

Settlement Actions

A “traffic light” coding has been used to give an overall indication on progress across residential, employment and opportunity 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.

Residential Designations

Aberlour

Site	Planning Application	Progress	Action
R1 Tombain	20/00317/APP 18/01457/APP, 13/01619/APP, 13/01618/APP		Application 20/00317/APP currently under consideration.
R2 Speyview	18/01373/APP 21/00348/APP		Remix application currently under consideration. Potential site within the Housing Mix project. Commitment under the Strategic Housing Investment Plan (SHIP).

Alves

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

Archiestown

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

Buckie

Site	Planning Application	Progress	Action
R1 Burnbank	20/01691/APP, 20/00954/APP, 20/01233/APP		Further 6 plots consented in 2020.
R2 Archibald Grove	18/01108/APP		No action required – site currently under development.
R3Rathburn (N)			Liaise with developer / landowner.
R4 Rathburn (S)			Liaise with developer / landowner.
R5 High Street (E)			Liaise with developer / landowner.
R6 Barhill Road (S)	16/00620/APP		Site currently under development.

R7 Land at Muirton	21/00803/PAN		Proposal of application notices submitted 21 may 2021 on behalf of Morlich Homes Ltd. Liaise with developer / landowner
R8 Land at Barhill Road	21/01224/APP		Application for phase 1 currently under consideration.
R9 Site at Ardach Health Centre			Liaise with developer / landowner.
R10 Mill of Buckie	19/01127/APP		Consent for 11 houses in February 2021.
LONG1 South West of Buckie			No action at this time, LONG designation.
MU High Street (W)			Liaise with developer / landowner.

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 Clarkly Hill			Liaise with developer / landowner.
LONG Clarkly Hill			No action at this time, LONG designation.

Craigellachie

Site	Planning Application	Progress	Action
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R1 Edward Avenue			Liase with developer / landowner.
R2 Site of Former Brewery			Liase with developer / landowner.
R3 Brickfield	16/01559/APP 16/01558/APP		Potential site within the Housing Mix project. Liase with developer / landowner.

Cullen

Site	Planning Application	Progress	Action
R1 Seafield Road			Potential site within the Housing Mix project. Liase with developer / landowner.

Cummingston

Site	Planning Application	Progress	Action
R1 Seaview Road	20/01573/APP 21/00808/APP 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.

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

Dufftown

Site	Planning Application	Progress	Action
R1 Hillside Farm			Potential site within the Housing Mix project. Liaise with developer / landowner.

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			Liaise with developer / landowner.
R3 Fir Park Road			Liaise with developer / landowner.

Elgin

Site	Planning Application	Progress	Action
R1 Bilbohall North			Liaise with developer / landowner.

R2 Edgar Road	20/00905/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Awaiting completion of S.75 agreement for issue of consent.
R3 Bilbohall South	20/00905/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Awaiting completion of S.75 agreement for issue of consent.
R4 South West of Elgin High School			Liaise with developer / landowner.
R5 Bilbohall West			Liaise with developer / landowner.
R6 Knockmasting Wood			Liaise with developer / landowner.
R7 The Firs	20/00905/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Awaiting completion of S.75 agreement.
R8 Alba Place	19/01217/APP		Under development
R9 Hamilton Drive	19/01614/APP		Planning application under consideration for 17 units.
R10 Spynie Hospital North	19/00811/APP 19/00800/APP 17/00607/APP 08/02766/FUL		No action required – site currently under development.

R11 Findrassie / Myreside Site	19/01085/APP 20/00753/AMC 17/00834/PPP 21/00961/AMC 21/00670/PAN		<p>Commitment under the Strategic Housing Investment Plan (SHIP).</p> <p>Consent granted for Phase 1 – which is currently under construction.</p> <p>Application for second phase on Lossiemouth Road currently under consideration.</p> <p>Proposal of Application Notice submitted for phase on Duffus Road submitted 4th May 2021.</p>
R12 Lossiemouth Road NE			Liaise with developer / landowner.
R13 Lesmurdie Field	19/01510/APP		<p>Commitment under the Strategic Housing Investment Plan (SHIP).</p> <p>Planning application under consideration</p>
R14 Spyine Hospital	20/00781/APP		Application under consideration.
R15 Pinegrove			Redevelopment opportunity. Liaise with developer / landowner.
R16 Barmuckity			Liaise with developer / landowner.
R17 Driving Range	15/02020/APP		Complete
R18 Linkwood Steading Site	19/00550/APP 15/02032/APP		No action required – site complete.

R19 Easter Linkwood and Linkwood	18/01209/APP 16/01244/APP		Part of site under construction to the south of the Moray Sport Centre. Remainder of site is constrained.
R20 Glassgreen, Elgin South	18/01209/APP 16/01244/APP 21/00739/APP 21/00206/APP 21/00304/APP 21/00396/APP		Part under development. Applications to remix parts of site currently under consideration.
R21 Palmers Cross			Liaise with developer / landowner.
LONG1 A/B North East			Liaise with developer / landowner.
LONG2 South	18/01209/APP 16/01244/APP 21/01163/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Part of site released for development under policy DP2 triggers. With application under consideration.

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	19/01649/AMC 19/00320/PPP 16/01377/APP 16/01265/APP		No action required – site currently under development.
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Findochty

Site	Planning Application	Progress	Action
R1 Morven Crescent			Potential site within the Housing Mix project. 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). Under construction.
R2 Ordiquish Road West			Liaise with developer / landowner.
R3 East of Duncan Avenue	16/00308/APP		No action required – site currently under development.
R4 Ordiquish Road East			Liaise with developer / landowner.
LONG Ordiquish Road East			No action at this time.

Forres

Site	Planning Application	Progress	Action
R1 Knockomie	19/00293/APP		Planning consent granted for 112 units. Under construction
R2 Ferrylea	19/00615/APP 18/01142/APP 18/00113/APP 16/00743/APP 12/01110/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Planning consent for phase 3 (316 units). Under construction
R3 Lochyhill	09/02364/APP (lapsed)		Liaise with developer / landowner. Masterplanning being progressed.
R4 Mannachie	20/00927/APP		Planning application under consideration.
R5 Balnageith			Liaise with developer / landowner.
R6 Dallas Dhu			Potential site within the Housing Mix project. Commitment under the Strategic Housing Investment Plan (SHIP). Council working with landowner to progress first phase application. Liaise with developer / landowner.
R7 Pilmuir Road West			Liaise with developer / landowner.
LONG1 Lochyhill			Liaise with developer / landowner.

Garmouth

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

Hopeman

Site	Planning Application	Progress	Action
R1 Manse Road	20/00278/APP		Planning application under consideration for 48 units with infrastructure for whole site.
R2 Forsyth Street	16/01663/APP		Development completed.

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 Dunnyduff Road			Liaise with developer / landowner.
R3 Balloch Road			Liaise with developer / landowner.
R4 Banff Road North	18/01497/APP		Commitment under the Strategic Housing Investment Plan (SHIP). Under construction

R5 Edindiach Road West	07/01419/FUL 13/01735/APP 14/01114/APP 17/01600/APP 19/00513/APP 19/01192/APP		Liaise with developer / landowner. Small part of site to be completed.
R6 Former Caravan Site, Dunnyduff Road			Currently being used as caravan/camping site. Consider changing designation in next LDP.
R7 Denwell Road			Liaise with developer / landowner.
R8 Edindiach Road East			Liaise with developer / landowner.
LONG 1 Nursery Field			Liaise with developer / landowner.
MU Banff Road South			Liaise with developer / landowner.

Kinloss

Site	Planning Application	Progress	Action
R1, West of Seapark House	15/01605/PPP 17/00780/APP		Liaise with developer / landowner.
R2 Findhorn Road West	17/01906/APP		Consent for 5 units under construction
R3 Damhead	19/00260/PPP		Planning permission in principle for 23 units.

Lhanbryde

Site	Planning Application	Progress	Action
R1 West of St Andrews Road	19/01080/APP		Planning consented for 77 houses. Work ongoing to purify conditions.
R2 Garmouth Road	20/01615/APP		Planning application under consideration for 25 affordable houses and 8 specialist supported housing.

Lossiemouth

Site	Planning Application	Progress	Action
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			Liaise with developer / landowner. 2 plots remaining.
R3 Inchbroom	19/01178/APP 20/00265/APP 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		Site under construction with first phase occupied. Commitment under the Strategic Housing Investment Plan (SHIP).
R2 Garmouth Road			Liaise with developer / landowner.
MU LONG 1 South of A96			Liaise with developer / landowner.

Newmill

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

Portgordon

Site	Planning Application	Progress	Action
R1 West of Reid Terrace			Liaise with developer / landowner.

Portknockie

Site	Planning Application	Progress	Action
R1 Seabraes			Potential site within the Housing Mix project. Liaise with developer / landowner.

Rafford

Site	Planning Application	Progress	Action
R1 Brockloch			Potential site within the Housing Mix project. Liaise with developer / landowner.

Rothes

Site	Planning Application	Progress	Action
R1 Spey Street			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	20/00120/APP		Application for 10 units approved at Committee on 3 rd August 2021, awaiting S.75.
R2 Station Road			Liaise with developer / landowner.
LONG1 Meft Road			No action at this time.

