

QUALITY AUDIT

Application Reference: 20/01615/APP

Proposal: Woodview, Lhanbryde

Date:

QA Undertaken and Agreed by:

Character & Identity - LDP Page 22 – PP1 (i)	
Comments	Mitigation
<ul style="list-style-type: none">• The layout has been well designed and efforts have been made to create a development with character and identity which reflects the character of Lhanbryde and the surrounding area.• The development provides 3 primary character areas across the site. This reflects the requirements of the development, which includes a contained care cluster of specialist learning disabilities units with staff accommodation. The use of materials, including a cohesive progression of render tone, reflect each character's own distinctive identity. The use of a different render within each character areas allows the timber clad buildings to stand out and act as key buildings and are located in good locations which will improve legibility.• A range of house types has been provided for the development. All houses are of traditional design with a contemporary style, reflecting qualities of traditional properties within Lhanbryde in terms of character and form.• Landscaping is a key component to any development and provides the opportunity to ensure the character areas are clearly distinguishable' to reflect the policy. As will be highlighted in the QA, a detailed Landscaping Plan must be provided.	<ul style="list-style-type: none">• A detailed Landscaping Plan must be provided providing information relating to all form of planting (see below).• Improve the variety of landscaping between character areas to provide further differentiation, including the incorporation of sensory planting.• An Arboricultural Impact Assessment, Method Statement and Tree Protection Plan must be provided. Any proposed tree removal must be thoroughly justified and evidenced.• Details of street naming must be provided showing how the proposed names reflect local associations which will add to the sense of place.

Healthier, Safer Environments & Street Layout and Detail LDP Page 24 & 30 – PP1 (ii) & (vii)	
Comments	Mitigation
<ul style="list-style-type: none">• The street hierarchy and use of shared surfaces is welcomed and will add to the distinctiveness of each character area. However, it is not clear from the plans what street material is being proposed for the shared surface and clarity must be provided to ensure that the materials used are suitable and will define the street hierarchy as the plans suggest.• The layout provides shorter routes and footpaths throughout the development. There are concerns regarding visibility at the central open space and play area. A speed table on the straight from Plots 21 to 25 would encourage low vehicle speeds, thereby creating a safer environment for residents. To accommodate this, the proposed roadside swale will be required to be moved. While this swale may need to be moved, there are other areas where bioretention features could be located. For example, the space adjacent to Plot 16 and between the parking space for Plot 17 and EV2.• The introduction of swales at the edge of the central space and on the opposite side of the road will further increase visibility in this area. The planting of the swale will also provide a sense of enclosure to the play area and must be provided for this category to score green.• No detail has been provided as to where dropped kerbs and tactile paving will be located for pedestrians to safely cross the road.	<ul style="list-style-type: none">• Provide details of the proposed street materials including colours.• Provide a speed table on the straight from Plots 21 to 25 which will require the removal of the proposed roadside swale. This must be replaced with bioretention features on the small area of open space at Plot 16 and between the parking space for Plot 17 and EV2 (see annotated plan).• Provide confirmation as to where dropped kerbs and tactile paving will be located for pedestrians to safely cross the road.• Incorporate a dual frontage building on Plot 18 to front onto the central open space (see annotated plan).

Housing Mix – LDP Page 26 PP1 (iii)	
Comments	Mitigation
The housing mix is acceptable and includes provision of housing specially designed around the needs of people with learning disabilities, which is a strategic priority for both the Council and Health and Social Care Moray.	No mitigation required.

Car Parking – LDP Page 28 PP1 (iv)	
Comments	Mitigation
<ul style="list-style-type: none"> Insufficient mitigation has been provided across the site, in particular the courtyard car parking blocks to the north and south of the site which must be addressed. The proposal seeks to reduce parking provision within the development and justification has been provided within supporting documentation. A Transport Statement is required for the development. There are concerns regarding the suitability of this site for reduced parking levels particularly in terms of the proximity of the development to employment opportunities. A particular concern is the provisions for Plots 1 to 13 where reduced parking provision may result in parking along the frontage (Plots 1 to 8) on Garmouth Road. The Applicant must demonstrate the ability to provide additional parking spaces within the site such that the parking standards could be met should demand for parking exceed supply in the future. It must also be shown that additional parking spaces will not visually dominate the character of streets. 	<ul style="list-style-type: none"> Provide a Transport Statement, clearly setting out the travel demand for the proposed development as per Scottish Government Transport Assessment Guidance (Pg. 18 and 19). Provide more landscaping/planting mitigate the visual impact of the communal parking/courtyard parking areas. The proposed landscape mitigation must be of a sufficient maturity and be detailed in the landscaping plan. Demonstrate the ability to provide additional parking spaces within the site such that the parking standards could be met should demand for parking exceed supply in the future. Provide information in respect of staff and visitor numbers to the specialist supported living units in order to demonstrate that parking levels within ‘Woodview Courtyard’ is sufficient to meet the demand for spaces. Provide details of the secure and covered cycle parking storage and switch locations with adjacent bin area. Provide details of provision of Electric Vehicle charging for each housing plot and in the communal areas.

Open Space & Landscaping – LDP Page 26 PP1 (iv)	
Comments	Mitigation
<p>Open Space</p> <ul style="list-style-type: none"> The layout provides overlooked accessible, multifunctional open spaces within a clearly defined hierarchy integrated into the development. Consideration must be given to incorporating sensory equipment and planting throughout the open spaces and landscaping. Seating opportunities throughout the site must be improved and shown on a plan. Fruit bushes/hedges must be provided within the community orchard and other open space areas. <p>Landscaping</p> <ul style="list-style-type: none"> The Landscaping Plan provides no detail in respect of species and specifications and long-term management and maintenance arrangements. A Tree Survey and Tree Protection Plan must be provided as trees are present on site and/or bordering the site (or their roots) and have the potential to be affected by development and construction activity. 	<p>Open Space</p> <ul style="list-style-type: none"> The layout must incorporate sensory equipment and planting throughout the open spaces and landscaping. Provide details of equipment in the play area. <p>Landscaping</p> <ul style="list-style-type: none"> A detailed Landscaping Plan must be provided providing information relating to all form of planting. The plan must provide information relating to height, species and girth of all proposed planting. As per Policy PP1, all trees must be semi mature. Part 2 of the MLDP 2020 Planning Policy Guidance provides details on the specification of the different sizes of tree. The Landscaping Plan must show how seasonal variation will be provided across the development and within each character area. Incorporate fruit bushes/hedges into the community orchard and other open space areas.

Biodiversity LDP Page 28 PP1 (v)	
Comments	Mitigation
<ul style="list-style-type: none"> • A Biodiversity Plan must be provided showing how the layout promotes biodiversity and creates new or, where appropriate, enhances natural habitats of ecological and amenity value. The Biodiversity Plan must be cross-referenced to the Landscaping Plan, where new planting is proposed. • Further information of Biodiversity Plans and examples of how to achieve biodiversity enhancement can be found in Part 2 of the MLDP 2020 Planning Policy Guidance • There are opportunities to integrate bioretention features into the design of the SUDS to further enhance biodiversity from the outset of the development. As detailed above, the introduction of swales at the edge of the central space and on the opposite side of the road will also further address drainage issue and enhance biodiversity from the outset of the development. 	<ul style="list-style-type: none"> • Provide a Biodiversity Plan showing how biodiversity features have been incorporated into the design and create new or, where appropriate, enhance natural habitats of ecological and amenity value. • Integrate bioretention features to further enhance biodiversity from the outset of the development. The QA has identified locations where these could be located i.e. the small area of open space at Plot 16 and between the parking space for Plot 17 and EV2. • Provide a swale along the eastern side of the play area which when planted will provide an element of enclosure, creating a safer environment, as well as increasing biodiversity.

Technical requirements (ie Transportation/FRM /infrastructure) required for compliance with Street Layout & Detail PP1 (vii)
<ul style="list-style-type: none"> • Confirm the extent of the proposed public road. • Provide a Street Engineering Review (SER). • Swept path analysis clarification • Provide visibility splays at internal junctions and access onto Garmouth Road. • A Flood Risk Assessment (Level 2) is required. • Provide further information as requested by Flood Risk Management. • A Utilities Plan is required. • Provide a plan showing the location of the Information Communication Technologies (ICT) and fibre optic broadband cable connections to each property.