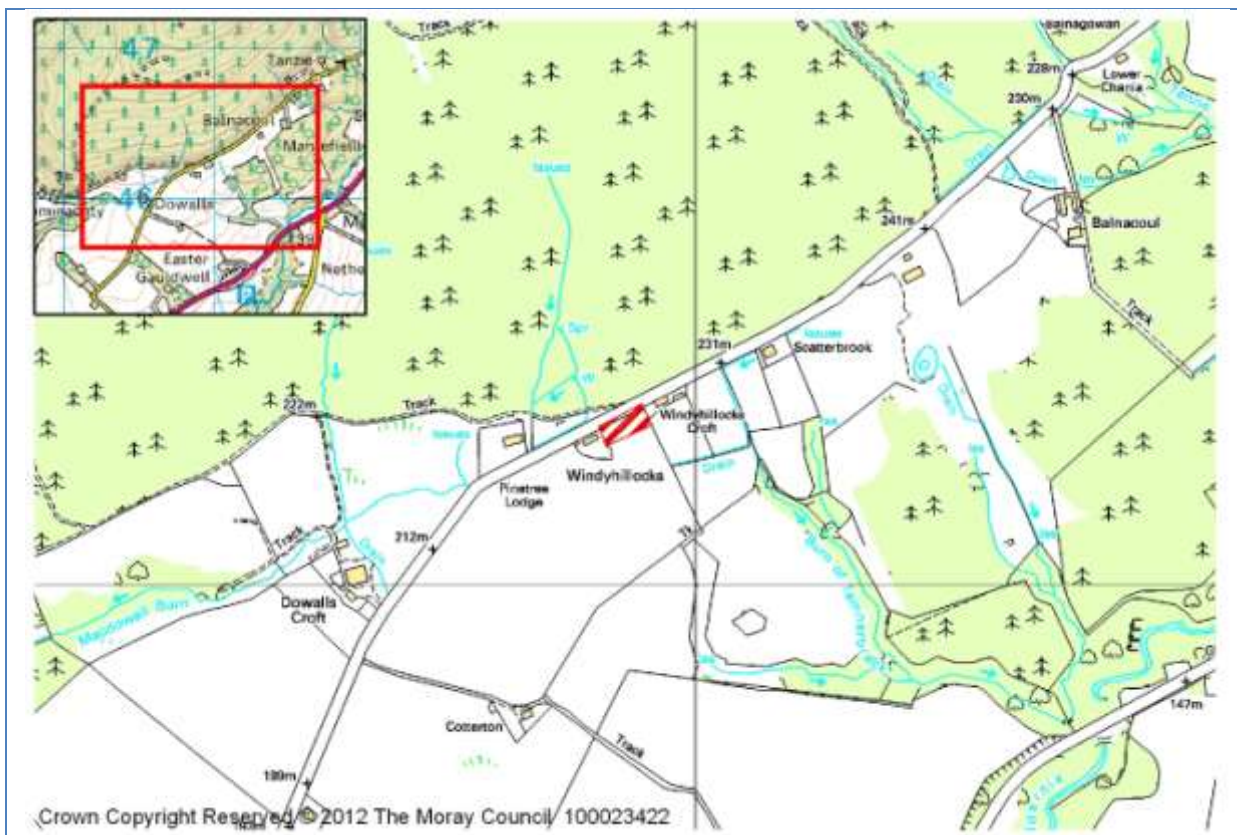
Settlement	Urquhart
Site Address	Two House Sites, Adjacent to Rosehill Cottage, Urquhart
Ref Number	SITE 1
Bid Summary	The bid submission proposes the inclusion of two house sites in the proposed local development plan.
Site Description	The site is located south of the village of Urquhart, to the east of the Muiryhall Farm complex. The sites are accessed via a track road and a bounded by post and wire fencing.
Greenfield/ Brownfield	Greenfield
Current Zoning	Open countryside



Transportation	TMC Transportation Service has identified the site as “unsuitable” from a transport impact perspective. Additional passing places on U30E would be required. Visibility is restricted by adjacent fenceline and vegetation (third party). They consider that given the site is for two houses in a rural location the site would be best considered as a planning application rather than a bid.
Planning History	No recent planning history on the bid site. <u>Adjacent sites:</u> 99/00059/FUL: Planning consent granted to demolish existing

	<p>farm buildings and erect two semi-detached dwellinghouses at Muiryhall Farm Urquhart</p> <p>04/00439/OUT: Outline permission refused to remove existing farm buildings and replace with six dwellinghouses at Muiryhall Farm Urquhart</p> <p>06/02272/REM: Application permitted to remove existing farm buildings and replace with six dwellinghouses and form new vehicular access at Muiryhall Farm Urquhart</p>
Environmental Health	No comment
Flooding	No comment.
Landscape	No formal designations.
Biodiversity/Natura	No comment.
Water/Waste water	<p><u>SEPA</u></p> <p>There are no public sewers in the area. Effluent disposal from any development here will require considerable investigative work.</p>
Cultural Heritage	<p>There are currently no known archaeological sites recorded within the bid area, however taking into consideration the prehistoric activity in the surrounding areas as indicated by cropmarks (sites such as NJ26SE0075 to the north and NJ26SE0029 to the south), and the topography there is potential for archaeological remains within this area. Therefore an archaeological watching-brief would be required prior to development commencing.</p>
Overall SEA Assessment	Drainage issues to be addressed.
Overall Planning Assessment	<p>The proposed site is located approximately 195m south of the existing settlement boundary. The proposal to develop two residential units on this piece of land would be best considered under 'Policy H8: New Housing in the Open Countryside'.</p>
Other	

Settlement	Windyhillocks
Site Address	Windyhillocks
Ref Number	SITE 1
Bid Summary	Gap site at Windyhillocks (2 houses)
Site Description	Agricultural Land
Greenfield/ Brownfield	Greenfield
Current Zoning	Countryside



Transportation	TMC Transportation Services to advise. There are no core paths/roads or Sustrans routes in the vicinity of the proposed site.
Planning History	The proposal is develop 2 houses in a site (0.46 acres/0.19 hectares) between Windyhillock Croft to the north-east and a modern detached house to the south-west (98/00133/FUL). Two further dwellings have been permitted at Pine Lodge (04/01414/OUT) & Dowells Croft (08/01229/FUL). These are located along the roadway to the south-west of the proposed site. There was a refusal for a house adjacent the north-east boundary of Windyhillocks Croft (07/02500/FUL). The reasons for refusal

	included: ribbon development/linear extension, prominence from the road, lack of sufficient backdrop and similar characteristics to adjacent field setting an undesirable precedent.
Environmental Health	TMC Environmental Health has raised no comments and there are no known contaminated land issues.
Flooding	The site is not at risk from flooding (source: SEPA flood maps, 2012). SEPA has advised that there are no public sewers in the area and that effluent disposal from multi-house developments will require considerable investigative work.
Landscape	The parcel of land is situated between two single storey dwellings along the single track road. The proposal would 'fill' the gap between the two existing dwellings and result in a row of houses along the road. The land slopes down relatively steeply from the road. There are no definitive boundaries to contain development to the proposed site. There are mature trees on the opposite side of the road.
Biodiversity/Natura	SNH have provided no comments.
Water/Waste water	The site would be served by Badentinan Water Treatment Works (WTW) which has a capacity of 74 units. Waste water would require to be disposed of via private septic tanks.
Cultural Heritage	No archaeological mitigation would be required within this bid site. No other cultural heritage assets would be affected by the development of this site.
Overall SEA Assessment	Landscape impact will need to be taken into consideration.
Overall Planning Assessment	Given that the proposal is for two houses it can be dealt with through the planning application process and does not require to be allocated as a site in the new local development plan. The cumulative build-up of housing in an area with no facilities, prominence in the landscape and linear nature of development along the roadside would need to be taken into consideration in the determination of a planning application.
Other	The site is located within Craigellachie Primary and Speyside High School catchments.