

## Quality Audit (QA) Assessment

An annotated plan will accompany the QA to help illustrate key points.

### Masterplan and Development Brief Compliance

- If applicable, does the proposal comply with the design principles set out in the Masterplan/Development Brief?

### Healthy: Supporting the prioritisation of women's safety and improving physical and mental health

*Creating well designed high quality development brings multiple benefits for health and well-being, climate change, biodiversity and nature, resilience, and the economy. The principles of creating these types of developments are embedded throughout the Six Qualities of Successful Places in National Planning Framework 4 (NPF4). Proposals will only be deemed to comply with the criteria of this Key Quality (see below) if it has been determined that it complies with all of the other 5 qualities of a successful place.*

*Failure to comply with any one of the Five Qualities of Successful Places will result in Healthy scoring "Red".*

- **Lifelong well-being** – ensuring spaces, routes, and buildings feels safe and welcoming that improve residents mental health and well-being taking into account suicide risk.
- **Healthy and active lifestyles** – creation of walkable neighbourhoods, food growing opportunities and access to nature and greenspace.
- **Accessibility and inclusion** – be inclusive for everyone regardless of gender, sexual orientation, age, ability, and culture
- **Social connectivity** – create a sense of belonging and identity within the community by creating well designed developments
- **Environmentally positive places** – improve air quality, reactivate derelict and brownfield land, remove known hazards, and good use of green and blue infrastructure.

### Pleasant: Supporting attractive natural and built spaces ensuring civic spaces, streets, public realm are lively and inclusive to promote social interactions.

#### *Fostering Positive Social Interactions*

##### *Open Space*

- Is there a clearly defined hierarchy of open space within the development? Does it provide for a range of uses and users?
- Does the development provide well integrated usable multi-functional open space?
- Have accessible and inclusive seating areas been provided within streets, paths and open spaces? If so, is the location type and number adequate?

- Is public and private space clearly defined?

#### *Play Equipment*

- If a play area is required have details of the equipment been provided and located in an appropriate and safe location?
- Have ParentAble/Moray Disability Forum been consulted? Does the play equipment, seating and surfacing meet accessible standards in line with PPG Guidance?

#### *Attractive Streets & Parking*

- To create a quality public realm and welcoming streets has a minimum of 50% car parking provided to the side or rear and behind the building line on each individual street?
- Does parking still visually dominate the street even if 50% has been achieved (i.e. where quantitative requirement is achieved through communal parking for flats)? Can this be mitigated by improved boundary treatments such as hedging, or not?
- Are communal and visitor spaces broken up at an interval of 4 spaces? If yes, are they broken up with semi mature trees and planting ensuring adequate mitigation?
- Have secure and covered cycle parking and storage, car sharing spaces and EV charge points been provided?

#### *Protection*

- The proposal must take into account environmental factors such as passive solar gain, mitigating noise, air, light pollution, as well as ensuring climate resilience, including flood prevention and mitigation against rising flood levels. To comply with this category the proposal must comply with the “Sustainable” Key Quality.

#### *Connecting with Nature*

- Has a detailed landscape plan providing details of numbers, species, heights, and girths of all planting been provided?
- Is the level of proposed landscaping adequate to create an attractive and welcoming development and if applicable does the landscaping clearly help to differentiate character areas sufficiently? i.e. small strips with limited plant coverage is inadequate.
- Have details of proposed boundary treatments been provided?
- Do landscape areas provide all year round variation with food growing and pollination opportunities? Has sensory planting (e.g. colour, smell) been provided?
- Has semi mature tree planting (girth 18 -20 cm) and shrubs been provided along all routes?
- If applicable, have space for allotments or other food growing opportunities been provided?
- If applicable, have connections and linkages been provided to nature to the surrounding area (ie woodland, meadows, ponds) outwith the site?

**Connected: Supporting well connected networks that make moving around easy and reduce car dependency**

*In addition to the QA Transportation Services will provide a separate detailed consultation response which the proposal must comply with.*

**Active Travel and Convenient Connections**

- Does the development prioritise pedestrians, cyclists and wheeling?
- Have adequate active travel connections been provided within and to the surrounding area?
- Have shared transport hubs (also known as mobility hubs) been provided that bring together public, shared and active travel modes? For example are bus stops, bike storage/hire and space for shared car ownership/on-street car club vehicles been co-located to allow simple modal shifts?

**Connectivity**

- Are dead-end streets/cul-de-sacs limited (i.e. where topography dictates), short (limited to max 10 units) and provide walking and cycling connections/routes to the surrounding area?
- Have all natural desire lines been connected within the development and to existing neighbourhoods?

**Pedestrian Experience**

- Have streets been designed to reduce vehicle speeds through shorter streets, varied building lines, etc.?
- Have inclusive design and surfaces been provided?
- Has assisted technology (e.g. acoustic signals at traffic lights) been provided, where applicable?

**Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity**

**Site Context (Natural Landscapes)**

- Does the development respond to the relevant elements of the natural landscape such as topography (i.e. avoids cut and fill) and planted features, and the natural and historic environment?
- Have existing trees and other vegetation (eg hedging) been retained and incorporated into the layout? If it is proposed to remove trees, has satisfactory justification been provided to evidence that it is technically unfeasible to retain these and compensatory planting provided?

**Scale, Built Form, and Legibility**

- Has a distinctive urban form been created through a mix of densities, building heights, massing, and building lines? For example, are densities, heights and massing greater along main thoroughfares and places where people may congregate such as local neighbourhood centres and open spaces.
- Has a clear and legible street hierarchy been provided through street width, street building design, materials, and hard and soft landscaping?
- Does the development incorporate key buildings that reinforce the character and identity along key frontages and locations within the development? For example, variations in architectural styles, accent features, detailing, finishes, colours, materials boundary treatments. It must be demonstrated how the key building is clearly differentiated from others within the development or character area where it sits.
- Does the building orientation and layout maximise visual connections with the surrounding area?
- Does the development include a mix of tenures (private and affordable), building types (detached, semi-detached, terraced, bungalows and flats) and sizes (number of rooms)?
- Are the tenures well-integrated within the development? For example, are private and affordable units opposite each other in the same street.
- Are the affordable requirements of NPF4 policy 16 and MLDP policy DP2 met? Has the housing mix identified by the Housing Manager been provided?
- Are affordable and accessible units located in appropriate locations in the development so they are close to open space, active travel routes and local amenities?

***Sense of Place (character areas where applicable)***

- Does the proposed development create a place with locally inspired or otherwise distinctive character?
- Has reference to the local context such as architectural styles been shown and justified in the Placemaking Statement?
- Are the proposed character areas located in appropriate and logical locations within the development?
- Are they clearly distinguishable from one another?
- Has variation been provided between and within the character areas? For example, variations in architectural styles, accent features, colours, materials, boundary treatments.
- Do buildings have public fronts and private backs and overlook streets and spaces?
- Are buildings designed to 'turn a corner' (i.e. dual frontages)?

***Cultural Context***

- Has public art been included in the development that reflects the local context (culture and history)? Is the public art acceptable? For example, standard benches and walls are unacceptable.
- If applicable, have street names with local context been provided?

**Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions**

***Climate Resilience and Nature Recovery***

- Has an acceptable biodiversity plan been provided (i.e. this must be site-specific)?
- Have a variety of green and blue spaces and networks been provided to support habitats and wildlife from the outset of the development? This must include measures that go beyond simply a landscape plan, i.e. hedgehog highways, amphibians kerbs, bat boxes, swift and bee bricks.
- If applicable does the development safeguard and or enhance wildlife corridors and prevent fragmentation of existing habitats?
- Has the development been designed for climate resilience (e.g. flood prevention and mitigation against rising flood levels, passive solar gain, street orientation/wind tunnels, building and landscaping materials, etc.)?

**Active Local Economy**

- To support the local economy proposals must comply with the Council's Community Wealth Building Planning Policy Guidance (if applicable).

***Transition to Net -Zero***

- If applicable, has evidence been provided to clearly show that the proposal complies with the Moray Council Carbon Guidance for Planning Applications? Proposals must comply with the Council's Climate Mitigation and Adaptation Planning Policy Guidance.

***Community & Local Living***

- Have inclusive and attractive streets, open spaces, and public realm been provided that allows children to play in safely?
- Have food growing plants and trees been included in the landscape plan (e.g. orchards, open spaces, etc.)?
- For larger sites if applicable, has space for food growing opportunities been provided? ie orchards, raised beds, allotments. This must also include delivery mechanisms and maintenance schedules.
- Have direct and safe routes been provided to existing local services and facilities where applicable?
- To support local living has it been demonstrated that appropriate facilities have been provided? Has evidence of 20 minute neighbourhood mapping been provided?

**Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time**

- Have flexible spaces been provided (e.g. ground floor space with increased room height capable of conversion to shops, etc.)?
- Does the development comply with MLDP Policy DP2 re accessible housing?
- Have open spaces been provided that are capable of being changed to other uses such as allotments, etc.?
- Have long-term management and maintenance plans been provided (e.g. open space, landscape, woodland management, etc.)?