Employment and Opportunity Sites

Aberlour

Site	Planning Application	Progress	Action
I1 Fisherton			Fully developed. No action at this time.
I2 Aberlour / Glenlivet Distillery Area	19/01567/APP		Site expanded as part of MLDP 2020. Proposals for redevelopment and expansion of Aberlour Distillery consented.
I3 Mary Avenue			Fully developed. No action at this time.
I4 Fisherton Yard			Fully occupied./vacancies actively managed.
OPP1 Mary Avenue			Fully occupied. No action at this time.

Buckie

Site	Planning Application	Progress	Action
I1 March Road (NW)			Fully developed. No action at this time.

I2 March Road (NE)			Fully developed. No action at this time.
I3 Rathven Industrial Estate	20/01468/APP 17/00193/APP		Partially developed and occupied. Site is being actively marketed. No action at this time.
I4 Maltings	19/01026/APP 16/01261/APP		Part of site is occupied by the Maltings. Various applications over years to expand the malting operations.
I5 The Harbour Area			Partially occupied with vacancies actively managed. No action at this time.
LONG 2 March Road			No action at this time, LONG designation.
OPP1 Highland Yards	19/00416/APP 17/01468/APP		Site partially occupied by Lidl. Consent for 31 affordable houses for remainder of site. Under construction.
OPP2 Blairdaff Street			Liaise with developer / landowner.
OPP3 Barron Street			Liaise with developer / landowner.
OPP4 Bank Street			Liaise with developer / landowner.

OPP5 The Former Jones Shipyard			Officers investigating options with the landowner to bring the site forward to support the regeneration proposals for Buckie Harbour Major access constraints.
OPP6 Former Grampian Country Park	19/00700/APP 19/01511/APP		Planning consent for indoor trampoline/activity centre.
OPP7 Former Millbank Garage Site	08/01098/FUL		No action at this time – site currently under development.
OPP8 Site at March Road West			Liaise with developer / landowner.

Burghead

Site	Planning Application	Progress	Action
I1 Burghead Maltings			Fully occupied. No action at this time.
I2 Crematorium			Fully occupied. No action at this time.
OPP1 West Foreshore			Potential site within the Housing Mix project. Continue to liaise with developer / landowner.

Craigellachie

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

Site	Planning Application	Progress	Action
I1 South of Cemetery			Liaise with developer / landowner.
OPP1 Blantyre Street			Liaise with developer / landowner.
OPP2 Port Long Road	19/01406/APP 19/00703/APP 20/00178/APP 20/00520/APP 19/01247/APP		Applications for tourist accommodation/facilities and also change of use to residential.

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). No action at this time.
OPP2 Hill Street			Liaise with developer / landowner.
OPP3 Balvenie Street			Fully occupied. No action at this time.

Elgin

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	21/00219/APP 20/01452/APP 19/01317/APP		Vacancy being actively marketed. No action at this time.
I3 Moycroft Industrial Estate			Fully developed. No action at this time.
I4 Tyock Industrial Estate	18/01484/APP 17/00018/APP		Fully developed. Vacancies being actively marketed. No action at this time.

I5 Pinefield Industrial Estate	19/00340/APP 17/00952/APP 17/00785/APP		Fully developed. No action at this time.
I6 Linkwood East	20/00018/APP 18/01472/APP 18/01126/APP		Retail and distribution centre under construction.
I7 Barmuckity	21/00448/APP 21/00207/APP 20/00012/APP 19/01218/APP 19/01195/APP 18/01000/APP 17/01958/APP 17/01930/APP 17/01282/APP		Construction on several sites started. Site being actively marketed with strong interest. No action at this time.
I8 Newfield			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 developed. 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 developed. No action at this time.
I15 Sandy Road (The Wards)	19/00486/APP 18/00420/APP 17/01567/APP		Fully developed. No action at this time.
I16 Burnside of Birnie			Liaise with developer / landowner.
LONG 3 Burnside of Birnie			Liaise with developer / landowner.
MU1 Riverview			Liaise with developer / landowner.
MU2 Lossiemouth Road			Liaise with developer / landowner.
OPP1 Flemings Sawmill / Former Morayshire Tractors, Linkwood Road			Officers investigating with landowners options to address constraints affecting OPP5 and OPP1
OPP2 Hill Street / Ladyhill			Potential site within the Housing Mix project. Liaise with developer / landowner.
OPP3 Wards Road	19/00368/APP		Vacancy being actively marketed. No action at this time.

OPP4 Ashgrove Road	20/00721/APP 20/01757/APP		Under development and being actively marketed for industrial and storage and distribution.
OPP5 Auction Mart, Linkwood Road	19/01644/APP 17/00120/PPP (Refused)		Consent for temporary compound during A96 site investigation works. Officers investigating with landowners options to address constraints affecting OPP5 and OPP1 Liaise with developer / landowner.
OPP6 Grampian Road	19/00821/APP 20/01423/APP 20/01060/APP		Consents for garages and storage.
OPP7 Gordon Macphail Borough Briggs			Liaise with developer / landowner.
OPP8 Lossie Green			Elgin City Centre Masterplan
OPP9 Town Hall			Elgin City Centre Masterplan/Moray Growth Deal
OPP10 Grant Lodge			Elgin City Centre Masterplan/Moray Growth Deal
OPP11 Lesser Borough Briggs	20/00364/APP		Multi Use Games Area completed.

