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**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON  
10 NOVEMBER 2020**

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

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

**1. REASON FOR REPORT**

- 1.1 This report asks the Committee to approve planning policy guidance which will be used to clarify the requirements of Primary Policy 1 (PP1) Placemaking of 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;**
- (ii) **agrees the planning policy guidance will be used as a material consideration in the determination of planning applications;**
- (iii) **delegates authority to the Head of Development Services to finalise graphics, clarify details on tree sizing with the Woodland Trust and update if necessary, and update the planning policy guidance with images/diagrams of good placemaking; and,**
- (iv) **notes that this planning policy guidance will be combined with the guidance approved by the Planning & Regulatory Services Committee on 15 September 2020 into one document.**

### **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 (para 6 of the minute refers). 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. Planning policy guidance on 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 the restoration and aftercare of excavated mineral sites was approved at a meeting of this Committee on 15 September 2020 (paragraph 16 of the minute refers). The report set out that further guidance would be presented to the November meeting of this Committee on PP1 Placemaking in terms of what will be expected from applicants to achieve 'green' in the Quality Audit (QA). **Appendix 1** provides clarity as to what is expected from agents, developers and members of the public in terms of meeting the new policy requirements of PP1 (Placemaking).

### **4. STATUS**

- 4.1 The guidance is intended as a technical guide/aid for developers and officers rather than supplementary guidance to the MLDP 2020. As such, the guidance is not being publically consulted upon but once agreed, will be used as a material consideration in the determination of planning applications.

### **5. PROPOSALS**

- 5.1 Scottish Planning Policy (SPP) sets out that the purpose of planning is to create better places. The Scottish Government and COSLA recognise the far-reaching and lasting impacts that good placemaking has on people's physical and mental health, climate change, and the public sector. Placemaking is key to delivering many national and local strategies, plans and policies.
- 5.2 The guidance focuses on PP1 Placemaking as this is the overarching policy of the MLDP 2020 that brings together the various elements required for good placemaking. The guidance is set out in the format of the QA addressing each category in turn, and providing illustrative examples and website links, to help explain to developers and agents what is expected in order to achieve 'green' in the QA. The format is intended to provide a template for the Placemaking Statement which must be submitted with applications for residential development of 10 units and above to understand how the proposal complies with policy PP1, and other relevant policies to result in good placemaking. The 9 categories of the QA which reflect PP1 are:
- Character & Identity

- Healthier, Safer Environments
- Housing Mix
- Biodiversity
- Open Space and Landscaping
- Parking
- Street Structure
- Street Layout
- Street Detail

5.3 Images and diagrams have been used in the guidance to illustrate good examples of placemaking. As higher quality development is delivered locally and nationally, further images will become available. The report asks that the guidance is updated to incorporate these examples as and when they materialise.

## 6. **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**

The LDP is a statutory plan which brings together and helps deliver key aspects of Moray 2026 and other national and local plans, strategies and policies. This guidance helps to deliver high quality places which is fundamental to achieving both national and local aspirations.

### **(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**

Depute Chief Executive (Economy, Environment and Finance), the Head of Economic Growth and Development, the Legal Services Manager, the Development Management and Building Standards Manager, the Equal Opportunities Officer, the Senior Engineer Transportation, Paul Connor (Principal Accountant) and Lissa Rowan (Committee Services Officer) have been consulted and comments received have been incorporated into the report.

**7. CONCLUSION**

- 7.1 The new Moray Local Development Plan 2020 was recently adopted on 27 July. The planning guidance seeks to provide clarification and guidance on the requirements of primary policy 1 (PP1) of the MLDP 2020 as this is the overarching policy of the Plan. The guidance provides clarity to developers and agents on what is required to achieve 'green' in the associated Quality Audit (QA) to create high quality places.**

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Background Papers:

Ref: