

## **APPENDIX 1**

### **Monitoring Report 2019**

#### **Introduction**

This monitoring report is intended to examine the performance of the Moray Local Development Plan (MLDP) 2015 and provide an update on land use planning issues. The monitoring report provides:

- An update on population statistics and projections;
- An update on progress of actions set out within the MLDP Action Programme including an update on development sites in all settlements and key policy documents;
- An update on Developer Obligations; and
- A review of Local Review Body (LRB) cases.

The monitoring report also provides an evidence base for LDP reviews.

#### **Demographics**

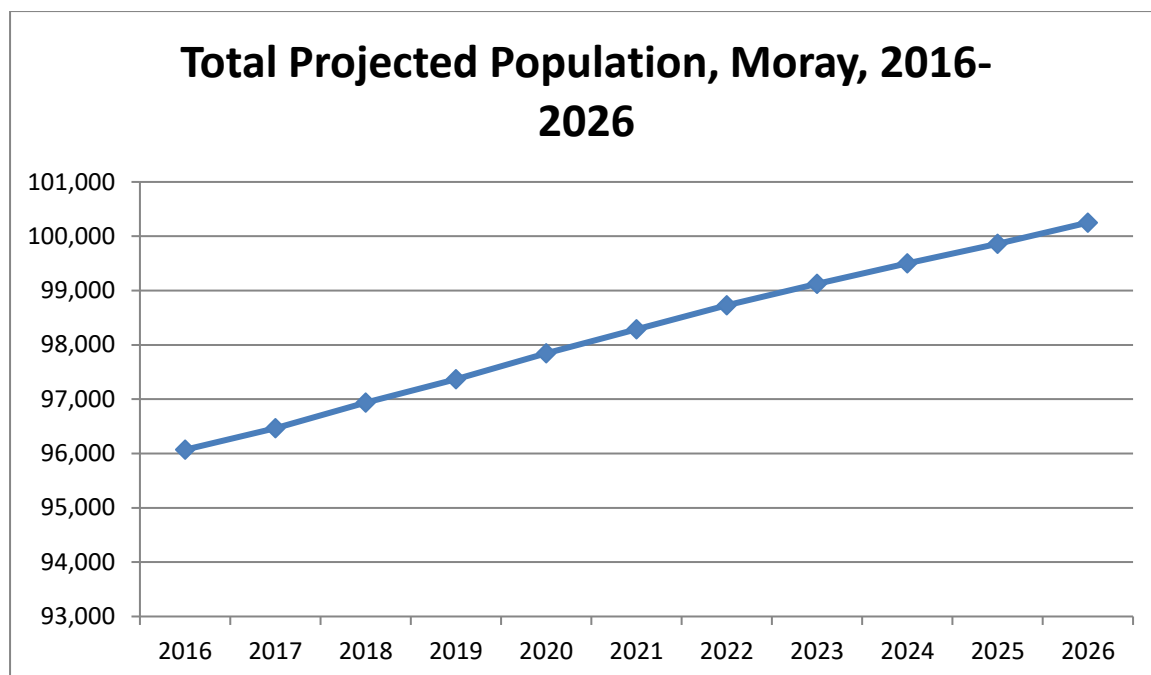
On 30 June 2018, the population of Moray was 95,520 which was a decrease of 0.3% from 2017. In the 2017 monitoring report population projections from the National Records of Scotland (NRS) predicted that Moray's long term population growth up to 2039 would flat line or even decrease from the current population to approximately 96,000.

The 2017 Monitoring Report stated that members should be wary of long term projections. In a report presented to the Environmental Services Committee in 2004 (paragraph 2.2 of the report refers), population projections were of concern as they indicated that Moray's population could fall by 8 percent over the period from 2002 to 2018 to below 80,000. This projection has proven to be significantly incorrect given the current population is 95,520.

The most recent population projections from the NRS are significantly different from those that were presented in the 2017 monitoring report. The most recent population projections from the NRS are as follows;

Between 2018 and 2026 Moray's population is projected to increase from 95,520 to 100,251 which is an increase of 4.4%.

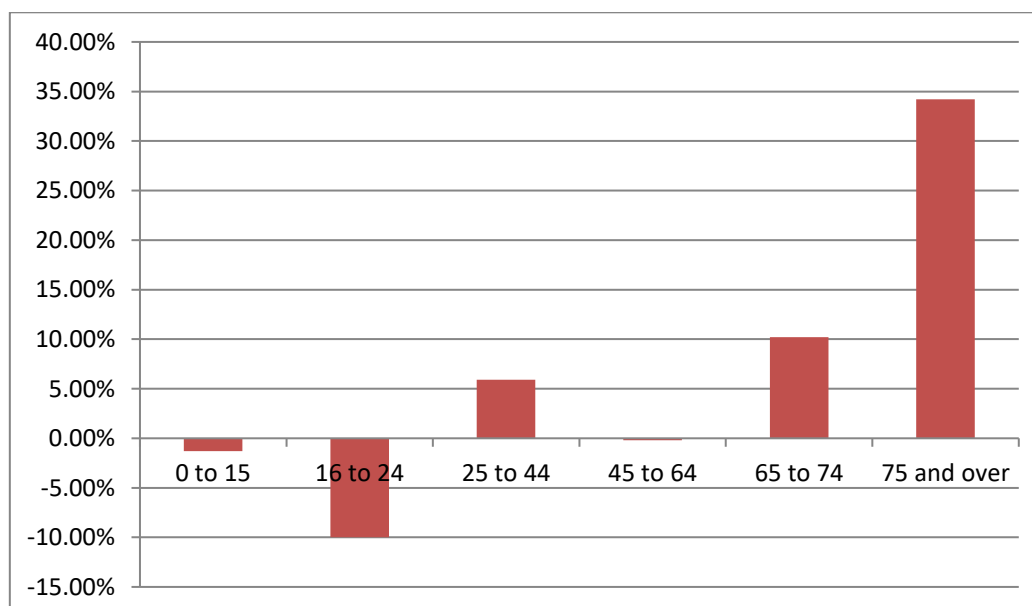
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This compares to a projected increase of 3.2% across Scotland as a whole. This projected increase is different to previous projections and will have implications for local service provision.

A breakdown of percentage change in projected population by age group between 2016 and 2026 shows that the 16 to 24 age group is projected to see the largest percentage decrease (-10%) and the 75 and over age group is projected to see the largest percentage increase (+34.2%). This trend has not changed significantly from the 2017 monitoring report. The projections still indicate that an increasing ageing population in the 75+ category and declining population in the 0 -29 age category is a problem that Moray is going to have to continue to address in the future, particularly in retaining school leavers and graduates.

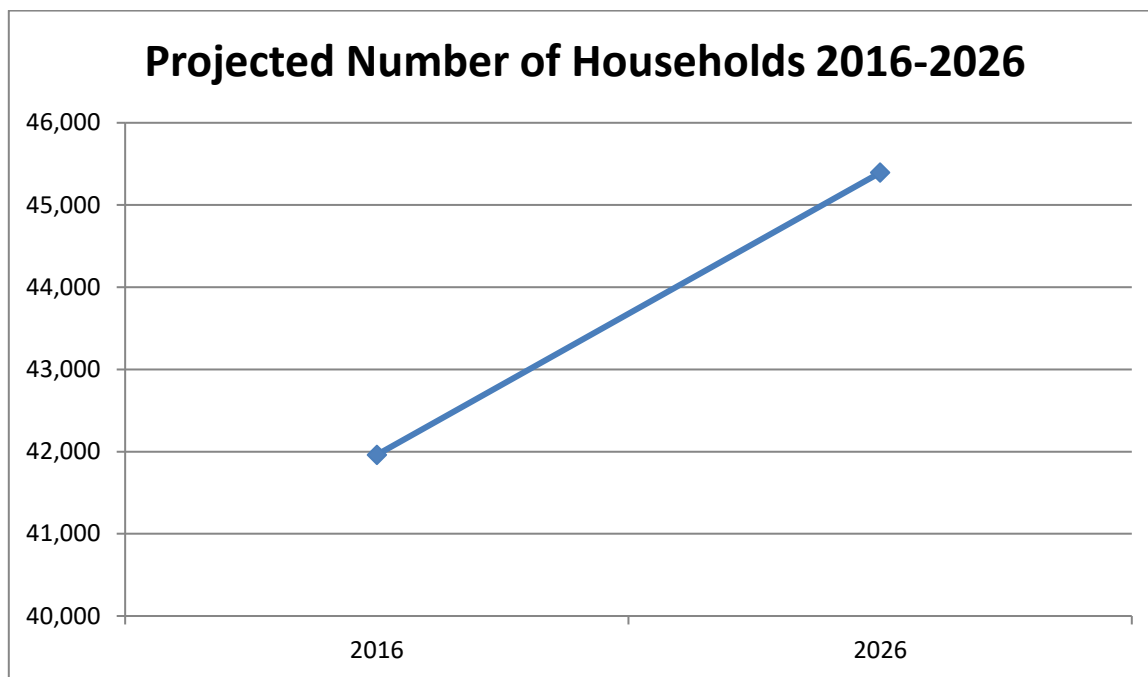
### Percentage change in projected population by age group, 2016 and 2026



Source : NRS

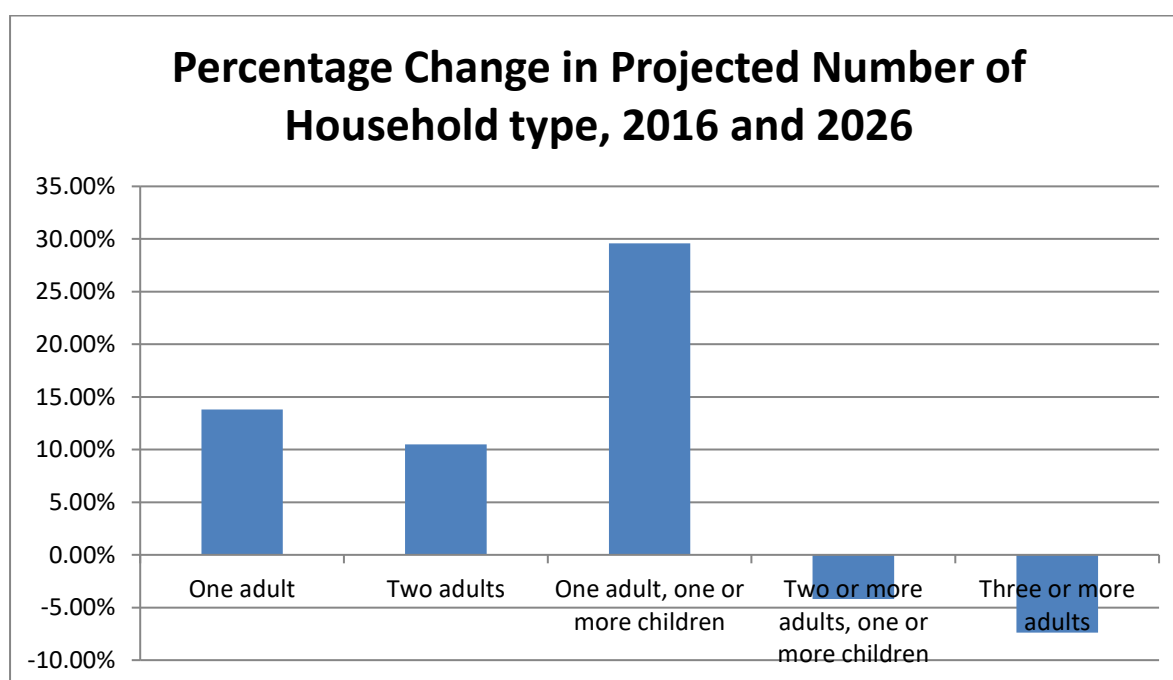
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In 2018 the number of households in Moray was 42,554 which is a 0.7% increase from 2017. This increase in households is expected to increase in the long term. Between 2016 and 2026 the number of households in Moray is projected to increase by 8.2%, from 41,961 to 45,393 which is in line with the overall projected population increase over this time period.



Source : NRS

Projections show that between 2016 and 2026, the household type “Three or more adults” is projected to see the largest percentage decrease (-7.4%) and the household type “One adult, one or more children” is projected to see the largest percentage increase (+29.6%).



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Source: NRS

This projection trend is similar to the one given in the 2017 monitoring report. The projection shows that the number of large households is expected to decrease with a higher demand for smaller household types.

In a report presented to the Communities Committee on 2 April 2019, the Moray Council's Local Housing Strategy 2019-2024 reported that in 2019 there were 13,371 households age 65+ making up 31% of all households. By 2039, this is projected to rise to 38%. The changing demographics with an increasing elderly population will have implications for local service provision such as health care facilities for the elderly and also housing provision. It is likely to put new strains on housing supply and house type provision with a demand for smaller houses, flats, terraced properties, and houses for the elderly including accessible housing.

It also highlights the challenges highlighted with the out migration of younger people with the figures suggesting that many young people move away to enter higher education or to seek other employment opportunities.

### Implications for LDP 2020

- **Population of Moray is steadily increasing with a projected long term increase;**
- **Maintain a five year effective land supply to deliver housing to meet an increasing population;**
- **Provide more affordable and accessible housing; and**
- **Ensure a mix of housing is provided to meet the changing demographics of an ageing population and smaller household size.**

### Settlement Actions

A “traffic light” coding has been used to give an overall indication on progress across residential designations in Moray:-

- Red – Site in danger of non-delivery. Officers will liaise with the developer / landowner if there is no sign of the site coming forward;
- Amber – Site where there is little happening but no specific risk to non-development; and
- Green – Site being actively progressed.

The MLDP 2020 will have a greater focus on delivery with developers and landowners having to provide greater evidence on the effectiveness of sites. A more proactive approach to bringing constrained sites forward is being developed, which could incorporate aspects of the new Planning Act such as Masterplan Consent Areas.

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### Aberlour

Site	Planning Application	Progress	Action
R1 Chivas Field			No action required – site proposed for re-designation (to industrial) in MLDP 2020.
R2 Braes of Allachie			No action required – site proposed for removal from MLDP 2020.
R3 Tombain	18/01457/APP 13/01619/APP 13/01618/APP		Liase with developer / landowner.
R4 Speyview	18/01373/APP		Consent for Phase 1. Commitment under the Strategic Housing Investment Plan (SHIP). No action at this time.
LONG Braes of Allachie (Phase 2)			No action required – site proposed for removal from MLDP 2020.

### Alves

Site	Planning Application	Progress	Action
LONG Alves North			No action at this time.

### Archiestown

Site	Planning Application	Progress	Action
R1 East End			Liase with developer / landowner.
R2 South Lane			Liase with developer / landowner.
R3 West End			Liase with developer / landowner.
R4 South of Viewmount			Liase with developer / landowner.

### Buckie

Site	Planning Application	Progress	Action
R1 Burnbank			Liase with developer / landowner.

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R2 Parklands	11/01818/APP 08/00951/FUL 06/02243/FUL		No action required – site developed.
R3 Archibald Grove	18/01108/APP		Commitment under the Strategic Housing Investment Plan (SHIP). No action required – site currently under development.
R4 Steinbeck Road	TP/198/71 and subsequent individual applications		No action required – site developed.
R5 Rathburn (N)			Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.
R6 Rathburn (S)			Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.
R7 Barhill Road (E)	11/00331/APP 09/02267/APP 07/00426/FUL		No action required – site developed.
R8 Barhill Road (W)	10/01755/APP 08/02040/FUL		No action required – site developed.
R9 High Street (E)			Liaise with developer / landowner.
R10 High Street (W)			Liaise with developer / landowner.
R11 Barhill Road (W)	16/00620/APP		Commitment under the Strategic Housing Investment Plan (SHIP). No action required – site currently under development.

## Burghead

Site	Planning Application	Progress	Action
R1 North Quay, Harbour	18/00359/APP		Consent for 6 units and modified S75 agreement. No action at this time.
R2 Redcraig Hotel (South)			No action required – site developed.
R3 St. Aethans Road			No action required – site developed.

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R4 Clarkly Hill			Liase with developer / landowner.
R5 Redcraig Hotel (North)			No action required – site developed.

### Craigellachie

Site	Planning Application	Progress	Action
R1 Edward Avenue			Liase with developer / landowner.
R2 Spey Road			No action required – site proposed for removal from MLDP 2020.
R3 Site of Former Brewery			Liase with developer / landowner.
R4 Brickfield	16/01559/APP 16/01558/APP		Potential site within the New proactive approach to mixed housing delivery. Liase with developer / landowner.

### Cullen

Site	Planning Application	Progress	Action
R1 Seafield Place			No action required – site proposed for removal from MLDP 2020.
R2 Seafield Road			Potential site within the New proactive approach to mixed housing delivery. Liase with developer / landowner.

### Cummingston

Site	Planning Application	Progress	Action
R1 Seaview Road	17/00627/APP 10/02077/APP 10/00573/APP		Liase with developer / landowner.

### Dallas

Site	Planning Application	Progress	Action
R1 Dallas School West			Liase with developer / landowner.

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R2 Dallas School East			Liase with developer / landowner.
R3 Former Filling Station			Liase with developer / landowner.

### Dufftown

Site	Planning Application	Progress	Action
R1 Corsemaul Drive			No action required – site proposed for removal from MLDP 2020.
R2 South of Conval Street			No action required – site proposed for removal from MLDP 2020.
R3 Hillside Farm			Potential site within the New proactive approach to mixed housing delivery. Liase with developer / landowner.
R4 Tomnamuidh			No action required – site proposed for removal from MLDP 2020.

### Dyke

Site	Planning Application	Progress	Action
R1 North Darklass Road	17/01233/AMC 15/01909/PPP		No action required – site currently under development.
R2 South Darklass Road			Liase with developer / landowner.

### Elgin

Site	Planning Application	Progress	Action
R1 Bilbohall North	19/00930/PAN		Planning application anticipated in early 2020 – continue input in planning application process.
R2 Thornhill	08/02031/FUL		No action required – site developed.



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R3 Bilbohall South	19/00930/PAN		Commitment under the Strategic Housing Investment Plan (SHIP). Planning application anticipated in early 2020 – continue input in planning application process.
R4 South West of Elgin High School	19/00930/PAN		Planning application anticipated in early 2020 – continue input in planning application process.
R5 Spynie Hospital North	17/00607/APP 08/02766/FUL		No action required – site currently under development.
R6 Hattonhill			No action required – site proposed for removal from MLDP 2020.
R7 Birnie Road	15/02056/APP 10/02115/APP		No action required – site developed.
R8 Glassgreen	10/02115/APP		No action required – site currently under development.
R9 Driving Range Site	17/01408/APP 15/02020/APP		No action required – site currently under development.
R10 Linkwood Steading Site	19/00550/APP 15/02032/APP		No action required – site currently under development.
R11 Findrassie / Myreside Site	17/00834/PPP		Commitment under the Strategic Housing Investment Plan (SHIP). Consent granted for Phase 1 – continue input in planning application process for future phases.
R12 Knockmasting Wood	19/00930/PAN		Planning application anticipated in early 2020 – continue input in planning application process.
R13 Former Hamilton Drive School Site	19/00386/APP		Planning application under consideration for 17 units.
R14 Lesmurdie Field	18/00978/PAN		Commitment under the Strategic Housing Investment Plan (SHIP). Planning application anticipated – liaise with developer / landowner.
LONG1 North East			Liaise with developer / landowner.

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LONG2 South	18/01209/APP 16/01244/APP		Commitment under the Strategic Housing Investment Plan (SHIP). No action required – part of site currently under development.
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### Findhorn

Site	Planning Application	Progress	Action
R1 Heathneuk	18/01518/APP 17/00333/APP 14/00869/APP		No action required – site currently under development.
R2 Duneland	16/01377/APP 16/01265/APP 14/00737/PPP 10/00731/AMC 07/00765/OUT		No action required – site currently under development.

### Findochty

Site	Planning Application	Progress	Action
R1 Morven Crescent			Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.
R2 West of Primary School			Liaise with developer / landowner.

### Fochabers

Site	Planning Application	Progress	Action
R1 Ordiquish Road	15/00244/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Liaise with developer / landowner.
R2 Ordiquish Road West			Liaise with developer / landowner.
R3 East of Duncan Avenue	16/00308/APP		No action required – site currently under development.

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LONG Ordiquish Road East			No action at this time.
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### Forres

Site	Planning Application	Progress	Action
R1 Knockomie (South)	19/00293/APP		Planning application under consideration for 112 units.
R2 Knockomie (North)	07/02414/FUL		No action required – site developed.
R3 Ferrylea	18/01142/APP 18/00113/APP 16/00743/APP 12/01110/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Planning application under consideration for Phase 3.
R4 Lochyhill	09/02364/APP (lapsed)		Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.
R5 Burdshaugh			No action required – site developed.
R6 Mannachy	17/00360/PE		Liaise with developer / landowner.
R7 Thornhill	08/02038/FUL		No action required – site developed.
R8 Balnageith			Liaise with developer / landowner.
R9 Plantation Cottage			No action required – site proposed for removal from MLDP 2020.
R10 Dallas Dhu			Potential site within the New proactive approach to mixed housing delivery. Commitment under the Strategic Housing Investment Plan (SHIP). Liaise with developer / landowner.
R11 Pilmuir Road West			Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.
LONG1 Lochyhill			Liaise with developer / landowner.

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LONG2 Dallas Dhu			Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.
LONG3 West Park Croft	18/01142/APP		Planning application under consideration for Phase 3.

### Garmouth

Site	Planning Application	Progress	Action
R1 South of Innes Road			Liaise with developer / landowner.

### Hopeman

Site	Planning Application	Progress	Action
R1 Manse Road	19/00943/PEMAJ 19/00783/PAN		Preliminary Enquiry under consideration for residential development (76 units) and nursing / retirement home.
LONG Manse Road South	19/00943/PEMAJ 19/00783/PAN		Preliminary Enquiry under consideration for residential development (76 units) and nursing / retirement home.

### Keith

Site	Planning Application	Progress	Action
R1 Nelson Terrace	19/00565/APP 17/01253/APP 17/00287/APP 14/02313/APP		Liaise with developer / landowner.
R2 Alexandra Road			No action required – site proposed for removal from MLDP 2020.
R3 Edindiach Road West	07/01549/FUL		Liaise with developer / landowner.
R4 Balloch Road			Liaise with developer / landowner.
R5 Seafield Walk			No action required – site proposed for removal from MLDP 2020.

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R6 Banff Road North	18/01497/APP		Commitment under the Strategic Housing Investment Plan (SHIP). No action at this time.
R7 Banff Road South			No action required – site redesignated as Mixed Use site, with health centre, in MLDP 2020.
R8 Edindiach Road (East)	07/01419/FUL 13/01735/APP 14/01114/APP 17/01600/APP 19/00513/APP		Liaise with developer / landowner.
R9 Jessieman's Brae			No action required – site proposed for removal from MLDP 2020.
R10 Broomhill Road			No action required – site proposed for removal from MLDP 2020.
LONG Edindiach Road			Liaise with developer / landowner.

### Kinloss

Site	Planning Application	Progress	Action
R1 Woodland, West of Seapark House	15/01605/PPP 17/00780/APP		Liaise with developer / landowner.
R2 Woodside East	18/02263/FUL		No action required – site developed.
R3 Findhorn Road West	17/01906/APP		Consent for 5 units.
R4 Damhead	19/00260/PPP		Planning application under consideration for 23 units.

### Lhanbryde

Site	Planning Application	Progress	Action
R1 West of St Andrews Road	19/01080/APP 19/01080/PAN		Planning application under consideration for 86 units.

### Lossiemouth

Site	Planning Application	Progress	Action
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R1 Sunbank / Kinneddar	14/01486/APP 19/00100/APP		Commitment under the Strategic Housing Investment Plan (SHIP). No action required – site currently under development.
R2 Stotfield Road			Liase with developer / landowner.
R3 Inchbroom	08/01685/FUL 08/01692/FUL 10/00492/APP 11/01215/APP		No action required – site currently under development.

### Mosstodloch

Site	Planning Application	Progress	Action
R1 Stynie Road	19/00517/APP 18/01536/APP 16/00083/APP 10/01267/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Consent granted for Phase 1 and planning application under consideration for Phases 2 and 3.
R2 Garmouth Road			Liase with developer / landowner.

### Newmill

Site	Planning Application	Progress	Action
R1 Isla Road			Liase with developer / landowner.

### Portgordon

Site	Planning Application	Progress	Action
R1 West of Reid Terrace			Liase with developer / landowner.
R2 Crown Street			Liase with developer / landowner.

### Portknockie

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Site	Planning Application	Progress	Action
R1 Seabraes			Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.

### Rafford

Site	Planning Application	Progress	Action
R1 Brockloch			Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.

### Rothes

Site	Planning Application	Progress	Action
R1 Spey Street			Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.
R2 Green Street			Liaise with developer / landowner.

### Rothiemay

Site	Planning Application	Progress	Action
R1 Castle Terrace	14/01431/AMC 11/00991/APP 07/02477/OUT		Liaise with developer / landowner.
R2 Anderson Drive			Liaise with developer / landowner.
R3 Deveronside Road			Liaise with developer / landowner.

### Urquhart

Site	Planning Application	Progress	Action
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R1 Meft Road	18/00119/PE		Liaise with developer / landowner.
LONG1 Meft Road	18/00119/PE		No action at this time.
LONG2 Station Road			No action at this time.

### Implications for LDP

- **Development concentrated in Elgin, Buckie and Forres;**
- **Very little development in third tier settlements and Speyside, other than Speyview, Aberlour;**
- **Introduce new approach reviewing the effectiveness of sites through the LDP2020 Delivery Programme; and**
- **Consider alternative approach to unlocking large housing designations that have been in several local plans, such as a phased piecemeal approach and use of Masterplan Consent Areas.**

### Housing Land Audit

The Housing Land Audit (HLA) 2019 shows an effective housing land supply of 4,189 units meeting Scottish Planning Policy's (SPP) requirement to have a five year effective supply. Sites at Elgin South for the Moray Sports Centre, Linkwood Primary School and approximately 150 units were released through the 2016 Audit and sites at Bilbohall have come forward from the constrained supply into the effective supply. This figure is further supplemented by the effective 5 year+ figure of 1,560 units which are constrained by market conditions.

	2015	2016	2017	2018	2019
Moray	2,474	2,706	4,094	3,638	4,189

*Table showing effective housing land supply in Moray, HLA 2019*

The HLA 2019 identifies that in 2018 there were 312 completions which is a decrease from the previous three years.

	2012	2013	2014	2015	2016	2017	2018
Moray	341	295	309	337	334	382	312

*Table showing completion rates 2012 -2018, HLA 2019*

While the overall effective land supply is good, the numbers of completions are below the annual requirements identified in the Housing Needs and Demand Assessment of 395 units. Projected completions are estimated to increase over the next couple of years as sites within MLDP 2015 are built out and with the release of land for housing at Elgin South and Bilbohall. Completions have generally reflected the settlement hierarchy, with completions highest in the primary centre of Elgin, followed by the second tier settlements of Forres and Buckie respectively. Development rates at Ferrylea, Forres have been double the rate projected in the 2018 Housing Land Audit. Development rates in Keith and Speyside



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continue to be low and Officers are looking at how existing sites can be made more effective.

### Implications for LDP 2020

- **Unlocking sites that have been designated in several plans by looking at alternative approaches particularly in third tier settlements;**
- **Focus on delivery of housing to meet the identified demand due to an increasing population and changing demographics; and**
- **LDP to focus on a 10 year spatial strategy for growth as recommended by the recent planning review.**

### Employment Land Audit

The employment land audit 2019 identifies that as of 1 January 2019 there was 153.4 hectares of land (net) within the Established Land Supply. This is a decrease of 0.91 hectares since 2018 due to several sites being built out and a windfall site at Thomshill being removed due to a lapsed planning consent.

79.84 hectares (net) across 15 sites is classed as marketable/effective which is a decrease of 0.43 hectares and two sites since 2018. This is due to construction completed at March Road SE (I3) Buckie, land under construction at Chanonry Elgin (I2), completion of a windfall site at West Whins Findhorn, occupation of yard space at Waterford Forres (I3) and occupation of yard space at Rothes Back Burn (I1). The distribution of Marketable/Effective sites reflects the settlement hierarchy within the LDP, however there is a shortage of general industrial land in Forres and Speyside. The audit highlights that whilst there is a reasonable area available the number and choice of sites across all settlements is limited.

The amount of land Immediately Available is 39.15 hectares (net) across 6 sites. This is an increase of 21.2 hectares compared to 2018; and an increase in the number of sites by one.

The 2017 Monitoring Report reported that the Barmuckity Strategic Development Framework was approved on 1 November 2016 to aide delivery of the site and ensure a marketable/effective supply in Elgin. The servicing of this site and at March Road SE Buckie (I3) have contributed to this increase in land available. Subsequent planning applications have been approved on these sites. However, there continues to be a shortage in the number of immediately available sites. The emphasis on employment land is within the five main settlements with more limited supply in other towns with a limited supply of serviced sites in Forres and Speyside.

In the year to 1 January 2019 1.29 hectares of land was developed. This includes completion or occupation of sites at:-

- March Road SE/Rathven Industrial Estate (I3);
- Grampian Furnishers at Linkwood East (I6);
- Yard space occupied at Back Burn (I1) Rothes;
- Barmuckity Business Park for a garage and hotel ; and
- Buildings at West Whins Forres.

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It should be noted that the ELA 2019 reported that several other sites were under construction which may now be complete.

A “traffic light” coding has been used to give an overall indication on progress across employment and opportunity designations in Moray:-

- Red – Site is delivered but units are empty or site is in danger of non-delivery;
- Amber – Site is delivered but there are some vacant units or there is little happening but no specific risk to non-development; and
- Green – Site is delivered and at capacity or site is being actively progressed.

### Aberlour

Site	Planning Application	Progress	Action
I1 Aberlour		Green	Fully occupied. No action at this time.
I2 Aberlour / Glenlivet Distillery Area	19/00686/PAN	Green	Site expanded as part of MLDP 2020. Proposals for redevelopment and expansion of Aberlour Distillery are actively being progressed.
I3 Mary Avenue		Green	Fully occupied. No action at this time.
I4 Fisherton		Amber	One vacancy. No action at this time.
OPP1 Mary Avenue		Green	Fully occupied. No action at this time.

### Buckie

Site	Planning Application	Progress	Action
I1 March Road (NW)		Green	Fully occupied. No action at this time.
I2 March Road (NE)		Green	Fully occupied. No action at this time.
I3 March Road (SE)	17/00193/APP	Amber	Partially developed and occupied. Site is being actively marketed. No action at this time.

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I4 Maltings	19/00685/SCN 16/01261/APP 18/01621/PE 16/00731/PE		Part of site is occupied by the Maltings. Preliminary Enquiry made in 2016 for expansion and subsequent application received consent. Further Preliminary Enquiry made in 2018 and Screening Opinion in 2019.
I5 The Harbour Area			Partially occupied. No action at this time.
OPP1 Highland Yards	19/00416/APP 17/01468/APP		Site partially occupied by Lidl. Consent for 31 affordable houses for remainder of site. No action at this time.
OPP2 Blairdaff Street			Liase with developer / landowner.
OPP3 Baron Street	16/00405/PE		Potential site within the New proactive approach to mixed housing delivery. Preliminary Enquiry made in 2016 for use as storage yard. Liase with developer / landowner.
OPP4 Bank Street			Liase with developer / landowner.
OPP5 The Former Jones Shipyard			Major access constraints. Potential site within the New proactive approach to mixed housing delivery. Liase with developer / landowner.
OPP6 Former Grampian Country Park	19/00700/APP		Planning application under consideration for indoor trampoline/activity centre.
OPP7 Former Millbank Garage Site	08/01098/FUL		No action at this time – site currently under development.

### Burghead

Site	Planning Application	Progress	Action
I1 Burghead Maltings			Fully occupied. No action at this time.

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OPP1 West Foreshore			Potential site within the New proactive approach to mixed housing delivery. Preliminary discussions held with developer. Continue to liaise with developer / landowner.
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### Craigellachie

Site	Planning Application	Progress	Action
I1 Distillery			Fully occupied. No action at this time.

### Cullen

Site	Planning Application	Progress	Action
I1 Port Long Road			Redesignated as OPP site in MLDP 2020. Liaise with developer / landowner.
OPP1 Blantyre Street			Liaise with developer / landowner.

### Dufftown

Site	Planning Application	Progress	Action
I1 Balvenie Street	19/00131/APP		Vacancy being actively marketed. No action at this time.
I2 Mortlach Distillery			Fully occupied. No action at this time.
OPP1 Auction Mart, Hill Street	14/00320/APP		Southern part of site fully developed. Consent remains for 5 affordable units in northern part. Commitment under the Strategic Housing Investment Plan (SHIP). Southern part of site to be removed from designation as part of MLDP 2020. No action at this time.
OPP2 Hill Street			Liaise with developer / landowner.
OPP3 Balvenie Street			Fully occupied. No action at this time.

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Site	Planning Application	Progress	Action
I1 Linkwood Industrial Estate	18/01187/APP 17/00816/APP		Vacancy being actively marketed. No action at this time.
I2 Chanonry Industrial Estate	18/01147/APP 18/00740/APP 17/00890/APP		Vacancy being actively marketed. No action at this time.
I3 Moycroft Industrial Estate			Fully occupied. No action at this time.
I4 Tyock Industrial Estate	18/01484/APP 17/00018/APP		Vacancies being actively marketed. No action at this time.
I5 Pinefield Industrial Estate	19/00340/APP 17/00952/APP 17/00785/APP		Fully occupied. No action at this time.
I6 Linkwood East	18/01472/APP 18/01126/APP		One vacancy subject to erection of car sales pavilion. No action at this time.
I7 Barmuckity	18/01000/APP 17/01958/APP 17/01930/APP 17/01282/APP		Development has started with consents for a hotel and garage. Site is being actively marketed. No action at this time.
I8 Newfield	16/00413/PAN		Forms part of Findrassie Masterplan. Continue to liaise with developer / landowner.
I9 Railway Sidings / Ashgrove Road	17/00266/APP		Partially occupied. No action at this time.
I10 Edgar Road			Fully occupied. No action at this time.
I11 Johnstons Woollen Mill			Fully occupied. No action at this time.
I12 Glen Moray Distillery, Bruceland Road			Fully occupied. No action at this time.
I13 Linkwood Distillery			Fully occupied. No action at this time.
I14 Ashgrove Road			Fully occupied. No action at this time.
I15 Grampian Road	19/00406/PPP 19/00597/APP 19/00821/APP		Redesignated as OPP site in MLDP 2020. No action at this time.
I16 Sandy Road (The Wards)	19/00486/APP 18/00420/APP 17/01567/APP		Fully occupied. No action at this time.

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OPP1 Flemings Sawmill / Former Morayshire Tractors, Linkwood Road			Liaise with developer / landowner.
OPP2 Hill Street / Ladyhill			Potential site within the Housing mix project. Liaise with developer / landowner.
OPP3 Wards Road	19/00368/APP		Potential site within the New proactive approach to mixed housing delivery. Vacancy being actively marketed. No action at this time.
OPP4 Ashgrove Road			Liaise with developer / landowner.
OPP5 Auction Mart, Linkwood Road	17/00120/PPP (Refused) 16/01121/PE 16/00980/PE		Potential site within the New proactive approach to mixed housing delivery. Preliminary Enquiries in 2016 for mixed use developments including residential. Liaise with developer / landowner.
OPP6 Spynie Hospital	19/01025/PAN		Redesignated as residential site in MLDP 2020. Site subject to a PAN for 50 units. Commitment under the Strategic Housing Investment Plan (SHIP).
OPP7 Bilbohall	19/00930/PAN		Redesignated as residential site in MLDP 2020. Commitment under the Strategic Housing Investment Plan (SHIP). Forms part of Bilbohall Masterplan, which has been subject to a PAN. Planning application anticipated in early 2020.

### Findhorn

Site	Planning Application	Progress	Action
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## APPENDIX 1

OPP1 Boatyard			Initial discussions held with developer. Continue to liaise with developer / landowner.
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### Findochty

Site	Planning Application	Progress	Action
OPP1 North Beach	18/00700/APP		No action at this time.

### Fochabers

Site	Planning Application	Progress	Action
OPP1 High Street	16/01185/APP 15/00207/APP		Site developed and removed from MLDP 2020.
OPP2 Institution Road			Liaise with developer / landowner.
OPP3 Lennox Crescent			Liaise with developer / landowner.
OPP4 Garden Centre	12/00070/APP		Site developed and removed from MLDP 2020.

### Forres

Site	Planning Application	Progress	Action
I1 Greshop West			Vacancy being actively marketed. No action at this time.
I2 Greshop East	18/00439/APP		Vacancy being actively marketed. No action at this time.
I3 Former Waterford Sawmill			Vacancies being actively marketed. No action at this time.
I4 Waterford Road			Fully occupied. No action at this time.
I5 Benromach Distillery	18/00811/APP		Fully occupied. Consent for expansion for warehouses.
I6 Railway Marshalling Yard			Redeveloped for replacement train station and removed from MLDP 2020.
I7 Springfield West			Site removed from MLDP 2020.
I8 Springfield East			Site removed from MLDP 2020.

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OPP1 Caroline Street	18/00217/APP		Partially developed and occupied. Main area remains vacant. Potential site within the New proactive approach to mixed housing delivery. Commitment under the Strategic Housing Investment Plan (SHIP). Liaise with developer / landowner.
OPP2 Bus Depot, North Road			Liaise with developer / landowner.
OPP3 Castlehill Health Centre	15/01446/APP		Site redeveloped and removed from MLDP 2020.
OPP4 Cathay	18/01117/APP		Application for 12 houses under appeal. Site removed from MLDP 2020.
OPP5 Leancoil Hospital	17/01795/LBC		Liaise with developer / landowner.
OPP6 Edgehill Road			Liaise with developer / landowner.
OPP7 Auction Hall, Tytler Street			Potential site within the New proactive approach to mixed housing delivery. Liaise with developer / landowner.
OPP8 Whiterow	17/01877/APP 18/00519/APP 18/00664/APP		Consents for 4 individual houses and initial discussions for wider site held with landowner. Continue to liaise with developer / landowner.

### Hopeman

Site	Planning Application	Progress	Action
I1 Forsyth Street			Fully occupied. No action at this time.

### Keith

Site	Planning Application	Progress	Action
I1 Westerton Road North			Fully occupied. No action at this time.



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I2 Westerton Road South			Vacancies but site is being actively marketed. No action at this time.
I3 Westerton Road East	18/00274/APP		Consent for energy management facility.
I4 Bridge Street			Mostly occupied by Keith Builders Merchant. No action at this time.
I5 Edindiach Road			Fully occupied. No action at this time.
I6 Newmill Road			Fully occupied. No action at this time.
I7 Isla Bank Mills			Vacancies but site is being actively marketed. No action at this time.
I8 Grain Store, Dufftown Road			Fully occupied. No action at this time.
I9 Burn of Haughs Bonded Warehouses			Fully occupied. No action at this time.
I10 Railway Land and Blending Works	18/01174/APP		Fully occupied. No action at this time.
OPP1 The Tannery			Liaise with developer / landowner.
OPP2 Former Primary School, Church Road			Fully occupied. No action at this time.
OPP3 Newmill Road South	18/00284/PE		Preliminary Enquiry in 2018 for residential development (22 units). Liaise with developer / landowner.
OPP4 Former Caravan Site	17/00755/PE		Potential site within the New proactive approach to mixed housing delivery. Redesignated as residential site in MLDP 2020.

### Lhanbryde

Site	Planning Application	Progress	Action
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OPP1 Garmouth Road	15/02009/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Site partially development. Remainder of site redesignated as residential site in MLDP 2020. Liaise with developer / landowner.
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### Lossiemouth

Site	Planning Application	Progress	Action
I1 Coularbank Industrial Estate	19/01037/APP		Vacancy being actively marketed. Application under consideration for change of use to gin micro distillery.
I2 Shore Street			Fully occupied. No action at this time.
OPP1 Sunbank			Liaise with developer / landowner.

### Mosstodloch

Site	Planning Application	Progress	Action
I1 Garmouth Road			Fully occupied. No action at this time.
I2 North of Baxter's			Liaise with developer / landowner.
I3 South of A96			Redesignated as LONG mixed use site in MLDP 2020. Liaise with developer / landowner.
I4 Sawmill			Fully occupied. No action at this time.
I5 Baxter's			Fully occupied. No action at this time.

### Newmill

Site	Planning Application	Progress	Action
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OPP1 The Square	18/00047/APP		Consent for 2 houses.
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### Portknockie

Site	Planning Application	Progress	Action
I1 Patrol Road			Redesignated as opportunity site in MLDP 2020. Liaise with developer / landowner.

### Roths

Site	Planning Application	Progress	Action
I1 Back Burn			Being utilised for storage. Liaise with developer / landowner.
I2 The Distilleries			Fully occupied. No action at this time.
I3 Reserve Land Rear of Dark Grains Plant			Fully occupied. No action at this time.
I4 Station Yard	18/01199/APP		Mostly occupied with some gap sites. No action at this time.
OPP1 Greens of Roths			Initial discussions with landowner. Redesignated as employment land in MLDP 2020. Continue to liaise with developer / landowner.
OPP2 North Street			Liaise with developer / landowner.

### Implications for LDP 2020

- **New employment land identified across settlements in Moray;**
- **Explore issues on identified and new sites to improve the supply of serviced land across Moray;**

### Vacant and Derelict Land

Although unverified, the submitted data to the Scottish Vacant and Derelict Land Survey 2019 identified that Moray had 16.46ha of derelict and vacant land, across 18 sites. Since the 2018 Survey, two sites (West Cathcart Street [BC\_08] and Wards Road West, Elgin [EL\_06]) were removed due to the commencement of

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development. The overall size of vacant and derelict land increased slightly (0.01ha) despite the removal of these two sites. This was due to a review of Shore Street West, Lossiemouth which increased in size by 0.15ha.

Since 2012, there has been a 40% reduction in vacant and derelict land in Moray.

### Implications for LDP 2020

- **Explore issues on identified vacant and derelict land sites to improve the supply of serviced land across Moray.**

## Placemaking and Design

### Quality Audit

The 2017 Monitoring Report highlighted that a Quality Audit process was introduced to implement and assess planning applications against the Primary Placemaking Policy in the MLDP with the aim of raising urban design standards across Moray.

The Quality Audit process was part of a submission which won an award at the 2016 Scottish Awards for Quality Planning when it was submitted by the Council in partnership with Architecture and Design Scotland and explained the steps that have been taken to improve the design standards of development and promoting better placemaking across Moray.

The Quality Audit involves a multi-disciplinary team of Council Officers from Development Plans, Development Management, Housing and Transportation assessing proposals and working with developers to resolve design issues. Since the 2017 Monitoring Report this multi-disciplinary team has been expanded to include officers from the Moray Council's Flood Risk Management Team and Scottish Natural Heritage. This approach has improved collaborative working across sections as well as improving the design of layouts by being able to embed innovative drainage solutions and measures to improve biodiversity from the outset.

Since the 2017 Monitoring Report several applications have been through the Quality Audit process. It has been a successful tool in assessing applications and providing developers with the necessary mitigation required for proposals to comply with the placemaking policy.

Development Plans Officers have monitored the outcomes of these audits which has influenced the placemaking policy of the LDP2020 and the revised Quality Audit 2 which will accompany the next plan. The Annual Planning Performance Framework does not include a measure of quality of outcomes. Officers are discussing with the Scottish Government the opportunity to bring in a form of quality auditing across Scotland.

The Quality Audit assesses proposals against 12 Design Principles and are scored using a traffic light system. The following tables provide an overview of how the Quality Audit has been used to achieve better layouts with an overview of the changes that were achieved:-

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### 17/01468/APP – Highland Yard, Buckie

DESIGN PRINCIPLE	AUDIT	REVISED
Connections	Red	Green
Public Transport	Red	Red
Safer Environment	Red	Green
Car Parking	Red	Yellow
Legibility/Street Hierarchy	Red	Green
Character & Identity	Yellow	Yellow
Housing Mix	Green	Green
Access to facilities and amenities	Green	Green
Natural Features	Green	Green
Open Space	Yellow	Yellow
Biodiversity	Yellow	Yellow
Landscaping	Red	Yellow

Summary of negotiated improvements:-

- Improved access and active travel links;
- Improvement to parking arrangements to reduce visual impact on the street;
- Reconfiguration of plots so properties front Well Road; and
- Improved landscaping and planting across the site.

### 17/01233/AMC – Dyke

DESIGN PRINCIPLE	AUDIT	REVISED
Connections	Red	Green
Public Transport	Yellow	Yellow
Safer Environment	Red	Green
Car Parking	Red	Red
Legibility/Street Hierarchy	Green	Green
Character & Identity	Red	Green
Housing Mix	Green	Green
Access to facilities and amenities	Green	Green
Natural Features	Red	Green
Open Space	Red	Green
Biodiversity	Red	Green
Landscaping	Red	Green

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Summary of negotiated improvements:-

- Improved footpath connections to the rest of the settlement;
- Reorientation of plots to ensure that no blank gables front the street;
- Stonewall entranceway feature;
- Increased planting including street trees and beech hedging as a boundary treatment;
- Creation of an area of open space that will become a focal point of the development; and
- Retention of mature trees on the site.

### 18/01497/APP – Banff Road Keith

DESIGN PRINCIPLE	AUDIT	REVISED
Connections	Yellow	Yellow
Public Transport	Yellow	Yellow
Safer Environment	Yellow	Yellow
Car Parking	Yellow	Yellow
Legibility/Street Hierarchy	Green	Green
Character & Identity	Red	Yellow
Housing Mix	Yellow	Yellow
Access to facilities and amenities	Yellow	Yellow
Natural Features	Red	Yellow
Open Space	Red	Yellow
Biodiversity	Red	Yellow
Landscaping	Red	Yellow

Summary of negotiated improvements:-

- Increased structural landscaping across the whole site;
- Improved parking layout;
- Improved entranceway into the site with buildings set back, a wall feature, and tree planting;
- Improved landscaping with a variety of species and feature trees;
- Improved area of open space with planting and hedging being provided around the playpark creating a feature of the development.

### 18/01108/APP – Archibald Grove

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DESIGN PRINCIPLE	AUDIT
Connections	Green
Public Transport	Yellow
Safer Environment	Green
Car Parking	Green
Legibility/Street Hierarchy	Green
Character & Identity	Green
Housing Mix	Yellow
Access to facilities and amenities	Yellow
Natural Features	Green
Open Space	Green
Biodiversity	Green
Landscaping	Green

The application passed the Quality Audit process with only minor changes to the layout being required.

### **18/01536/APP – R1 Stynie Road, Mosstodloch (Phase 1)**

DESIGN PRINCIPLE	AUDIT	REVISED
Connections	Red	Green
Public Transport	Yellow	Yellow
Safer Environment	Red	Yellow
Car Parking	Red	Yellow
Legibility/Street Hierarchy	Green	Green
Character & Identity	Red	Green
Housing Mix	Yellow	Yellow
Access to facilities and amenities	Green	Green
Natural Features	N/A	N/A
Open Space	Red	Green
Biodiversity	Green	Green
Landscaping	Red	Green

Summary of negotiated improvements:-

- Improved footpath connections;
- Lighting provided within the open space;
- Improved car parking layout;

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- Creation of character areas to add character to the development through variations in the street layout, open space, planting and house finishes; and
- Improvements to the area of open space with seating and play areas.

### 19/00517/APP –R1 Stynie Road, Mosstodloch (Phase 2)

DESIGN PRINCIPLE	AUDIT	REVISED
Connections		
Public Transport		
Safer Environment		
Car Parking		
Legibility/Street Hierarchy		
Character & Identity		
Housing Mix		
Access to facilities and amenities		
Natural Features	N/A	N/A
Open Space		
Biodiversity		
Landscaping		

### 18/01373/APP – R4 Speyview, Aberlour

DESIGN PRINCIPLE	AUDIT	REVISED AUDIT	FINAL AUDIT
Connections			
Public Transport			
Safer Environment			
Car Parking			
Legibility/Street Hierarchy			
Character & Identity			
Housing Mix			
Access to facilities and amenities			
Natural Features			
Open Space			
Biodiversity			
Landscaping			

Summary of negotiated improvements:-



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- Redefinition of character areas based on site characteristics rather than phases;
- Amendment of site layout to reflect the topography;
- Increased seating areas throughout the development;
- Improvements to street hierarchy;
- Mitigation for on street parking through planting;
- Additional planting across development and along the northern boundary; and
- Improved landscape plan with a variety of species being provided to promote biodiversity.

### Implications for LDP 2020

- **Introduce and implement Quality Audit 2 to assess planning applications against the new placemaking policy;**
- **Introduce guidance for developers to support Quality Audit 2;**
- **Common themes emerging from the Quality Audit process such as promoting better green spaces and biodiversity, creating character areas and embedding innovative drainage solutions have been incorporated into the Quality Audit 2; and**
- **Continued monitoring of the Quality Audit process.**

### Masterplans & Development Briefs

#### Masterplans

Since the 2017 Monitoring Report, work has continued to progress on the programme of masterplans and development briefs. This has involved collaborative partnership working between landowners, developers and the Council with several of these projects now completed. The collaborative partnership approach has helped deliver high quality place led masterplans which have raised standards of design.

The Findrassie Masterplan was adopted in 2015 and was subject to the Architecture and Design Scotland (ADS) Design and Review Panel process. This approach to collaborative working was described by ADS as representing national best practice and was rewarded at the Scottish Awards in Quality in Planning 2016 where it won an award in the partnership category, reflecting the benefits that can be achieved through collaborative working. Planning permission in principle for Area 1, including mixed-use development and approximately 500 homes, was approved on 24 April 2018 by the Planning & Regulatory Services Committee. Development is anticipated to begin in 2020.

The Dallas Dhu Masterplan was approved as Supplementary Guidance on 30 May 2017 to be used as a material consideration in the determination of planning applications pertaining to Sites R6 Mannachy, R10 Dallas Dhu and Forres LONG 2 of the MLDP. The masterplan adopts a landscape led approach and aims to achieve a successful transition from urban to rural character creating a high quality edge to Forres. The masterplan was subject to three design appraisal workshops hosted by ADS which was attended by Council Planning Officers and Altyre Estate Design Teams to evaluate the masterplan and support the Council in delivering higher standards of design and placemaking. In 2017, pre-application advice was provided

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on proposals for 40 units on R6. In accordance with the Masterplan, a Tree Preservation Order (TPO) was served on the site in 2018.

The Elgin South Masterplan was approved as Supplementary Guidance on 30 May 2017 and will be used as a material consideration in the determination of planning applications pertaining to Site Elgin LONG 2 of the MLDP. The Masterplan includes the site of the Moray Sports Centre, sites for two primary schools, approximately 2,500 houses, a cemetery, retail and community uses. The Masterplan also includes an extensive network of green spaces with a clear hierarchy and function ranging from a large formal park, to play areas, sensory gardens and allotments. Phase 1, including 870 houses, neighbourhood facilities, Moray Sports Centre and two primary schools was approved at a special meeting of the Planning & Regulatory Services Committee on 27 June 2017. Development began in 2019 with a first phase of affordable housing.

Bilbohall is allocated in the MLDP 2015 as Sites R3 Bilbohall South, R4 South West of Elgin High School, and R12 Knockmasting Wood. A masterplan was developed jointly by Moray Council, Grampian Housing Association and Scotia Homes for these sites as well as CF2 Edgar Road and OPP7 which are no longer required for sport or recreational facilities. The Bilbohall Masterplan was approved by the Planning & Regulatory Services Committee on 13 November 2018. A Proposal of Application Notice (PAN) for the sites within the Masterplan was submitted in July 2019 and a planning application is anticipated in January/February 2020.

### Development Briefs

Five development briefs have been approved by the Planning & Regulatory Committee at its meeting on 30 May 2017. These are:-

- R2 and LONG Braes of Allachie, Aberlour;
- R4 Clarkly Hill, Burghead;
- R13 Hamilton Drive, Elgin;
- R1 and LONG Manse Road, Hopeman; and
- R11 Pilmuir Road West, Forres.

The development briefs set out the design standards for future development of these sites and developers will be expected to reflect these design standards in their proposals. The design standards or principles set out in the development briefs reflect the qualities of a successful place embedded in Scottish Government policy, Placemaking Policy, and Supplementary Guidance on Urban Design and take cognisance of the context and characteristics of each site. This design-led approach to planning will help to ensure high quality development that identifies with the settlement within which it is located.

Of the five sites, two have seen development proposals progressed. A planning application is currently under consideration for 17 detached dwellings on R13 Hamilton Drive, Elgin. A PAN has been submitted for R1 and LONG Manse Road, Hopeman for a total of 75 units and a nursing/retirement home.

### **Implications for LDP 2020**

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- **Ongoing programme of development briefs on designated sites to improve design standards.**

### **Housing in the Countryside**

Previous Monitoring Reports highlighted that one of the key planning issues currently being faced in Moray is the proliferation and build-up of housing in the Countryside. This issue was identified as a main issue in the preparation of the LDP 2020.

The issue was first identified when a review of all of Moray's Rural Groupings was undertaken in 2015. During the review it became clear that there are numerous areas across Moray where there is a concentrated build-up of housing in the open countryside. This uncharacteristic build-up of housing is having a detrimental impact on the character and appearance of Moray's countryside, with several rural areas becoming suburbanised.

A guidance note on the Landscape and Visual Impacts of cumulative build-up in the Countryside was approved by this Committee on 15 August 2017. The guidance note is a material consideration in the determination of planning applications and provides detail on the landscape and visual impacts associated with the build-up of new housing in the open countryside. The note focuses on 8 study areas that are identified as "hotspots" where build-up has become concentrated and is detrimental to the character of the countryside.

Following its adoption, the guidance note has been used to help the decision making process in the assessment of planning applications. The 2019 Monitoring Report shows that 24 refused applications for housing in the countryside were appealed at the Local Review Body. The statistics show that 19 (79%) of these reviews were dismissed with the build-up being one of the common reasons for refusal. The 2017 Monitoring Report showed that 47% housing in the countryside appeals were dismissed which suggests that the guidance note and identification of hotspots is assisting the decision making process.

The identification of the build-up of housing in the open countryside was identified as a key issue in the preparation of the LDP2020 and influenced the policy approach to Rural Housing. The Rural Housing policy in the LDP2020 seeks to address the issue by improving the siting and design of proposals in the countryside. The proposed policy requires proposals to be sited where they are suitably contained and enclosed in the landscape with the requirements for slate roofs and a maximum height of 6.75m.

Following on from the identified "hotspots" in the guidance note, pressurised and sensitive areas have been identified where no new housing will be permitted.

### **Implications for LDP 2020**

- **Addressing the imbalance in the settlement hierarchy by guiding development towards identified settlements and groupings.**

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### Open Space

Policy E5 Open Spaces in the MLDP 2015 gave a commitment to preparing an Open Space Strategy Supplementary Guidance to provide a better understanding of the open space resource. The 2017 Monitoring Report highlighted that an Open Space Strategy was being prepared by a working group led by Officers from Planning and Development with representation from Land and Parks, Moray Access Manager and Scottish Natural Heritage (SNH).

The strategy has since been completed and was approved by the Planning and Regulatory Services Committee on 15 August 2017. It provides a strategic vision for the provision, development, maintenance and management of open space and has improved the consistency in decision making in respect of LDP policy E5 Open Space to ensure that high quality open spaces are provided in developments.

The Open Space Strategy will be updated to reflect the new Open Space policy in the LDP 2020. The new Open Space policy in the LDP 2020 will deliver better quality multi benefit open and green spaces and protect ENV designations from inappropriate development.

#### **Implications for LDP 2020**

- **Update Open Space Strategy to reflect the new open space policy in the LDP2020; and**
- **Evidence base for achieving better standard of open space in new developments.**

### Biodiversity

Scotland's biodiversity is under pressure from various sources including pollution, invasive species and a lack of recognition of the value of nature and climate change. A common theme emerging through the current Quality Audit process, biodiversity is being incorporated into the Quality Audit 2 as a standalone consideration and a dedicated policy proposed as part of the MLDP 2020. SNH guidance is used at present to inform developers landscaping plans.

Moray Council are represented on the North East Scotland Local Biodiversity Action Plan (LBAP) Steering Group. In September 2019, this representation was passed to the Strategic Planning & Development team.

#### **Implications for LDP 2020**

- **Specific biodiversity policy included in Plan; and**
- **Guidance on biodiversity for developers to be prepared.**

### Forestry and Woodlands Strategy

Moray Council worked in partnership with Scottish Forestry (formerly Forestry Commission Scotland), Highlands and Islands Enterprise, Scottish Natural Heritage

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and Moray Speyside Tourism to prepare the Moray Woodland and Forestry Strategy Supplementary Guidance. The Guidance was approved by the Planning & Regulatory Services Committee at their meeting on 15 August 2017 and adopted in January 2018.

The Strategy is intended to identify the key issues affecting forestry in Moray, highlight the opportunities that exist across the sector, increase the profile of current activities and guide woodland creation to appropriate locations across the area.

Future LDP Monitoring Reports will include information on woodland cover in Moray.

### Implications for LDP 2020

- **Stronger relationship between Forestry and Woodlands Strategy and LDP policies.**

### Development in Woodlands

In 2017, following a similar exercise in 2014, Scottish Forestry reviewed Moray Council's implementation of the Control of Woodland Removal Policy by analysing the loss of woodland associated with development. In 2014, it was found that more than 60 hectares of woodland was lost to around 180 developments, with no compensatory planting offered. In 2017, the amount of woodland loss was estimated to be 5ha, equating to a 92% reduction in yearly woodland loss between 2014 and 2017.

Due to changes at Scottish Forestry, they are no longer able to provide this information to the Council. Officers in Strategic Planning & Development will look at ways to monitor this in the future.

The Council has secured £17.6k towards compensatory woodland planting and will continue to seek appropriate sites for planting to be provided on. A priority system will be submitted to the Planning & Regulatory Services Committee for approval.

### Implications for LDP 2020

- **Stronger relationship between Control of Woodland Removal Policy and LDP policies; and**
- **Where woodland removal is proposed and supported, compensatory planting is sought and implemented as per policy and priority system; and**

### Minerals

In Moray, there is a minimum of 247,500 tonnes of sand and gravel available over the next 10 years which is considered to be an adequate supply. Following this, there would be a further minimum of 65,000 tonnes available for extraction on an annual basis until approximately 2033, based on planning consents. Approval was granted in 2018 for the creation of a new sand and gravel quarry at Nether Dallachy. Extracting up to 65,000 tonnes per annum, development has commenced on the site

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and extraction begun. An application is currently under consideration for a new sand and gravel quarry at Wester Marchfield, Lhanbryde with an approximate annual extraction of between 20,000 and 30,000 tonnes.

In respect of hard rock, there are consents for extraction in place up until 2064. Using the maximum extraction rates, this would equate to a supply of approximately 340,000 tonnes per annum across 3 quarries. An application is under consideration to bring the dormant Rosarie Quarry, Keith back into use. Based on the development rates, it is considered that the supply of hard rock is sufficient to meet local demand and that there is a landbank available in excess of 45 years.

### Implications for LDP 2020

- **Update Minerals Audit to ensure sufficient landbanks are available.**

### Wind Energy

The updated Moray Onshore Wind Energy Guidance was adopted on 1 November 2017 following approval by Scottish Ministers. The updated guidance includes an updated landscape capacity study reflecting recent developments, a section on capacity for turbines 150-200m and identifies opportunities for extensions and repowering.

A number of large scale wind farm proposals are currently under consideration. A Public Local Inquiry (PLI) took place in September 2019 to consider Paul's Hill II. Due to the Council's objections to Clash Gour Wind Farm and Rothes III Wind Farm, the Scottish Ministers are obliged to call a PLI for each proposal.

### Implications for LDP 2020

- **Cumulative impact and opportunities for extensions and repowering of existing wind farms to be highlighted.**

### Developer Obligations and Infrastructure

Developer Obligations Supplementary Guidance was approved by the Scottish Government on 14 October 2016 and now forms part of the statutory MLDP. The Supplementary Guidance is reviewed on an annual basis primarily to update figures for infrastructure requirements. The Developer Obligations Supplementary Guidance was updated and approved by the Planning and Regulatory Services Committee on 5 December 2017. It was approved by the Scottish Government in March 2018.

An Infrastructure Delivery Group (IDG) has been set up to proactively co-ordinate the planning and delivery of infrastructure in Moray. The IDG is led by Strategic Planning and Development Officers and includes representatives from the Council's Transportation Service, Education Service, NHS Grampian and Scottish Water. Representatives from other Council Services and infrastructure providers are invited to attend when required. This group also ensures that there is a strong evidence

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base for which to seek developer obligations to avoid legal challenges and monitors the delivery of infrastructure and spending of developer obligations.

The following table contains the level of Developer Obligation received by the Council in 2017 and 2018.

	2017	2018
Revenue expenditure (dial-a-bus)	£6,750.00	£28,330.00
Health Care	£38,693.00	£121,890.00
Affordable Housing	£100,750.00	£3,750.00
Education	£21,417.00	£233,957.00
Community facilities	£9,481.00	£16,539.00
Lands and Parks	£18,586.00	£0.00
Sports & Recreation (3G pitch in Forres)	£1,189.00	£3,368.68
<b>TOTAL</b>	<b>£196,866.00</b>	<b>£407,834.68</b>

In addition to these Developer Obligations, money was also secured via legal agreements. The following table shows the level of contributions secured through legal agreements.

	Secured in 2017	Secured in 2018	TOTAL
Affordable Housing	£94,500.00	£110,000.00	£204,500.00
Primary Education		£3,726,645.00	£3,726,645.00
Secondary Education	£266,880.00	£848,250.00	£1,115,130.00
Health Care	£55,477.49	£1,108,227.00	£1,163,704.40
Sports & Recreation (3G pitch in Forres)	£16,035.00	£3,290.00	£19,325.00
Transportation	£186,000.00	£9,000.00	£195,000.00
<b>TOTAL</b>	<b>£618,892.49</b>	<b>£5,805,412.00</b>	<b>£6,424,304.40</b>

The following table shows the combined total of Developer Obligations received and contributions secured by legal agreements.

	2017	2018
Received	£196,866.00	£407,834.68
Secured	£618,892.49	£5,805,412.00
<b>TOTAL</b>	<b>£815,758.49</b>	<b>£6,213,246.60</b>

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It is anticipated that the Supplementary Guidance will be updated and a draft presented to Committee in December 2019 with a review of the “cap” and consideration of developing the evidence base for other infrastructure topics.

Officers from Planning and Education are working together to identify the school estate requirements to 2035 to align with the LDP and anticipated growth.

### **Implications for LDP 2020**

- **Long term strategic approach to infrastructure planning; and**
- **Infrastructure to support growth identified in the LDP; and**
- **Consider developing evidence base for other infrastructure topics, subject to staff resources.**

### **Youth Engagement**

Significant work has been undertaken to engage with young people in the preparation of the MLDP 2020. Youth engagement was identified as a key area for improvement in the Communications Plan for the LDP 2020 as young people have generally been under represented in previous planning consultations.

The following are a variety of mechanisms that have been employed to engage young people;

- Short film competition. During the Main Issues Report all secondary schools were invited to make a short film setting out the main issues relevant to planning that young people in Moray are likely to experience. The film was won by Buckie High School and allowed the views of young people to be heard at public exhibitions and to a wider audience via social media;
- Place Standard. A series of Place Standard exercises were undertaken with a number of year groups and pupil forums in secondary schools. The views gathered were used to inform the policies and design concepts in the proposed plan;
- Short Films. Planning Officers scripted 5 short films to explain the key planning issues in Moray for the Main Issues Report consultation. The films were edited and produced by a pupil of Elgin Academy who added drone footage and music. The short films were an excellent tool in conveying the main planning issues at exhibitions and to the wider public via social media;
- Interactive mapping. Interactive mapping through touchscreen technology was used at during public exhibitions as a means to engage to a wider audience and appeal to younger people. The use of this technology resulted in many positive comments during the consultation.

A youth engagement strategy is currently being prepared by Officers in the Strategic Planning & Delivery team which aims to carry on from the progress made during the LDP 2020 consultation into the next plan period.

### **Implications for LDP 2020**



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- **Continue to engage with young people utilising different engagement tools to promote the positive impact that planning can have on young peoples lives; and**
- **Engage with Education Services and schools to investigate further ways to engage primary and secondary school pupils and introduce planning exercises through the Curriculum of Excellence.**

### **Elgin Transport Strategy**

The Elgin Transport Strategy was approved by Moray Council at its meeting on 9 August 2017. The Strategy:-

- Sets out proposals for improvements to the transport network across the city over the next 13 years including roads, junctions, crossings and cycle routes;
- Develops ways to help people become more active, walking and cycling more often and promotes more use of public transport; and
- Helps to shape the future development of Elgin by contributing to the next review of the MLDP.

### **Implications for LDP 2020**

- **Elgin Transport Strategy to facilitate development and long term growth of Elgin; and**
- **Identification of essential transportation infrastructure requirements for identified sites and areas for future identified growth.**

### **Healthcare and Healthy Living**

Planning officers are working closely with officers from NHS Grampian to identify future healthcare requirements for GP's, dentists and pharmacy facilities. In addition to the land requirements for new healthcare facilities, new developments should promote active travel and healthy living with opportunities for active lifestyles including allotments, cycle and walking routes, sensory gardens, recreation and sports areas. Future healthcare is likely to require improved digital connections and it is important that new development supports this.

### **Implications for LDP 2020**

- **Improving health and well-being is embedded in policies for the next LDP;**
- **Continual improvement of urban design standards for new developments to promote healthy living and social interaction;**
- **Sites identified for future healthcare requirements so that it can be incorporated into LDP 2020;**
- **Support the Active Travel Strategy; and**
- **Support public health reform.**

### **Scottish Water**

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Planning officers liaise with Scottish Water on a regular basis, discussing medium to long term growth and where infrastructure upgrades may be required. Ongoing discussions have highlighted that there are potential capacity issues in Elgin, Forres, Aberlour, Dallas and Keith and these areas will require growth projects to be initiated once criteria have been met.

### Implications for LDP 2020

- **Planning Officers to continue to liaise with Scottish Water through the LDP process to discuss newly identified sites and implications.**

### Local Review Body

The Planning (Scotland) Act 2006 and the Town and Country Planning (Scheme of Delegation and Local Review Procedure) (Scotland) Regulations 2013 combined set out provisions covering local reviews for local developments to be conducted by a Local Review Body (LRB) of the Council. The Moray LRB has been in operation since 2009.

This Monitoring Report focuses on LRB reviews determined between June 2017 to August 2019 and the key trends that have emerged. In total, 44 cases have been reviewed since June 2017 which is 45% higher than was reported in the 2017 Monitoring Report. This is due to the period under consideration being longer than that which was part of the 2017 Monitoring Report. The table below shows that there was a 75/25% split between reviews being dismissed (refused) and upheld (approved).

	August 2015 – July 2016		August 2016 – May 2017		June 2017 – August 2019	
<b>Total Number of Cases</b>	38		20		44	
<b>Upheld (Approved)</b>	22	58%	10	50%	11	25%
<b>Dismissed (Refused)</b>	16	42%	10	50%	33	75%

Since May 2017, housing in the countryside proposals still account for the majority of LRB cases (55%). The table below shows that there have been more cases dismissed (79%), which is an increase from the 53% reported in the 2017 Monitoring Report. 10 cases relating to new/replacement dwellings within a settlement were considered, with 7 (70%) dismissed.

For the first time since 2013, there were three wind energy applications. Two were for single turbines in the countryside which were dismissed (67%) due to their detrimental impact on visual and landscape character as well as cumulative visual impact. One, located nearer residential properties, was upheld (33%) on the grounds that it would not add significantly to existing ambient noise.

Type of Application	No. of Reviews	Upheld	% Upheld	Dismissed	% Dismissed
<b>Housing in the Countryside</b>	24	5	21%	19	79%
<b>Commercial</b>	3	1	33%	2	67%

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<b>Conservation Areas/Listed Buildings</b>	1	0	0%	1	100%
<b>Change of Use</b>	2	0	0%	2	100%
<b>Householder</b>	1	1	100%	0	0%
<b>New / Replacement Dwelling (Settlement)</b>	10	3	30%	7	70%
<b>Wind Energy</b>	3	1	33%	2	67%

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### Summary of Local Review Body (LRB) Cases

<b>Period</b>	<b>June 2017 – August 2019</b>
<b>Total Number of Reviews</b>	<b>44 (75% dismissed)</b>

### Cases

<b>Case No.</b>	<b>Planning Application</b>	<b>Type of Application</b>	<b>Reason for Refusal</b>	<b>Review Outcome</b>	<b>Date of Decision</b>
181	16/01542/APP - Erect 2 dwellinghouses and associated works at Plots CP1 and CP2, Horticultural Production Centre, Dallas	Housing in the Countryside	Build-up; detriment to rural character	Upheld and planning permission granted, subject to standard/consultee conditions	08/08/2017
182	16/01901/APP - Demolition of Existing Commercial Building and Erect 2 Dwelling Houses on Garage Site at Chapel Lane, Lossiemouth	New / Replacement Dwelling (Settlement)	Overdevelopment; loss of privacy and amenity	Dismissed and planning permission refused	08/08/2017
183	17/00146/PPP - Erect Dwellinghouse on Site 300M North East Of Glenlatterach Farm, Elgin	Housing in the Countryside	Obtrusive development; detriment to character and amenity	Upheld and planning permission in principle granted, subject to standard/consultee conditions	06/10/2017
184	17/00358/PPP - Erect dwellinghouse and garage on Site East of Westbank Farmhouse, Roseisle	Housing in the Countryside	Build-up; detriment to rural character	Upheld and planning permission in principle granted, subject to standard/consultee conditions	19/09/2017
185	17/00230/APP - Proposed alterations and first floor extension to existing bothy at Rose Haven Cottage, 17 Lower Blantyre Street, Cullen	Conservation Area	Adverse effect on the appearance and character	Dismissed and planning permission refused	25/10/2017

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Case No.	Planning Application	Type of Application	Reason for Refusal	Review Outcome	Date of Decision
186	17/00400/PPP - Erect a new dwelling house at Lady Haugh Site, Arndilly, Craigellachie	Housing in the Countryside	Loss of native woodland; detriment to rural character	Dismissed and planning permission refused	25/10/2017
187	17/01001/APP - Proposed erection of dwelling-house with integrated garage, Dufftown View, Craigellachie	Housing in the Countryside	Build-up; ribbon development; detriment to rural character	Dismissed and planning permission refused	25/10/2017
188	17/00590/APP - Erection of bungalow within garden ground at Rosemount, 5 Mayne Road, Elgin	New / Replacement Dwelling (Settlement)	Loss of existing formal on-street parking; road safety	Dismissed and planning permission refused	09/02/2018
189	17/00044/APP - Proposed change of use of domestic garage to commercial garage for the conversion of Volkswagen vans to camper vans at 17 Cathay Terrace, Cullen	Change of Use	Inappropriate land use; detriment to character and amenity; adverse noise impact.	Dismissed and planning permission refused	09/11/2017
190	17/00576/APP - New house on site adjacent to Laverock Brae, Wester Gauldwell House, Craigellachie	Housing in the Countryside	Obtrusive development; ribbon development; detriment to character	Dismissed and planning permission refused	09/11/2017
191	17/00735/APP - Erect dwellinghouse on site west of Kempston House, Maverston, Urquhart	Housing in the Countryside	Proximity to settlement boundary; lack of required visibility splay	Dismissed and planning permission refused	13/12/2017
192	17/01252/APP - Proposed erection of dwelling-house with integrated garage at Upper Moray Firth, Hilton Farm, Buckie	Housing in the Countryside	Build-up; detriment to character	Dismissed and planning permission refused	13/12/2017

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Case No.	Planning Application	Type of Application	Reason for Refusal	Review Outcome	Date of Decision
193	17/01401/APP - Change of use of former barbers shop to hot food takeaway at 1 Springfield Road, Elgin	Commercial	Insufficient on-site vehicular parking; road safety	Upheld and planning permission granted, subject to standard/consultee conditions	08/03/2018
194	17/01287/APP - Proposed erection of dwelling-house with integrated garage at Lower Ringorm, Elchies, Craigellachie	Housing in the Countryside	Build-up; obtrusive development; detriment to character	Dismissed and planning permission refused	09/02/2018
195	17/01515/APP - House build and temporary siting of caravan at Speyview Dundurcas, Orton	Housing in the Countryside	Use of visibility restricted access; road safety	Dismissed and planning permission refused	12/03/2018
196	17/01220/APP - Demolish office building and erect 10no. units flatted development (as amended) at Moray Housing Partnership, Clifton Road, Lossiemouth	New / Replacement Dwelling (Settlement)	Obtrusive development; detriment to character; unacceptably dominate the setting of adjoining listed buildings; adverse impact on amenity of neighbours	Dismissed and planning permission refused	12/03/2018
197	17/01522/APP - Proposed Erection of dwelling-house with detached garage at Upper Birnie View, Wardend, Birnie	Housing in the Countryside	Build-up; unviable means to control access; road safety	Dismissed and planning permission refused	16/04/2018
198	17/01460/APP - Proposed dwelling-house and garage at Delene, Aberlour	Housing in the Countryside	Proximity to settlement boundary; development sprawl into countryside; detriment to setting	Dismissed and planning permission refused	12/03/2018

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Case No.	Planning Application	Type of Application	Reason for Refusal	Review Outcome	Date of Decision
199	17/01619/APP - Change of use from dwelling-house to House of Multiple Occupation (HMO) for student accommodation at 18 South Guildry Street, Elgin	Commercial	Insufficient on-site vehicular parking; road safety	Dismissed and planning permission refused	16/04/2018
200	17/01591/APP - Install an Orenda 49kw wind turbine (rotor diameter 18.9M) on Land at Fieldhead, Newmill, Keith	Wind Energy	Detriment to visual and landscape character; cumulative visual impact and clutter	Dismissed and planning permission refused	09/05/2018
201	17/01602/APP - Proposed erection of dwelling-house with detached garage at Drakemyres Heights, Upper Drakemyres Farm, near Keith	Housing in the Countryside	Ribbon development; detriment to character; does not constitute sustainable economic growth that protects the natural and built environment	Dismissed and planning permission refused	16/04/2018
202	17/01546/APP - Install a Orenda 49kw wind turbine [33.47m high to blade tip, rotor diameter 18.9m] at Land at Mains of Pitlurg, Keith	Wind Energy	Detriment to visual and landscape character; cumulative visual impact and clutter	Dismissed and planning permission refused	09/05/2018
203	17/01861/APP - Proposed erection of dwelling-house with integrated garage at Hilton Gables, Hilton Farm, by Buckie	Housing in the Countryside	Build-up; detriment to character, appearance and amenity	Dismissed and planning permission refused	16/04/2018

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Case No.	Planning Application	Type of Application	Reason for Refusal	Review Outcome	Date of Decision
204	17/01521/PPP - Erection of 2no dwellinghouses at Seapark House, Kinloss	New / Replacement Dwelling (Settlement)	Build-up that would detract from setting of listed building; loss of, and impact upon, environmental designation (ENV2); flood risk; inappropriate scale, density and character	Dismissed and planning permission refused	09/05/2018
205	17/01775/APP - Convert part of bar area into 3no flats at The Golden Pheasant, North Street, Bishopmill, Elgin	New / Replacement Dwelling (Settlement)	Significant intensification of existing access where visibility is severely restricted; road safety; noise pollution	Dismissed and planning permission refused	22/06/2018
206	18/00015/APP - Erect two storey dwellinghouse with off street parking at Plot 30, Highfield Gardens, Steinbeck Road, Buckie	New / Replacement Dwelling (Settlement)	Detriment to scale and character	Upheld and planning permission granted, subject to standard/consultee conditions	22/06/2018
207	18/00246/APP - Erect 2 Dwellinghouses within Grounds at Torrieston House, Torrieston, Pluscarden	Housing in the Countryside	Build-up; ribbon development; detriment to character	Dismissed and planning permission refused	17/09/2018
208	18/00227/APP - Change of use of amenity land to garden ground at Ferndale, Mains of Buckie, Buckie	Change of Use	Loss of environmental designation (ENV6)	Dismissed and planning permission refused	17/09/2018
209	18/00383/APP - Erect dwelling house on site in garden ground of Ingleside, St Aethans Road, Burghead	New / Replacement Dwelling (Settlement)	Tandem backland development; loss of residential amenity; detriment to character	Upheld and planning permission granted, subject to standard/consultee conditions	17/09/2018



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Case No.	Planning Application	Type of Application	Reason for Refusal	Review Outcome	Date of Decision
210	18/00581/PPP - Erect a dwelling house and detached garage on a site north of Dowalls Croft, Craigellachie	Housing in the Countryside	Build-up	Dismissed and planning permission refused	17/09/2018
211	18/00417/APP - Proposed dwellinghouse and garage on Plot CP1, Adjacent to Muir of Ruthrie, Aberlour	Housing in the Countryside	Proximity to settlement boundary; development sprawl into countryside; detriment to setting	Dismissed and planning permission refused	17/09/2018
212	18/00542/APP - Operate childminding business from dwelling at 6 Holyrood Drive, Elgin	Commercial	Significant intensification of use; detriment to residential amenity; insufficient on-site vehicular parking; road safety	Dismissed and planning permission refused	19/12/2018
213	18/00694/APP - Installation of 6kW Kingspan wind turbine (22.8m to tip and rotor diameter 5.6m) at Inchmore, Drybridge, Buckie	Wind Energy	Noise pollution; detriment to amenity of nearby residential property	Upheld and planning permission granted, subject to standard/consultee conditions	22/10/2018
214	18/00626/APP - Erect dwelling house and associated works at land adjacent to Crannoch Lodge, Grange, Crossroads, Keith	Housing in the Countryside	Ribbon development; obtrusive development	Upheld and planning permission granted, subject to standard/consultee conditions	30/11/2018
215	18/00659/APP - Erect new dwelling house at a plot at Deerhill, Grange, Keith	Housing in the Countryside	Obtrusive development; detriment to character, appearance and amenity	Dismissed and planning permission refused	30/11/2018
216	18/00628/PPP - Erect dwelling house on site adjacent to Bracobrae, Grange, Keith	Housing in the Countryside	Ribbon development; detriment to character, appearance and amenity	Dismissed and planning permission refused	09/01/2019

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Case No.	Planning Application	Type of Application	Reason for Refusal	Review Outcome	Date of Decision
217	18/00795/APP - Erect new rendered blockwork garage and install patio door in house at Bundon, Findhorn	New / Replacement Dwelling (Settlement)	Flood risk	Upheld and planning permission granted, subject to standard/consultee conditions, a condition that the development can never be changed to a residential property and an informative to reflect that Moray Council would not protect the garage property from flooding in the future, given that it had been built on a flood plain.	18/03/2019
218	18/01207/APP - Erect extension at 13 Bishops Court, Lossiemouth	Householder	Detriment to amenity of neighbouring occupiers; loss of daylight and sunlight; loss of residential amenity	Upheld and planning permission granted, subject to standard/consultee conditions	22/04/2019
219	18/01280/APP - Proposed 3 Apt Dwelling House at the Rear of 96 Moss Street (off "Sodgers Lane"), Keith	New / Replacement Dwelling (Settlement)	Plot size; intrusive impact on site and surrounding areas	Dismissed and planning permission refused	25/03/2019
220	18/01323/APP - Erect new garage at Kimberlee, Rothes	Housing in the Countryside	Flood risk	Upheld and planning permission granted, subject to standard/consultee conditions	21/05/2019
221	18/00862/APP - Erect dwelling house and associated works at a Site at Kirkton Cottage, Alves	Housing in the Countryside	Obtrusive development; build-up; detriment to character, appearance and amenity	Dismissed and planning permission refused	20/05/2019
222	18/01576/APP - Convert part of bar to 3no flats at The Golden Pheasant, North Street, Bishopmill, Elgin	New / Replacement Dwelling (Settlement)	Significant intensification of existing access where visibility is severely restricted; road safety; noise pollution	Dismissed and planning permission refused	25/06/2019

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Case No.	Planning Application	Type of Application	Reason for Refusal	Review Outcome	Date of Decision
223	18/01495/PPP - Erect single dwelling house and garage on Site Within Grounds of Hillwood, Carron, Aberlour	Housing in the Countryside	Build-up; detriment to character	Dismissed and planning permission refused	31/07/2019
224	18/01478/APP - Erect single storey dwellinghouse within grounds of Torrieston House, Pluscarden	Housing in the Countryside	Obtrusive development; ribbon development; build-up; detriment to character, appearance and amenity	Dismissed and planning permission refused	31/07/2019