



# SUMMARY TABLES AND MAPS

## SETTLEMENTS



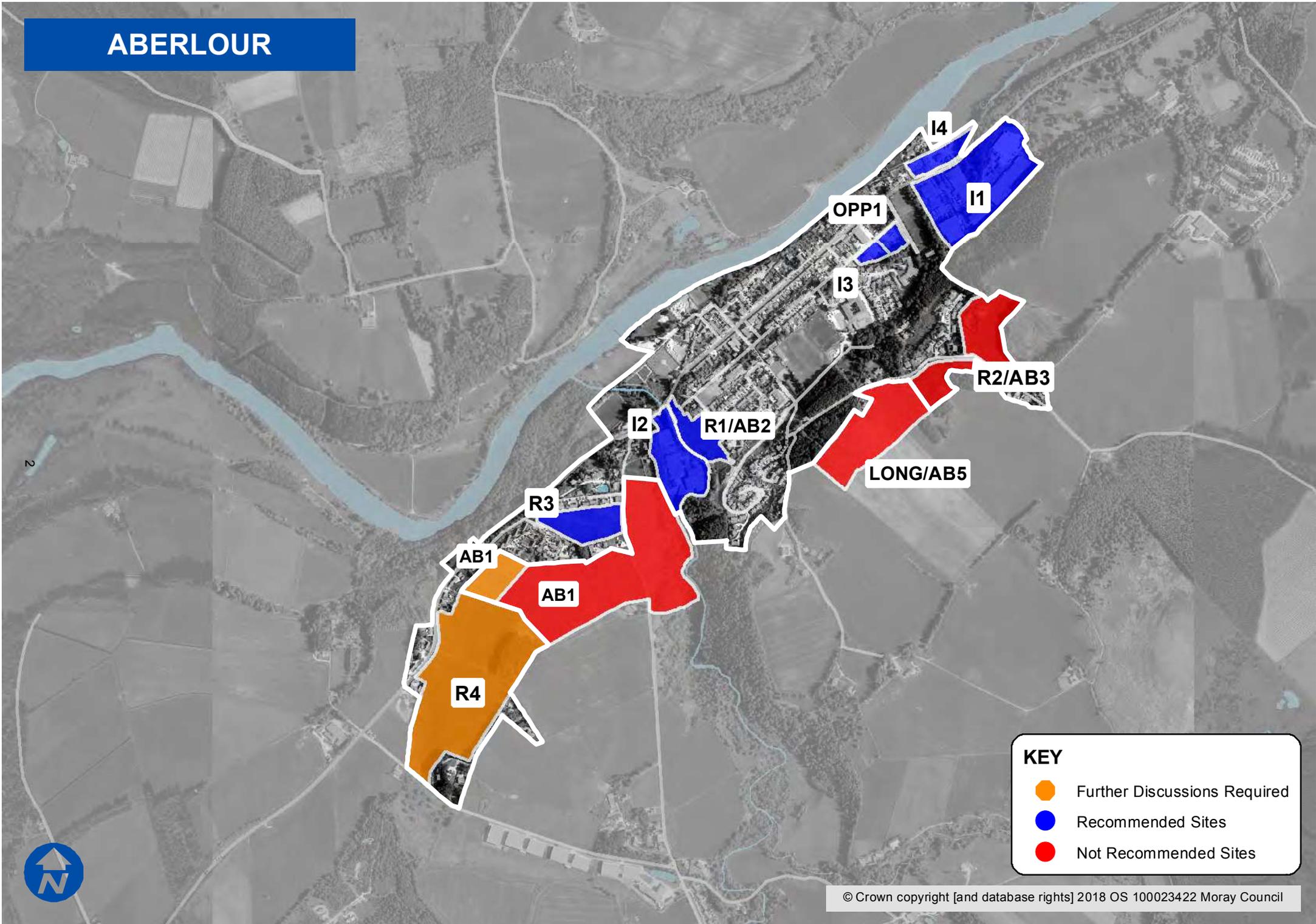
SEPTEMBER 2018



# ABERLOUR

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1 / AB2	Chivas Field	Redesignate from Residential to Industrial
	R3	Tombain Farm	Residential – existing designation
	OPP1	Mary Avenue	Opportunity Site – existing designation
	I1	Aberlour	Industrial – existing designation
	I2	Aberlour Distillery	Industrial – existing designation
	I3	Mary Avenue	Industrial – existing designation
<b>Sites requiring further discussions</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	R4 / AB1	Speyview / Land at Tombain Farm	Residential – amend existing designation to include area for pedestrian/cycle connectivity into Aberlour and small release of additional land for housing
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	R2 / AB3	Braes of Allachie	Viability issues associated with control over land to facilitate required road improvements.
	LONG / AB5	Braes of Allachie (Phase 2)	Viability issues associated with control over land to facilitate required road improvements.
	AB1	Land at Tombain Farm	Scale of development and unable to achieve acceptable means of access.

# ABERLOUR



**KEY**

-  Further Discussions Required
-  Recommended Sites
-  Not Recommended Sites

## ALVES

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	LONG	LONG Alves North	Residential – existing LONG designation
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	N/A		

# ALVES

LONG

4

**KEY**

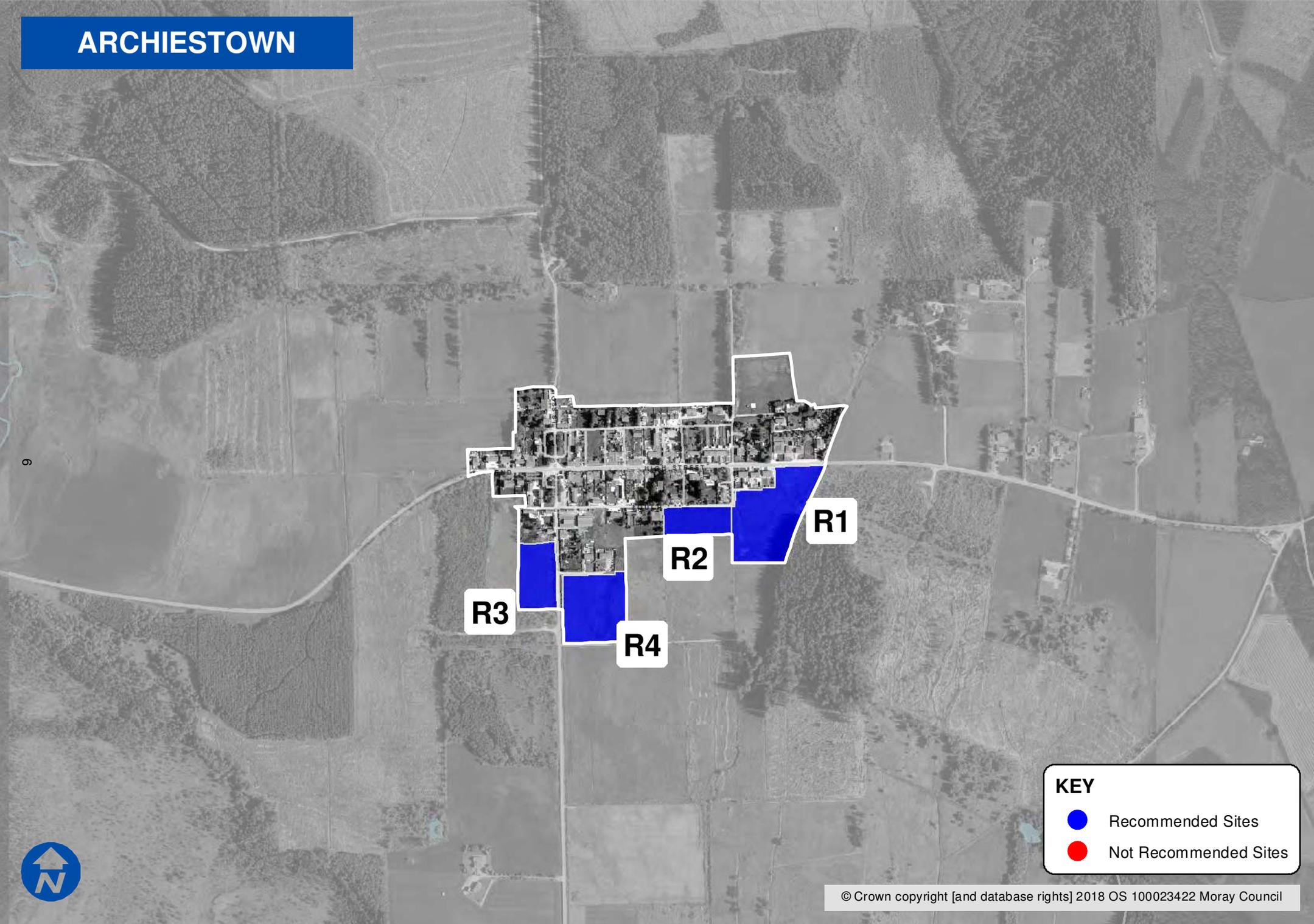
- Recommended Sites
- Not Recommended Sites



# ARCHIESTOWN

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1	East End	Residential – existing designation
	R2	South Lane	Residential – existing designation
	R3	West End	Residential – existing designation
	R4	South of Viewmount	Residential – existing designation
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	N/A		

# ARCHIESTOWN



**KEY**

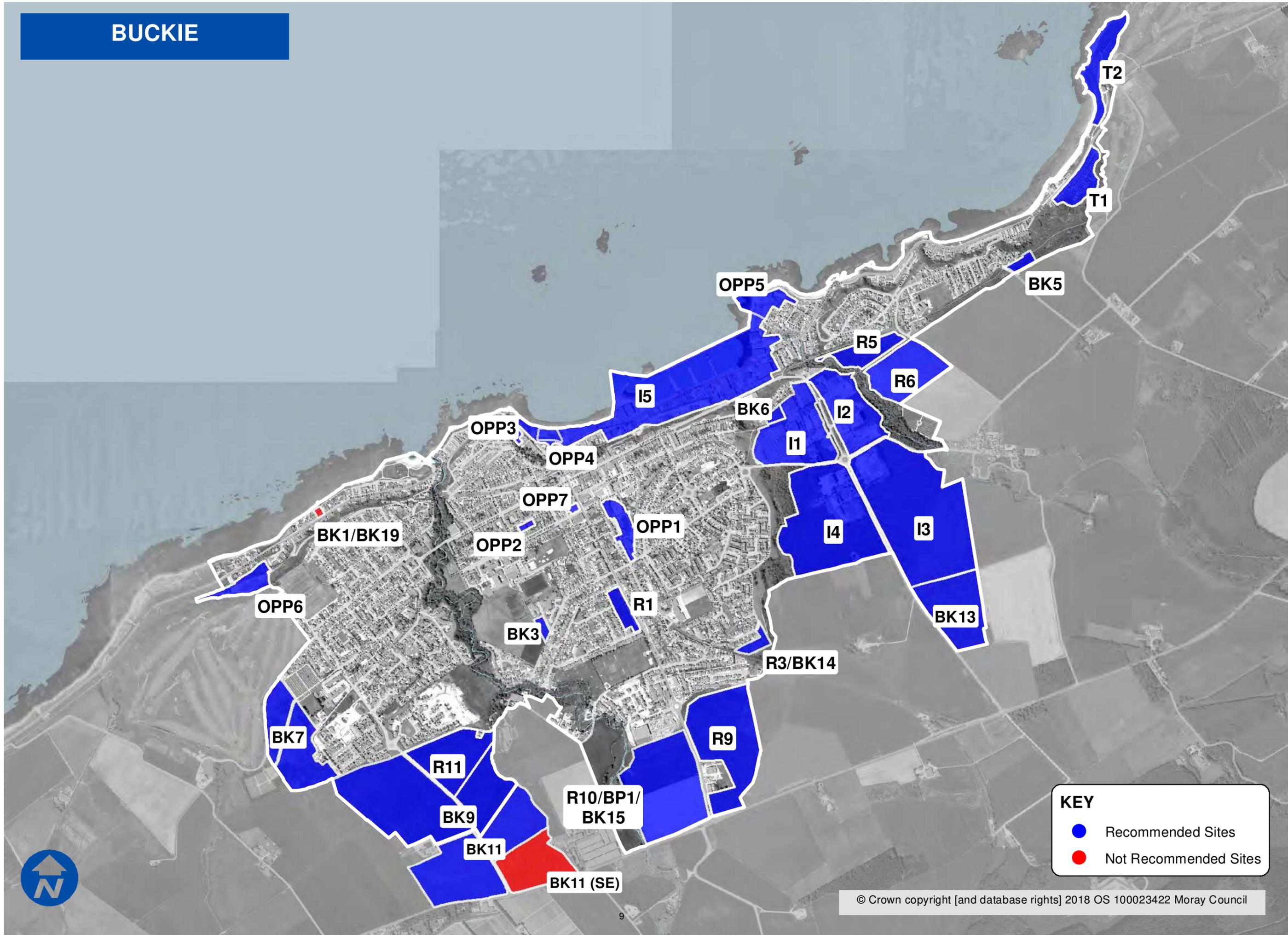
- Recommended Sites
- Not Recommended Sites

## **BUCKIE**

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	BK3	Land at Ardach Health Centre	Residential
	BK5	Station Road, Portessie	Residential
	BK6	Land at March Road (I1)	Opportunity site
	BK7	Land at Muirton	Residential
	BK9	Land to south west of Buckie	Residential
	BK11	Land to south west of Buckie	Allocate as LONG
	BK13	Land south of March road	Strategic reserve of employment land
	R3/BK14	Archibald Grove	Residential
	BK15/BP1/R10	High Street	Merge with R10 and BP1 to form mixed use site
	R1	Burnbank	Residential – existing designation
	R5	Rathburn (N)	Residential – existing designation
	R6	Rathburn (S)	Residential – existing designation
	R9 (e)	High Street	Residential – existing designation
	R11	Barhill Road	Residential – existing designation
	I1 (NW)	March Road	Industrial Estate – existing designation
	I2 (NE)	March Road	Industrial Estate – existing designation
	I3 (SE)	March Road	Industrial Estate – existing designation
	I4	Maltings	Business Area – existing designation
	I5	Harbour Area	Business area– existing designation
	OPP1	Highland Yards	Opportunity site– existing designation
	OPP2	Blairdaff Street	Opportunity site– existing designation
	OPP3	Barron Street	Opportunity site– existing designation
	OPP4	Bank Street	Opportunity site– existing designation
	OPP5	Former Jones Shipyard	Opportunity site– existing designation
	OPP6	Former Grampian Pork	Opportunity site– existing

		Factory	designation
	OPP7	Former Millbank Garage Site	Opportunity site– existing designation
	T1	Strathlene Caravan Park	Tourism site – existing designation
	T2	Coastal Strip, Strathlene	Tourism site – existing designation
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	BK1/BK19	Land at 86-94 Main Street	Site is covered by ENV designation and has amenity value
	BK11 (SE)	Land to south west of Buckie	Not allocated due to proximity to the Distillery.

# BUCKIE



**KEY**

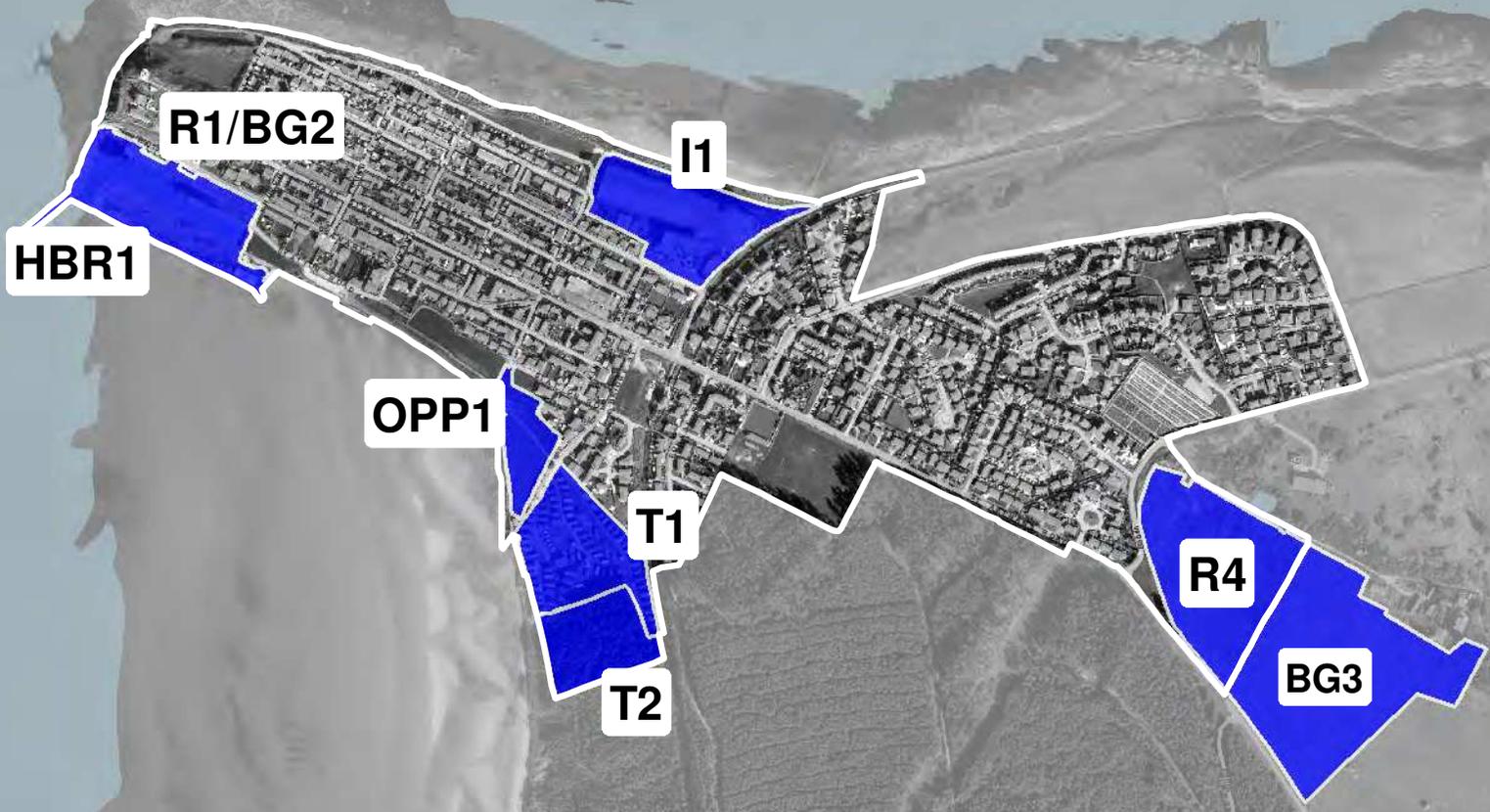
- Recommended Sites
- Not Recommended Sites



## **BURGHEAD**

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1 / BG2	North Quay, Harbour	Residential – existing designation
	R4	Clarkly Hill	Residential – existing designation
	BG3	Clarkly Hill	Residential - LONG
	OPP1	West Foreshore	Opportunity Site – existing designation
	HBR1	Harbour Area	Business activities – existing designation
	I1	Burghead Maltings	Industrial – existing designation
	T1	Caravan Park	Tourism – existing designation
	T2	Caravan Park Extension	Tourism – existing designation
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	N/A		

# BURGHEAD



11



**KEY**

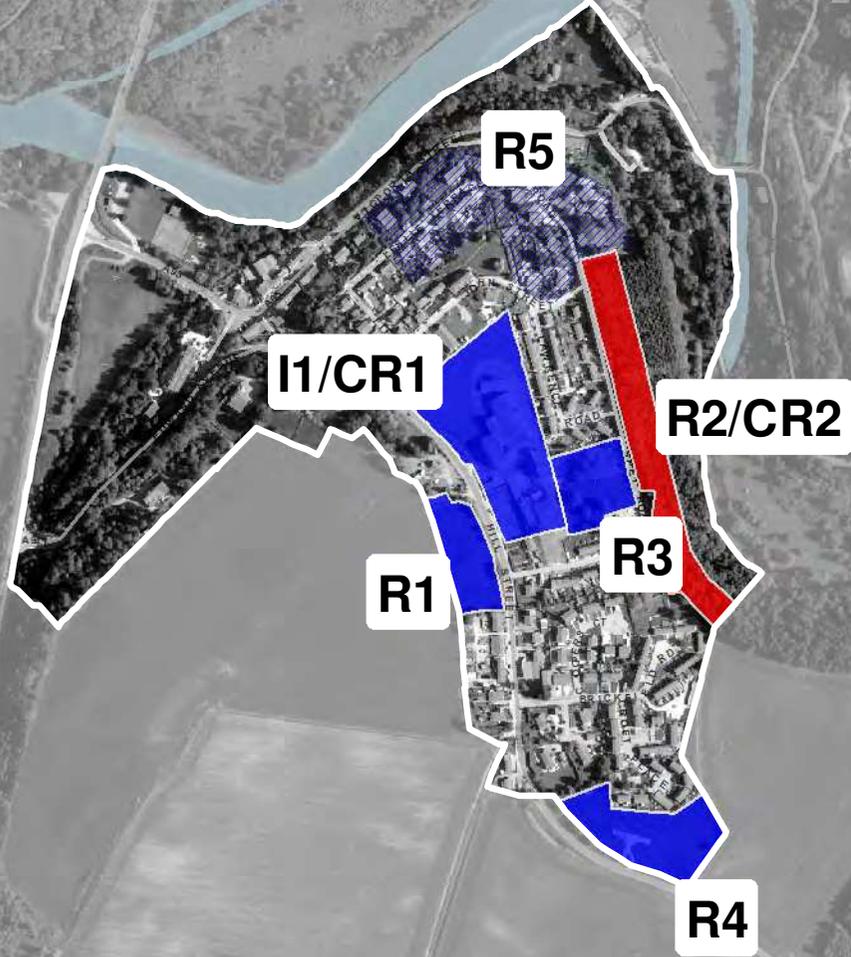
- Recommended Sites
- Not Recommended Sites

## **CRAIGELLACHIE**

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1	Edward Avenue	Residential – existing designation
	R3	Site of Former Brewery	Residential – existing designation
	R4	Brickfield	Residential – existing designation
	R5	Sub-Division/Backland Development	Residential – existing designation
	I1 / CR1	Distillery	Industrial – amend existing designation to exclude site at Old Cooperage
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	R2 / CR2	Spey Road	Concerns regarding viability and loss of significant woodland to accommodate development.

# CRAIGELLACHIE

13



**KEY**

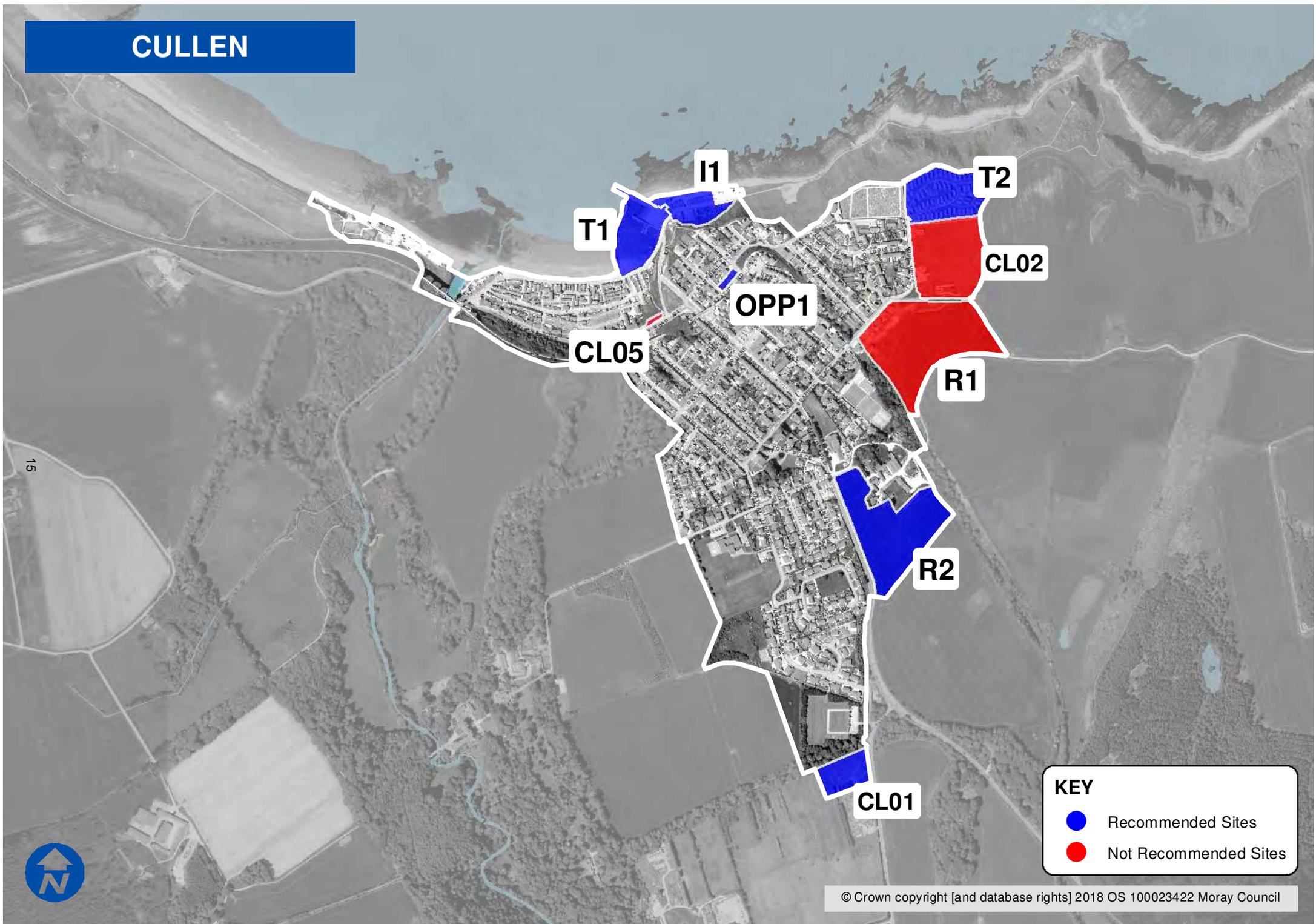
- Recommended Sites
- Not Recommended Sites



## CULLEN

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	CL01	Land opposite Cullen cemetery	New site – Use classes (4,5,6)
	R2	Seafield Road	Residential – existing designation
	I1	Port Long Road	Existing site – Re-designate as an opportunity site.
	OPP1	Blantyre Street	Opportunity site – existing designation
	T1	Harbour	Tourism – existing designation
	T2	Caravan site	Site to remain as caravan site – existing designation
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	CL02	Site adjacent to Cullen Caravan park	Retain as ENV and maintain pitch provision
	R1	Seafield Place	Long standing site that has been in successive plans with no developer interest. Site is in a prominent location.
	CL05	ENV at Bayview Road	Site is in a prominent location and is covered by an ENV designation. Opportunities for re-development of the site should be explored through the development management process.

# CULLEN



15



**KEY**

- Recommended Sites
- Not Recommended Sites

## CUMMINGSTON

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1	Seaview Road	Residential – existing designation.
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason

# CUMMINGSTON



R1

17



**KEY**

-  Recommended Sites
-  Not Recommended Sites

# DALLAS

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1 / DA1A	Dallas School West	Residential – existing designation
	R2 / DA1B	Dallas School East	Residential – existing designation
	R3	Former Filling Station	Residential – existing designation
	R4	Sub-Division/Backland Development	Residential – existing designation
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	N/A		

# DALLAS



19



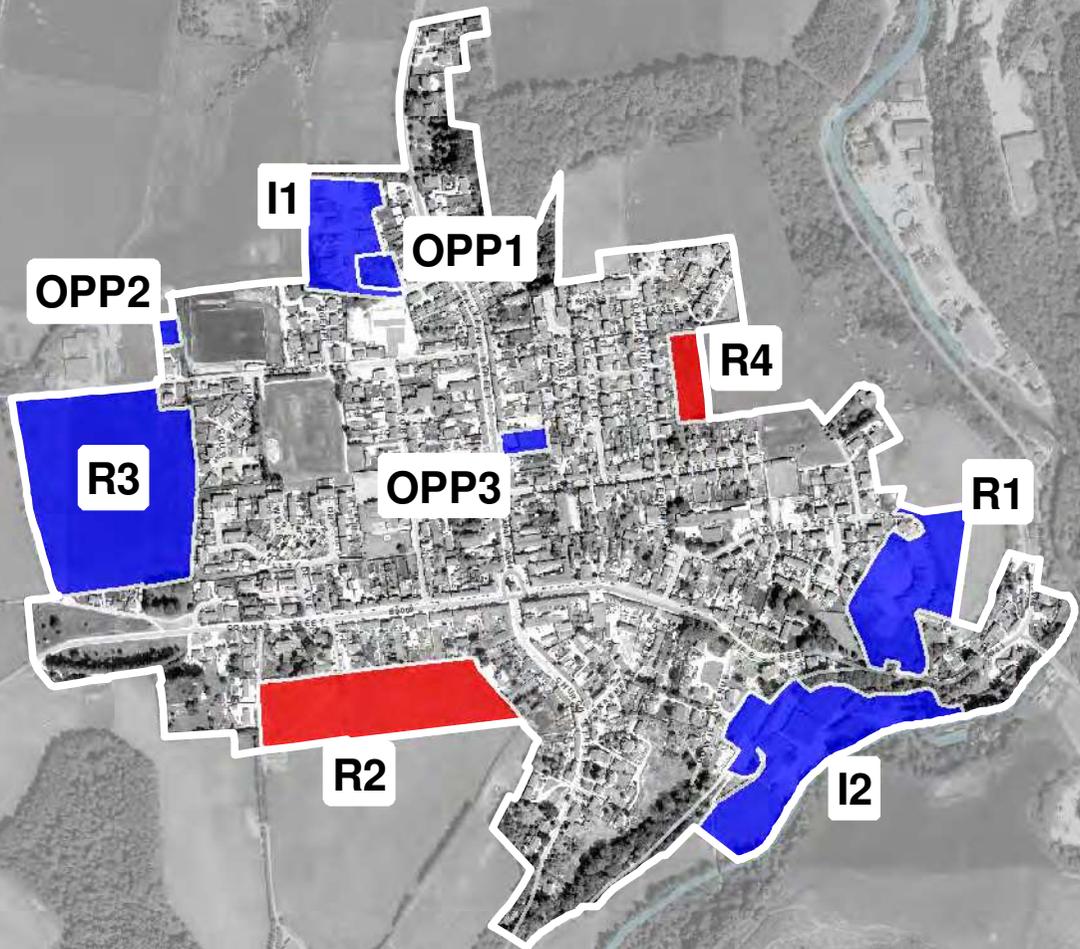
**KEY**

-  Recommended Sites
-  Not Recommended Sites

## DUFFTOWN

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1	Corsemaul Drive	Residential – existing designation
	R3	Hillside Farm	Residential – existing designation
	OPP1	Auction Mart, Hill Street	Opportunity Site – amend existing designation to remove developed area
	OPP2	Hill Street	Opportunity Site – existing designation
	OPP3	Balvenie Street	Opportunity Site – existing designation
	I1	Balvenie Street	Industrial – existing designation
	I2	Mortlach Distillery	Industrial – existing designation
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	R2	South of Conval Street	Effectiveness and access constraints
	R4	Tomnamuidh	Effectiveness and access constraints

# DUFFTOWN



21



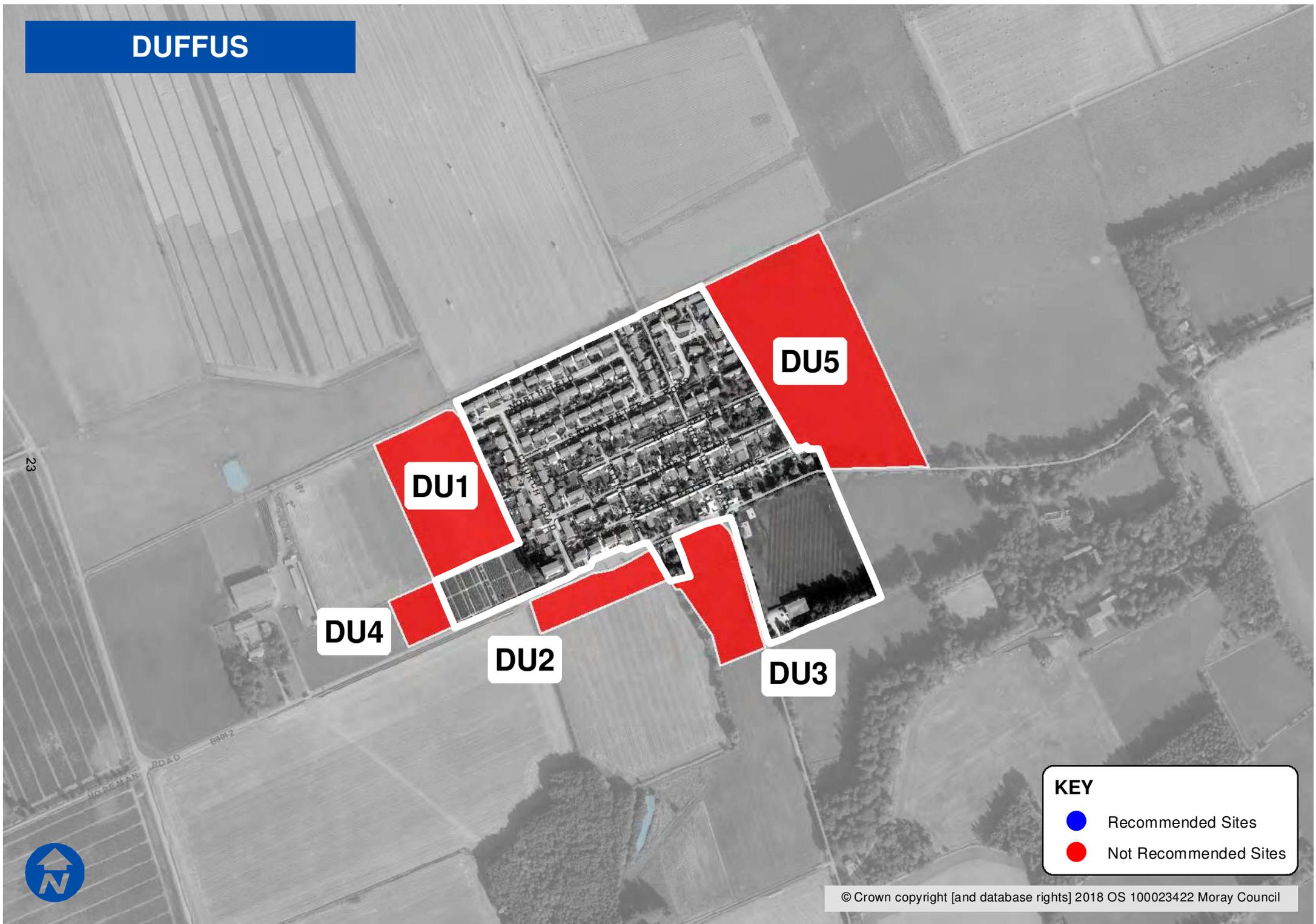
**KEY**

-  Recommended Sites
-  Not Recommended Sites

# DUFFUS

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
Sites recommended not to be included in Proposed Plan	N/A		
	MIR Reference/ LDP'15 ref	Site name	Reason
	DU1	Land to West of Duffus	Impact on character of Duffus and the planned form of the original village
	DU2	Land to South of Duffus	Withdrawn
	DU3	Land to South of Duffus	Withdrawn
	DU4	Land to South West of Duffus	Withdrawn
DU5	Land to East of Duffus	Impact on character of Duffus and the planned form of the original village	

# DUFFUS



23

DU1

DU5

DU4

DU2

DU3

**KEY**

- Recommended Sites
- Not Recommended Sites

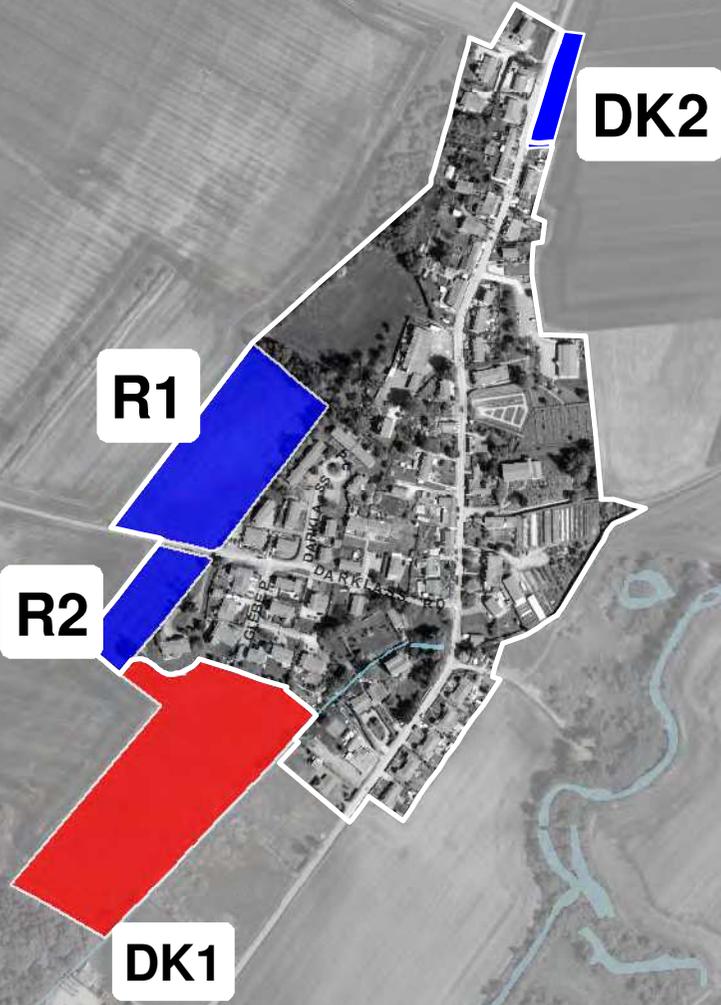


## **DYKE**

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1	North Darklass Road	Residential – existing designation
	R2	South Darklass Road	Residential – existing designation
	DK2	Fir Park Road	Residential
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	DK1	Land to East of Dyke	Impact on character of village and demand can be met elsewhere in existing allocations which remain undeveloped.

# DYKE

25



**KEY**

-  Recommended Sites
-  Not Recommended Sites

## ELGIN

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	<b>RESIDENTIAL</b>		
	R1, R3, R4, R12, R13, R5, R11, R14, R9, R10	Bilbohall North, Bilbohall South, South West of Elgin High School, Knockmasting Wood, Hamilton Drive, Spynie Hospital North, Findrassie, Lesmurdie Fields, Driving Range Site, Linkwood Steading	Residential- existing designations.
	EL25/CF2	Edgar Road	Change designation to residential from Community Facility (CF)– reflecting Bilbohall Masterplan.
	EL1/EL38	Land south west of R4 Mayne Farm/Bilbohall West	Residential
	EL22/OPP7	The Firs	Change designation to residential from Opportunity Site (OPP)- reflecting Bilbohall Masterplan.
	EL30	Alba Place	Residential
	EL9(W)	Lossiemouth Road North	Residential
	EL21	Lesmurdie	Residential
	EL23	Pinegrove	Residential – includes redevelopment of existing building.
	EL14F	Barmuckity	Residential – change from Industrial reflecting Barmuckity Business Park Strategic Framework.
	EL15(W)/LONG2	Glassgreen, Elgin South (South Glassgreen, and Crescent (north))	Residential – existing LONG brought forward (reflecting consent).
	EL15(E)/LONG2	Easter Linkwood and Linkwood, Elgin South (Village Core East, Meadows, and Village Garden)	Residential – existing LONG brought forward (reflecting consent).
	OPP6	Spynie Hospital	Change to residential from Opportunity Site (OPP)-

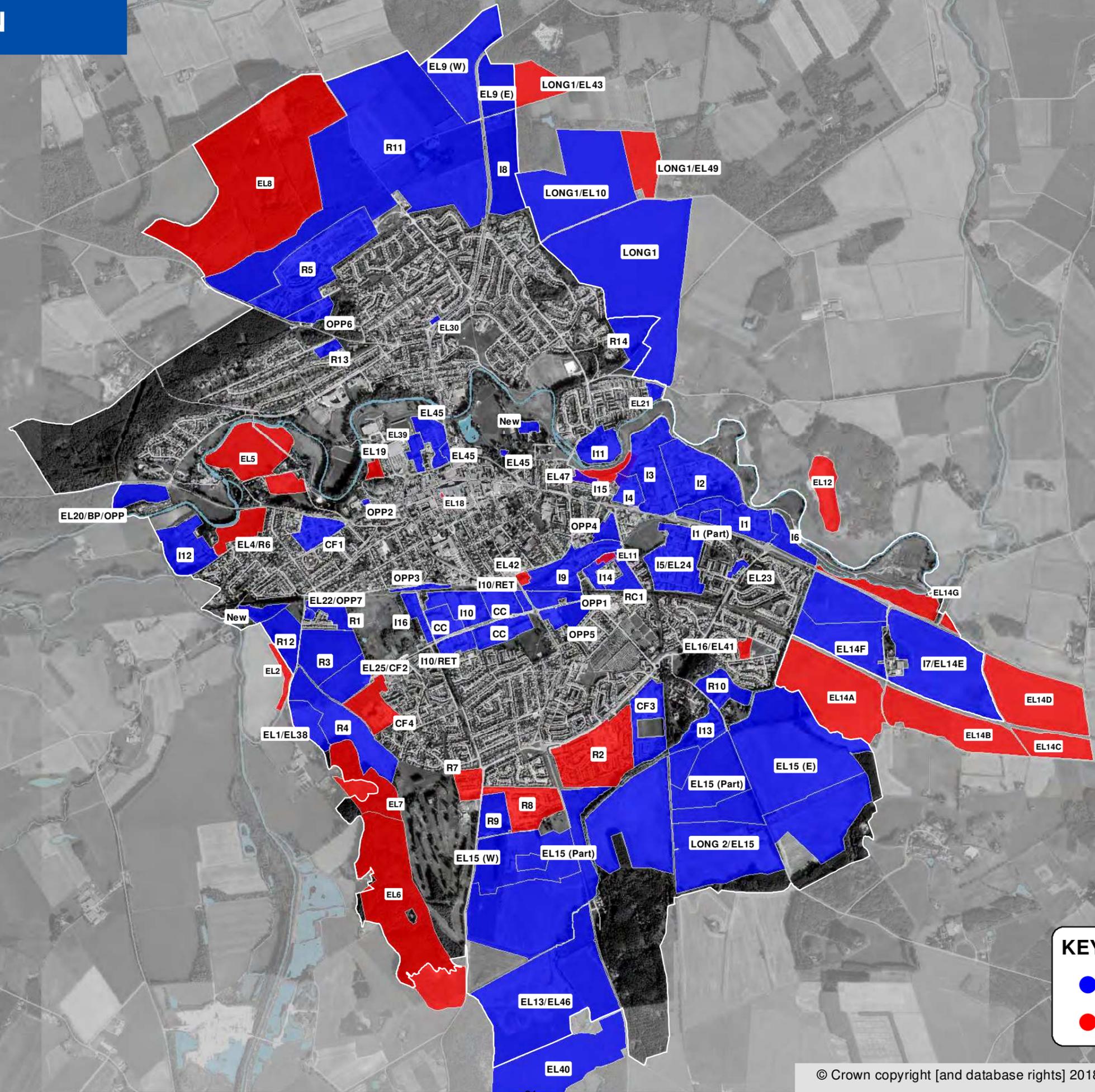
		existing designation. ( <i>Note: Dentist and Care Home removed from site boundary</i> )
New	Palmers Cross	Residential
<b>LONG</b>		
EL10/ LONG1	North East	LONG –existing designation. Boundary amended to exclude EL49 (see below) from LONG1. Excluding area EL9 which will now be Mixed Use.
EL15 / LONG 2	Elgin South	LONG – existing designation. ( <i>Note: Excluding parts with consent which will now be residential, see EL15 (E and W) above</i> )
<b>INDUSTRIAL</b>		
I1	Linkwood Industrial Estate	Industrial Estate – existing designation. Boundary amended to identify tourism site at Premier Inn and Brewer’s Fayre.
I2	Chanonry Industrial Estate	Industrial Estate – existing designation. Boundary amended to reflect the flood alleviation scheme.
I3	Moycroft Industrial Estate	Industrial Estate – existing designation. Boundary extended to include waste management site and Scottish Water site.
I4	Tyock Industrial Estate	Industrial Estate- existing designation. Boundary extended to include part of I15 Grampian Road (Tyock Business Centre and Sandy Reid’s Garage).
EL24/I5	Pinefield Industrial Estate	Industrial Estate – existing designation. Boundary extended to include EL24 to allow expansion of existing business.
I6	Linkwood East	Industrial Estate – existing designation. Boundary extended to include full extent of Grampian Furnisher’s consent.
EL14E/ I7	Barmuckity Business Park	Industrial Estate – existing designations. Reflecting

		Barmuckity Business Park Strategic Framework.
I8	Newfield	Industrial Estate – existing designations.
I9 /EL42	Railway Sidings/Ashgrove Road	Existing Business Area – existing designation. ( <i>Note: that EL42 Elgin Business Centre/Old Railway Station to be removed from I9 and shown as “white land”, see below.</i> )
I10, I11, I12, I13, I14, I16	Edgar Road, Johnstons Woollen Mill, Glen Moray Distillery, Linkwood Distillery, Ashgrove Road, Sandy Road (The Wards)	Existing Business Area – existing designation.
EL13/EL46	Burnside of Birnie/Land at Birkenhill	Industrial Estate
EL40	Land South of Burnside of Birnie	LONG for Industrial
<b>MIXED USE SITES</b>		
EL20/BP/OPP	Riverview	Mixed Use -change to Mixed Use site from Opportunity Site. Potential for business, commercial or residential use.
EL9(E)	Lossiemouth Road North	Mixed Use – business, and potential for limited live work opportunity.
<b>OPPORTUNITY SITES</b>		
OPP1, OPP2, OPP3, OPP4, OPP5	Flemings Sawmill (Linkwood Road), Hill Street/ Ladyhill, Wards Road, Ashgrove Road, Auction Mart (Linkwood Road)	Opportunity Site (OPP) – existing designation.
EL39	Borough Briggs	Opportunity Site (OPP)
EL45	Borough Briggs/Lossie Green/ Cooper Park	Opportunity Sites (OPP)- Grant Lodge, Lossie Green and Elgin Town Hall.
New	Walled Garden/Nursery	Opportunity Site (OPP)- for high end hotel or apartments.
EL47/ Part I15	Grampian Road	Opportunity Site (OPP) – change from Industrial Estate.
<b>TOURISM, COMMUNITY FACILITIES AND COMMERCIAL CENTRE</b>		
I1 (Part) (New)	Linkwood	Tourism – existing hotel and family restaurant. Remove from I1 Linkwood Industrial Estate.

	CF1, CF3	Dr Gray's Hospital, Thornhill Neighbourhood Facilities	Community Facilities (CF)- existing designation.
	EL15 Part (New)	Linkwood Primary School and Moray Sports Centre	Community Facility (CF)
	EL15 Part (New )	Glassgreen Primary School and Findrassie Primary School	Community Facility (CF)
	CC	Commercial Centre – Edgar Road	Commercial Centre – existing designation.
	RC1	Ashgrove Residential Caravan Park	Residential Caravan Site – existing designation.
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	EL4/R6	Hattonhill	Delivery of access and low density development that enhances the landscape is unlikely to be achievable.
	EL8	Findrassie Woods	Excessive level of development in woodland setting. Contrary to Scottish Government's policy on Control of Woodland Removal. To be designated ENV.
	EL14D	Barmuckity (East)	Flood risk.
	EL16/EL41	Bain Avenue	No meaningful improvements to the open space to justify the proposed level of housing. Surface water flooding.
	EL2	Adjacent to Knockmasting Wood	Linear form of development not appropriate and detrimental to wider character of area.
	EL5	Land at Oldmills Road	Detract and adversely impact on character and setting of central green corridor. Access constrained. Flood risk.
	EL6	Mayne Wood	Not necessary or appropriate to identify housing site within woodland that contributes to setting of Elgin. To be designated ENV.
	EL7	Sunningdale, Mayne Farm	Not necessary or appropriate to identify housing site within woodland that contributes to setting of Elgin. To be

		designated ENV.
EL11	Ashgrove Yard	Policy already supports the redevelopment of the area for business uses.
EL12	Kikhill Quarry	Proposed for Park and Ride. Not on a key entrance to Elgin and considerable infrastructure required to access site as well as diversion of bus services.
EL14 (A, B, C and G)	Barmuckity	Proposed for residential, industrial and business. Access restricted and landscape highly sensitive.
EL18	Jailhouse, High Street	Preferred approach is for policy to guide development within the wider town centre.
EL19	Mansion House	Development would diminish the setting of the listed building and other historic assets. Access constrained.
EL42	Elgin Business Centre/Old Elgin Railway Station	Remove EL42 from I9 Railway Sidings/Ashgrove Road and leave as "whiteland".
EL43/LONG1	North East LONG1	Site not supported by landowner.
LONG1/EL49	North East LONG1	Site not supported by landowner.
I15	Grampian Road	Site removed. Areas with industrial character added to I4 Tyock Industrial Estate and I3 Moycroft Industrial Estate. Vacant area (EL47) to be identified as an Opportunity site.
R2	Thornhill	Site built out.
R7 and R8	Birnie Road and Glassgreen (Duncansfield and Duncanshill)	Sites built out.
CF4	Elgin High School	Replacement High School complete.

# ELGIN



**KEY**

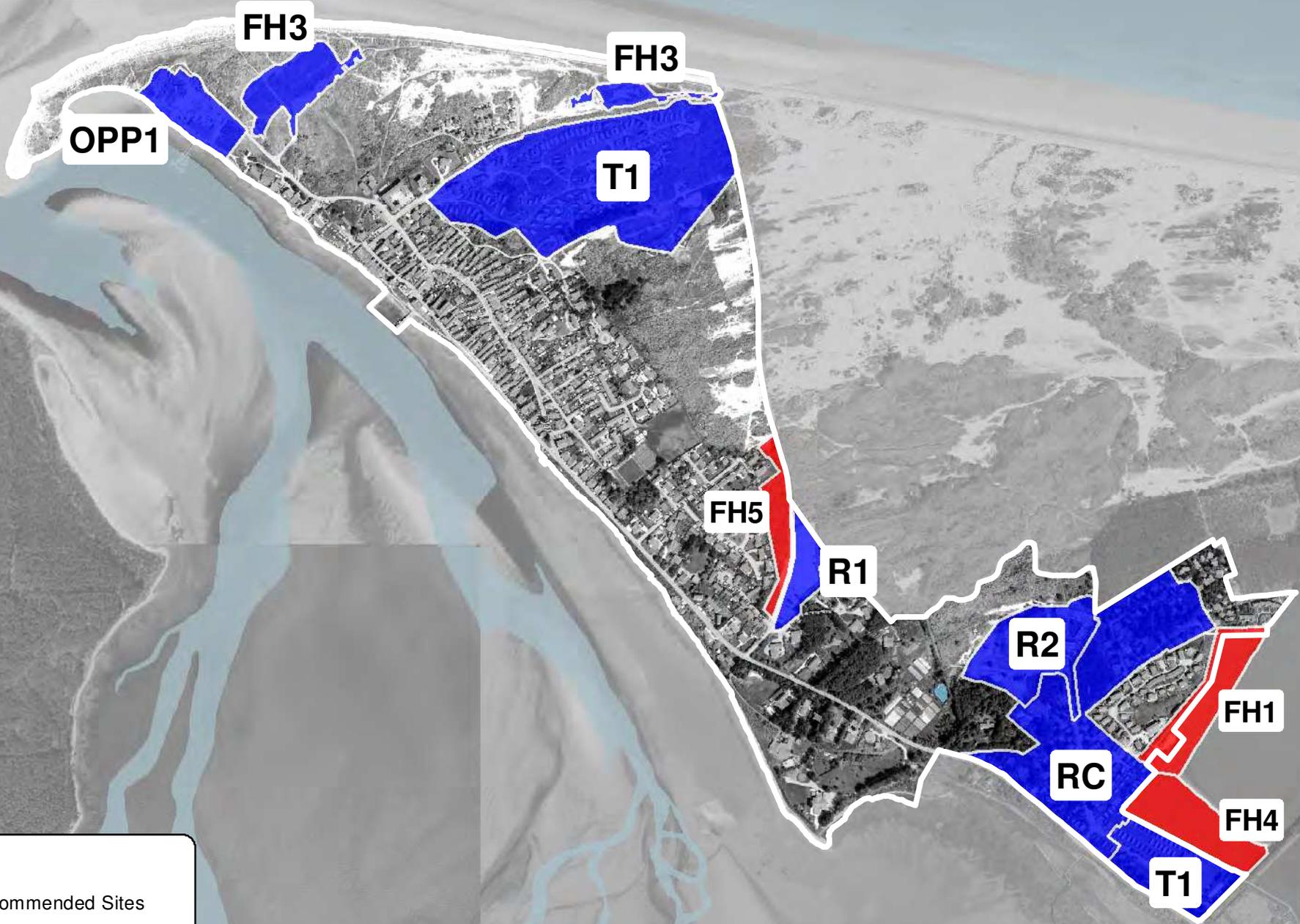
- Recommended Sites
- Not Recommended Sites



## **FINDHORN**

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1	Heathneuk	Residential – existing designation
	R2	Dunelands	Residential – existing designation
	RC		Residential Caravans – existing designation
	OPP1	Boatyard	Opportunity Site – existing designation
	T1	The Findhorn Sands and Findhorn Bay Caravan Parks	Tourism – existing designation
	ENV9 / FH3	North Beach	Environmental – extension of existing designation to include land to west.
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	FH1	Bichan Farm	Insufficient information to demonstrate site was capable of being developed.
	FH4	Land Adjacent to Findhorn Bay Caravan Park	Flood risk.
	FH5	Land at Elvin Place	Will erode the semi-natural character of access to Findhorn Dunes; will have a detrimental effect on the residential amenity of the neighbouring dwellinghouses and adverse impacts on the open space and amenity.

# FINDHORN



33

**KEY**

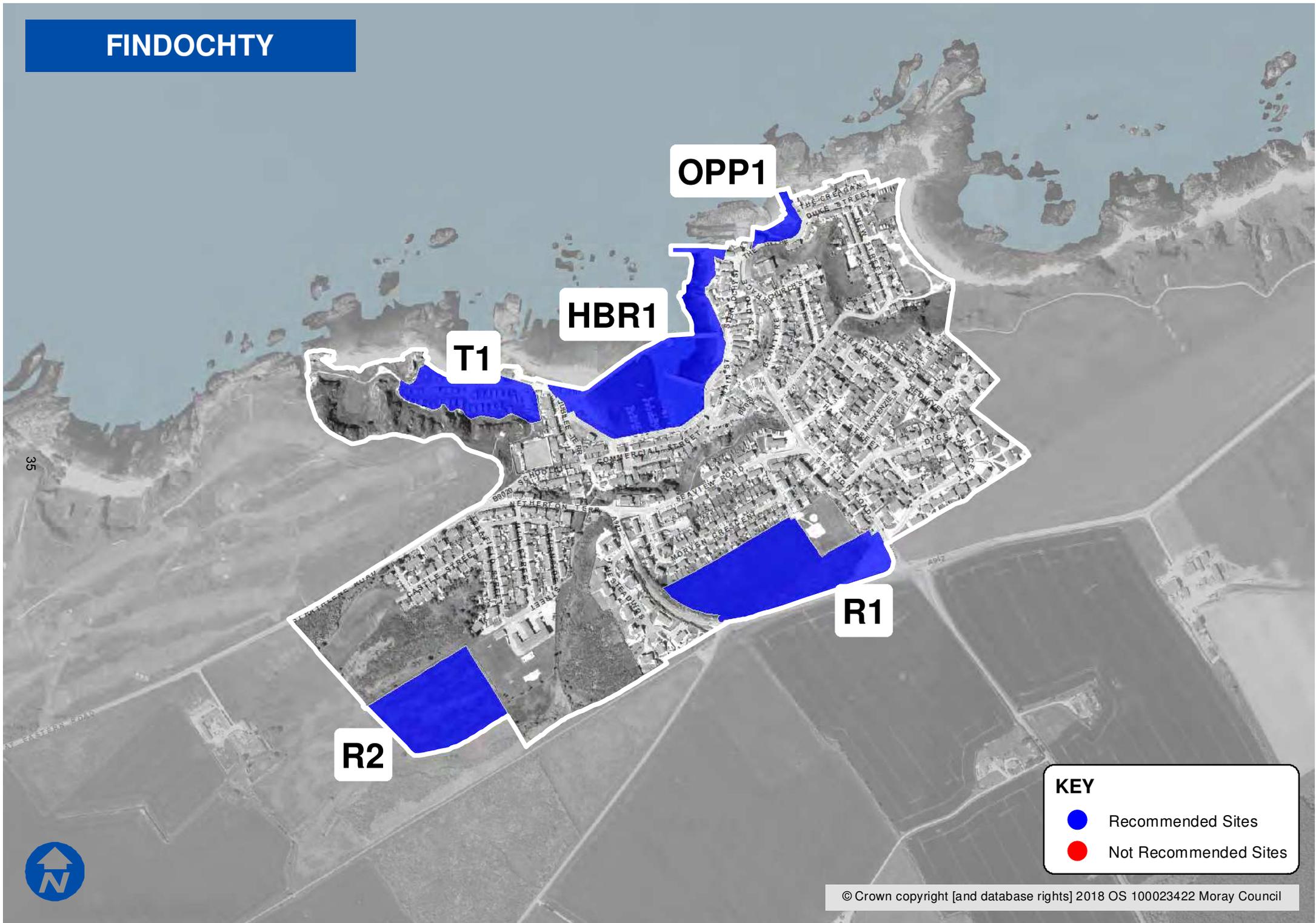
- Recommended Sites
- Not Recommended Sites



## FINDOCHTY

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1	Morvern Crescent	Residential – existing designation
	R2	West of Primary School	Residential – existing designation
	OPP1	North Beach	Opportunity site – existing designation
	HBR1	Harbour	Harbour area – existing designation
	T1		Caravan site – existing designation
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	N/A		

# FINDOCHTY



**KEY**

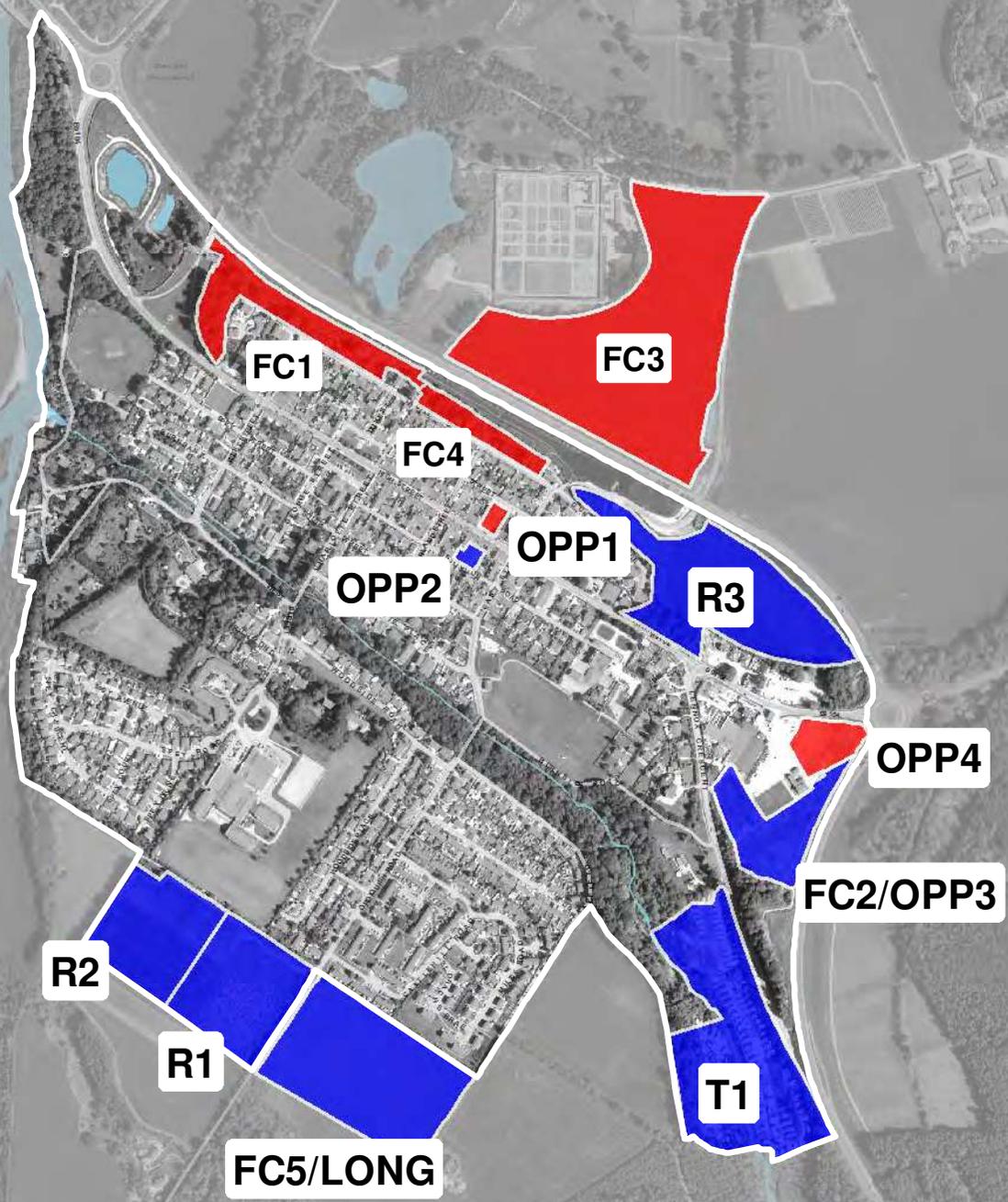
- Blue circle: Recommended Sites
- Red circle: Not Recommended Sites

## FOCHABERS

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	FC2/OPP3	Land at Lennox Crescent	Opportunity site – existing designation. Designation text to be changed to include a health centre as an appropriate use.
	FC5/LONG	Ordiquish Road East	Residential – Part of existing LONG brought forward into effective supply.
	R1	Ordiquish Road	Residential –existing designation.
	R2	Ordiquish Road West	Residential – existing designation.
	R3	East of Duncan Avenue	Residential – existing designation.
	OPP2	Institution Road	Opportunity site – existing designation.
	T1	Caravan Site	Tourism site – existing designation.
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	FC1	Land at Castle Street	Castle Street acts as defined edge to settlement and contains mature trees. Site is covered by an ENV designation. Housing demand can be met through existing designations.
	FC3	Land at Gordon Castle	Site is in Designed Landscape and adjacent to B listed walled gardens. Site isolated from the settlement. Housing demand can be met through existing designations.
	FC4	Land at Castle Street (East)	Castle Street acts as defined edge to settlement and contains mature trees. Site is covered by an ENV designation. Housing demand can be met through existing designations.
	OPP1	High Street	Built out.
	OPP4	Garden Centre	Built out.

# FOCHABERS

37



**KEY**

- Recommended Sites
- Not Recommended Sites



## **FORRES**

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1 / FR6	Knockomie (South)	Residential – extension of existing designation
	R3 / FR12	Ferrylea	Residential – extension of existing designation to include LONG3 and area at West Park Croft
	R4	Lochyhill	Residential – extension of existing designation to include land at Tarras Farm (BP2)
	R6 / FR4	Mannachie	Residential – existing designation
	R8 / FR5 / FR23	Balnageith	Residential – existing designation with increased indicative capacity from 5 to 12 houses
	R10 / FR4	Dallas Dhu	Residential – existing designation
	R11	Pilmuir Road West	Residential – existing designation
	LONG1 / FR19 (N)	Lochyhill	Residential – north part of existing LONG designation brought forward into effective housing land supply as part of R4
	LONG1 / FR19 (S)	Lochyhill	Residential – extension to existing LONG designation (south) to include land at FR19 and reserve area for potential new primary school
	LONG2 / FR4	Dallas Dhu	Residential – existing LONG designation brought forward into effective housing land supply as part of R10
	LONG3 / FR12	West Park Croft	Residential – existing LONG designation brought forward into effective housing land supply as part of R3
	I1 / FR8	Greshop West	Industrial – existing designation
	I2 / FR8 / FR18	Greshop East	Industrial – existing designation extend to include FR18
	I3 / FR27	Former Waterford Sawmill	Industrial – existing designation
	I4 / FR2	Waterford Road	Industrial – existing designation extend to include FR2
	I5 / FR17	Benromach Distillery	Industrial – existing designation
	BP1	Enterprise Park Forres	Business Park – existing designation
	BP2 / FR21	Enterprise Park Forres Extension / Tarras Farm	Reallocated from Business Park to Residential as part of R4
	OPP1	Caroline Street	Opportunity Site – existing designation

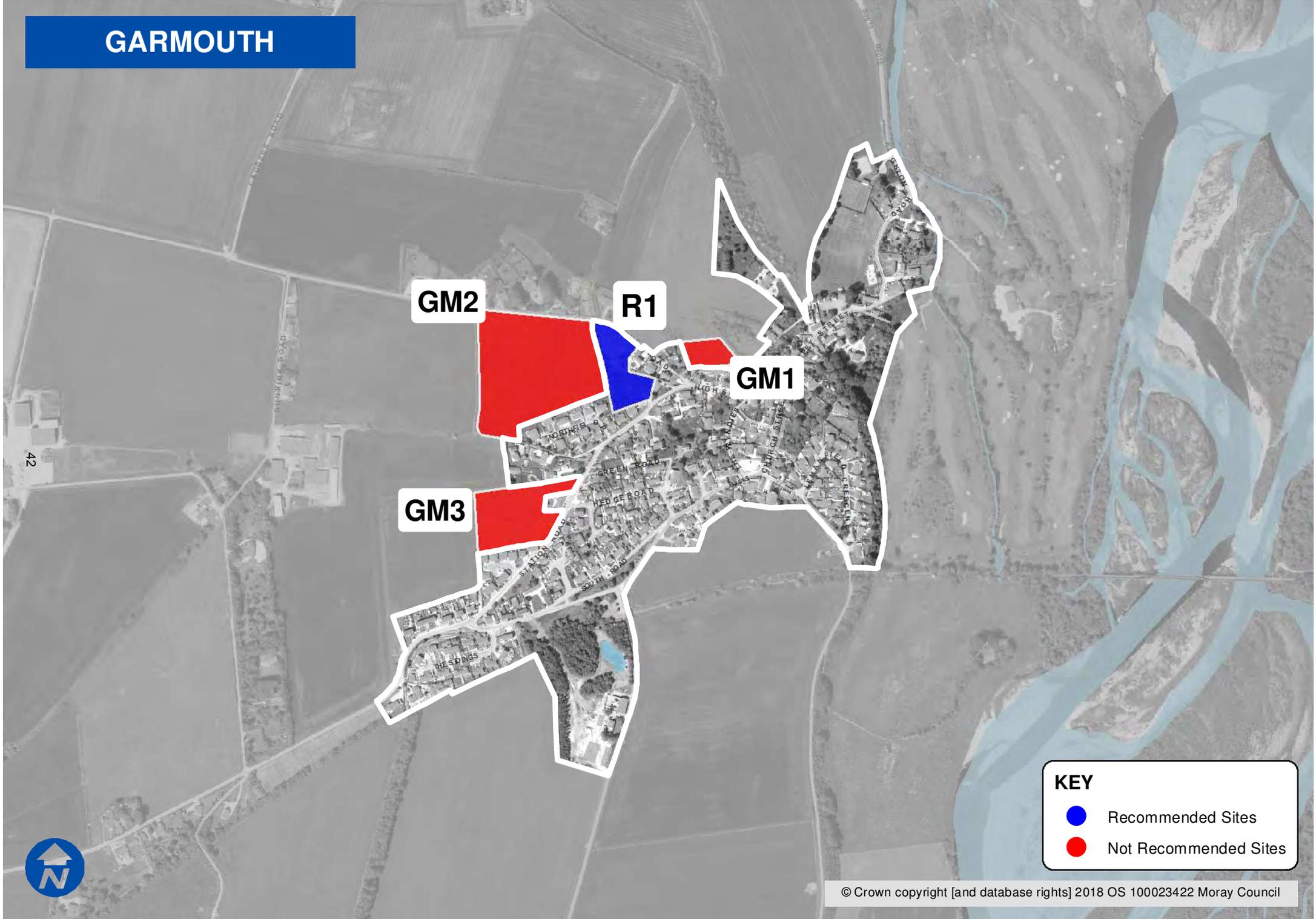
	OPP2	Bus Depot, North Road	Opportunity Site – existing designation
	OPP4	Cathay	Opportunity Site – existing designation
	OPP5	Leancoil Hospital	Opportunity Site – existing designation
	OPP6	Edgehill Road	Opportunity Site – existing designation
	OPP7	Auction Hall, Tytler Street	Opportunity Site – existing designation
	OPP8 / FR5 / FR10	Whiterow	Opportunity Site – extension of existing designation
	FR14 / FR15	Waterford Road (Site 1, Site 2)	Industrial
	FR35	Easter New Forres	Industrial LONG. To be brought forward should Waterford be unfeasible due to dualled A96 preferred route.
	New	Castlehill Hall	Opportunity Site
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	R9	Plantation Cottage	Significant loss of woodland required and major surface water issues throughout the site. Demand can be met elsewhere.
	I6 / FR2	Railway Marshalling Yard	Location of new Forres Railway Station.
	I7	Springfield West	Appropriate industrial land identified elsewhere in settlement
	I8 / FR16 / FR20	Springfield East	Appropriate industrial land identified elsewhere in settlement
	FR3	Land at Chapelton	Landscape and visual impact and development would amount to considerable incursion into open countryside
	FR7	Land at Pilmuir Road West	Surface water flood risk and demand for housing can be met by existing allocations which remain undeveloped and the release of LONGs into the effective housing supply.
	FR11	Cassieford (Land North of A96)	Demand can be met elsewhere and there is adequate future provision of housing land identified at Lochyhill LONG.
	FR22	Site to Rear of 139 High Street	Within Town Centre and should be dealt with through the development management process, in accordance with relevant town centre and retail policies.
	FR24	Site at ENV9	Flood risk.
	OPP3	Castlehill Health Centre	Under construction.



## GARMOUTH

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
Sites recommended not to be included in Proposed Plan	R1	South of Innes Road	Residential – existing designation.
	MIR Reference/ LDP'15 ref	Site name	Reason
	GM1	Land north of Innes Road	Visual impact, breaches robust settlement edge, and potential detrimental impacts on setting and Conservation Area.
GM2	Land north of Northfield Place	Demand met by existing designation and land which relates better to the existing settlement.	
GM3	Whiteland west of Station Road	No developer/landowner interest shown for development. Surface water flood risk. Ability to deliver suitable access not established.	

# GARMOUTH



42



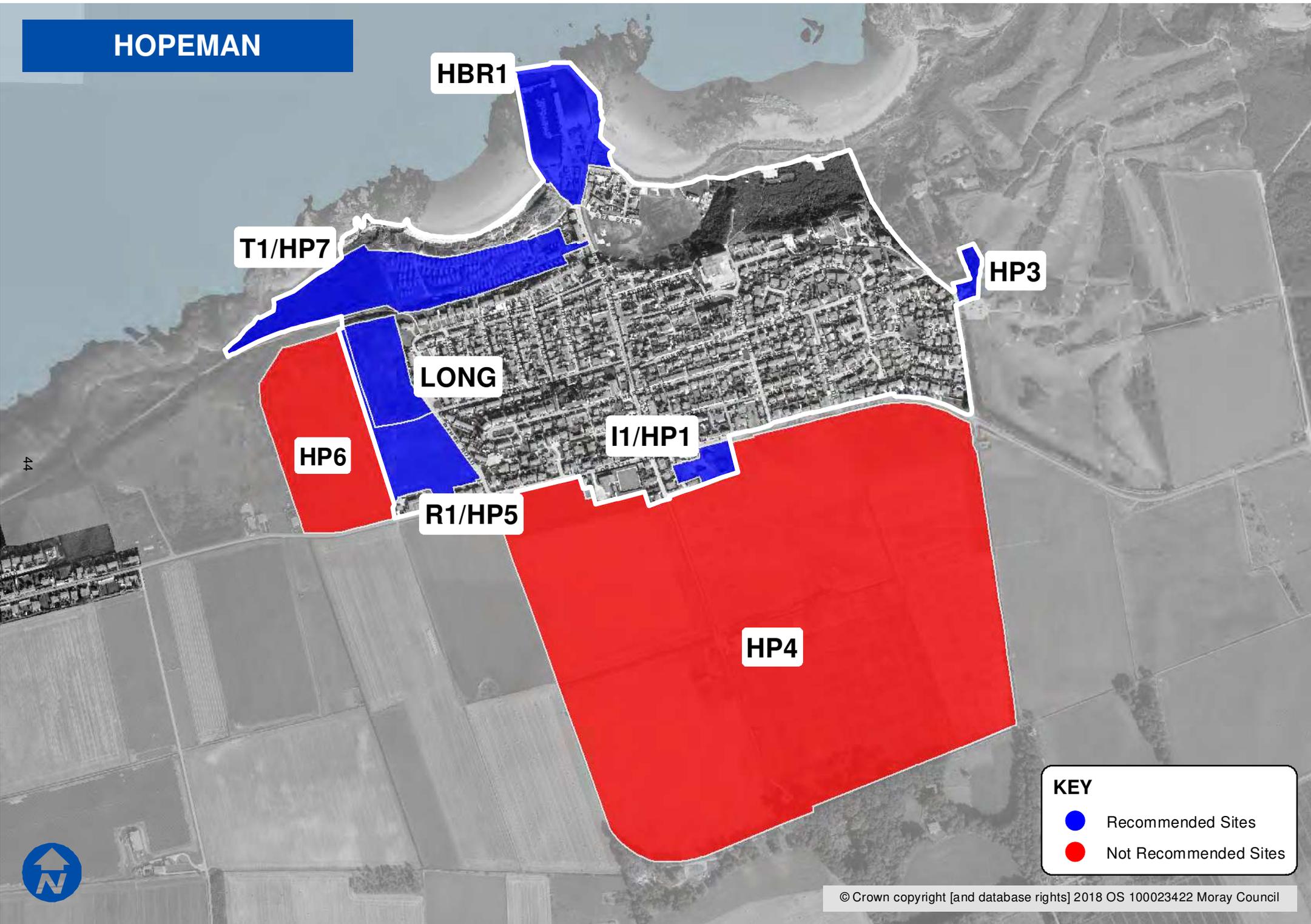
**KEY**

- Recommended Sites
- Not Recommended Sites

## HOPEMAN

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1 / HP5	Manse Road	Residential – extension of existing designation
	LONG	Manse Road South	Residential – existing LONG designation brought forward into effective housing land supply as part of R1
	I1 / HP1	Forsyth Street	Industrial – existing designation
	HBR1	Harbour Area	Business Activities – existing designation
	T1 / HP7	The Caravan Park	Tourism – existing designation
	HP3	Land at Golf Club Car Park	Residential
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	HP6	Lower Backlands	Impact on landscape
	HP4	Land South of Hopeman	Large scale expansion of Hopeman is not part of the settlement hierarchy and will have an adverse impact on character of village and landscape to the south.

# HOPEMAN



44



**KEY**

- Recommended Sites
- Not Recommended Sites

## KEITH

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	KE2	Denwell Road	Residential
	R7/KE4	Land south of Banff Road	Change from residential to mixed use, including health centre – existing designation
	KE5/OPP4	Former caravan site	Change from opportunity site to residential – existing designation
	KE7	Nursery Field	LONG – Residential
	KE9	Land to east of I4	Strategic reserve of employment land
	KE10	Land to the south of I3	Employment land
	KE12/LONG	Edindiach Road	Residential – existing LONG designation brought forward into effective supply
	R1	Nelson Terrace	Residential – existing designation
	R3	Edindiach Road West	Residential – existing designation
	R4	Balloch Road	Residential – existing designation
	R6/KE8	Banff Road North	Residential – existing designation
	R8	Edindiach Road East	Residential – existing designation
	R9	Jessiemans Brae	Residential – existing designation
	I1, I2, I3, I5, I4, I6, I7	Land at Westerton Road North, Land at Westerton Road South, Land at Westerton Road East, Bridge Street, Edindiach Road, Newmill Road, Isla Bank Mills.	Industrial Estates – existing designations
	I8, I9, I10	Grain Store, Burns of Haughs Bonded Warehouses, Railway land and blending works	Business areas - existing designations
	OPP1	The Tannery	Opportunity Site – existing designation
	OPP2	Former Primary School Church Road	Opportunity Site – existing designation
	OPP3	Newmill Road South	Opportunity Site – existing designation

	T1	Keith Dufftown Railway	Tourism designation – existing designation
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	KE3	Newmill	Suitable access cannot be achieved
	BP1	Mulben Road	Viability and access issues. Site is isolate from the settlement
	R5/KE13	Seafield Walk	Long standing site with known access issues

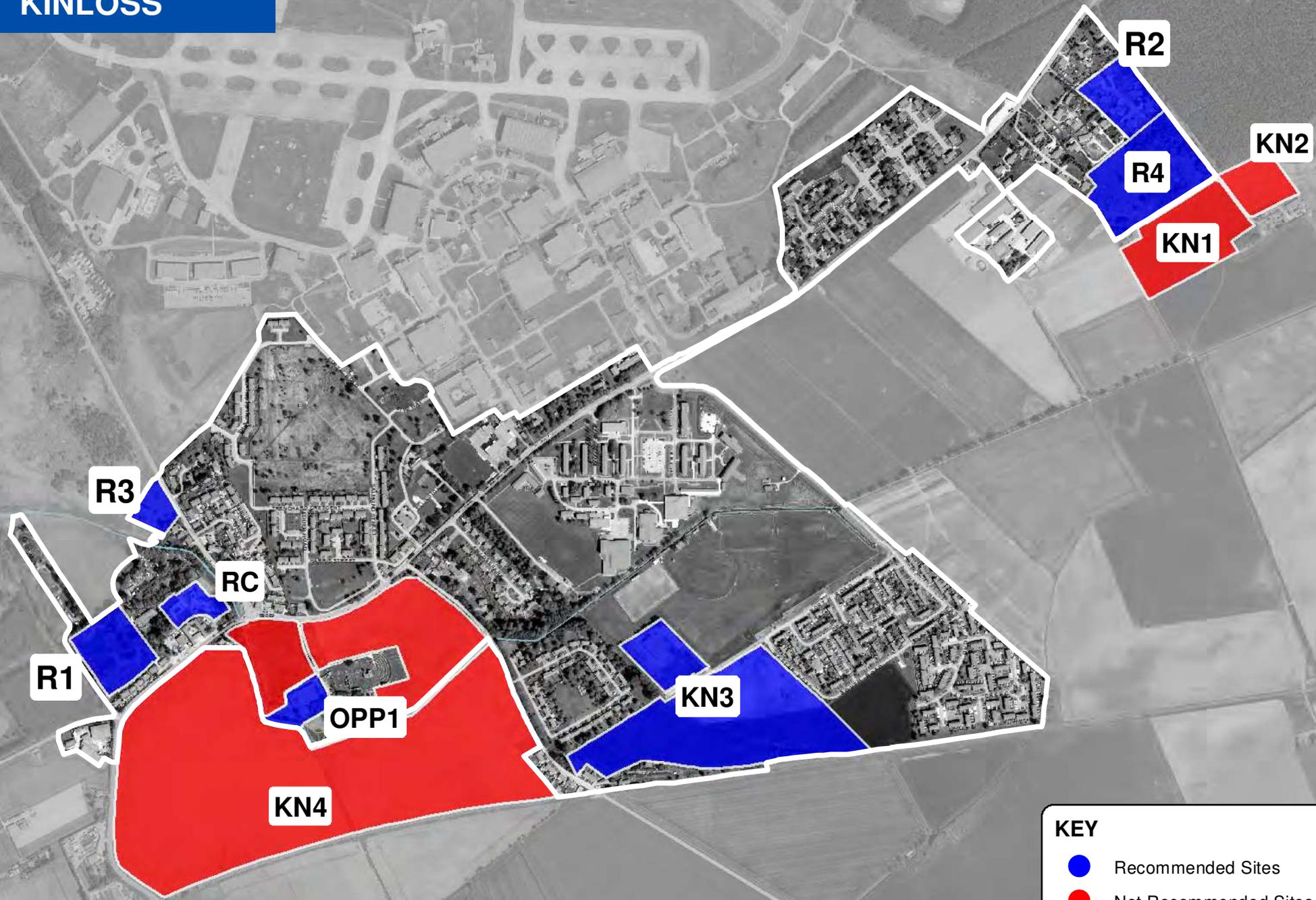


# KINLOSS

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1	Woodland West of Seapark House	Residential – existing designation
	R2	Woodside East	Residential – existing designation
	R3	Findhorn Road West	Residential – existing designation
	R4	Damhead	Residential – existing designation
	RC	Seapark Residential Caravan Park	Residential – existing designation
	OPP1	Kinloss Home Farm	Opportunity Site – existing designation
	KN3	Land at Former Abbeylands School	Opportunity Site
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	KN1	Land Adjacent to R4 Damhead (Site 1)	Demand can be met by existing allocations which remain undeveloped
	KN2	Land Adjacent to R4 Damhead (Site 2)	Demand can be met by existing allocations which remain undeveloped
	KN4	Land to South East of Kinloss	Inappropriate scale of development and adverse impact on setting of listed building and scheduled monument

# KINLOSS

49



**KEY**

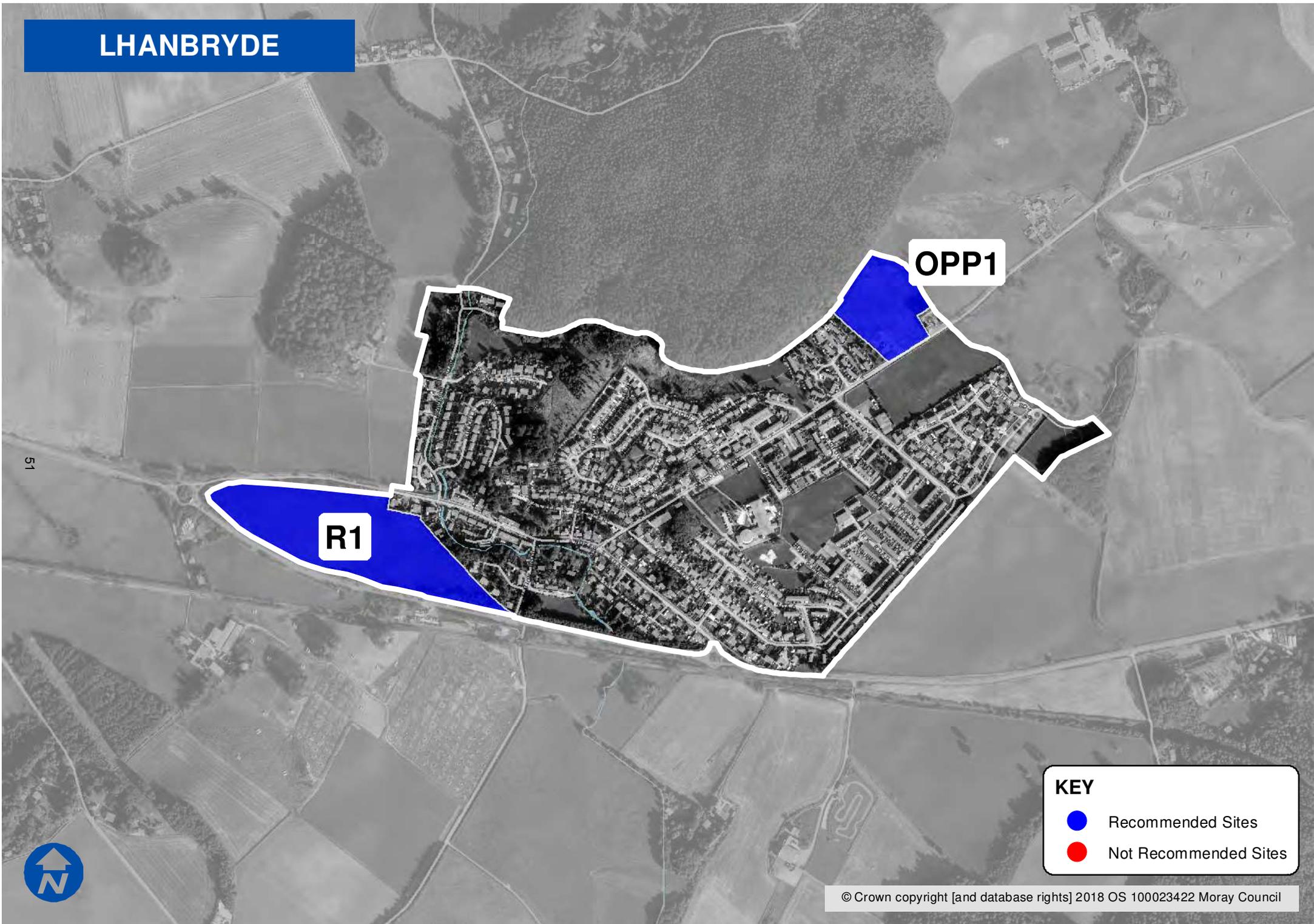
- Recommended Sites
- Not Recommended Sites



## LHANBRYDE

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1	West of St Andrews Road	Residential – existing designation.
	OPP1	Garmouth Road	Residential – change from opportunity site (OPP) to residential.
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	N/A		

# LHANBRYDE



51

R1

OPP1

**KEY**

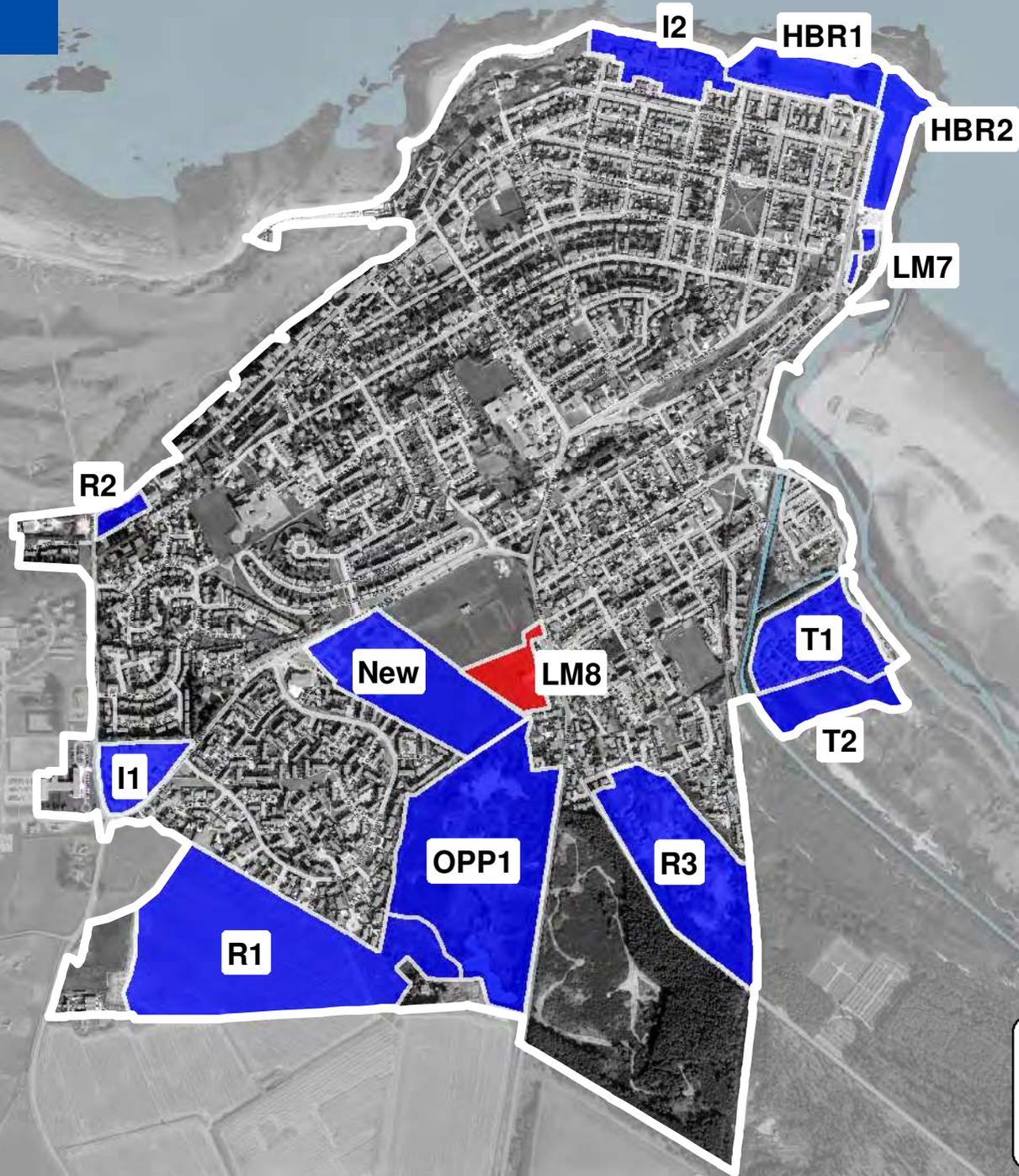
- Recommended Sites
- Not Recommended Sites



## LOSSIEMOUTH

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1, R2,R3	Sunbank/Kinneddar, Stotfield Road, Inchbroom	Residential – existing designation.
	I1, I2	Coulardbank Industrial Estate, Shore Street	Industrial Estate- existing designation.
	OPP1	Sunbank	Opportunity site (OPP) – existing designation.
	T1, T2	Lossiemouth Bay Caravan Park, Caravan Park Extension	Tourism site – Existing designation.
	LM7	Old Station	Tourism site -community and tourism uses that benefit the wider community of Lossiemouth.
	New	Lossiemouth High School	Community Facility site (CF) – reserved for redevelopment of Lossiemouth High School.
	HBR1, HBR2	Harbour	Harbour designation suitable for tourism, recreational and residential proposals. – Existing designation.
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	LM8	Elgin Road	Unacceptable loss of open space.

# LOSSIEMOUTH



## KEY

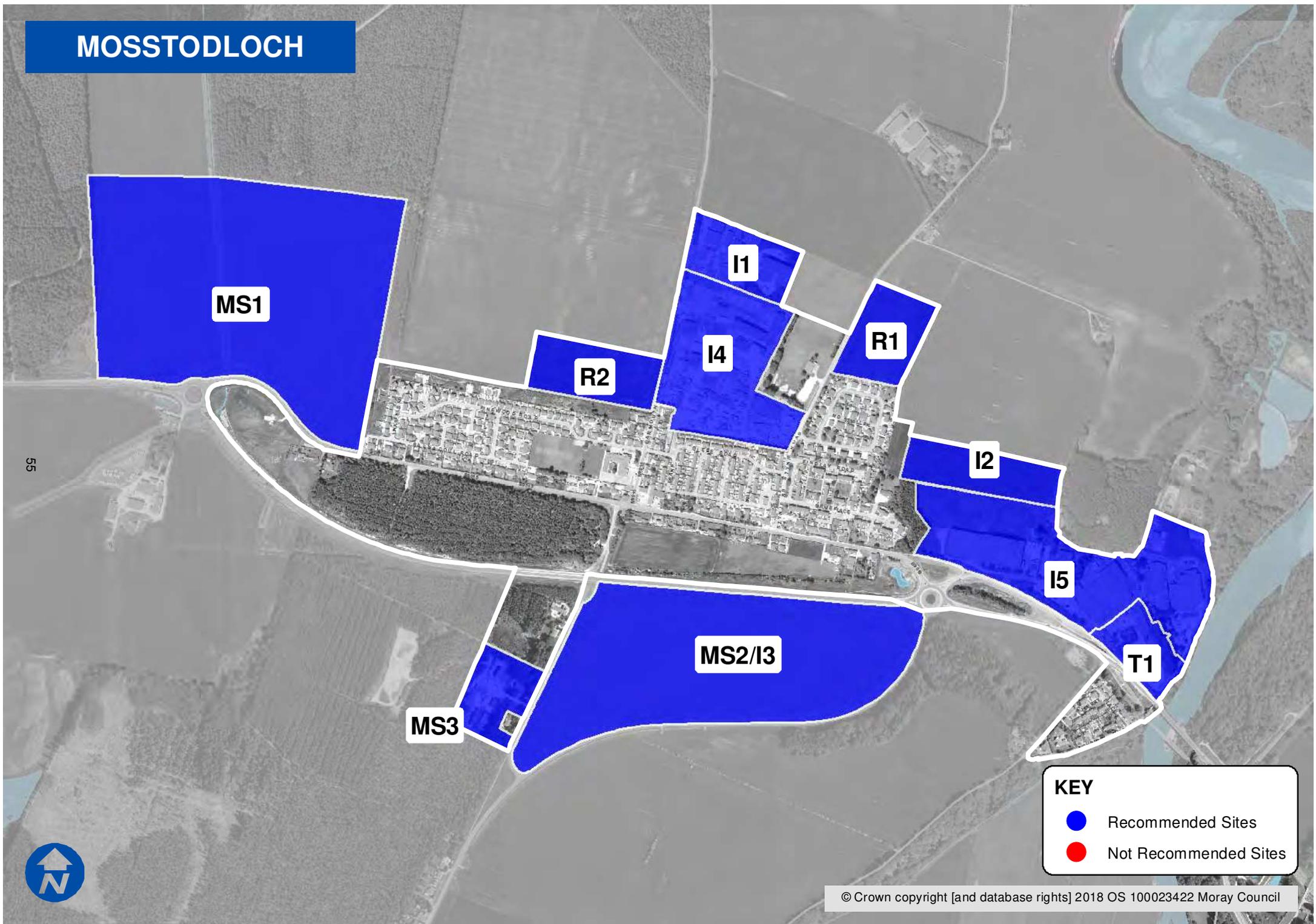
- Recommended Sites
- Not Recommended Sites



## MOSSTODLOCH

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1, R2	Stynie Road*, Garmouth Road	Residential – existing designation. <i>(*Increase in capacity to reflect consent.)</i>
	MS3	Balnacoull	Residential
	I1, I2	Garmouth Road, North of Baxter's	Industrial Estate- existing designation.
	I4, I5	Sawmill, Baxter's	Existing Business Area- existing designation.
	T1	Baxter's	Tourism site – Existing designation.
	MS1	Land West of Mosstodloch	Industrial Estate (with part identified as LONG for a strategic reserve)
	MS2 and I3	South of A96 Bypass	LONG for mix of uses – including minimum of 8ha of employment land.
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	N/A		

# MOSSTODLOCH



55



**KEY**

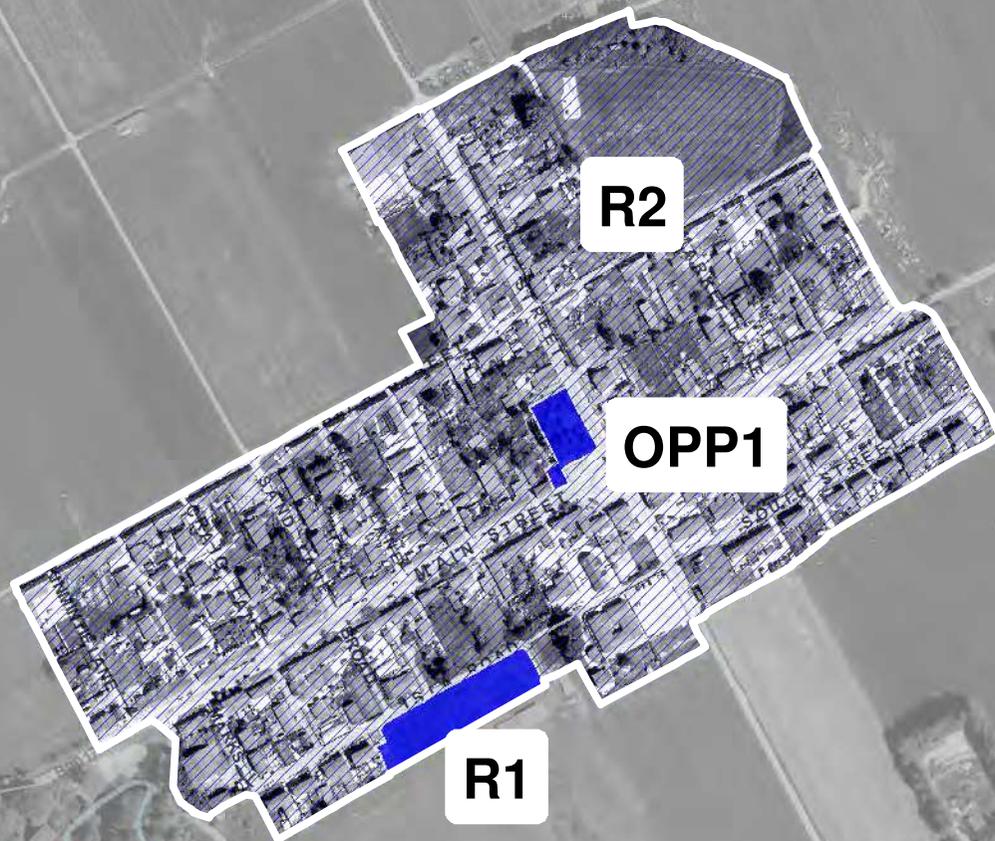
- Recommended Sites
- Not Recommended Sites

## NEWMILL

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1	Isla Road	Residential – existing designation
	OPP1	The Square	Opportunity site – existing designation
	R2	Gap Sites/Sub Divisions	Within the settlement boundary, gap sites/subdivisions will be permitted.
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	N/A		

# NEWMILL

57



**KEY**

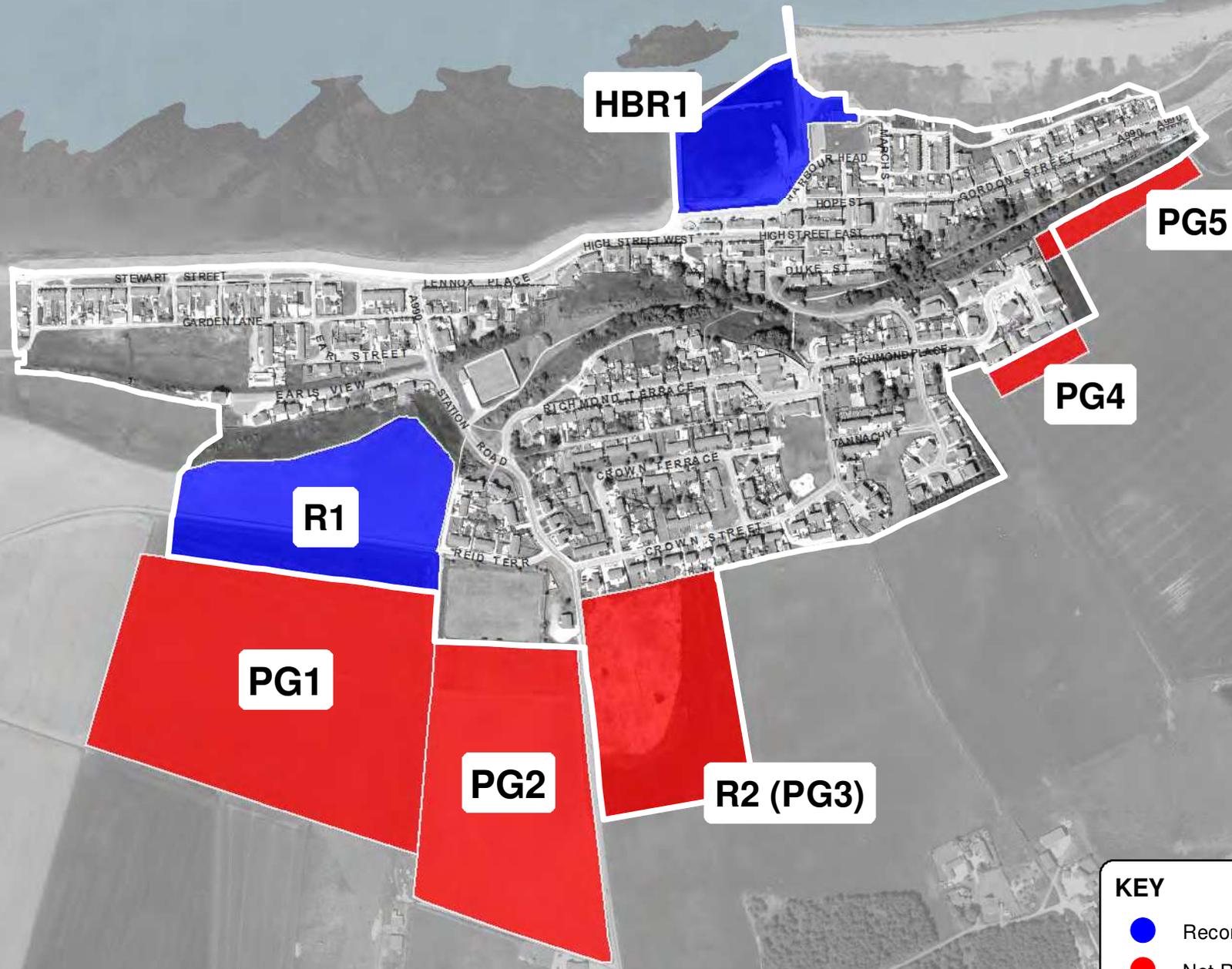
- Recommended Sites
- Not Recommended Sites



## PORTGORDON

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1	West of Reid Terrace	Residential – existing designation
	HBR1	HBR1	Tourism – existing designation
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	R2 (PG3)	Crown Street	Lack of developer interest. Site is in a prominent location and is detached from the rest of the settlement.
	PG1	Land to south of R1	High landscape sensitivity. Excessive expansion which would be detached from settlement.
	PG2	Land to west of R2	High landscape sensitivity. Excessive expansion which would be detached from settlement.
	PG4	Land at Richmond Place	Inability to achieve access.
	PG5	Land at Auchintae Road	Inability to achieve access

# PORTGORDON



59



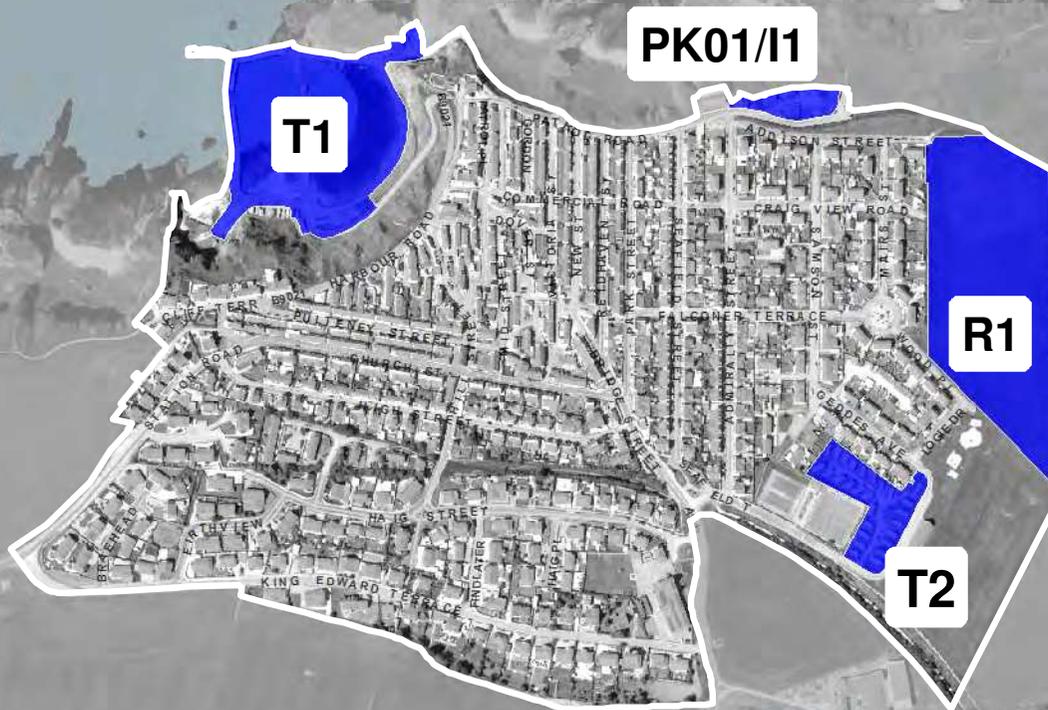
**KEY**

- Recommended Sites
- Not Recommended Sites

## PORTKNOCKIE

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1	Seabraes	Residential – existing designation
	PK01/I1	Patrol Road	Re-designate as opportunity site.
	T1		Harbour area
	T2		Caravan site
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	N/A		

# PORTKNOCKIE



61

**KEY**

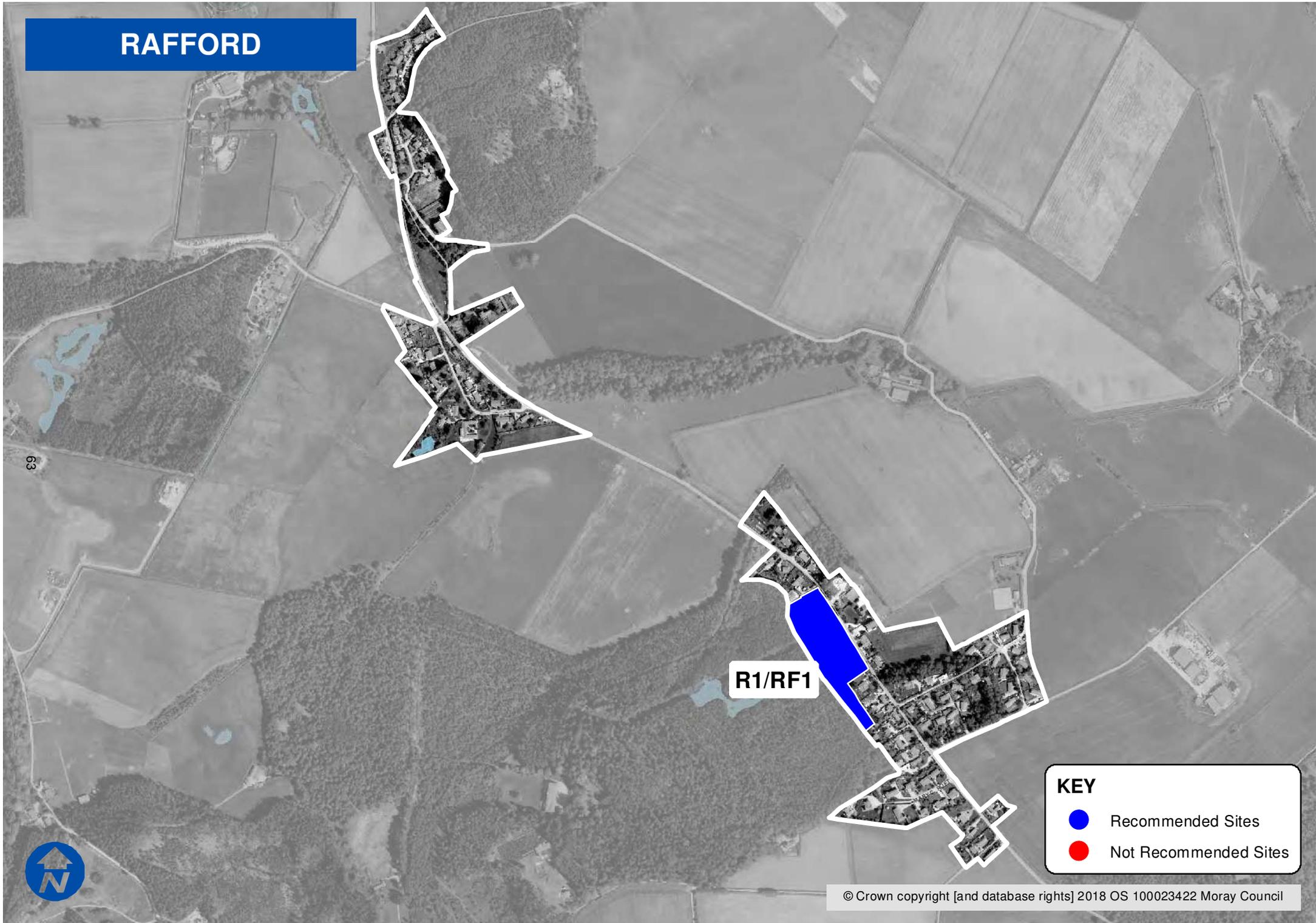
- Recommended Sites
- Not Recommended Sites



## **RAFFORD**

<b>Sites recommended for inclusion in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Use</b>
	R1 / RF1	Brockloch	Residential – existing designation
<b>Sites recommended not to be included in Proposed Plan</b>	<b>MIR Reference/ LDP'15 ref</b>	<b>Site name</b>	<b>Reason</b>
	N/A		

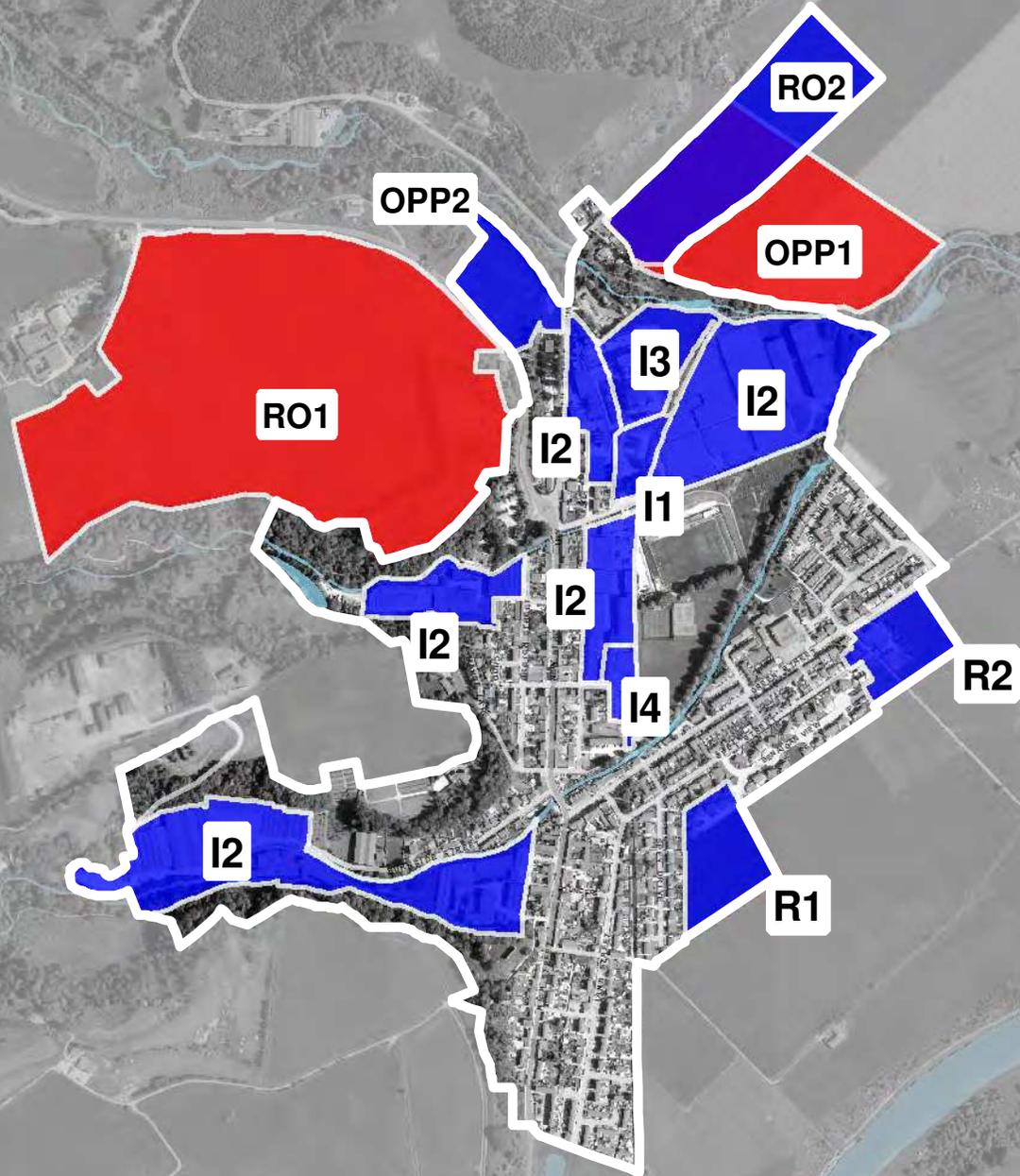
# RAFFORD



## ROTHES

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1	Spey Street	Residential – existing designation
	R2	Green Street	Residential – existing designation
	OPP2	North Street	Opportunity Site – existing designation
	I1	Back Burn	Industrial – existing designation
	I2	The Distilleries	Industrial – existing designation
	I3	Reserve Land Rear of Dark Grains Plant	Industrial – existing designation
	I4	Station Yard	Industrial – existing designation
	RO2	Greens of Rothes	Redesignate from Opportunity Site to Industrial and amend boundary to avoid high-pressure gas pipe.
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	OPP1	Greens of Rothes	Concerns regarding viability due to high-pressure gas pipe through site
	RO1	Land at Drumbain Farm	Significant adverse landscape impact

# ROTHES



**KEY**

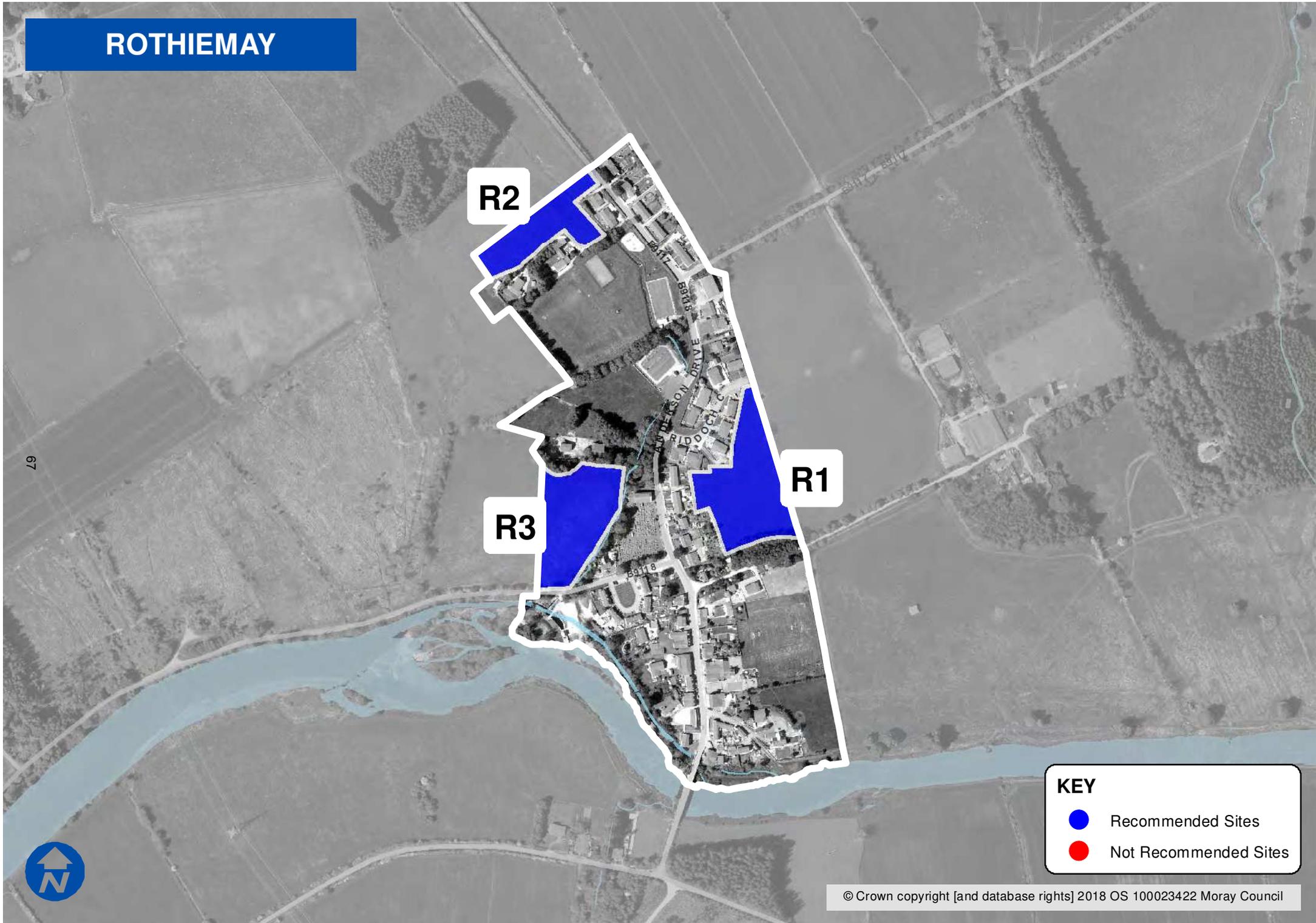
- Recommended Sites
- Not Recommended Sites



## ROTHIEMAY

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use
	R1	Castle Terrace	Residential – existing designation
	R2	Anderson Drive	Residential – existing designation
	R3	Deveronside Road	Residential – existing designation
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason
	N/A		

# ROTHIEMAY



67



**KEY**

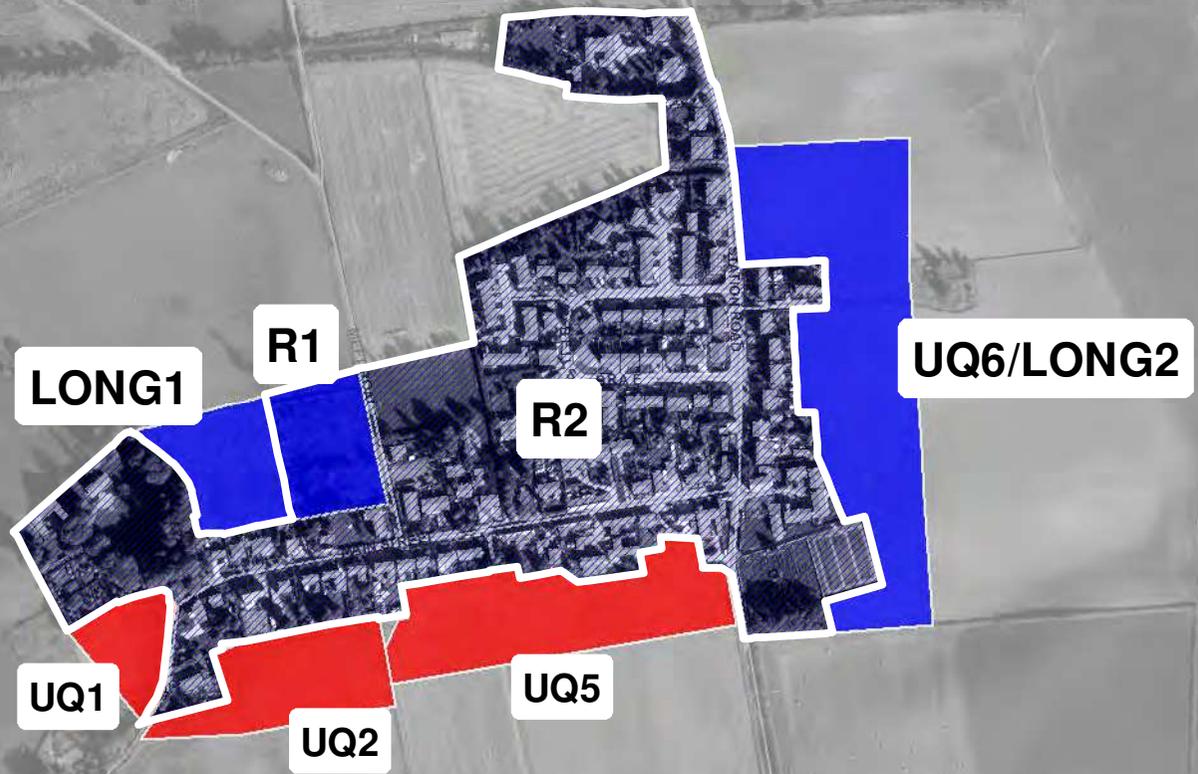
- Recommended Sites
- Not Recommended Sites

## URQUHART

Sites recommended for inclusion in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Use	
		R1	Meft Road	Residential – existing designation.
		R2	Subdivision/Backland Development – subdivision or backland development not permitted.	Existing designation.
		LONG1	Meft Road	LONG – existing designation carried forward.
		UQ6/LONG2	Station Road	Residential and LONG <i>(Note the existing LONG2 makes up a smaller part of the UQ6 site.)</i>
Sites recommended not to be included in Proposed Plan	MIR Reference/ LDP'15 ref	Site name	Reason	
	UQ1	Main Street	Development would blur the distinction between village and countryside. Important in landscape terms.	
	UQ2	Land South of Urquhart	Development would blur the distinction between village and countryside. Important in landscape terms.	
	UQ5	Land to South of Urquhart	Prominent, impacting on character and setting of Urquhart.	

# URQUHART

69



**KEY**

- Recommended Sites
- Not Recommended Sites

