



**REPORT TO: SPECIAL PLANNING AND REGULATORY SERVICES
COMMITTEE ON 13 JUNE 2024**

SUBJECT: MOSSTODLOCH MASTERPLAN

**BY: DEPUTE CHIEF EXECUTIVE (ECONOMY, ENVIRONMENT AND
FINANCE)**

1. REASON FOR REPORT

- 1.1 This report asks the Committee to agree the Mosstodloch Masterplan.
- 1.2 This report is submitted to Committee in terms of Section III (E) (2) of the Council's Scheme of Administration relating to the review and preparation of Local Development Plans.

2. RECOMMENDATION

2.1 It is recommended that the Committee;

- (i) notes the representations received to the public consultation on the draft Mosstodloch masterplan and agrees the Council's response to these as set out in Appendix 1;**
- (ii) agree that the masterplan at Appendix 2 will be treated as a material consideration in the determination of planning applications with significant weight given to sites designated within the adopted Local Development Plan (LDP) and that sites not currently within the adopted LDP (namely sites E3, E4, ENG1, ENG2 and the proposed leisure/tourism use adjacent to site O1) will have limited weight; and**
- (iii) Delegate authority to the Head of Economic Growth and Development to work with Crown Estate Scotland to make additional technical changes required in respect of active travel, public transport and the A96 and to adopt the masterplan as non-statutory supplementary guidance.**

3. **BACKGROUND**

- 3.1 In Mosstodloch the Moray Local Development Plan 2020 (MLDP2020) designates land for significant strategic long-term growth. This includes a mixed-use LONG site (MU LONG1) to the south of the A96 for residential and business use. Large areas of employment land are designated to the west of Mosstodloch including I3 and LONG2. These designations have requirements for a masterplan and development framework respectively.
- 3.2 Crown Estate Scotland (CES) control large areas of land around Mosstodloch including designated sites. Given their wider land ownership CES wanted to prepare a masterplan that considered the whole village and not just individual development sites. As set out in the report to a meeting of this Committee on 30 May 2023 CES's design team engaged with the community and stakeholders in developing proposals for the masterplan. At the meeting it was agreed that the draft Mosstodloch masterplan would be consulted on for a 12-week period with the comments received and final masterplan to be reported back to this Committee for approval (para 11 of the minute refers). Given the previous engagement by the CES design team the consultation on the draft masterplan was held virtually online.
- 3.3 The draft masterplan was available for comments from 5 June to the 28 August 2023 with the consultation advertised via social media, press release and emails to interest groups. Bookable 1-2-1 sessions were offered but none were booked. A total of 20 representations were received from the public. The representations raised a number of issues including the impact on local services and infrastructure including health, education, shops and roads; concerns about the scale of development proposed; impact on woodlands; noise impacts; delivery of the proposed spine road; delivery of landscaping; and cumulative impacts of surface and waste water. A summary of the representations and the Council's response to these is provided in **Appendix 1**. Comments were also received from Scottish Environment Protection Agency, NHS Grampian, Aberdeenshire Archaeology, Transport Scotland, Historic Environment Scotland, and internal consultees.
- 3.4 The draft masterplan was given no status at the point of approving it for public consultation as a number of key issues needed to be addressed through the consultation process. These have now been addressed and with the changes resulting from the consultation process, officers recommend that the masterplan (**Appendix 2**) be considered as material consideration to be given weight in the development management process. Officers are consulting internally for any additional technical changes required to the masterplan before it is considered for adoption with some outstanding issues including requirements for active travel, amendments to text related to public transport and text changes related to the A96. Delegated authority is requested for officers to make any resultant text and technical changes and move to adopt the masterplan as non-statutory supplementary guidance.

4. MOSSTODLOCH MASTERPLAN

- 4.1 The masterplan (**Appendix 2**) is framed around considering what Mosstodloch could be in 2040 and beyond. Taking this village wide longer-term approach has included review of existing designations and the suitability of these to support a longer-term vision for Mosstodloch. As a result the masterplan proposes changes to existing designations and introduction of new sites in order to support the long term vision for Mosstodloch.
- 4.2 New sites proposed in the masterplan are not part of the adopted Local Development Plan and therefore have not been through the same examination process as existing sites. Therefore, only limited weight can be given to the masterplan in respect of these proposals in planning decisions. This affects sites E3, E4, ENG1, ENG2 and the tourism/leisure opportunity adjacent to O1 (page 55 of **Appendix 2**). These sites will be considered through the review of the LDP and if taken forward in the new LDP (programmed to be adopted in 2027) could be given more weight at this point.
- 4.3 The vision in the masterplan is for Mosstodloch to be:
- A place with a choice of good homes for all sections of the community
 - A place with a heart where a growing community can come together and interact
 - A place that is designed for people movement
 - A place that provides the opportunity to work locally
 - A place that is well connected with its environment
 - A zero carbon place
- 4.4 To achieve this, the Masterplan proposes the following elements:
- A western spine road from the Cowfords roundabout that connects into the Garmouth Road. A mix of employment uses would be accessible from this spine road. The spine road would offer an alternative route to access Garmouth Road that would avoid going through the village centre, particularly for HGV's. The spine road would access land currently designated for industrial but also proposed new designations to the north of Mosstodloch for employment and renewable energy proposals (E3, E4, ENG1 and ENG2). The new employment site would incorporate and replace the R1 site in MLDP2020 which has remained undeveloped since the 2015 Local Development Plan and is understood from informal discussions with house builders to be unattractive.
 - A new residential housing site is proposed for 120-150 houses to the west of Mosstodloch on land currently designated for industrial use. This site would create an attractive new edge and gateway to the settlement and could be accessed off the proposed spine road.
 - The site to the south of the A96 currently designated for a mix of residential and business uses is now proposed to be largely residential. Development of a masterplan will still be required that sets out the placemaking principles for this site in more detail.
 - The opportunity site at Balnacoul (OPP1) is carried over for development as proposed within the Local Development Plan.

- A key concept of the masterplan is strengthening the village centre and creating a village spine that connects from the existing industrial estate in the north through the village centre to the mixed-use LONG site to the south of the A96. Enhancement of the village centre could range from environmental enhancements to more significant redevelopment to help support the concept of local living. A site to the east of the Ian Baxter Picnic Area is identified as a mixed-use site that would have the potential to accommodate an expanded village centre with a mixture of community or village uses. This would strengthen the north south spine and provide space to accommodate services to support the expanding village.
- The masterplan promotes a range of net zero objectives and identifies potential sites for solar, combined heat and power (CHP) and a hydrogen hub. It is proposed these are accommodated to the north of the proposed new employment designation north of Mosstodloch.
- Two versions of the land use masterplan are shown one without the A96 dualling and one with. The main difference between these is that the proposed junction location for the dualling gives the opportunity for a tourism/leisure use close to this which could also serve a function for vehicle fuelling (EV and potentially hydrogen).
- The masterplan sets out proposals for a green network including extension and enhancement of the path network to create green loops around the village, improving the function of the small green space to the east of Mosstodloch Services so this provides an active function that compliments the village centre, expanding the green space to the north of Pinewood Road to provide a community growing space and a buffer to proposed employment use while continuing to accommodate the core path, a new landscaped gateway to the west of Mosstodloch, a new area of parkland along the Black Burn that will positively manage SUDS within the employment sites, improvements to the existing Speymouth Park and maximising safe active travel routes in new development.
- The land to the north of the existing sawmill is shown within the masterplan reflecting consented proposals to expand James Jones sawmill.

4.5 A village wide approach has been taken to the masterplan and not all the proposals are on land within Crown Estate Scotland's control. A partnership approach to delivery with key stakeholders and landowners will be required.

4.6 Crown Estate Scotland have offered to provide consultant support to the community to develop a Local Place Plan if this is something the community wishes to pursue.

5. **SUMMARY OF IMPLICATIONS**

(a) **Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))**

The Mosstodloch masterplan provides a long-term vision for the growth of Mosstodloch including infrastructure, employment and affordable housing which are priorities for the Council.

(b) Policy and Legal

Once approved the masterplan will become non-statutory Supplementary Guidance which planning applications will be determined against.

(c) Financial implications

None.

(d) Risk Implications

None.

(e) Staffing Implications

Work on the Mosstodloch masterplan has been carried out within existing staff workloads of the Strategic Planning and Development section with input and review of documents by Transportation, Education Resources and Communities, Strategic Planning and Development, Consultancy (Flooding) and Environmental Health.

(f) Property

As the masterplan covers the whole of Mosstodloch this includes property owned by the Council including Mosstodloch Primary School and Mosstodloch Industrial Estate.

(g) Equalities/Socio Economic Impact

None at this stage.

(h) Climate Change and Biodiversity Impacts

The NPF4, specifically policy 1 (Tackling the climate and nature crises) gives significant weight to the global climate and nature crises in the determination of planning applications. NPF4 Policy 2 (Climate mitigation and adaptation) states that all proposals should be designed to minimise emissions over their lifecycle and development is to be sited and designed to adapt to current and future risk from climate change. Similarly, policy 3 (Biodiversity) requires development to contribute to the enhancement of biodiversity. Whilst policy 15 (Local Living and 20-minute neighbourhoods) supports the principle of Local Living.

By taking a whole village approach the Mosstodloch masterplan seeks to achieve some of the aspirations of NPF4 in terms of providing opportunities for local services and active travel connections to support Local Living. The masterplan also identifies opportunities for renewable energy. Future applications will be assessed against NPF4 policies.

(i) Consultations

Consultation has taken place with the Depute Chief Executive Economy, Environment and Finance, the Head of Economic Growth and Development, the Head of Education Resources and Communities, the Head of Housing and Property, the Legal Services Manager, the Senior Engineer Transportation, the Principal Climate Change Officer, the Equal

Opportunities Officer, the Democratic Services Manager, and Chief Financial Officer and their comments incorporated into the report.

6. CONCLUSION

- 6.1 The draft masterplan was made available for consultation and responses have resulted in a number of amendments to the masterplan.**
- 6.2 The Mosstodloch masterplan provides a vision and strategic framework for the long-term development of Mosstodloch. The masterplan aspires to provide a choice of good homes, opportunities to work locally, an enhanced village centre, connections to the environment and a zero carbon place.**

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Background Papers:
Ref: