

## Appendix 2

**APPLICATION NO:** 18/00978/PAN

### **Elgin R14: Lesmurdie Fields**

This site has been identified as being effective to deliver housing in the shorter term and capable of being brought forward in advance of the larger north-east expansion area identified as LONG1 North East subject to:

- Advance planting in accord with the Carol Anderson Landscape Associates' Report October 2013. This must be agreed with the Council beforehand and include details of species, densities, distribution and sizes of new planting. The planting must be established before development commences;
- Planting and development along Pitgaveny Road to enhance the policy woodland at Lesmurdie House and retain existing boundary features such as stone dykes to maintain the sense of arrival into Elgin;
- Open space below the power lines to be secured in a coherent sequence of linked parks and/or green-space which provides non-vehicular access around the town and links to neighbouring allocations;
- A Transport Assessment (TA) for the overall development of this site and LONG1 North East. This should consider the strategic road network incorporating a bus corridor that must link Lesmurdie Road and the A941\*;
- Vehicular and non-vehicular linkages into neighbouring allocations to ensure the site is connected to the wider area;
- Agreement of key design principles to ensure a layout and design which ensures integration with the future north-east expansion area as well as the existing urban area\*\*;
- Development run off should match pre-development run off and this should be achieved through the use of appropriate levels of Sustainable Urban Drainage. The proposal should demonstrate that it will not adversely affect the integrity of the Loch Spynie SPA designation;
- Flood risk may constrain parts of the site and a flood risk assessment will require to be submitted. Water resilient measures should be considered as part of this;
- A walkover and photographic survey of habitats is required to assess the presence of wetlands; and,
- A buffer strip of at least 6 metres between the watercourse and development is required.

\*The scoping process should ensure that the necessary improvements to the transport network will be proportionate to this proposal but will avoid compromising delivery of the longer term growth area.

\*\*This is required to enable the site to proceed in advance of the masterplan whilst securing a planned approach to longer term housing land release in Elgin north-east.