



# Moray Development Plan

## **DEVELOPER REQUIREMENTS FOR HOUSING**

Supplementary Planning Guidance  
SEPTEMBER 2009



the **moray** council

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## Foreword

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This Supplementary Planning Guidance on Developer Requirements for Housing has been prepared for the following reasons

- To promote high quality housing development in Moray, and to recognise the increasing emphasis being placed upon improved design for neighbourhoods, and creating places where people would wish to stay.
- To pull together all of the various policy requirements of the Moray Local Plan 2008.
- To expand on that policy content and provide more detailed interpretation. The principal policies to which this Guidance relates are contained in Appendix 1.
- To reflect the increasing role that Supplementary Guidance will have within the context of the Planning etc (Scotland) Act 2006.

This Guidance should be read in conjunction with other publications which set the National context

- *Designing Places* : A policy statement for Scotland, representing the Scottish Government's determination to raise standards of urban and rural development.
- *Planning Advice Note 68 on Design Statements*, which are to be used more effectively in the Planning process, and help create places of lasting quality. Now to become an integral part of Major applications under the Planning etc (Scotland) Act 2006, although equally applicable to smaller, local developments.
- *Planning Advice Note 77, Designing Safer Places*, which updates an earlier PAN on crime prevention, and places a new emphasis on design and quality.
- *Designing Streets* : Issued for consultation in Spring 2009, and intended to replace PAN 76, *Residential Streets*. This takes a fundamental re-examination of the role of streets; assigns a higher priority to pedestrians and cyclists; puts well designed streets back at the heart of communities.
- *People and Places: An Urban Design Guide for Moray - A good practice guide on key urban design principles*, intended to put the above advice in place, and raise the standards for developments in Moray.

**This Guidance does not apply to the Cairngorms National Park area in the southern part of Moray. The Cairngorms Park Board will be preparing its own SPG, in support of its own Local Plan policies for the Park.**

## Introduction

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The development of new housing is an act of some permanence and will usually outlast the builder. It is therefore important that new housing fits into its surrounding environment, and where possible enhances it. The guidance is therefore aimed at making new development compatible with neighbouring uses; creating intimate living areas; providing variety by avoiding monotonous, repetitive development. Efforts should be made to integrate new housing into the existing townscape and landscape, and thus boundary treatment will be a key factor.

This advice is principally targeted at developments with 5 houses or more.

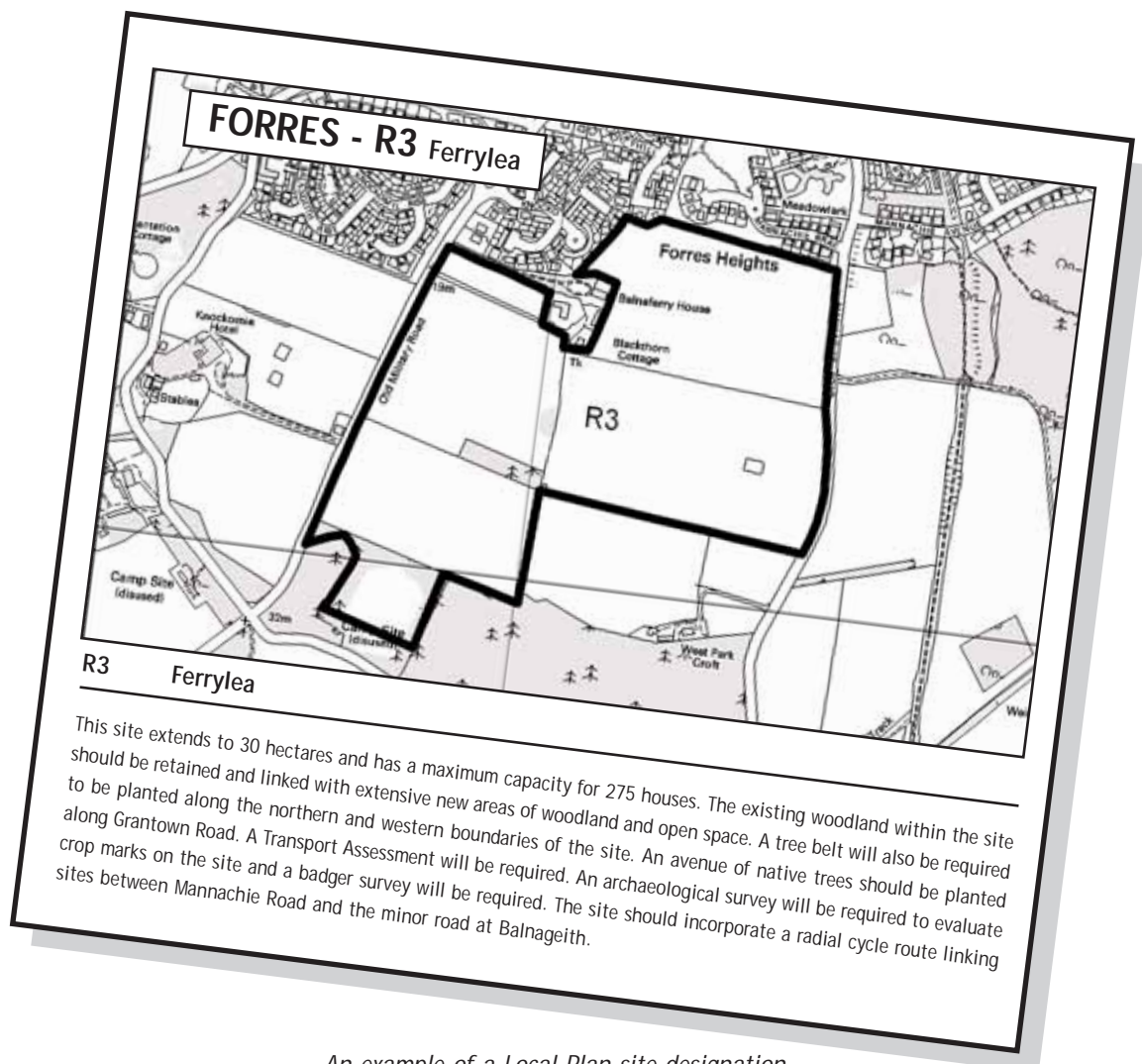
A checklist covering the main criteria to be observed is contained in Appendix 4, as an aide memoir to applicants.



## 1. Site Capacity and Density (H1)

Texts for designated sites in the Local Plan identify an indicative capacity for residential development. These figures are used primarily to ensure that the Local Plan provides sufficient land to meet the Structure Plan housing land requirements. They are indicative of what is considered to be the appropriate number of houses for the site, and are based on a number of factors to give a density that is in keeping and in character with the site and its surroundings (e.g. location; neighbouring uses/developments; planting/landscaping and other requirements of the site designation).

However, the final capacity of the site will be determined through a detailed analysis of the design and layout (through the development management process) and will take account of issues such as affordable housing; type of housing (terraced, flats, detached). Any application over the stated capacity will be dealt with as a "Departure", but its acceptability will be based on how well it complies with Local Plan requirements. These issues will have a significant bearing on the number of units ultimately permitted on site.



*An example of a Local Plan site designation*

## 2. Layout and Design (H1; IMP1; E3; IMP2; H9; T2)

Site layouts and development proposals must be viewed in a comprehensive manner, and in the context of their surroundings. Although phasing will be acceptable, all development should fit into a "big picture" for the overall site, and take cognisance of connections beyond the site boundaries.

To utilise the best of any existing features on the ground, a site analysis should be carried out, which can advise and influence a design concept for the development.

Site designation texts might specify some key aspects to be implemented, but the inter-relation of housing; open space; circulation; will be considerations in all locations.

- Although Design and Access statements are only mandatory for Major applications, (50 or more houses) Moray Council would wish to extend this approach to lesser (local) developments. Accordingly, all new housing developments will be required to submit a Design Statement which describes the concept/theory behind the layout and how it responds to the site analysis. This statement can take many forms but need only be proportionate to the scale of development and should, for example, cover site aspect; access and movement; any on-site features/characteristics; Local Plan requirements; choice of design/materials and other relevant criteria.
- Proposals must provide details for the development of the whole site. A piecemeal approach will not be supported, and proposals for part of a site must illustrate how this would fit in with the ultimate development of the remainder. This will assist with the consideration of infrastructure provision, and in determining the level of developer contributions to be sought.
- Layouts must accommodate provision for cycling and walkways, including off-site links to civic facilities, schools, public spaces and other access networks.
- Road layouts should reflect best practice considerations of road safety, avoiding long straight stretches; adopting curves and bends with unobstructed sight-lines; raised surfaces and other traffic calming features should be introduced to reduce traffic speed. Features as promoted in 'Designing Streets' should be incorporated to create improved layouts that are less car dominated. Key aspects to observe are contained in Appendix 5.
- Developments exceeding 100 units must have a minimum of two points of access.
- Emergency vehicle access should be provided for.



*Curved layout and traffic calming*

- Arrangements for public transport services and infrastructure in accordance with PAN75 are required. The Public Transport Unit Manager should be contacted at the earliest opportunity to discuss the arrangements for access by public transport.
- Houses in new housing developments which require to be served by new or improved made-up public roads, must not be occupied until the road is constructed to a standard which satisfies the Council.
- Where possible distinctive features or landmarks (e.g. trees, hedgerows, stone dykes) must be retained, protected and incorporated into the layout. These should be identified in the Design Statement and Site Analysis. The Council has already prepared Supplementary Guidance on Trees and Development, which requires such assessment. Any such features that become part of garden ground, will become the responsibility of the house-owner.



*On site landscaping breaks up the built up area*

- Developments will be expected to provide on-site landscaping and open space as a means of breaking up housing areas.
- Edge of settlement will be expected to provide structure planting at the settlement boundary, integrating into green corridors where possible. Specific requirements are identified in site designation texts.

- Sympathetic boundary treatment will also be required at town entrance sites and "gateway locations".
- Structure planting and "gateway frontage" areas must be planted out at the commencement of the development, and given adequate protection during the construction period. This will allow such planting and landscaping the opportunity to establish itself prior to houses being completed and occupied, and assist with the integration of new developments. (Definitions of Structure Planting and Feature Trees are contained at Appendix 2).



*Boundary landscaping should be carried out at commencement of development*

- Details of maintenance arrangements will be required for all open spaces; planted and landscaped areas; play spaces.
- Where wildlife is present on the site, appropriate measures must be taken to conserve this – bats; badgers; squirrels; bird boxes etc.
- Developments of 10 houses or more will be expected to make an affordable housing contribution. Separate guidance has been produced to advise on the appropriate level of provision, but commuted payment or off site provision can be considered.

### 3. Amenity and Play Areas

It is important that there are outdoor recreation opportunities for children and residents. This will provide residents with a level of amenity and play provision within a reasonable distance of home. In addition it will assist in breaking up built development and enhancing the local environment.

- Until its Open Space Strategy is adopted, in general, the Council will require that on sites of 20 or more dwellings appropriate provision for play be provided based on the "six acre standard". Play provision under the standard will be a Local Area for Play (LAP), a Local Equipped Area for Play (LEAP), or a Neighbourhood Equipped Area of Play (NEAP). Full details of what these categories include are contained in Appendix 3.
- The Council will vary the above requirements dependent upon existing local provision (in which case it will be appropriate to seek a contribution to the upgrade of that facility if so required) or where the development is targeted at specific groups such as the elderly.
- The Council will require developers to make provision for the future maintenance of amenity open space and play areas to its satisfaction.
- Account will be taken of the cumulative requirements in any given area.
- On occasion this may extend to the provision of sports fields, depending upon the scale of development proposed.



*Provision for play will be required for developments of 20 or more*

#### 4. Transport (T2; T5; T6; T7; IMP2)

Roads have a significant impact on the environment of a new development. There is therefore a need to provide standards that assist in the creation of a satisfactory situation for road users and pedestrians within the development. In all cases developers are encouraged to undertake pre-application discussions with the Council's Transportation Service. Proposals for Home Zone areas within developments would particularly benefit from early consultation.

- Roads matters related to new development will require to be addressed through discussion with the Council's Transportation Service, but will be expected to cover the following matters: –
  - A Transport Assessment will be required in accordance with the Scottish Executive Guide to Transport Assessments thresholds, together with additional local requirements, for developments that raise significant transport implications such as additional peak hour traffic, traffic late at night in a residential area or road safety concerns.
  - Road Construction Consent – required for a new road or extension to an existing road, serving five or more buildings, and for later adoption of roads by the Council. A Road Bond requires to be deposited in favour of the Council before any building works may commence.
  - Road requirements for new development will require different **standards** according to their function. District/local distributor roads distribute traffic within a district, and link strategic roads to residential roads. Residential roads provide access to properties within a residential area and link with local distributor roads. The main standards are available from the Council's Transportation Section and the Design Manual for Roads and Bridges (DMRB) published by HMSO.
  - Rural Roads – the Council applies stringent design criteria and developers should contact the Roads Section for details.

##### Standards applicable to roads cover the following matters –

- Visibility splays at junctions.
- Number of accesses required for a development.
- Junction spacing.
- Corner radii.
- Footpath and cyclepath widths/standards.
- Minimum 6 metre carriageway width for bus routes.
- Maximum distance of houses from bus routes and provision of bus shelters and stops.
- Standards for provision of cycle networks including separation, reduced vehicle speeds and safe crossing points.
- Standards for traffic calming that include measures to reduce speeds within developments for safety reasons but which also fit into the surrounding urban design and landscape.
- Standards for street lighting.
- Standards for car parking.
- Road gradients
- Road drainage
- Construction materials



*Reiket Lane is a District Distributor road for Elgin South*

- When edge of settlement sites are being developed it may be necessary to extend speed restriction areas, waiting restrictions, and to relocate signage. The cost of this will require to be borne by the developer.
- The requirements of and consequences for other sites within the wider area will be taken into account when considering road infrastructure requirements, and allowances for future road improvements may be sought.
- Contrasting surface materials can help reduce the impact of roads, pavements and parking areas on the visual amenity. Extensive areas of asphalt should be avoided, and broken up with other options (e.g. paviors; setts; lock block). These latter materials (which are permeable) can assist in achieving sustainable drainage objectives.
- Where roundabouts are provided to service new developments these shall be landscaped rather than left as hard surfaces. All planting and landscaping to be to the satisfaction of the Transportation Service, and must not compromise visibility and safety.

Details of the arrangements for the maintenance of such areas will be required.



## 5. Crime

Developments should where possible seek to design out crime. New development should therefore accord with the following measures: –

- Development layouts must seek to allow mutual supervision by occupiers.
- Footpaths linking housing to facilities must be short, direct, well lit and overlooked.
- Open spaces and play areas must be overlooked.
- Parking provision must be within or close to housing. Communal parking must be overlooked.
- Landscaping and planting must be set back from paths and entrances.
- Lighting must be universal and effective.
- Walls, fences and railings should discourage climbing and allow observation.



## 6. Energy Efficiency (ER2)

Developments must seek to provide energy efficient housing. There are substantial potential energy savings that can be accrued, for example combined heat and power systems can use up to 35% less energy than separate systems, and solar power can meet up to 50% of hot water needs in a house. Clearly these savings can be optimised if the energy efficiency mechanisms are built into the development at the outset. SPP6 (Renewable Energy) now requires all developments with a total cumulative floorspace of 500 sq m or more, to incorporate on-site zero and low carbon equipment contributing an extra 15% reduction in CO<sup>2</sup> emissions beyond the 2007 Building Regulations. This will increase the requirement for designers to consider and incorporate energy efficiency and renewable technologies within their developments.

Therefore, the guidance is as follows-

- Development should take advantage of any shelter provided by existing or proposed landform or trees.
- Development should, where possible, be orientated to take full advantage of the sun with living rooms facing south, east or west, and bedrooms facing north.
- Houses should incorporate double-glazing as a minimum standard unless they are subject to listed building consent and single glazing is required.
- \*Developments of over 500 m<sup>2</sup> of cumulative floorspace must include a statement confirming that the development achieves an extra 15% reduction in CO<sup>2</sup> emissions beyond the 2007 Building Regulations Standards. This can be achieved by the inclusion of solar panels; wind energy equipment; the use of biomass combined heat and power and district heating systems into the development.
- Developers should submit their CO<sup>2</sup> reduction calculations as per the format contained in SPP6. This will then be assessed by Building Standards Officers to confirm the extent to which they are above Building Regulation requirements.
- Mixed developments or work studio houses will help to reduce the need to travel.

Planning Advice Note (PAN) 84 should be used as the guidance for this policy.



\* Note: Changes to Building Regulations anticipated in 2010 are likely to make this planning policy obsolete.

## 7. Contamination (EP9)

It will be important to identify any potential contamination issues related to a site as early as possible in the process. This can still be applicable to a "greenfield site". Early contact with the Council's Contaminated Land section is therefore advisable. The general guidance on contamination is as follows: -

- Where a site is identified as having a potentially contaminative historic use it will require an initial desk study to identify the history of the site.
- Dependant upon the historic uses a site investigation may be required to identify the nature and extent of any contamination.
- If contamination is identified an agreed remediation strategy would have to be implemented to the satisfaction of the Contaminated Land Section of the Council.



*Redevelopment of brownfield sites may require contamination studies*

## 8. Waste (EP2)

The Council is a partner in the North East Area Waste Plan. The Plan is seeking to minimise waste in general through an education programme, and to reduce the amount of waste going to landfill sites. To achieve a reduction a substantial emphasis is being placed upon composting and recycling, and this will require an increased level of segregation of waste at source by householders. To assist this process the following guidance will be implemented:-

- All new developments must provide space for the storage of appropriate waste containers.
- Areas capable of accommodating household composting should be provided within house plots.
- The Council operates a wheeled bin system for the collection of refuse.
- Refuse from properties will require to be placed at the nearest point for collection on an established collection route.
- In rural areas refuse collection for 2 or more houses shall be from the nearest convenient point on a private road which is tarred, is adequately surfaced at all times, has adequate width, passing places and turning areas suitable for the access and manoeuvring of refuse collection vehicles.



*Waste containers should have their own storage space, and not left 'on-street'*

## 9. Waste Water; Surface Water; Sustainable Urban Drainage (EP4; EP5; EP10)

### Foul Drainage

Connection for foul sewage will normally be made to the public drainage system. However there are circumstances where this may not be possible and the following guidance will require to be met.

- Where there is a lack of capacity within the public system, the temporary provision of private sewage systems may be allowed (subject to separate license required from SEPA), provided Scottish Water has confirmed that an allocation to address this constraint is made in their Investment Programme.
- Systems shall not have an adverse impact on the water environment and foul waste must be treated before it is discharged to land or water courses.
- Systems must be designed and built to a standard which would allow adoption by Scottish Water.
- Applicants must ensure that there is adequate land to meet the requirements of their proposed system.
- Applicants should consider the potential for a wetland treatment system. If there is inadequate space for a wetland system, then a soakaway should be used to take water from the septic tank to the discharge area.

### Surface Water

Sustainable Urban Drainage Systems (SUDS) provide an opportunity to reduce the pressure on drainage systems from surface water, and can be particularly effective during periods of high rainfall in slowing down the rate at which the water enters the drainage system. SEPA is keen to promote these systems, and the Council will require developments to:

- Include provision for SUDS within all developments.
- Provide a Drainage Assessment for developments of 10 houses or more.
- Provide for soakaway treatment and attenuation using natural systems where possible.
- Dispose of water on site where possible.
- Minimise run-off by limiting the amount of paved surfaces, and by using porous surfaces where appropriate.
- Use swales and wetland plants to attenuate the amount of run off.
- Use the provision of SUDS to enhance the surrounding environment and amenity.



*SUDS ponds can provide an amenity feature for developments*

## 10. Developer Contributions (IMP3)

In accordance with Circular 12/96, where development proposals are considered to impact upon infrastructure, local facilities and services, the Council will seek appropriate contributions from developers to mitigate against and redress that impact. Where known, this has been identified in site designation texts, but the extent of impact may only become apparent once an application has been lodged, and contributions identified through the application process. (including pre-application discussions)



## Appendix 1

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The principal policies to which this supplementary advice relates are

- H1: Housing Land Associations.
- H3: New Housing in Built up Areas.
- H4: Sub division for house plots.
- H5: House alterations and extensions.
- H9: Affordable Housing.
- ER2: Energy reduction requirements in New Development.
- IMP1: Development Requirements.
- IMP2: Development Impact Assessments.
- IMP3: Developer Contributions.
- EP2: Recycling Facilities.
- EP5: Surface Water Drainage.
- EP9: Contaminated Land.
- EP10: Foul Drainage.
- E3: Tree Preservation Orders and Controls of Trees
- T2: Provision of Road Access
- T5: Parking Standards
- T6: Traffic Management
- T7: Cycling, Walking and Equestrian Networks

## Appendix 2

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### Landscaping Definitions

Some of the new land release designations make reference to landscaping requirements that will assist in integrating new development into the landscape. For clarification, the terminology used is defined as follows.

**Structure Planting:** the planting of shelter belts, small woodlands or substantial clumps of trees, to provide strategic spatial definition and structure; shelter; visual containment; even screening. This is bulky, woodland type planting, possibly with an understorey or surrounding hedge, which should reflect woodland pattern in the surrounding countryside and counter the mass of built development. It needs to be visually as well as physically significant to do this, often visible from a distance, and linking development to the surrounding countryside. Structure planting is often established using woodland planting techniques: i.e. whips or 1 + 1s planted en mass, using a mix of species (nowadays often native species) but including species such as oak, ash and beech or pine, not just fast growing small trees such as birch and rowan. This type of planting requires an establishment and maintenance plan which should be adhered to.

**Feature Trees:** This is a term commonly used to describe single trees planted in a more decorative way, to add interest and create detail definition of space within the more strategic structure. These could be avenues; single trees planted along hedges or beside fences; small groups of up to about 7 planted to provide a focal point in a development; individual trees associated with access routes or junctions; or even individual houses – basically "features". These are normally planted as half standards or standards with the appropriate supports, and can be a wide variety of species, from more native species in more rural locations to decorative species of rowan and birch, and some of the more exotic varieties of maple or even chestnut or beech where a larger tree is required in a more urban/semi urban situation. Species choice will relate to the location and scale of the feature; the proximity of houses; the need for autumn colour, flowers, berries or other decorative elements to complement the tree.

'Feature trees' are not always, but often associated with other more managed surroundings, such as mown grass, hedges and fences.

## Appendix 3

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### Play Area Categories: Definition

#### 1. LAP: Local Area for Play

- Has a minimum activity zone area of 100 m<sup>2</sup>.
- Caters for children up to 6 years of age.
- Is within 1 minutes' walking time from home.
- Has a buffer zone of 5m minimum depth between the activity zone and the nearest dwelling that faces the LAP. This should include planting to enable children to experience natural scent, colour and texture.
- Is overlooked by nearby houses.
- Gable ends or other exposed walls should be protected from use for ball games by, for example, providing a strip of dense planting of 1m minimum depth.
- Is positioned beside a pedestrian pathway on a well-used route.
- Occupies a reasonably flat, well-drained site with grass or a hard surface.
- Contains features that enable children to identify the space as their own domain, eg low key games such as hopscotch, a foot-print trail, mushroom style seating etc.
- Any playground equipment provided must conform to EN 1176.
- Has fencing of at least 600mm in height around the perimeter, with a self-closing pedestrian gate to prevent access by dogs.
- Has a barrier to limit the speed of a child entering or leaving the facility.
- Has a sign indicating:
  - the area is solely for use by children;
  - adults are not allowed unless accompanied by children;
  - dogs are excluded.

#### 2. LEAP – Local Equipped Area for Play

- Has a minimum activity zone area of 400m<sup>2</sup>.
- Caters for children from 4 to 8 years of age.
- Is within 5 minutes' walking time from home.
- Has a buffer zone of not less than 10m in depth between the edge of the activity zone and the boundary of the nearest dwelling and a minimum of 20m between the activity zone and the habitable room facade of the dwelling. This zone should include planting to enable children to experience natural scent, colour and texture.
- Should not have play equipment overlooking nearby gardens.
- Is positioned beside a pedestrian pathway on a well-used route.
- Occupies a well-drained site with a grass or a hard surface and features an appropriate impact-absorbing surface beneath and around the play equipment conforming to EN 1177.

- Contains at least 5 types of play equipment, of which at least 2 are individual pieces, rather than part of a combination multi-play unit. Each type of play equipment should be designed to stimulate one of the following activities:
  - Balancing
  - Rocking
  - Climbing/Agility
  - Sliding
  - Social PlayAdditional items may focus upon rotating, swinging, jumping, crawling, viewing, counting or touching.
- The playground equipment must confirm to EN 1176.
- Contains seating for parents and/or carers.
- Contains a litter bin.
- Has adequate space around the equipment to enable children to express their general exuberance and play games of 'tag' or 'chase'.
- Has fencing of at least 1m in height around the perimeter of the activity zone, with two outward-opening, self-closing gates, on opposite sides of the play area, to deter entry by dogs and to restrict opportunities for bullying.
- Has a barrier to limit the speed of a child entering or leaving the facility.
- Has a sign indicating:
  - the area is solely for use by children;
  - adults are not allowed unless accompanied by children;
  - dogs are excluded;
  - name and telephone number of the operator of the facility to report any incident or damage to the play equipment;
  - location of the nearest public telephone.

### 3. NEAP – Neighbourhood Equipped Area for Play

- Has a minimum activity zone area of 1000m<sup>2</sup> that is divided into two parts; one containing a range of playground equipment and the other having a hard surface of at least 465m<sup>2</sup> (the minimum areas needed to play five-a-side football).
- Caters predominantly for older children.
- Is within 15 minutes' walking time from home.
- Has a buffer zone of not less than 30m in depth between the activity zone and the boundary of the nearest dwelling. A greater distance may be needed where purpose-built skateboarding facilities are provided. This zone should include planting to enable children to experience natural scent, colour and texture.
- Positioned beside a pedestrian pathway on a well-used route.
- Occupies a well drained site with both grass and hard surfaced areas and featuring an appropriate impact-absorbing surface beneath and around the play equipment conforming to EN 1177.
- Contains at least 8 types of play equipment comprising:
  - at least 1 item to stimulate rocking, touch, social or developmental play among younger children;
  - at least 2 items to facilitate sliding, swinging or moderate climbing;
  - at least 5 items to encourage either more-adventurous climbing, single-point swinging, balancing, rotating or gliding (eg cableway). At least 3 of these items should be individual play items rather than part of a combination multi-play unit.
- The playground equipment must conform to EN 1176.
- Contains seating for parents and/or carers in the vicinity of the play equipment and other seating within the hard-surfaced games area.
- Contains litter bins at each access point and in the proximity of each group of seats.
- Has a convenient and secure parking facility for bicycles.
- Has adequate space around the equipment to enable children to express their exuberance and play games of 'tag' or 'chase'.
- Has fencing of at least 1 m in height around the perimeter of the activity zone, with two outward-opening, self-closing gates on opposite sides of the space, to deter entry by dogs and to restrict opportunities for bullying.
- Has a barrier to limit the speed of a child entering or leaving the facility.
- Has a sign to indicate:
  - the area is solely for use by children;
  - adults are not allowed in the equipped space unless accompanied by children;
  - dogs are excluded;
  - location of the nearest public telephone.

## Appendix 4

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### Checklist Criteria

Has the development addressed the following

#### Layout and Design

- Has a Design Statement been provided, which outlines the criteria/influences behind the development
- Do the proposals relate to the whole of the site, and allow for its ultimate development
- Has provision been made for footpaths/cycleways within and outwith the site
- Have the principles put forward in “Designing Streets” been applied to reduce the dominance of roads/cars (see also appendix 5)
- Has an emergency access been provided
- If exceeding 100 units, have a minimum of 2 access points been provided
- Have distinctive features/landmarks been retained.
- Has on site landscaping been provided, including structure planting and boundary treatment, along with maintenance arrangements
- Are any wildlife conservation measures required

#### Amenity and Play Areas

- Has provision for play been provided in accordance with the six acre standard
- Have details of maintenance arrangements been provided.

#### Transport

- Is a Transport Assessment necessary
- Have all Roads Standards been complied with, including those for more informal “Home Zones”
- Have the implications for access to land beyond site boundaries been taken into account
- Are there any off site implications for the development of this site
- Will it be necessary to relocate speed limit signs

#### Crime Prevention

- Does the layout provide for mutual supervision by occupiers
- Are footpaths, open spaces and play areas well lit and overlooked
- Has parking provision been made within or close to houses
- Are walls and fences designed to discourage climbing, and allow overlooking

### Energy Efficiency

- Has advantage been taken of any shelter provided by landforms/trees etc
- Have properties been orientated to take full advantage of sunshine
- Have proposals been included showing how to achieve an extra 15% reduction in carbon dioxide emissions

### Contamination

- Has the site been checked for possible contamination
- What if any mitigation measures are proposed

### Waste

- Has provision/space been made for the storage of waste/recycling containers
- Are house plots large enough to accommodate household composting facilities

### Drainage

- Has a drainage assessment been provided (10 houses or more)
- Have SUDs measures been incorporated into the layout

## Appendix 5

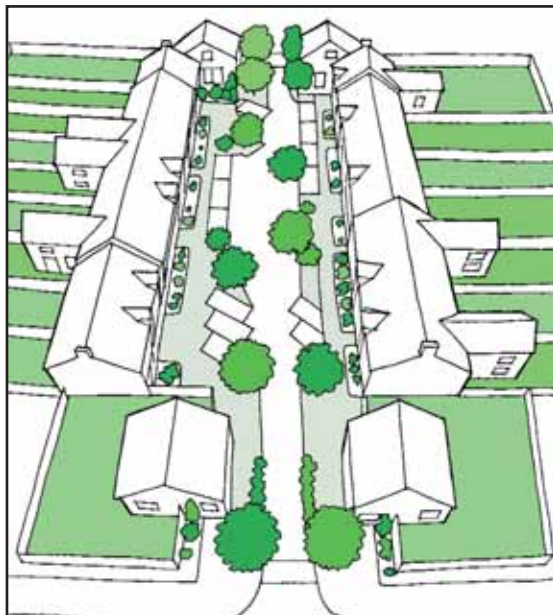
### Designing Streets : some key criteria

#### Road Layout

- Pedestrian, cycle and motor traffic should share streets
- Where segregation is appropriate, routes for pedestrians should be short; well over-looked; relatively wide, to avoid any sense of confinement
- The principle of integrated access and movement means a “perimeter block” is an effective structure for residential neighbourhoods



*Perimeter block layout with central open space*

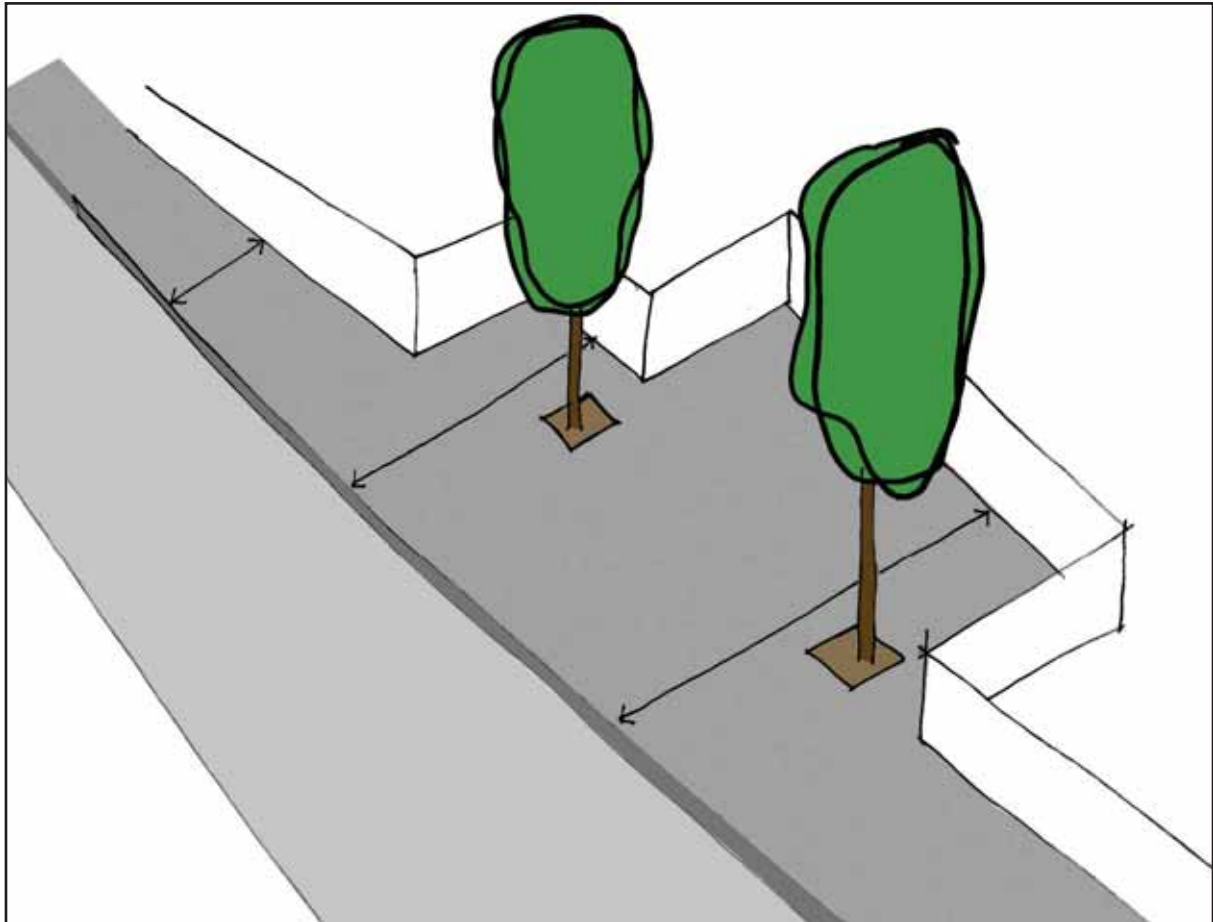


*Example of a Homezone layout*

- Short and curved streets contribute to variety. Long streets can lead to higher speeds. Excessive curves should be avoided as they are less efficient, and make pedestrian and cyclist access less direct.
- Cul de sacs can offer some benefits. Their design creates an open area that children can play in. Without through traffic, residents are more likely to use their front gardens.
- Cul de sacs without inter connection are discouraged. Networked routes, and spaces that connect residential spaces are preferred.
- Home Zones are promoted and supported as a means of creating high quality street environment. They are however subject to their own legislation within the Transport (Scotland) Act 2001. Proposals involving Home Zones will require early discussion with the Transportation Manager over approval and adoption.

### Design Considerations

- Well thought out and maintained open space; public realm.
- Create identity and sense of place.
- Have “public fronts” and “private backs”. Front doors should open onto front gardens or streets. Back gardens should adjoin other back gardens or secure communal space.
- Streets should be seen as social spaces, accommodating a range of users, and encouraging social interaction. This can be achieved through a mix of dimensions; squares; courtyards; resting places; shelter.



*'Set-back' in footpath provides for a range of functions: pause, browse or socialise.*

- Use gateways and focal points as a means of creating visual interest; local identity; orientation.
- Hard standing car parking in front of houses is not desirable in terms of amenity and quality of place. Keeping garages and parking level with or behind the building line is more aesthetically beneficial.

## Appendix 6

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### USEFUL CONTACTS

#### Moray Council

**Local Plan/Policy: Mark Cross**

01343 563285

mark.cross@moray.gov.uk

**Development Management**

01343 563501

**Roads and Transportation: Gordon Holland**

01343 562514

gordon.holland@moray.gov.uk

**Waste; Play Areas; Ground Maintenance: Garry Morrison**

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