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**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON  
15 SEPTEMBER 2020**

**SUBJECT: PLANNING POLICY GUIDANCE - MORAY LOCAL  
DEVELOPMENT PLAN 2020**

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

**1. REASON FOR REPORT**

- 1.1 This report asks the Committee to approve the planning policy guidance which will be used to clarify various policy aspects in the recently adopted Moray Local Development Plan (MLDP) 2020.
- 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 Strategic and Local Plans.

**2. RECOMMENDATION**

**2.1 It is recommended that the Committee:**

- (i) **approves the planning policy guidance for the MLDP 2020 as set out in Appendix 1; and**
- (ii) **agrees the planning policy guidance will be used as a material consideration in the determination of planning applications.**

**3. BACKGROUND**

- 3.1 At a meeting of the Emergency Cabinet on 3 June 2020 a report summarising the Examination of the LDP 2020 was considered. The Emergency Cabinet agreed the modifications arising from the Examination Report and following subsequent confirmation from the Scottish Government the MLDP 2020 was formally adopted on 27 July 2020 replacing the Moray Local Development Plan 2015.
- 3.2 The report stated that additional policy guidance would be provided to clarify certain policy aspects in the MLDP 2020 (paragraph 6 of the minute refers).

The guidance seeks not only to help with the implementation of certain policies but also to provide clarity as to what is expected from agents, developers, and members of the public in terms of meeting the new policy requirements.

#### **4. PROPOSALS**

4.1 The guidance set out in **Appendix 1** will provide clarification on the following policy areas;

- EV Charging Points and Car Sharing Spaces;
- Trees and Woodland Removal;
- Cycle Parking and Storage
- Private Water Supplies;
- Low Intensity Recreational and Tourism Uses; and
- Restoration and Aftercare of Excavated Mineral Sites

4.2 Further guidance will be presented to the November meeting of this Committee on Primary Policy PP1 Placemaking. This document will have an emphasis on what will be expected to achieve a “green” in the Quality Audit (QA) 2, Zero and Low Carbon Technologies, and advice on sustainable construction techniques. Once both documents have been approved by the Committee, they will be combined into one document.

4.3 In terms of zero and low carbon technologies, this requirement was introduced by the Reporter following the Examination of the LDP. However no further advice on how to implement this policy has been forthcoming from the Reporter or Scottish Government. Officers are exploring options with other planning authorities and will report back on this matter at the November meeting of this committee.

#### **5. SUMMARY OF IMPLICATIONS**

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

The LDP is a vital aspect of supporting and facilitating the Council’s priority for economic growth. The Plan also aims to deliver other key aspects of Moray 2026 including the delivery of affordable housing and conservation and enhancement of our high quality natural and historic environment. The additional guidance aims to support these key aims.

**(b) Policy and Legal**

None.

**(c) Financial implications**

None.

**(d) Risk Implications**

None.

**(e) Staffing Implications**

Quality Auditing involves staff from a number of services across the Council.

**(f) Property**

None.

**(g) Equalities/Socio Economic Impact**

There are no equalities issues arising from this report.

**(h) Consultations**

Corporate Director (Economic Development, Planning & Infrastructure), the Head of Economic Growth and Development, the Legal Services Manager, the Equal Opportunities Officer, the Senior Engineer Transportation, Deborah O'Shea (Principal Accountant) and Lissa Rowan (Committee Services Officer) have been consulted and comments received have been incorporated into the report.

**6. CONCLUSION**

**The new Moray Local Development Plan 2020 was recently adopted on 27 July. The planning guidance seeks to provide clarification and guidance on a number of policy areas to help with their implementation.**

Author of Report: Eily Webster, Principal Planning Officer, Keith Henderson, Planning Officer

Background Papers:

Ref: