

PLANNING AND DEVELOPMENT SERVICES
DEVELOPMENT PLAN SCHEME

FEBRUARY 2020





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Moray Local Development Plan Area



..... Your place, Your plan, Your future

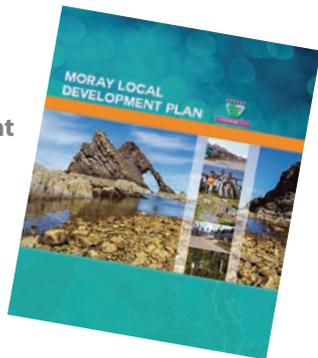
INTRODUCTION

The Planning etc (Scotland) Act 2006 introduced the requirement for planning authorities to prepare a Development Plan Scheme. The Scheme sets out the Council's proposed timetable for the review and preparation of its Development Plan and explains how it will engage with community, business and other interested parties.

The Development Plan Scheme is reviewed annually. This Scheme sets out the key milestones for the preparation of the Moray Local Development Plan 2020 and looks ahead to the next Local Development Plan.

Current Development Plan

The current Development Plan for Moray is the Moray Local Development Plan 2015 which was adopted on 31st July 2015.



Moray Local Development Plan 2020-Progress Update

Scottish Government Circular 6/2013 identifies that there are five key stages in preparing a Local Development Plan as shown on diagram 1 on page 5. The Circular suggests that it will normally take in the region of 31 months from beginning through to adoption of a new Local Development Plan.

Once adopted the LDP, along with supplementary planning guidance and other material considerations will provide the basis for determining planning applications. The LDP covers the administrative area of Moray excluding the Cairngorms National Park, which has its own LDP.

Under current legislation the replacement LDP should be adopted within 5 years to meet the Scottish Government target of a 5 year plan cycle.

Two Call for Sites exercises have been undertaken, with submissions subject to technical consultations as appropriate. Site checklists were completed and assessed by planning officers. A series of 5 Topic Papers, a State of the Environment Report and draft Strategic Environmental Assessment were prepared, along with the annual Monitoring Report to form the evidence base for the Main Issues report, which was approved for consultation at a special meeting of the Planning and Regulatory Services Committee on 15th December 2017.

Extensive engagement on the Main Issues Report was undertaken, with a series of presentations given to a variety of audiences, including Moray Federation of Village Halls, Community Planning Board, Community Planning Officers Group, NHS Grampian and Joint Community Councils. A series of drop in exhibitions were organised during the consultation exercise on the MIR, running from 8th January to 30th March 2018.

Elected members have been engaged early through their initial induction following the May 2017 local government elections, followed by;

- a workshop for all members on 4th December 2017 which discussed the main land use planning issues facing Moray.
- A series of ward level briefings on both strategic and local planning issues in December 2017, prior to considering the Main Issues Report.
- A series of ward level briefings on local planning issues in September 2017 prior to considering responses to the Main Issues Report.
- A placemaking study tour in November 2018, visiting Tornagrain new town, the Housing Expo site in Inverness and Inverness College/ UHI campus.
- A members workshop on new policy approaches in November 2018.



Planning officers have worked with local primary and secondary schools as part of youth engagement during the Year of Young People 2018 and have created a platform for further engagement, which will be developed into an ongoing programme and embedded in other land use planning related work. The youth engagement included a short film made by Buckie High School pupils which won an award at the Scottish Awards for Quality in Planning 2018.

Neighbour notification was carried out at MIR stage, ensuring that people were advised as early as possible of potential development proposals in their local area. The MIR resulted in over 400 responses which broke down into over 1775 comments and these were reported to a special meeting of the Planning and Regulatory Services Committee on 25th September 2018.

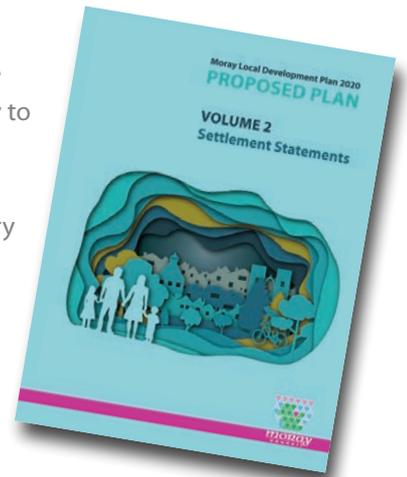
During early 2018 the Council also participated in a pilot "Gatecheck" exercise with the Scottish Government to examine the evidence base for the Local Development Plan at an early stage, as part of the new emerging planning legislation.

The Proposed Plan was approved at a Special meeting of the Planning and Regulatory Services Committee on 18th December 2018. Officers delayed this report to take account of the dualling preferred option which was published on 4th December 2018.

Following consultation on the Proposed Plan during January to March 2019, objections were reported to a special meeting of the Planning and Regulatory Services Committee on 25th June 2019 and the Proposed Plan was submitted for Examination at the end of June 2019 to Scottish Ministers. A total of 366 representations were received on the Plan, which split into 630 comments. Unresolved representations were grouped into 14 schedules by area or topic. Two Reporters have been appointed and the Examination is programmed to be complete by the start of April 2020.

The LDP process is currently managed by the Strategic Planning and Development Manager, with progress reported and monitored through regular project meetings, reporting on the Service Plan, through the Planning Performance Framework, meetings with key stakeholders and through the LDP/ Infrastructure Delivery Group. The Development Plan Scheme sets out the key milestones which is supported by a detailed project plan.

The 5 key stages, progress to date and next steps are summarised in the table opposite.



<p>EVIDENCE GATHERING Aug 2016 – May 2017 The Council gathers data and monitors the effectiveness of current policies and considers the need for additional housing and employment land. Section 16 of the Act requires planning authorities to publish a Monitoring Statement, which is one way of identifying the issues to be discussed in the Main Issues Report.</p>	LDP process presentation to community representatives.	Nov 2016
	Issue 1st call for informal bids.	Nov 2016
	Issue 2nd call for bids	March 2017

<p>MAIN ISSUES REPORT June 2017 – March 2018 Section 17 of the Act requires planning authorities to compile a Main Issues Report which should identify the authority's preferred options and consider reasonable alternatives where these are available. Extensive engagement takes place at the Main Issues Report stage.</p>	Early engagement with elected members	May - Nov 2017
	Stakeholder session	Sept 2017
	Main Issues Report approved by Committee	Dec 2017
	Housing Need and Demand Assessment submitted to Centre for Housing Market Analysis	Jan 2018
	12 week public consultation	Jan - Mar 2018
	Neighbour notification	Jan 2018
	Series of drop in exhibitions throughout Moray	Jan - Mar 2018
	Workshop for community representatives	Feb - Mar 2018

<p>PROPOSED PLAN April 2018 – July 2019 Having had regard to representations received on the Main Issues Report, section 18 of the Act requires the planning authority to prepare and publish a Proposed Plan, which addresses the spatial implications of economic, social and environmental change, identifies opportunities for development and sets out the authority's policies for the development and use of land. The Proposed Plan also includes an Action/Delivery Programme.</p>	Report representations to Main Issues Report.	Sept 2018
	Stakeholder and elected member workshops.	Oct/Nov 2018
	Proposed Plan presented to Committee for approval.	December 2018
	10 week public consultation.	Jan-Mar 2019
	Neighbour notification.	Jan 2019
	Series of drop in exhibitions.	Jan - Mar 2019
	Prepare Schedule 4's	Apr - May 2019
	Report objections to Committee.	June 2019

EXAMINATION July 2019 – Mar 2020

Unresolved representations to the Proposed Plan were forwarded to the Scottish Government with a request for a formal Examination by a Reporter(s) appointed by Scottish Ministers. The Reporter(s) will submit a report to the Council with recommendations which are largely binding on the authority.

Submit Proposed Plan for Examination.

June 2019

Respond to Further Information Requests/ participate in hearings.

**August 2019 -
March 2020**

ADOPTION Apr 2020 – Jun 2020

The Council is required to publish the modifications arising from the Reporter's report and within three months of receiving the Examination Report to send details of the modifications made and the Proposed Plan to the Scottish Ministers. 28 days after this, the authority may adopt the plan unless directed not to by the Scottish Ministers.

Publish Modifications and Plan as proposed to adopt

April - May 2020

Notify people who made representations on the Proposed Plan that the Plan has been published in the form to be adopted

April - May 2020

Report to Planning and Regulatory Services Committee

May - June 2020

Send modifications, Examination Report and Plan to Scottish Ministers

May - June 2020

Adopt Plan

July 2020

Background papers and further information is available at:
www.moray.gov.uk/moray_section/section_109845.html

In support of the Local Development Plan, the following additional consultations are planned during 2020;

- Additional Planning Guidance **May-June 2020**
- Elgin Town Centre Draft Masterplan **May - July 2020**
- Developer Obligations Draft Supplementary Guidance **January to mid February 2020**



Planning Act (Scotland) 2019

The new Planning Act introduces significant changes to the process and requirements for local development planning. The 5 year replacement cycle changes to 10 years and the Main Issues Report stage is replaced with a Gatecheck process requiring a strong evidence base and a greater focus on monitoring outcomes, delivery of the Local Development Plan and preparation of local place plans. Further information will be reported in future Development Plan Schemes as regulations and details are published.

However, as an early indication, work on replacing the 2020 Moray Local Development Plan will begin in 2023, however a new and more "outcome focussed" Monitoring Framework is being developed to support and inform the future Gatecheck requirement.

Participation Statement

The Council is committed to encouraging participation from as wide a range of stakeholders as possible in all Local Development Plan related activities, such as masterplans, development briefs and other guidance published throughout the lifetime of the Plan. This Participation Statement outlines how communities and stakeholders will be engaged and have the opportunity to engage, shape and inform the Local Development Plan and associated documents, in line with National Standards for Community Engagement.

The Council aims to ensure that;

- All engagement events are inclusive, open and transparent, this will be reflected in the venues we use, the documents we produce and our methods of engagement;
- Representations are fully considered and help to shape our approach and that feedback is provide to all representations received;
- We take the extra step to engage with as wide an audience as possible, reflecting the diverse nature of our community.

At the outset of the Local Development Plan process we will engage with community councils through the Joint Community Council network, explaining the process, the issues we are highlighting, how to engage and how Community Councils can help to raise awareness of the Plan.

Key agencies such as SEPA, Historic Environment Scotland, Scottish Natural Heritage, Forestry Commission, Transport Scotland, Highlands and Islands Enterprise, NHS Grampian and Scottish Water will be engaged throughout the process. The Council has an infrastructure Delivery Group which includes representation from Transport Scotland, NHS Grampian, Scottish Water and officers from the Council Housing, Transportation, Flood Team and Planning service. The Council propose to set up an Environment Group which will monitor environmental issues and inform annual Monitoring Reports.

The Council will continue to liaise with and consult with Homes for Scotland as an umbrella group and with its individual members.

Future Development Plan Schemes will set out the statutory and non-statutory engagement and consultation steps which are proposed, taking account of the new requirements set out in the Planning (Scotland) Act 2019.

