APPENDIX 1

Moray Local Development Plan 2020

PLANNING POLICY GUIDANCE

PART 2

moray council

The Moray Local Development Plan 2020 was formally adopted on 27th July 2020

Introduction

This Guidance sets out how to interpret Moray Local Development Plan 2020 (MLDP2020) policies, specifically PP1 Placemaking which is the primary, overarching policy of the Plan. This reflects that Placemaking brings together and is key to delivering a wide variety of Scottish Government aspirations set out in national policies, plans and strategies which are reflected at a local level.

The purpose of planning is create better places which has far-reaching benefits shown in the 'Benefits of placemaking' diagram opposite.

The Scottish Government and COSLA agree that the places in which we live have an impact on our physical and mental health and well-being (i.e. access to a range of high quality green spaces encourage more active lifestyles which has a positive and lasting impact on physical health whilst creating distinctive places that are easy to find your way around and establish a sense of community and belonging help to combat mental health issues). Public Health Priorities for Scotland (**www.gov.scot/publications/scotlands-public-health-priorities/**) sets out that partnership working across organisations (public and private) at all levels is essential to delivering healthier lifestyles, supporting the prevention agenda and maximising efficiencies in the public sector. Planning is considered to have a significant role in realising these aspirations.

Purpose

This Guidance sets out how to interpret Moray Local Development Plan 2020 (MLDP2020) policies on:

This is a 'live' document that will be updated to include additional guidance should this be required. An online version of the Guidance is available to view at **www.moray.gov.uk/PlanningPolicyGuidance**

We would like to thank the following for the use of their photos:

Collective Architecture, Cheviot Trees, David Findlay Wilson, Victoria Westaway, Forres Footpaths Trust, Oasis Plants, Makar, Optimised Environments (OPEN), Land Use Consultants (LUC)

Primary Policy 1 (PP1) Placemaking - Delivering Successful Places

Placemaking Statement

A Placemaking Statement must be submitted with a planning application. This guidance sets out the information to be included in a Placemaking Statement and how to achieve 'green' in the associated Quality Audit (QA) (see below) which will be used to assess whether proposals comply with primary policy 1 (PP1) Placemaking and other relevant policies and guidance.

A Placemaking Statement is required:

- For residential developments of 10 units and above;
- To demonstrate how the proposal satisfies the requirements of PP1 (and other relevant policies and guidance of the LDP2020) which are reflected in the 9 categories of the Quality Audit (QA) – to create a successful, healthy place that supports physical and mental health and well-being, reduces health inequalities, creates mixed communities, reduces carbon emissions, safeguards the environment and enhances biodiversity, and promotes economic development; and,
- To be set out in the format of the QA categories to show how each of the policy requirements have been addressed through the design and layout of the proposal.

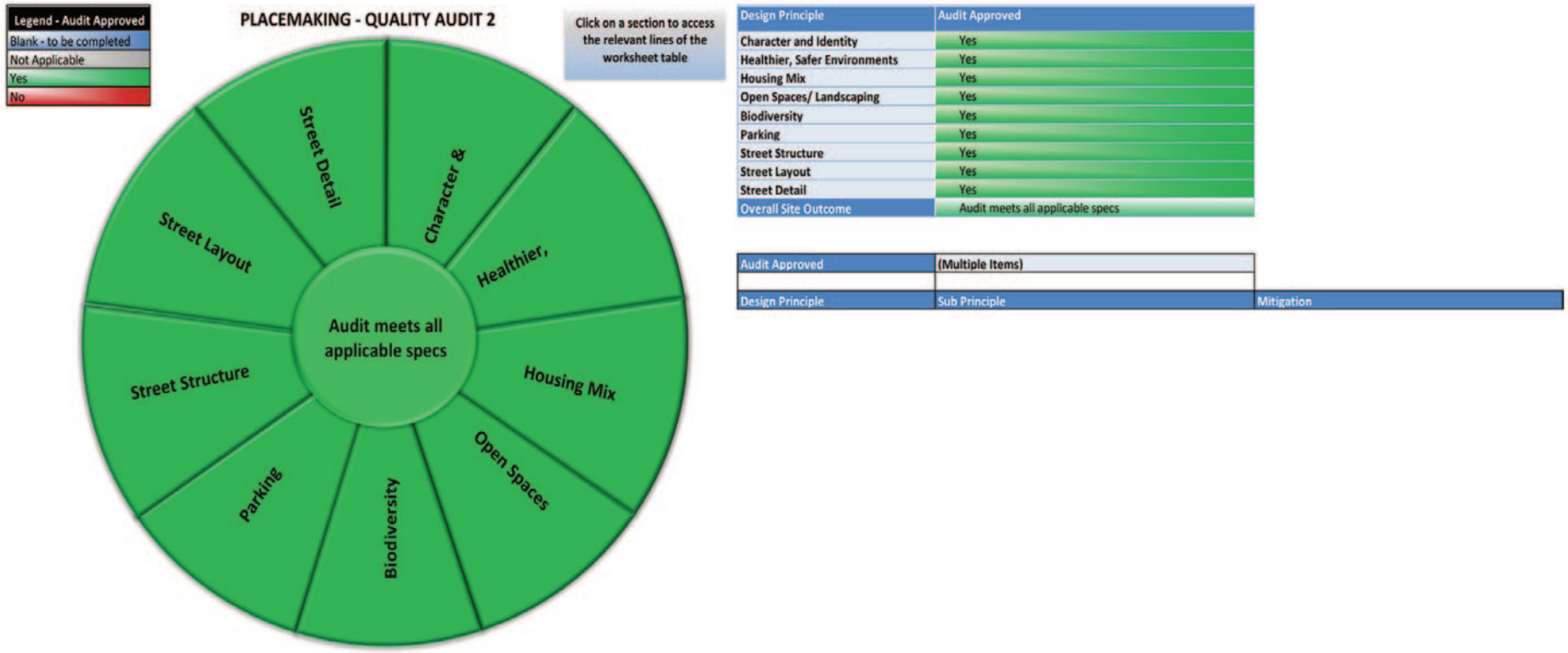
The Placemaking Statement must set out how the development promotes opportunities for healthy living and working and reduces carbon emissions. The Statement must include a Landscaping Plan, Biodiversity Plan, Topographical Survey, Slope Analysis, Site Sections, 3D Visualisations, and a Street Engineering Review (SER) where considered appropriate by the Council. One plan can be used to show the landscaping and biodiversity elements of the proposal. The Council will take into consideration the nature and scale of the proposed development and site circumstances when determining whether this information is necessary.

Development proposals must incorporate the fundamental principles of PP1 which reflect Scottish Government policies, Creating Places and Designing Streets.

Quality Audit (QA)

The QA (**www.moray.gov.uk/designquality**) is used to assess compliance with PP1 (and other relevant policies and guidance). The Placemaking Statement should be set out in the format of the QA to clearly explain how the PP1 requirements for each of the categories have been addressed and reflected in the design of the proposal.

Proposals are assessed against the 9 categories of the QA wheel by a multi-disciplinary team led by Strategic Planning & Development, and consisting of officers from Development Management, Transportation, Housing, Flood Risk Management, NatureScot and NHS Grampian. Categories are scored red or green. The QA reflects the views of these internal teams and external bodies in terms of placemaking. Whilst consultees may not object to an application on technical grounds through their individual consultation responses the QA reflects whether they consider that the proposal complies with PP1.



CHARACTER AND IDENTITY

Placemaking Statement

Distinctive development that has its own character and identity supports healthier lifestyles (both physically and mentally), reduces health and social inequalities, helps tackle climate change, enhances biodiversity, and supports economic development. Well-connected developments with high quality open space and access to nature encourage physical activity whilst places that are easy to find your way around and provide opportunities for social interaction help combat mental health issues.

The character and identity of a development is derived from a variety of design elements that collectively create a distinctive place. The fundamental principles for creating these elements are set out in PP1 and reflected in the 9 categories of the QA. The overarching aim is to create places with character and identity which support healthier lifestyles and tackle climate change, to which the other design principles feed into. This is reflected in the guidance through the cross-referencing of QA categories.

Distinctive development derives its character and identity from paying cognisance to the local vernacular and site characteristics and reflecting this in the design in a contemporary manner. Character areas with their own distinctive identity and that are clearly distinguishable are required in larger developments. These must form part of a cohesive design strategy for the whole development with variation provided between and in each character area.

To achieve 'green' in the Character and Identity category of the QA, the Placemaking Statement must demonstrate:

- The local vernacular is reflected in the design and layout to create a development that is distinctive to the town or village in which it is located and avoid becoming 'anywhere' development. Local characteristics should be reflected through modern, contemporary or innovative design;
- Landform and natural features have been incorporated sympathetically, unless technically unfeasible;
- Variety and colour in building and surface materials and landscaping;
- Boundary treatments relate to character areas;
- Historic or locally important buildings/features have been incorporated;
- Local historic and cultural associations through street naming and public art;
- A cohesive design strategy for the development as a whole with variety provided between and in each character areas.

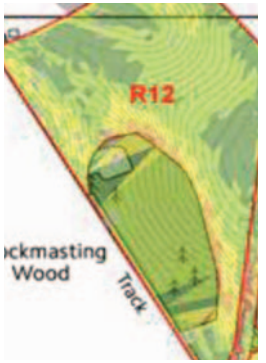
Examples are provided to illustrate design principles however these will depend on the location of the development and site characteristics.

Natural Features & Landform

Wooded knoll is a key feature in the landscape to be sensitively integrated into the development.

Established hedgerows are a key feature to be retained, where possible, and the species choice reflected in new hedging within the development.

Topographical Survey/Elevation



Slope Analysis

Incorporating topography/natural features into the development

Urban Form, Street Structure & Buildings

Local Vernacular

Contemporary


















Development that reflects characteristics of the local vernacular will be distinctive to the place in which it is located and avoid becoming 'anywhere' development. Developers are required to provide an analysis of the key features of the local vernacular and reflect this in their proposals in a contemporary manner.

Variety & Colour

Example of colour palette based on natural and built environment

Frontage treatments and accent features such as porches are important design elements that add to the character and identity of character areas and the development as a whole.

Examples of variation in surface materials
(see also Street Structure, Layout and Detail, and Parking)

Examples of variation of colour in landscaping/planting
(see also Landscaping and Open Space, and Biodiversity)

Image to follow

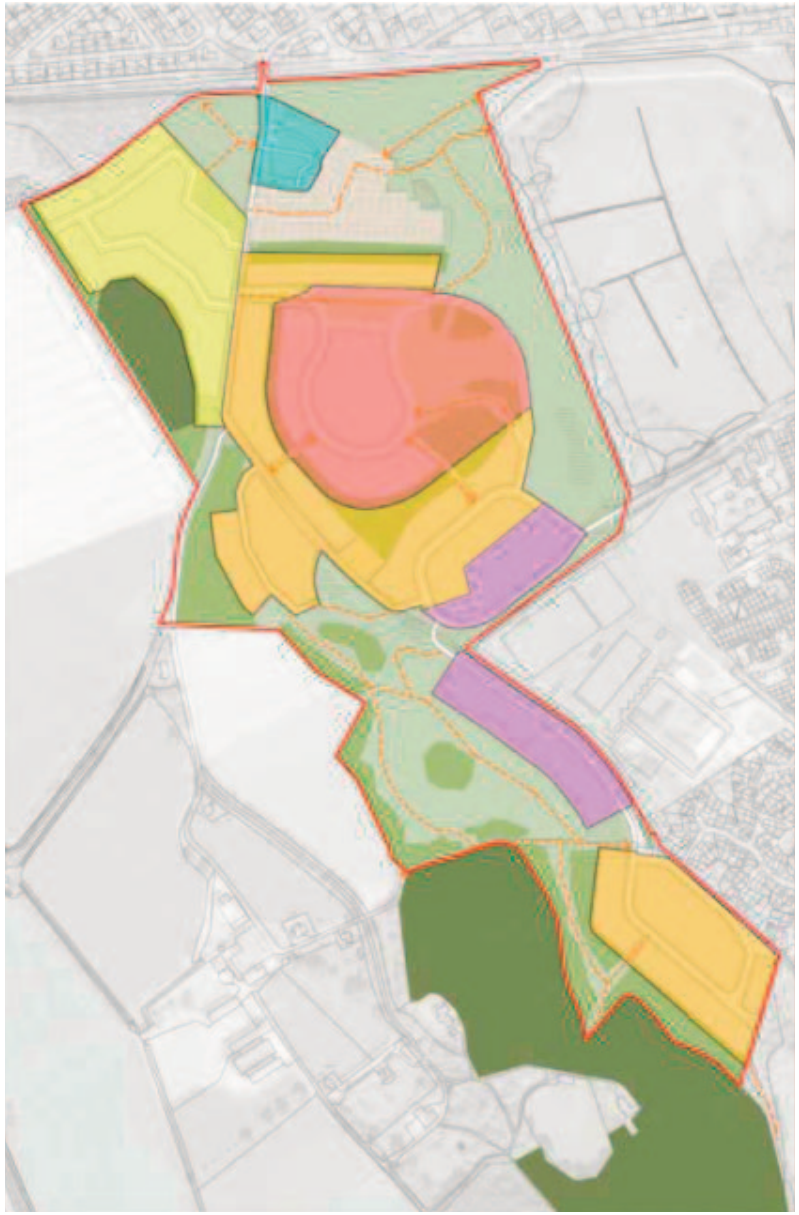
Boundary Treatments

Local Historic & Cultural Associations (see also Healthier, Safer Environments)

Character Areas

Character areas must be provided within larger developments. Variation must be provided between and in each character area. A cohesive design strategy for the development as a whole must be provided. A plan showing the character areas and their design elements must form part of the Placemaking Statement. The following must be included:

- Building design/materials/colour/detailing & accent features;
- Hard surface materials/colours;
- Open space and soft landscaping - (trees, hedges, plants/shrubs) - species/colour/flowering season;
- Boundary treatments/street furniture.



HEALTHIER, SAFER ENVIRONMENTS

Placemaking Statement

Development must be designed to create safe and healthy places. The physical environment has a significant impact on health and well-being, both physically and mentally. Well-connected developments with safe and easy to use walking and cycling routes and access to high quality open space/nature have a positive and lasting impact on health. Distinctive places that have their own character are easy to find your way around and promote a sense of identity, community and personal belonging which helps tackle mental health issues.

Mental health issues associated with loneliness and isolation are a quiet and persistent challenge, particularly for older generations. This is pertinent to Moray given the ageing population The University of Edinburgh's Mobility, Mood and Place **(https://sites.eca.ed.ac.uk/mmp/**) research identifies 13 key elements for age-friendly environments which sets out a clear message that developments should be designed to enable access for all ages and abilities - to green spaces and nature, people (social interaction), light (internally and externally) and different functions (i.e. to rest and reflect and activities). Together these elements create a sense of place and community which is important for the health and well-being of all generations.

13 key elements for age-friendly environments

1. Well lit places
2. Legible Environments
3. Access to Services
4. Access to Nature
5. Social Opportunity
6. Compacting the City
7. Optimising Mobility
8. Mix of uses
9. Safety and Security
10. Enhancing Cultural Memories
11. Design for the Senses
12. Enhancing Rituals
13. Adaptability and Goal Setting

The creation of healthier, safer environments underpins many of the policy requirements within PP1. Cross-references have been provided to relevant sub-sections/QA categories.

To achieve 'green' in the Healthier, Safer Environments category of the QA, the Placemaking Statement must demonstrate development has been designed to create a:

- **Safe Place** where crime, the fear of crime and opportunities for anti-social behaviour have been prevented through the design and layout and by providing good levels of natural surveillance and lighting via:
  - dual frontages (principal rooms);
  - overlooked by principal rooms and well-lit routes and spaces;
  - low boundary treatments (unbroken high boundary treatments such as wooden fencing and blank gables onto routes, open spaces and communal areas will not be acceptable) (see also Character and Identity);
  - safe streets that influence driver behaviour to reduce vehicle speeds (see also Street Layout and Detail); and,
  - no 'left-over' spaces (see also Open Spaces/Landscaping).

- **Healthy Place** that supports physical and mental health and well-being for people of all abilities and ages through:
  - access to high quality open space and nature (see also Open Spaces/Landscaping);
  - play facilities, seating, paths and spaces for all mobility's to interact (see also Open Spaces/Landscaping);
  - well-connected permeable layouts that incorporate desire lines (see also Street Layout and Detail);
  - compatible uses such as shops integrated into the fabric of the building in the street to create walkable neighbourhoods;
  - key buildings, landmarks, vistas, gateways and public art to make it easy to find your way around and to reinforce character and identity of the Place (see also Character and Identity and Street Layout and Detail)
  - maximising environmental benefits via the orientation of buildings, streets and open space for solar gain and wind shelter.

Examples of how to provide these requirements are illustrated below.

Safer Places

Dual frontage with windows of principle rooms on both elevations

Overlooked and well-lit routes and spaces. No 'left over' space.

Image to follow

Image to follow

Safe streets that influence driver behaviour to reduce vehicle speeds, e.g. shorter streets, reduced visibility and varying the building line.

Healthier Places



Provide high quality open space incorporating SUDS features to encourage people to interact and connect with nature.

Image to follow

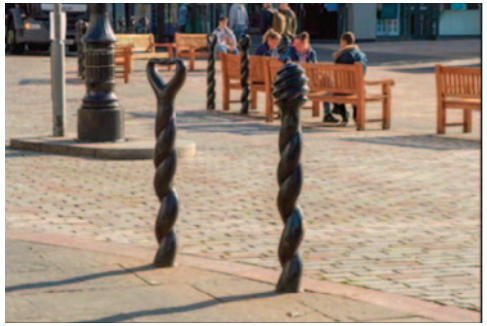

Design facilities, spaces and routes for people of all ages and mobility.



Provide seating opportunities – these can be standalone or designed into a feature of the development.


Integrate compatible uses into the fabric of the building within the street.

Provide key buildings and landmarks in well-thought out locations and incorporate vistas where possible. Provide gateways particularly where a roundabout forms the entrance to a development.



Provide public art either as a standalone feature or built into the fabric of the development. Public art can be used to create gateways and landmarks.

HOUSING MIX

Placemaking Statement

'Mixed' communities are important to the creation of sustainable and successful places. A range of tenures, house types and plots sizes that are well-integrated with equal access to facilities will help reduce social and health inequalities, and allow people to move within the development during their lifetime (i.e. upsize or downsize).

To achieve 'green' in the Housing Mix category of the QA, the Placemaking Statement must demonstrate:

- A range of tenures including a variety of house types and plot sizes for different household sizes, incomes and generations;
- The affordable and accessible housing requirements of policy DP2 Housing have been met; and,
- All tenures have equal access to amenities, greenspace and active travel routes.

Policy DP2 (part e) Housing Mix and Tenure Integration sets out that proposals must meet the following criteria:

- Architectural style and external finishes must ensure that homes are tenure blind;
- The spatial mix must ensure communities are integrated to share school catchment areas, open spaces, play areas, sports areas, bus stops and other community facilities.

Illustration to follow

OPEN SPACES/LANDSCAPING

Placemaking Statement

Access to high quality green spaces that serve a variety of functions are essential to having a positive and lasting impact on people's physical and mental health and well-being. Physical and mental health are intrinsically linked whereby physical activity helps to address isolation, builds community cohesion and develops people's confidence by providing opportunities for people to connect with their neighbourhoods and come together in shared activities. High quality open spaces and landscaping play a key role in creating distinctive places with their own character and identity that support healthier lifestyles.

Information on the importance of high quality green spaces to health and well-being can be found in the Scottish Government/COSLA's Public Health Priorities for Scotland (**www.gov.scot/publications/scotlands-public-health-priorities/**), the Scottish Government's A More Active Scotland: Scotland's Physical Activity Delivery Plan (**www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2018/07/active-scotland-delivery-plan/documents/00537494-pdf/00537494-pdf/govscot%3Adocument/00537494.pdf**) and Let's Get Scotland Walking – The National Walking Strategy (**www.gov.scot/publications/lets-scotland-walking-national-walking-strategy/**), and University of Edinburgh Mobility, Mood and Place research (**www.mobilitymoodplace.ac.uk/**).

To achieve 'green' in the Open Spaces & Landscaping category of the QA, the Placemaking Statement must:

- Demonstrate a clear hierarchy of accessible, multi-functional open space that is integrated into the design and layout of the development and connected via an active travel network of green/blue corridors both within the development and to the surrounding area. This should be set out as an Open Space Plan and Movement Plan and the information to be included is set out in the section below;
- Include a Landscaping Plan setting out detailed information about planting, soil conditions, maintenance, street furniture and public art. The Landscaping Plan and Biodiversity Plan must be cross-referenced where planting is used to enhance biodiversity. It may be possible to show the information pertaining to biodiversity on the open space or landscaping plan which can be supplemented with written material. A Landscaping Plan will not be dealt with as a suspensive condition of planning consent given that open space and landscaping are an integral component of the character and identity of a place. The information to be included in the Landscaping Plan is set out below;
- Achieve a 'very good' quality score (75%) in the quality assessment of policy EP5 Open Spaces. This assessment will be undertaken as part of the QA process; and,
- Meet the quantity standards set out in policy EP5 Open Spaces. Only spaces with a clear multi-benefit function will count (i.e. fenced off SUDS will not).

Where the requirements of (iv) Open Spaces/Landscaping of PP1 are met this will be reflected in the corresponding requirements of PP1 and associated QA categories, as well as other relevant LDP2020 policies such as EP2 Biodiversity and Geodiversity and EP5 Open Spaces.

Open Space

The Placemaking Statement should set out a clear hierarchy of open space identifying the intended use and multiple functions. To do this, an Open Space Plan should be included showing the following information:

- Location and type of open space (e.g. centrally located community park, community woodland with cycling and pedestrian trails, etc.);
- Green/blue network linking/connecting open spaces (e.g. showing how people move between the open spaces); and,
- Multiple functions of each space (e.g. recreation, education, SUDS, biodiversity, food growing, etc.).

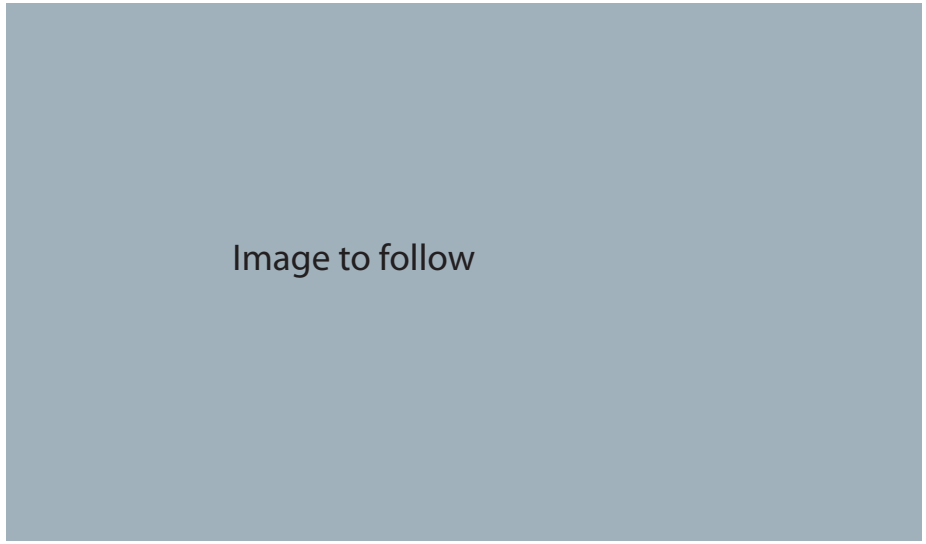
Sketches and images should be used to help visualise the concept. The Landscaping Plan and Biodiversity Plan must be cross-referenced where planting and other mechanisms have been used to enhance biodiversity. An example of an Open Space Plan are shown below.

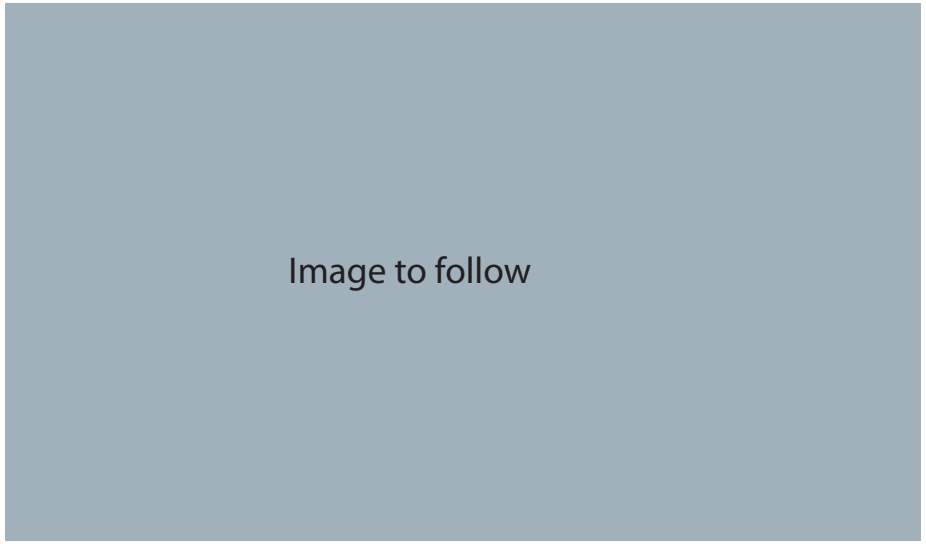
green/blue network + open space hierarchy
illustration to follow

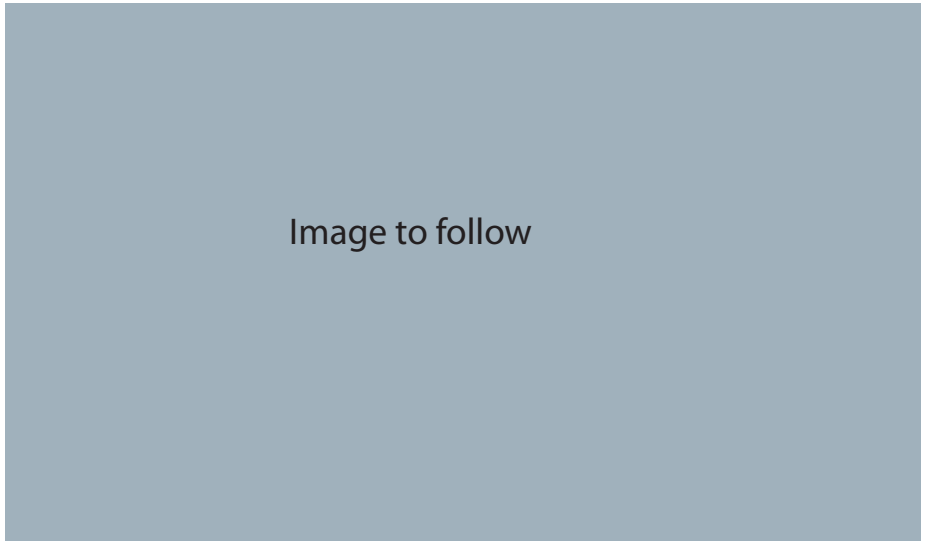

MULTI BENEFIT OPEN SPACE
NATURAL SUDS FEATURE
SEATING AREA
INCLUSIVE PLAY AREA
RAIN GARDEN
BULB + SHRUB PLANTING
KICK ABOUT AREA
CENTRAL MULTI-FUNCTIONAL OPEN SPACE
SEASONAL VARIATION IN PLANTING FOR COLOUR
FOOD GROWING AREA
NATIVE HEDGE PLANTING
New Illustration to follow

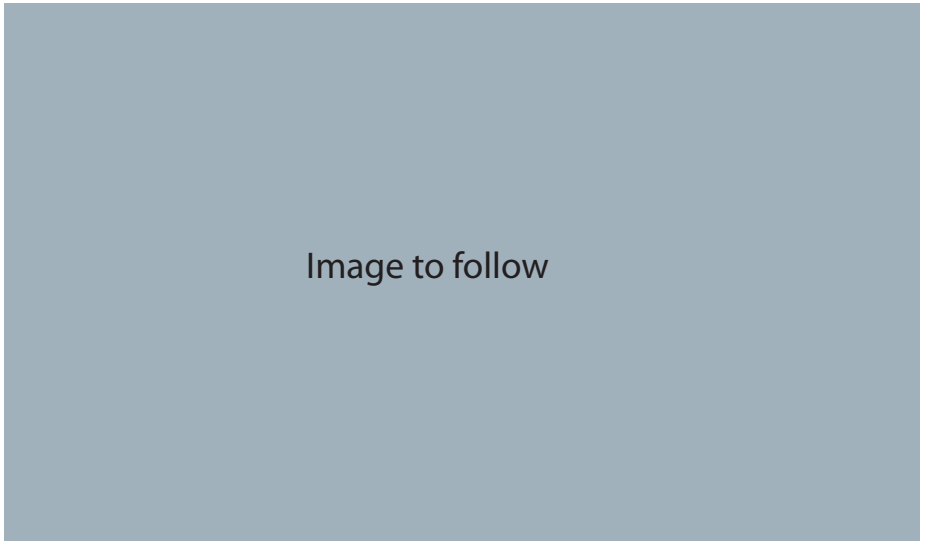
Examples of Open Spaces
Play and Sports Recreation

Inclusive sports and play areas with opportunities for physical activity and recreation









Landscaped Areas and Wildflower Meadows/Verges




SUDS

Sustainable urban drainage systems that are integral to the development






Food Growing

Allotment provision and food growing spaces such as community orchards, raised beds, community gardens and herb planters

Woodlands

Wooded areas incorporating recreational trails and wayfinders

Landscaping Plan

The Placemaking Statement must include a Plan setting out details on landscaping as this is an important element in creating distinctive places and providing variation between character areas. To assess development proposals, the Landscaping Plan will need to include the following information:

- Location of trees/plants/shrubs. Individual trees and hedges and their species must be identified to understand how these relate to the street hierarchy, open space and character areas. Plants and shrubs can be shown as clusters with a percentage of the total attributed to each species. Where possible, colour coding should be used as this makes it easier to understand the distribution across the site and relationship to other design elements;
- A table setting out the details for each species including their biodiversity value;
- Details on spacing between trees/plants/shrubs (including hedging) to ensure the purpose of the planting is delivered (e.g. canopy cover) and equally there is no future conflict with buildings and use of space;
- The suitability of the ground/soil conditions for the species proposed;
- Details of root and tree protection to safeguard newly planted species;
- Sustainable urban drainage proposals (e.g. rain gardens, swales) and connections to existing infrastructure;
- Details of food growing proposals (e.g. allotments, raised beds, community orchard) and the timeframe for implementation;
- Details of paths, seating, lighting and waymarkers within woodland areas (where applicable);
- Details of advance/structural planting and timeframe for implementation (where applicable);
- Location and details of man-made features such as seating, walls/fences, lighting, public art, etc.;
- Long-term management and maintenance arrangements for all of the above.

Landscaping plan
Illustration to follow

Woodland & Trees

Advice on trees can be found on Scottish Forestry's website (**www.scottishforestry.co.uk**). The selection of species and their characteristics such as height, canopy and colour should reflect the intended purpose (e.g. structural planting, community orchard) and help define character areas and the street hierarchy. The variety of ways in which trees can enhance the distinctiveness of a development and its integration into the landscape are provided below along with a table illustrating the level of information required (see Street and Feature Trees). The examples of species referenced are a guide only and are not exhaustive.

Woodland Creation & Structural Planting

Scottish Forestry provide useful information on the type of woodland planting most appropriate to areas across Scotland. Appropriate trees must be selected for the ground conditions and trees need to be planted in their species group for successful woodland. The most suitable mixes for new native woodland planting in Moray are provided below. All trees should be 40-60cm transplants of preferably local provenance. The normal spacing for new planting of native mixed woodland is around 1600 trees per hectare, 2.5m apart. Countryside style paths and waymarkers must be provided throughout the woodland to allow access for recreational purposes and details of tree protection measures to safeguard newly planted trees must be provide along with arrangements for long term maintenance.

Species	Common Name	Scots Pine Woodland	Upland Mixed Broadleaved Woodland	Birch Woodland
Alnus glutinosa	Alder	-	•	•
Fraximus excel	Ash	-	●	-
Populus tremula	Aspen	-	○	-
Fagus sylvatica	Beech	-	-	-
Betula pubesens	Downy Birch	○	●	●
Betula pendula	Silver Birch	○	-	-
Malus sylvestris	Crab Apple	-	-	-
Ulmus globra	Wych Elm	-	•	-
Acer campestre	Field Maple	-	-	-
Prunus avium	Gean	-	-	-
Prunus padus	Bird Cherry	-	•	-
Ilex aquifolium	Holly	-	•	-
Carpinus betulus	Hornsbeam	-	-	-
Querus robur	Common Oak	-	○	-
Querus petraea	Sessile Oak	-	•	-
Sorbus aucupatra	Rowan	•	●	
Pinus sylvestris	Scots Pine	●	-	-
Sorbus aria	Common Whitebeam	-	-	-
Salix fragilis	Crack Willow	-	-	-
Salix caprea	Goat Willow	-	-	•
Salix alba	White Willow	-	-	-
Taxis baccata	Yew	-	-	-

Key:
● Major Species throughout
• Minor Species throughout
○ Minor Species locally or in part

Woodland Edge

The woodland edge is the transition zone from the woodland to fields or other areas of open space. Trees at the edge of a woodland often vary from those found inside the woodland and can include hedge vegetation, brambles and low growing plants. Examples include Hawthorn, Dog Rose, Rowan, Holly and Hazel.

Image to follow

Street & Feature Trees

Semi-mature trees and planting must be provided on all routes. Variation in trees help define the street hierarchy and character areas, and softens the streetscape. Feature trees can act as landmarks helping people find their way around the development. The level of information required for tree species is shown in the table below.

Species (Latin Name)	Common Name	Colour (Flowering Period, where applicable)	Girth (Semi-Mature)	Height (Semi-Mature/Height at Maturity)	Spread (at Maturity)	Suitable Soil (pH) Conditions	Native/Non-Native	Biodiversity/Food Growing & Sensory Value
Fagus sylvatica f. purpurea	Copper Beech	Smooth Grey Bark/Oval, fringed, deep purple leaves in Spring turning to copper in Autumn	12 - 20cm	2.5 to 3m (Reaches up to 30m at maturity) Time to maturity – 30+ years	23m	Calcium or lightly acidic soil.	Non-native	Source of food for caterpillars of moths, mice, voles, squirrels and birds and provides habitats for hole-nesting birds and wood-boring insects. Bark is home to fungi, mosses and lichens. Edible nuts or masts.
Betula pendula	Silver Birch	Silvery White Bark/Light Green Triangular Leaves (fade to yellow in Autumn)/Yellow-brown (male) and bright green changing to dark crimson on pollination (female) flowers (April to May)	12 - 20cm	2.0-2.5m (Reaches 30m+ at maturity) Time period for maturity - 20 years	4.5m-9m	Acid, Alkaline, Neutral. Likes moist but well-drained soils.	Native	Source of food and habitat for insects, attracts aphids and provides food for ladybirds.

Tilia x europaea	Small Leaved Lime	Pale Grey Brown Bark/Dark Green Heart-shaped Leaves 6-9cm Long/White-Yellow Flowers (in July)	12 - 20cm	2.0-2.5m (Reaches 20m+ at maturity). Time period for maturity -20 years	Up to 1.5m	Slightly acidic well drained soils.	Native	Source of food for hoverflies, ladybirds, bees and many species of birds. Flowers provide nectar and pollen for insects, particularly bees.
Carpinus betulas	Hornbeam	Pale grey bark/Oval, pleated green leaves (yellow/orange leaves in Autumn)	12 - 20cm	2.0 - 2.5m (Reaches 30m+ at maturity) Time period for maturity – 50 years.	4m-8m	Acid, Neutral, Basic (Alkaline). Likes soils with a clay content.	Non-native	Provides shelter, roosting and nesting opportunities, and food for birds, small mammals, caterpillars and moth species.
Prunus yedoensis	Pink Cherry	Oval light green leaves with single, pale pink, hanging cup-shaped blooms 2cm wide (in Spring).	12 - 20cm	2.0 - 2.5m (Reaches up to 8m at maturity). Time period for maturity – 10-20 years.	4-8m	Acid, Neutral, Alkaline,	Non-native	Food sources for caterpillars, leaf-mining moths and aphids.
Prunus avium	Gean/Wild Cherry	Red-brown bark/Oval green leaves 6-15cm long (fade to orange and deep crimson in Autumn)/White Flowers (in April)/Deep-red cherries	12 - 20cm	2.0-2.5m (Reaches up to 30m at maturity). Time period for maturity – 20 to 50 years	8m	Alkaline. Likes moist well-drained soils with a chalky, clay or loamy content.	Native	Spring flowers provide early source of nectar and pollen for bees. Cherries are a source of food for birds (blackbird and song thrush) and mammals (badgers and mice). Foliage is food source for caterpillars of many species of moth.
Pinus sylvestris	Scots Pine	Orange-brown bark/Blue-Green Needles/Yellow anthers (male) and red-purple flowers (female) (in May)/Grey brown cones.	12 - 20cm	2.0-2.5m (Reaches up to 35m at maturity). Time to mature – 20 to 50 years.	8m	Acid, neutral, alkaline. Likes sandy and loamy, well-drained soils.	Native	Habitat for red squirrels.

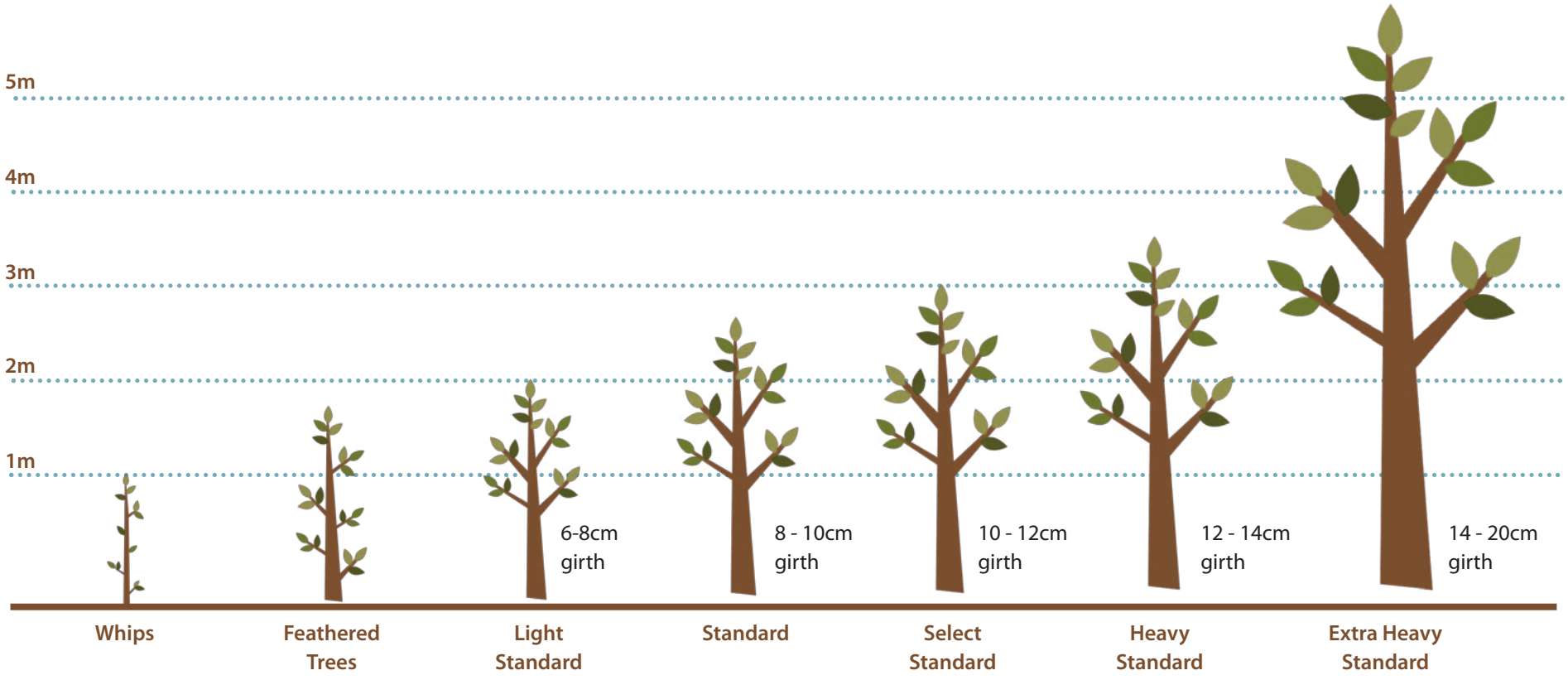
Acer campestre	Field Maple	Light brown bark/dark green shiny leaves (fade to golden yellow)/yellow-green clustered flowers followed by winged fruits.	12 - 20cm	2.0-2.5m (Reaches up to 20m at maturity). Time to mature – 10 to 20 years.	4m-8m	Neutral. Likes moist well-drained soils with sand, clay, chalk or loam content.	Non-native	Supports caterpillars and aphids and their predators such as ladybirds, hoverflies and birds. Flowers provide nectar and pollen for bees and birds and small mammals eat fruits.
Ilex aquifolium	Holly	Dark brown bark/Dark green glossy oval leaves/White flowers (in early spring to early summer)/Red berries (female).	12 - 20cm	2.0-2.5m (Reaches up to 15m at maturity). Time to mature - 20 to 30 years.	4m-8m	Acid, Neutral, Alkaline. Likes sandy, loamy and clay soils that are well-drained.	Native	Nesting opportunities for birds and hedgehogs, and food for birds, caterpillars of the holly blue butterfly and small mammals.

Community Orchard Planting

Community orchards have multiple benefits: act as a focal point, source of food growing, enhance biodiversity and provide opportunities for social interaction. Examples of orchard trees include apple, pear, cherry, plum and gooseberry. Further information on orchard planting can be found at **https://www.orchardrevival.org.uk/heritage/**

Tree Sizing

Semi-mature trees must be provided along all routes. Trees are specified by their girth in centimetres, measured at 1 metre above ground level. Clear stem height, that is, distance from the ground to the lowest branch, is normally 1.8 to 2.0 metres between the size ranges 12-20cm girth.



Hedges

Hedges have an important role to play in creating distinctive places and supporting biodiversity. Hedge planting helps to define character areas and the street hierarchy as well as mitigate the visual impact of car parking within the street. Hedges also provide wildlife corridors connecting fragmented habitats and are a source of food and shelter for insects, birds and mammals. The biodiversity value of the hedge species should be set out in the Biodiversity Plan Examples are provided below of hedge species and the table sets out the level of information required in the Landscape Plan. At the time of planting, the hedge species must be semi-mature and reach maturity within a reasonable time period (i.e. 3 years).

Species/Latin Name	Common Name	Colour	Height (at time of planting)	Speed of Growth	Spacing	Native/ Non-native
Crataegus	Hawthorn	White blossom/red berries	60cm	Up to 60cm per year	30cm double row	Native
Prunus laurocerasus	Laurel	Dark green leaves (evergreen)	60cm	Up to 60cm per year	60cm	Non-native
Ligustrum Ovalifolium Aureum	Golden Privet	Oval, yellow & green leaves, white flowers (summer), black berries (winter) (semi-evergreen)	60cm	Up to 40cm per year	30cm	Non-native
Ligustrum Ovalifolium	Green Privet	Oval green leaves, white flowers (summer), black berries (winter) (semi-evergreen)	60cm	Up to 40cm per year	30cm	Non-native
Corylus	Hazel	Distinctive pale yellow catkins. Leaves turn orange/gold in autumn	60cm	40-60 cm per year	30cm double row	Native
Ilex aquifolium	Holly	Red berries	60cm	0-10 cm per year	30cm double row	Native
Rosa canina	Dog rose	Pale pink or white blooms and red berries	60cm	40-60 cm per year	30cm double row	Native
Rubus	Bramble	Berries	60cm	40-60 cm per year	30cm double row	Native
Ribes rubrum	Redcurrant	Berries	60cm	40-60 cm per year	30cm double row	Native
Ribes nigrum	Blackcurrant	Berries	60cm	40-60 cm per year	30cm double row	Native
Ribes uva-crispa	Gooseberry	Berries	60cm	40-60 cm per year	30cm double row	Native

Shrubs and Flowers

Shrubs and plants provide a variety of colours and smells that stimulate senses. They help to create a distinctive place, defines character areas and enhances biodiversity. Variation in height and flowering seasons of different species will ensure maximum coverage. Examples of shrub and flower planting that can add to the character and identity to a development are provided below along with tables setting out the level of information required to assess the proposal. The examples are provided as a guide only and are not exhaustive. Information on shrubs and plants is widely available on horticultural websites such as Royal Horticultural Society **www.rhs.org.uk**

Shrubs and Herbaceous Plants

Shrubs and herbaceous plants provide colour and smell which stimulate the senses. Examples include lavender, wild thyme, rock rose, butterfly bush, dogwood and daphne lilac. The table below sets out the level of information required to be included in the Landscape Plan for shrubs and plants.

Species/ Latin Name	Common Name	Height (at Maturity)	Spacing	Colour	Flowering Season	% Mix	Biodiversity Value
Lavandula	Lavender	20-25cm	0.5m	Purple	End of June to early August	10%	Attracts pollinators including bees and butterflies.
Thymus polytrichus	Wild Thyme	5cm	0.5cm	Pink	June to September	10%	Attracts bees and insects.
Cistus	Rock Rose	30-40cm	0.5m	White, Pink or Purple	Late Spring early Summer	20%	Source of nectar for bees and provides food for beetles and butterflies.
Buddleia alternifolia	Butterfly Bush	60-100cm	0.5m	Various – Purple, White	Summer	20%	Provides nectar for butterflies and moths.
Cornus alba Elegantissima	Dogwood	80-100cm	0.5m	Deep red stems with greyish green/white leaves	Later Spring/ Early Summer	20%	Leaves are eaten by caterpillars and moths and berries are eaten by mammals and birds.
Syringa microphylla superba	Daphne Lilac	80-100cm	0.5m	Rose Pink	April to May	20%	Attract butterflies and other pollinators.

Bulb Planting

Bulbs can provide an array of colour through a number of seasons (Spring to Autumn). Examples include snowdrops (January, February, March), daffodils (March, April), wild garlic (May, June), and Scottish bluebells (July, August and September) whilst Dutch crocus' provide a variety of colours throughout February to June.

Wildflower Planting

Wildflowers add colour to a variety of spaces ranging from meadows to verges. Examples include the poppy, cornflower, cowslip, birds foot trefoil, kidney vetch, knapweed, wild garlic and clover. Suggestions for wildflower mixes can be found on various horticultural websites including Gardeners World (**www.gardenersworld.com/plants/six-wildflower-plant-combinations/**).

SUDS Planting

Native planting provides interest and colour around the edge of SUDS features and encourages pond dwellers like toads, frogs, newts and dragonflies. The table below provides examples of SUDS planting however, this is not exhaustive and species selection must be based on the SUDS feature and site characteristics and soil conditions.

Species/Latin Name	Common Name	Colour	Flowering Season	Height (at Maturity)	% of Total Mix (e.g. 10%)
Butomus umbellatus	Flowering rush	Pink	July to August	50cm to 150cm	15%
Juncaceae	Rush	Green	N/A	100cm	15%
Typha angustifolia	Lesser Reedmace/ Lesser Bullrush	Green	July to August	200cm	10%
Lythrum salicaria	Purple Loosestrife	Purple	June to late August	60cm	10%
Caltha palustria	Marsh Marigold	Yellow	March to June	50cm	10%
Filpendual almaria	Meadowsweet	Pink	June to September	200cm	10%
Iris pseudacorus	Yellow Flag Iris	Yellow	May to July	150cm	10%
Mentha aquatic	Water Mint	Lilac	July to October	50cm	10%
Alopecurus geniculatus	Marsh Foxtail	Green	N/A	60cm	10%

BIODIVERSITY

Placemaking Statement

The creation of a variety of high quality green spaces and green-blue networks together with other mechanisms will deliver biodiversity enhancement and support habitats and wildlife. Habitat creation has multiple benefits for Placemaking as it helps to create distinctive places that support healthier lifestyles as well as enhancing biodiversity.

The Placemaking Statement must include a Biodiversity Plan setting out how biodiversity has been incorporated into the design and layout of a development from the outset. The guidance sets out information to be included in the Biodiversity Plan and Ecological Survey, ways in which biodiversity can be enhanced within a development, and compensatory habitats. The Biodiversity Plan must be cross-referenced to the Landscape Plan, where new planting is proposed.

To score 'green' in the Quality Audit and comply with Policy PP1 Placemaking and other relevant policies such as EP2 Biodiversity and Geodiversity and EP5 Open Spaces the information provided below must be taken into account and demonstrated through the design and layout of the development and associated Biodiversity Plan.

Biodiversity Plan

The Biodiversity Plan must:

- Demonstrate a significant gain in biodiversity across the site (i.e. after development biodiversity is in a better state than before development), halts the loss of biodiversity, and creates blue-green networks;
- Demonstrate that planting for biodiversity contributes to the character and identity of the place through colour, variation and species selection;
- Demonstrate how the proposal supports the Pollinator Strategy for Scotland;
- Demonstrate compensatory habitats have been created on-site for any loss in habitats of ecological amenity value as a result of the development;
- Include an Ecological Survey where proposals result in the loss of valuable habitats to evidence that the most suitable actions have been identified.

Increasing Biodiversity within Development

Mechanism	Biodiversity Benefit
Native Species Hedgerow Planting 	• Provides nesting sites. • Food and shelter for birds, insects and small mammals. • Provides corridors for wildlife linking areas of habitat.
Insect Boxes/Bee Hotel 	• Provides shelter and nesting sites for invertebrate including bees.
Bat and Bird Boxes 	• Encourages bats to areas with suitable habitats but few roosts. • Encourages and supports nesting birds and can be incorporated into roof space.

Mechanism

Natural SUDS

Biodiversity Benefit

- Creation of SUDS ponds or wetland habitats to support a variety of wetland plants and attract birds and insects. Valuable for amphibians especially where there is standing water.
- Innovative use of swales, rain gardens and living roofs.
- Create or enhance blue and green networks on site to provide multi-benefit open space.

Amphibian Friendly Drainage

- Examples of amphibian friendly drainage include amphibian gully pot ladders and amphibian kerbing.

Woodpiles/Log Shelter

- Provides shelter for frogs, toads, hedgehogs, beetles and other insects.

Mechanism

Native Tree and Shrub Species in Landscaping. Use of Street Trees, Feature Trees and Small Wood Copses. Use of Hedges rather than Fences.

Biodiversity Benefit

- Provides shelter for small mammals and screening.
- Provides nesting sites and food for birds and insects.
- Helps with natural flood management.

Swift Bricks/Internal Nest Boxes

- Provides access to nesting sites for swifts and other birds which use buildings.

Nectar Rich Species and Planting for Pollinators in Landscaping

- Provides for bees and butterflies, moths and other insects.

Mechanism

Green Walls/Habitat Walls and Green Roofs/Willow Fedge (Fence/Hedge)

Wildflowers in Verges

Biodiversity Benefit

- Provides shelter, food and nesting sites for birds. Provide excellent visual features which contribute to character/identity and legibility. Living roofs can provide habitat for insects and birds.
- Green roofs and living walls with wildflowers or pollinator-friendly plug plants can provide vital habitats for pollinators in urban environments where space is limited and food sources are sparse.
- Climbing plants such as ivy and honeysuckle on fences and walls can brighten up vertical spaces and provide food sources for bumblebees before they go into hibernation.
- Provide food for butterflies and other insects.

Mechanism

Incorporate Habitat Features within Open Space to create Green Corridors

Habitat Creation and Restoration of Existing Habitats

Provide Habitat for Wildlife and Corridors for the Movement of Wildlife

Wildlife Crossing Points

Biodiversity Benefit

- Provides for movement of wildlife along corridors by retaining existing wildlife habitat and creating linkages with other natural areas within and on the edge of the development site.
- Create/restore high quality open space to enhance development. Consider providing wildflower grassland, native species woodland and wetland habitats.
- Provide generous green buffers.
- Reduce car-animal collisions and provide paths that more reticent animals will follow.

Ecological Surveys

Ecological Surveys must be provided for proposals that involve the loss of valuable habitats and include:

- Adequate survey information gathered before preparing detailed site layouts for masterplans; and,
- Schedule surveys into the development timetable given that many surveys can only be taken at specific times of the year **www.nesbiodiversity.org.uk/wp-content/uploads/2019/07/SNHSurveyCalendar-modifiedforACCFINAL.pdf**

Further information is contained within the Developer Hub section of the North East Scotland Biodiversity Partnership website: **www.nesbiodiversity.org.uk/get-involved-in-biodiversity/biodiversity-information-for-developers/**

Planting for Pollinators

Pollinators (i.e. bees, beetles, birds) are vital to creating and maintaining habitats and ecosystems that many animals rely on for food and shelter. Bee populations are dwindling with over one third of the UK's bee population disappearing over the past decade. To help address this, development proposals must include planting for pollinators with details provided in the Biodiversity Plan. Further information on the importance of pollinators can be found here: **https://www.growingagreenerworld.com/the-importance-of-pollinators/**.

Development proposals must include plant species with overlapping flowering periods to ensure there is food for pollinators throughout their lifecycle. Examples of trees, shrubs, wildflower mixes and bulbs suitable for pollinators are shown in the table below:

Plant Type	Spring	Summer	Autumn
Ornamental plants and herbs	Bluebell, Bugle, Comfrey, Crocus, Hellebores, Lungwort, Spring-flowering heather	Allium, Aquilegia, Borage, Catmint, Columbine, Cosmos, Delphinium, Foxglove, Globe thistle, Lavender, Lupin, Nasturtium, Oregano, Poppy, Scabious, Snapdragon, Sweet pea, Thyme, Verbena, Viper's bugloss	Aster, Button snakewort, Cornflower, Sedum
Flowering trees and shrubs	Berberis, Blackthorn, Broom, Crab apple, Forsythia, Hawthorn, Hazel, Mahonia, Wild Cherry, Rowan, Willow	Buddleia, Bramble, Cotoneaster, Honeysuckle, Laburnum, Rock-rose, Viburnum	Hebe, Ivy
Wildflowers in long grass areas	Cowslip, Dandelion, Dead-nettle	Bird's-foot trefoil, Clovers, Devil's-bit scabious, Geranium, Knapweed, Oxeye daisy, Speedwell, Thistle, Vetch, Yarrow, Yellow Rattle	Autumn hawkbit, Clovers, Vetch

Further information on planting for pollinators can be found at the following website:

- NatureScot: **www.nature.scot/sites/default/files/2019-11/Pollinators%20-%20Planting%20for%20pollinators%20leaflet.pdf**

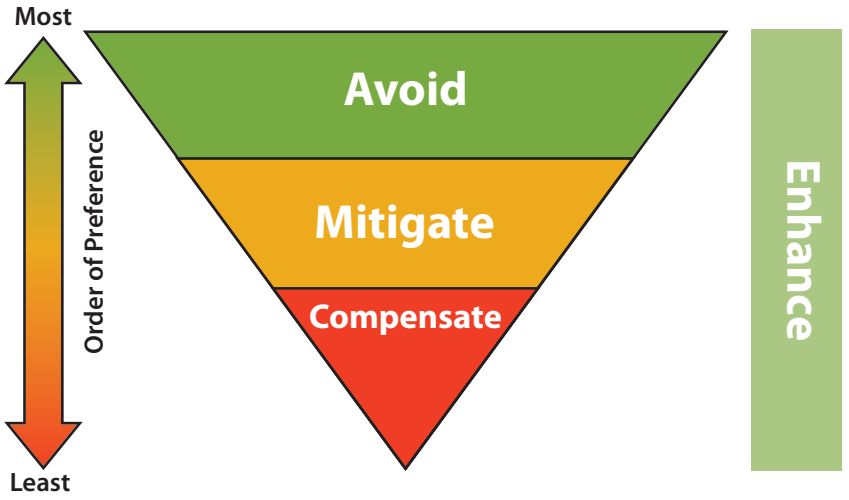
Compensatory Habitat Creation

Valuable habitats will be protected from development, and where these cannot be satisfactorily compensated then planning permission will be refused. Where habitats can be compensated then this must be provided on-site, and only where this cannot be achieved then off-site compensation will be considered.

