



**REPORT TO: PLANNING & REGULATORY SERVICES COMMITTEE ON
30 MAY 2017**

SUBJECT: MASTERPLANS AND DEVELOPMENT BRIEFS

**BY: CORPORATE DIRECTOR (ECONOMIC DEVELOPMENT,
PLANNING AND INFRASTRUCTURE)**

1. REASON FOR REPORT

- 1.1 This report updates Committee on the progress of a series of masterplans, summarises public consultation on 5 draft development briefs and asks that the Committee approve the final development briefs as non-statutory Supplementary Guidance (SG) to be used as a material consideration in the determination of planning applications.
- 1.2 This report is submitted to Committee in terms of Section III (E) (2) of the Council's Scheme of Administration relating to the review and preparation of strategic and local plans.

2. RECOMMENDATION

2.1 It is recommended that Committee:

- (i) notes the steps being taken to raise the quality of design in new development through the production of masterplans and development briefs;**
- (ii) notes the content of the development briefs and consultation to date;**
- (iii) agree the responses provided to the comments received to the public consultation on the draft development briefs; and,**
- (iv) approve the development briefs as non-statutory SG to be used as a material consideration in the determination of planning applications pertaining to sites R1 and LONG Manse Road, Hopeman, R2 and LONG Braes of Allachie, Aberlour, R4 Clarkly Hill, Burghead, R11 Pilmuir Road West, Forres, and R13 Hamilton Drive, Elgin.**

3. BACKGROUND

- 3.1 Placemaking is one of three primary policies in the adopted Moray Local Development Plan 2015 (LDP 2015). This reflects Scottish Planning Policy (SPP) in which placemaking and raising design standards is a principal policy. SPP sets out the six qualities of a successful place: distinctive, safe and pleasant, welcoming, adaptable, resource efficient, and easy to move around and beyond. The LDP is supported by the Council's SG on Urban Design and Quality Auditing process.
- 3.2 Masterplans ensure that high quality development is achieved on the ground in a coherent and consistent manner and that a long-term strategic approach is taken to the provision of infrastructure for education, community facilities, and transportation which provides certainty to developers, communities and the Council.
- 3.3 A report was submitted to this Committee on 17 June 2014 setting out that as part of the implementation of the LDP 2015 a number of masterplans and development briefs were to be prepared (para 6 of the minute refers).

Masterplans

- 3.4 Progress has been made on a number of masterplans:
- Findrassie is allocated in the LDP 2015 as site R11 Findrassie/Myreside and I8 Newfield and is a major land release in Elgin for 1500 houses, a primary school, neighbourhood shops/commercial uses and 12 hectares of employment land suitable for Class 4 business uses. A masterplan was approved by this Committee as Supplementary Guidance to the LDP at their meeting on 1 December 2015 (para 7 on the minute refers).
 - Elgin South is identified in the LDP 2015 as a LONG term housing designation. A masterplan has been prepared for 2800 houses, two primary schools, sports centre, retail and community uses and a cemetery. The final masterplan is subject to a separate report to this Committee.
 - Dallas Dhu is allocated in the LDP 2015 as site R6 Mannachy, R10 and LONG 2 Dallas Dhu, Forres. A masterplan has been prepared for 125 houses and incorporates the flood storage areas associated with the flood reservoir. The final masterplan is subject to a separate report to this Committee.
 - Bilbohall is allocated in the LDP 2015 as sites R3 Bilbohall South, R4 South West of Elgin High School, and R12 Knockmasting Wood. A masterplan is currently being prepared jointly by Moray Council, Grampian Housing Association and Scotia Homes for these sites and CF2 Edgar Road as this is no longer required for sport or recreational facilities. It is anticipated that the draft masterplan will be presented to a meeting of this Committee in late 2017.

Development Briefs

- 3.5 Five development briefs have been prepared for sites allocated in the adopted LDP for residential development:
- R4 Clarkly Hill, Burghead;
 - R1 and LONG Manse Road, Hopeman;
 - R2 and LONG Braes of Allachie, Aberlour;
 - R11 West Pilmuir Road, Forres; and,
 - R13 Hamilton Drive, Elgin.
- 3.6 The final development briefs are set out in **Appendix 1**. Site R13 Hamilton Drive, Elgin is within Council ownership and the remainder are in private ownership. The Council intends to dispose of site R13 following approval of the final development brief.
- 3.7 The development briefs set out the design standards for future development of these sites. Developers will be expected to reflect these design standards in their proposals. The design standards or principles set out in the development briefs reflect the qualities of a successful place embedded in Scottish Government policy, the LDP Primary Policy 3 Placemaking and SG on Urban Design, and take cognisance of the context and characteristics of each site. This design-led approach to planning will help to ensure high quality development that identifies with the settlement within which it is located.

4. CONSULTATION

- 4.1 At a meeting of this Committee on 17 January 2017 it was agreed that public consultation on the draft development briefs be undertaken (para 6 of the minute refers). The 6-week public consultation commenced on 30 January and ended on 10 March. The public consultation was advertised in local newspapers, on the Council's website, and via social media. There were 18 representations received to the consultation including one representation for site R11 Pilmuir Road West, Forres which received 21 signatures expressing support for the points raised. In summary, the following main points were raised and the response from Officers is set out alongside each:
- The principle of development and site capacity/density, for sites R1 & LONG Manse Road, Hopeman, and R11 Pilmuir Road West, Forres. Response - The principle of development and indicative site capacities were established through the LDP 2015.
 - The impact of increased traffic on the local road network and the need for junction improvements. Response - A transport assessment will be required as part of the detailed planning applications where any necessary mitigation measures will be identified.

- The impact of development on drainage and flood risk to existing properties, for sites R2 and LONG Braes of Allachie, Aberlour and R13 Hamilton Drive, Elgin. Response - A drainage impact assessment and a flood risk assessment will be required for a detailed planning application pertaining to site R2 & LONG, Braes of Allachie, and Aberlour. SEPA, Scottish Water and the Council's Flood Team have not objected to the development briefs, and their comments have been incorporated.
- Protection of wildlife and trees for sites R2 & LONG, Braes of Allachie, Aberlour, R11 Pilmuir Road West, Forres and R13 Hamilton Drive, Elgin. Response - Trees will be retained and incorporated into the development, where possible. SNH has been consulted on the development briefs and additional text, including the need for surveys, and indications of breeding seasons, has been included to address concerns regarding wildlife. SNH will be consulted on any detailed planning application.
- Inclusion of potential pedestrian/vehicular link to land to south of R11 Pilmuir Road West. Response – Standardised approach for all development briefs to ensure that this development does not preclude the potential for future development should this be identified/supported through future LDPs.

4.2 A summary of the representations received and response provided is included in **Appendix 2**.

4.3 During the preparation of the development briefs, consultation has been carried out with internal services, the Ministry of Defence (MOD), landowners/developers, and the comments received have been reflected in the final documents. Ward Members have been briefed on the final development briefs prior to the meeting of this Committee.

5. **NEXT STEPS**

5.1 Should the final development briefs be approved as non-statutory SG they will be a material consideration in the determination of planning applications pertaining to their respective sites allocated in the adopted LDP 2015.

6. **SUMMARY OF IMPLICATIONS**

(a) **Moray 2026: A Plan for the Future and Moray Corporate Plan 2015-2017**

Masterplans and development briefs will assist in delivering the Council and Community Planning Partner priorities, such as developing a sustainable economy, healthier citizens and safer communities.

- (b) Policy and Legal**
The LDP sets out a requirement to prepare masterplans for strategic allocations, and key design principles and other site specific planning guidance for smaller sites.
- (c) Financial Implications**
None.
- (d) Risk Implications**
None.
- (e) Staffing Implications**
Work on development briefs will be carried out within existing staff workloads of the Planning and Development team. This will improve the quality of outcome.
- (f) Property**
None.
- (g) Equalities**
The Equalities Officer has advised that an Equalities Impact Assessment for the final development briefs will not be required.
- (h) Consultations**
Corporate Director (Economic Development Planning & Infrastructure), the Head of Development Services, the Legal Services Manager (Property and Contracts), Lorraine Paisey (Principal Accountant), the Transportation Manager, the Housing Strategy and Development Manager, the Manager (Development Management), the Estates Manager, the Land & Parks Officer, the Moray Access Manager, Douglas Caldwell (Environmental Health Officer), Adrian Muscutt (Contaminated Land Officer), Graham Dunlop (Engineer – Flood Risk Management), the Equalities Officer and Lissa Rowan (Committee Services Officer) have been consulted and comments incorporated into this report.

7. CONCLUSION

- 7.1 Designing high quality development is essential in creating attractive places that enhance people's quality of life. A design-led approach to planning through the production of masterplans and development briefs helps to ensure that the six qualities of a successful place and the context and characteristics of the site are embedded in future development. This approach provides certainty to the Council, community and developers over what form development will take.**

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Background Papers:

Ref: EW/