Findhorn

Site	Planning Application	Progress	Action
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OPP1 Boatyard			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 Institution Road			Liaise with developer / landowner.
OPP2 Lennox Crescent			Liaise with developer / landowner.

Forres

Site	Planning Application	Progress	Action
BP1 Enterprise Park	20/00749/APP 20/00814/APP 20/01714/APP		Extension to road Consent for new small business units. Consent for office pods within Horizon Scotland.
I1 Greshop	20/01156/APP 19/01058/APP 18/00439/APP		Vacancy being actively marketed. Expansion to James Jones under construction. No action at this time.
I2 Waterford			Vacancies being actively marketed. No action at this time.

I3 Benromach Distillery	18/00811/APP		Fully occupied. Consent for expansion for warehouses.
I4 Easter New Forres			Viability concerns.
OPP1 Caroline Street	20/01455/APP 18/00217/APP		20/01455/APP –refused at Committee 3 rd August 2021 Partially developed and occupied. Main area remains vacant. Commitment under the Strategic Housing Investment Plan (SHIP). Liaise with developer / landowner.
OPP2 Bus Depot, North Road	20/01226/APP		Consent for change of use from disused former council yard to car park
OPP3 Castlehill Hall			Liaise with landowner/developer.
OPP4 Auction Hall, Tytler Street			Potential site within the Housing Mix project. Liaise with developer / landowner.
OPP5 Edgehill Road			Liaise with developer / landowner.
OPP6 Leancoil Hospital	17/01795/LBC		Liaise with developer / landowner.

OPP7 Whiterow	20/00185/APP 17/01877/APP 18/00519/APP 18/00664/APP		Consents for 4 individual houses. Physical constraints to be overcome. Initial discussions for wider site held with landowner. Continue to liaise with developer / landowner.
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Hopeman

Site	Planning Application	Progress	Action
I1 Forsyth Street	20/00474/APP (refused)		Application for retail unit, industrial unit and flats partly on I1 refused.

Keith

Site	Planning Application	Progress	Action
I1 Westerton Road North			Fully developed. No action at this time.
I2 Westerton Road South			Vacancies but site is being actively marketed. No action at this time.
I3 Westerton Road East	20/00237/APP 20/00877/APP		Under construction for energy management facility.
I4 Bridge Street			Mostly occupied by Keith Builders Merchant. No action at this time.

I5 Edindiach Road			Fully developed. No action at this time.
I6 Newmill Road			Fully developed. 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.
I11 Westerton Road East Expansion			Liaise with developer / landowner.
LONG 2 Westerton Road			No action at this time, LONG Designation.
OPP1 The Tannery	17/00314/APP		Consent for dwellinghouse on part of site. Wider site still to be redeveloped.
OPP2 Former Primary School, Church Road			Fully occupied. No action at this time.
OPP3 Newmill Road South			Liaise with developer / landowner.

Kinloss

Site	Planning Application	Progress	Action
OPP1 Kinloss Home Farm			Liaise with developer / landowner.
OPP2 Land at Former Abbeylands School			Liaise with developer / landowner.

Lossiemouth

Site	Planning Application	Progress	Action
I1 Coularbank Industrial Estate	19/01037/APP		Vacancy being actively marketed.
I2 Shore Street	20/00426/APP		Fully developed. Consent to demolish warehouse and replace with housing. No action at this time.
OPP1 Sunbank			Liaise with developer / landowner.

Mosstodloch

Site	Planning Application	Progress	Action
I1 Garmouth Road			Fully developed. No action at this time.
I2 North of Baxter's			Liaise with developer / landowner. Reserved for expansion of Baxters if required in future.

I3/LONG 2 West of Mosstodloch			Discussions ongoing with landowner with regards to masterplan.
I4 Sawmill			Fully occupied. No action at this time.
I5 Baxter's			Fully occupied. No action at this time.
MU LONG 1			Discussions ongoing with landowner with regards to masterplan.
OPP1 Balnacoul			Liaise with developer / landowner.

Newmill

Site	Planning Application	Progress	Action
OPP1 The Square	18/00047/APP		2 houses built on part of site

Portknockie

Site	Planning Application	Progress	Action
OPP1 Patrol Road	19/01659/APP		Consent for visitor café following review of decision by LRB. Liaise with developer / landowner.

Rothes

Site	Planning Application	Progress	Action
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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 North Street			Liaise with developer / landowner.