Where compensatory habitats are proposed, the Biodiversity Plan must:

- Demonstrate all efforts have been made to avoid any impact on habitat and/or appropriate mitigation has been undertaken to minimise biodiversity loss.
- Submit ecological survey information undertaken by a suitably qualified professional to demonstrate biodiversity loss cannot be avoided or mitigated onsite and commensurate offsite habitat compensation is the only option.
- Where a developer is unable to provide compensatory habitats on a site within their ownership in Moray, a commuted payment towards provision elsewhere in Moray will be sought.

Compensatory habitat creation does not apply to woodland removal which must meet the requirements set out in Policy EP7 Forestry, Woodlands and Trees.



PARKING

Placemaking Statement

Parking must not visually dominate the street as it has a negative impact on the character and identity of a place, discourages healthier lifestyle choices, reduces security and limits opportunities for social interaction. Scottish Government policy on Designing Streets sets out a commitment to move away from streets that result in a poor sense of place and promotes a design-led approach which encourages walking and cycling to deliver positive, attractive places **(www.gov.scot/publications/designing-streets-policy-statement-scotland/).**

To achieve 'green' in the Parking category of the QA, the Placemaking Statement must demonstrate that:

- On all streets a minimum of 50% of car parking must be located to the side or rear and behind the building line;
- On all streets, a maximum of 50% car parking within the front curtilage or on street will be permitted, subject to the visual impact of the cars being mitigated by an acceptable boundary treatment such as hedging or low stone boundary walls;
- Communal private and public/visitor parking areas and on street parking is broken up by semi-mature trees and planting such as evergreen shrubs at a maximum interval of 4 car parking spaces (see also QA category on Landscaping/Open Space);
- The visual impact of parking areas is reduced by a variation in materials (see also Character & Identity and Street Layout & Detail);
- Secure and covered cycle parking and storage, car sharing spaces and electric vehicle (EV) charging points are provided in accordance with policy PP3 of the LDP2020 and satisfactory information/plans regarding this infrastructure is submitted with the planning application. Further guidance on EV charging points and car sharing spaces is provided separately within this guidance.

The quantitative parking requirements are for each street in a development. They do not apply to the development as a whole as this could result in a number of streets continuing to be visually dominated by parking. Cul-de-sacs and lanes will be considered to be streets. Integral garages will not count towards the requirement for a minimum of 50% within the curtilage to the rear of side of the building and behind the building line as this undermines the intent of the policy.

Impractical parking arrangements such as stacking a number of cars (e.g. more than 2) at the side of a property will not be acceptable given that it is likely to lead to cars being parked on the street to avoid manoeuvring.

Further illustrations and diagrams on design approaches and communal parking areas are shown on page 29 of Volume 1 of the LDP2020.

Parking Behind the Building Line

image to follow

Communal/Private Parking Areas

Parking Mitigated within the Front Curtilage

Parking On-Street

STREET LAYOUT AND DETAIL

Placemaking Statement

A design-led (rather than a standardised) approach to street design is a crucial component in creating a distinctive place. This is supported by Scottish Government policy on Designing Streets **(www.gov.scot/publications/designing-streets-policy-statement-scotland/).** Streets that are designed to prioritise people rather than vehicles create safer and healthier places. Street design needs to respond to the local and site specific context. Well-designed, inclusive streets (or 'spaces between buildings') create a 'positive sense of place' which encourages physical activity and supports mental health by making it easy to find your way around and providing opportunities for social interaction.

To achieve 'green' in the Street Structure, Street Layout and Street Detail categories of the QA, the Placemaking Statement must demonstrate:

- A clear hierarchy of streets through variation in street widths, materials, and hard/soft landscaping (trees, hedges and shrubs) that reflects the local and site specific context. The hierarchy must be reinforced by building density and design with distinctiveness reinforced on main thoroughfares and around places people may congregate (e.g. shops, open spaces) (see also Character and Identity, Open Space and Landscaping, and Biodiversity);
- Permeable layouts that are well-connected internally and externally to the surrounding area that are safe and appealing to encourage walking and cycling over the use of the private car (see also Healthier, Safer Environments);
- A street design that creates safer places by influencing driver behaviour to reduce vehicle speed through shorter streets, reduced visibility and varying the building line (see also Healthier, Safer Environments);
- Junction design that prioritises pedestrians, accommodates active travel and public transport and service/emergency vehicles without resulting in a standardised street pattern (see also Character and Identity and Healthier, Safer Environments);
- Design principles for the street layout are informed by a Street Engineering Review (SER) and aligned with Roads Construction Consent (RCC). The SER and technical details (e.g. swept path analysis, utilities plan) set out in the respective QA categories must be submitted with the planning application. Information on the SER requirements are provided below within this Guidance;
- Dead-end streets or cul-de-sacs are short (no more than 10 units) and include walking and cycling through routes to maximise connectivity. These should only be selectively proposed on rural edges or where topography, site size, shape or relationship to adjacent developments prevent an alternative more permeable layout;
- Roundabouts that form a gateway into, or a landmark within, a town and/or development are designed to create a gateway feature or contribute positively to the character of the area (see also Healthier, Safer Environments, Open Space and Landscaping, and Biodiversity).

Street Hierarchy

Primary Streets

image to follow

Secondary Streets

image to follow

Smaller Streets or Lanes

image to follow

Variation in Street Layout



Variation in Materials



Street Engineering Review (SER) Guidance

The Street Engineering Review is identified in Designing Streets (Page 57) as part of the residential street approval process which is intended to better integrate the Planning and Roads Construction Consent processes. This SER guidance is not prescriptive and should be adapted to suit the scale and requirements of each development where it is appropriate. Advice can be sought from the Transport Development team, (email: **transport.develop@moray.gov.uk**) if developers are unsure about the requirements for their particular development.

The SER is a collaborative tool to support the design process. SER Approval does not constitute consent but should be considered a key milestone in the design process. Used as part of the residential street approval process, the SER is intended to provide a degree of certainty in the formal consent process. In order to achieve this, a greater emphasis on the design details is required at the planning stages.

Throughout the Street Engineering Review process designers must ensure that their designs comply with Construction (Design and Management) Regulations 2015 and that their respective duties are carried out. In order to be effective it is essential that the designers ensure the SER identifies all relevant design elements, in particular where the planning proposals depart from Transportation Policy and/or Design Standards and Guidance.

The supporting information for the SER should be gathered throughout the design process with the key decisions and supporting information noted at each stage to build and update the SER on a continuous basis until it is submitted. This approach will help to streamline consultation and decision making and provide a record of the key design decisions.

A tabular style for concise presentation of the SER is recommended, however this may be adapted to suit individual application requirements. The following example is provided to illustrate how this might be presented.

image to follow

Design Element	Proposed (Include Drawing Ref where appropriate)	Standard/Guidance	Departure/Mitigation	Moray Council Comment
Visibility Splays – Main Road/Site Access	Visibility splay to the south which can be provided and maintained is 4.5m x 160m (Drawing Ref ….)	Desirable minimum stopping sight distance based on 60mph speed limit is 215 metres	Speed surveys were undertaken and submitted to Moray Council on DD/MM/YY Based on the observed speeds (XX mph) a DMSSD of 160m was assessed to be the minimum required 'Y' distance. There is additional visibility beyond 160m up to 185m. However this is over land out with the applicant's control. The visibility splay proposal shown on Drawing Ref …. were accepted by Transportation officer in email DD/MM/YY	Accepted by Transportation officer on DD/MM/YY
Road Gradients	Road 1 is 7% over 20m from CH100 (Drawing Ref …)	Standards for Roads Construction Consent maximum gradient should be 5.5%	Due to existing levels standard cannot be met. No alternative alignment possible, maximum gradient and length have been minimised as discussed at meeting with Transportation officer on DD/MM/YY CB	Accepted by Transportation officer on DD/MM/YY
Shared Streets	Road 2 is proposed as a shared surface (Drawing Ref …)	Designing Streets	Minimum street width of 9 metres has been used within which, landscaping, parking and SUDS design elements have been incorporated. Vehicle Swept Path Analysis requirements were discussed and agreed and details provided (Drawing Ref….) Road Safety Audit undertaken and design modified to address points raised in discussion with Moray Council (DD/MM/YY)	
Street Lighting				
Drainage				
Materials				