

PLANNING AND DEVELOPMENT SERVICES
DEVELOPMENT PLAN SCHEME

JANUARY 2022



INTRODUCTION

The Development Plan Scheme is a statutory requirement which 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 Scheme is reviewed annually and sets out the key milestones for the preparation of the Moray Local Development Plan 2025 which will replace the current Moray Local Development Plan 2020 which was adopted on 27th July 2020. The Scheme also sets out a programme of work supporting implementation of the current local development plan and the engagement associated with those projects.

Changes to LDP Process

The process for preparing local development plans has changed and the Scottish Government are shortly to publish guidance/ regulations providing details of the changes which planning authorities should follow. The key changes include the plan being more place based, with a new Evidence Report and Gatecheck process aiming to streamline the Examination process and to ensure the Plan is based upon a robust evidence base.

Timelines indicated within this Scheme are therefore indicative until further details and anticipated timescales for each stage of the process are published.

An extract from the Scottish Government’s Programme of Work on changes to the planning system is included at Appendix 1.



Moray Local Development Plan 2020 implementation

The main actions are set out within the Action/ Delivery Programme available at <http://www.moray.gov.uk/downloads/file135149.pdf>

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The community and other key stakeholders will be engaged over the next 12 months in the course of the following projects;

Project	Timelines	Form of Consultation/ Engagement
Buckie South Masterplan	Report draft to Committee Jan 2022	To be confirmed due to Covid-19.
Forres, Keith, Buckie and Lossiemouth Centre Masterplans	Report drafts to Committee January 2022	
Cultural Quarter MGD designs	Consultation during Q2 - Q4 2022 as designs evolve for Elgin Town Hall, Grant Lodge, Cooper Park and Public Realm Strategy.	
Housing Mix Delivery, Dallas Dhu MGD	Consultation as designs evolve for Dallas Dhu Q3 and Q4 2022.	

Moray Local Development Plan 2025

The indicative timeline for preparing the Moray Local Development Plan 2025 is set out in Table 1 below, as referenced above, these are all subject to publication of Scottish Government guidance/ regulations.

Proposed Plan preparation	Report Evidence Report to Council	January - March 2023	
	Evidence Report published	March 2023	The consultation requirements on the Evidence Report are to be clarified. However, it is essential that community and stakeholder consultation takes place to inform the Evidence Report and identify what needs to change and be addressed in the Plan. Members workshops will be held at the outset of the process and followed up with regular briefings.



Submit Evidence report to Gatecheck	May 2023	The Gatecheck process will independently scrutinise areas of conflict identified in the Evidence Report and consider whether sufficient evidence has been provided. If the Gatecheck concludes that insufficient evidence has been provided the planning authority may not be able to proceed with the Plan until that is addressed.
Proposed Plan- publish for consultation	February 2024	This will involve extensive engagement.
Submit for Examination	July/August 2024	Unresolved objections to the Proposed Plan will be submitted with a request for an Examination.
Adoption	July 2025	Modifications will be published following the Examination and then the Plan will be adopted.
Advertise intention to prepare new Local Development Plan	July 2022	
Invite communities to prepare Local Place Plans		To be confirmed
Engage with elected members on plan process and issues	August 2022	
Engage with Community Councils on plan process and issues	August 2022	
Engage with key stakeholders on plan process and issues	September 2022	

The Evidence Report is a new requirement and guidance/ regulations will clarify what constitutes "sufficient evidence". A member of staff has represented Heads of Planning Scotland on a national group working with Scottish Government to develop proposals for the Evidence Report and Gatecheck and Moray Council was a pilot project 3 years ago on this subject.



The table summarises the main areas of evidence likely to be required.

Regional Spatial Strategy	Regional level framework setting out approach to net zero, infrastructure, economic growth and environmental safeguarding.		Partnership
Regional level evidence	e.g. RSS, MES, MGD, National and Regional Transport Strategy/ Plans, NPF		Various sources.
Community engagement	20 minute neighbourhoods, local place plans, youth engagement		This will require a corporate approach across a number of services led by SP&D.
LDP2020	Delivery programme and monitoring reports		SP&D
Education	School Estate Strategy		Education
	School roll projections		Education, produced every 6 months
Business needs	Employment land audit		SP&D- annual report
	Business needs survey		External support funded from existing LDP budget
Transportation	Active Travel Strategy		Draft approved for consultation December 2021.
	Strategic Trunk Road/ Railway Appraisal		Transportation-External support
	Settlement based interventions		Transportation External support
	EV charging strategy		Await update



Digital Infrastructure	Coverage/ gaps, open reach rollout	Orange	SP&D Spatial dataset available mid 2021.
Housing	Regional Targets	Green	SP&D Targets will be published in NPF.
	Housing Need and Demand	Orange	Housing External support to be commissioned early 2022. Cost c£20k from existing Housing budget.
	Housing Land Audit	Green	SP&D produced annually.
	Vacant and derelict land audit and action plan	Orange	SP&D report to Committee in March- June 2022
	Urban capacity studies	Orange	SP&D. November2022.
	Self build register	Orange	SP&D new requirement.
Demographics	Census data	Orange	Systems Manager.
	Household projections	Green	SP&D national datasets
	Population projections	Green	SP&D national datasets
	Unemployment rates	Green	SP&D national datasets
	Areas of inequality	Green	SP&D- national datasets
Minerals	Audit	Orange	SP&D
Environment	Open Space Strategy*	Red	SP&D
	Pressures on habitats and species	Orange	SP&D Information from stakeholders and Local records centre- budget to be confirmed
	Natural heritage designations- issues arising	Green	SP&D- feedback from stakeholders

Environment cont.	Built heritage designations, review conservation areas and potential listings.	Orange	SP&D
	Buildings at risk- link to vacant and derelict	Orange	SP&D
	Woodland planting/ felling and compensatory planting	Orange	SP&D- data from Scottish Forestry if available.
	Prime agricultural land	Green	SP&D
Sport and Recreation	Sports and Recreation strategy*	Red	SP&D
	Play sufficiency strategy*	Red	SP&D
Health and well-being	Health centres and patient numbers	Green	SP&D- data from NHS Grampian
	Health and well-being data	Red	SP&D- data from NHS Grampian
Water	Scottish Water investment plans	Orange	SP&D- Scottish Water data
Energy	Upgrades, renewables	Orange	SP&D
Wind Energy	Landscape Sensitivity Study	Green	SP&D study completed by end March 2022, funded by NatureScot
Cultural Venues		Red	SP&D- new requirement
Gypsy/ Traveller Sites		Red	SP&D and Housing
Retail	Retail model	Orange	To be complete early 2022.
	Up to date TC health checks	Orange	SP&D
Masterplan Consent Areas		Red	SP&D, Development Management, Transportation and Housing



- Critical evidence which resources are not currently available for
- Critical evidence which is programmed and can be resourced
- Critical evidence which is gathered routinely or currently being progressed.

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 provided 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, NatureScot, Scottish Forestry, 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 will continue to liaise with and consult with Homes for Scotland as an umbrella group and with its individual members.



APPENDIX 1

Transforming Planning in Practice: updated delivery programme - summary

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	2021	2022				2023			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
National Planning Framework 4									
Development planning regulations and guidance									
Regional spatial strategies statutory guidance									
Local place plans regulations and guidance									
Effective community engagement guidance									
Masterplan consent areas regulations and guidance									
Development management provisions									
Fees and performance									
Permitted development rights: Phase 2									
Land value uplift capture									
Compulsory purchase reform									
Digital transformation									
OurPlace website									
National Planning Framework 4 delivery programme									





