



**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON
30 MAY 2023**

SUBJECT: DRAFT MOSSTODLOCH MASTERPLAN

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

1. REASON FOR REPORT

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

2. RECOMMENDATION

2.1 It is recommended that the Committee:

- (i) **agree the draft Mosstodloch Masterplan for public consultation for a 12-week period; and**
- (ii) **notes that the comments received to the consultation and the Council's response to these, along with the final Masterplan will be reported back to a future meeting of this Committee for approval.**

3. BACKGROUND

- 3.1 In Mosstodloch the Moray Local Development Plan 2020 (MLDP2020) designates land for significant strategic long term growth. This includes a mixed use LONG site (MU LONG1) to the south of the A96 for residential and business use. Large areas of employment land are designated to the west of Mosstodloch including I3 and LONG2. These designations have requirements for a masterplan and development framework respectively.

- 3.2 Crown Estate Scotland (CES) control large areas of land around Mosstodloch including designated sites. Given their wider land ownership CES wanted to prepare a wider masterplan that considered the whole village and not just individual development sites.
- 3.3 The draft masterplan has been prepared by CES and provides a land use masterplan with drawings showing how some of the overarching concepts could be implemented. The draft masterplan is provided as **Appendix 1**.
- 3.4 CES's design team has sought to engage with the community in developing proposals for the masterplan. A launch event was held on the 20th and 21st June 2022 at the Speymouth Hall. This was promoted by way of an advert in the Northern Scot and a leaflet drop delivered to 540 addresses in and around Mosstodloch. The leaflet drop included links to the website and a short questionnaire. Through the leaflet drop and website 26 completed questionnaires were received. From this information gathering and engagement a series of options were developed that formed the second consultation event held on the 4th and 5th October 2022 which was attended by 60 people. This event was also promoted through a leaflet drop. The outcomes from the consultation are outlined in the draft masterplan and informed the masterplan.
- 3.5 The design team sought to engage with local employers and businesses and held discussions with James Jones and Forestry and Land Scotland. The design team also held discussions, both virtually and in person, with stakeholders including within Moray Council Transportation, Education Resources and Communities, Climate Change, Consultancy (Flooding) and NHS Grampian. These discussions have informed the draft masterplan.

4. DRAFT MOSSTODLOCH MASTERPLAN

- 4.1 The draft masterplan is framed around considering what Mosstodloch could be in 2040 and beyond. Taking this village wide longer term approach has included review of existing designations and the suitability of these to support a longer term vision for Mosstodloch. As a result the masterplan proposes changes to existing designations and introduction of new sites in order to support the vision for Mosstodloch.
- 4.2 The vision in the draft masterplan is for Mosstodloch to be
- A place with a choice of good homes for all sections of the community
 - A place with a heart where a growing community can come together and interact
 - A place that is designed for people movement
 - A place that provided the opportunity to work locally
 - A place that is well connected with its environment
 - A zero carbon place
- 4.3 To achieve this, the draft Masterplan proposes the following elements
- A western spine road from the Cowfords roundabout that connects into the Garmouth Road. A mix of employment uses would be accessible from this spine road. The spine road would offer an alternative route to

access Garmouth Road that would avoid going through the village centre, particularly for HGV's. The spine road would access land currently designated for industrial but also proposed new designations to the north of Mosstodloch for employment and renewable energy proposals. The new employment site would incorporate and replace the R1 site in MLDP2020 which has remained undeveloped since the 2015 Local Development Plan and is understood from informal discussions with house builders to be unattractive.

- A new residential housing site is proposed for 120-150 houses to the west of Mosstodloch on land currently designated for industrial use. This site would create an attractive new edge and gateway to the settlement and could be accessed off the proposed spine road.
- The site to the south of the A96 currently designated for a mix of residential and business uses is now proposed to be largely residential. Development of a masterplan will still be required that sets out the placemaking principles for this site in more detail.
- The opportunity site at Balnacoul (OPP1) is carried over for development as proposed within the Local Development Plan.
- A key concept of the masterplan is strengthening the village centre and creating a village spine that connects from the existing industrial estate in the north through the village centre to the mixed use LONG site to the south of the A96. Enhancement of the village centre could range from environmental enhancements to more significant redevelopment to help support the concept of local living. A site to the east of the Ian Baxter Picnic Area is identified as a mixed use site that would have the potential to accommodate an expanded village centre with a mixture of community or village uses. This would strengthen the north south spine and provide space to accommodate services to support the expanding village.
- The draft masterplan promotes a range of net zero objectives and identifies potential sites for solar, combined heat and power (CHP) and a hydrogen hub. It is proposed these are accommodated to the north of the proposed new employment designation north of Mosstodloch.
- Two versions of the land use masterplan are shown one without the A96 dualling and one with. The main difference between these is that the proposed junction location for the dualling gives the opportunity for a tourism/leisure use close to this which could also serve a function for vehicle fuelling (EV and potentially hydrogen).
- The draft masterplan sets out proposals for a green network including extension and enhancement of the path network to create green loops around the village, improving the function of the small green space to the east of Mosstodloch Services so this provides an active function that compliments the village centre, expanding the green space to the north of Pinewood Road to provide a community growing space and a buffer to proposed employment use while continuing to accommodate the core path, a new landscaped gateway to the west of Mosstodloch, a new area of parkland along the Black Burn that will positively manage SUDS within the employment sites, improvements to the existing Speymouth Park and maximising safe active travel routes in new development.
- The land to the north of the existing sawmill is shown within the masterplan, however the text acknowledges that this is the subject of a

planning application with the masterplan neither supporting nor objecting to this.

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

5. NEXT STEPS

- 5.1 Given the previous engagement and views gathered it is recommended that a virtual online 12 week consultation period is undertaken for the draft masterplan with the opportunity for bookable 1-2-1 sessions to be held. In person meeting will be offered to the Community Council and other groups. The 12 week consultation period will commence on 5th June and end on 28th August. The draft masterplan consultation will be advertised via social media, press release, letters and emails.
- 5.2 Following the consultation, responses will be reported back to a future meeting of this Committee to consider, along with the final Masterplan for approval. The masterplan will be a material consideration for development management purposes and will be used to inform the new Local Development Plan.
- 5.3 Crown Estate Scotland have offered to provide consultant support to the community to develop a Local Place Plan if this is something the community wishes to pursue.

6. SUMMARY OF IMPLICATIONS

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

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

(b) Policy and Legal

Once approved the Masterplan will become Supplementary Guidance forming part of the statutory Local Development Plan which planning applications will be determined against.

(c) Financial implications

None.

(d) Risk Implications

None.

(e) Staffing Implications

Work on the Mosstodloch Masterplan has been carried out within existing staff workloads of the Strategic Planning and Development section with input and review of draft documents by Transportation,

Education Resources and Communities, Climate Change, Consultancy (Flooding) and Environmental Health.

(f) Property

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

(g) Equalities/Socio Economic Impact

None at this stage.

(h) Climate Change and Biodiversity Impacts

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

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

(i) Consultations

Consultation has taken place with the Depute Chief Executive Economy, Environment and Finance, the Head of Economic Growth and Development, the Head of Education Resources and Communities, the Head of Housing and Property, the Legal Services Manager, the Senior Engineer Transportation, the Principal Climate Change Officer, the Equal Opportunities Officer, the Development Management and Building Standards Manager and Chief Financial Officer and their comments incorporated into the report.

7. CONCLUSION

7.1 Following engagement with the community and stakeholders a draft masterplan for the village of Mosstodloch has been prepared that provides for the long term growth of the village.

7.2 The draft masterplan will be subject to public consultation using virtual methods. The responses will be reported to a future meeting of this Committee for consideration along with the final Masterplan for approval.

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Background Papers:
Ref: