

## **NATIONAL & LOCAL MATERIAL POLICY CONSIDERATIONS FOR DETERMINING PLANNING APPLICATIONS**

### **Scottish Planning Policy**

Scottish Planning Policy (SPP) is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed in the country. The SPP sits alongside the other Scottish Government planning policy documents:

- Creating Places – the policy statement on policy and architecture and place, which contains policies and guidance on the importance of architecture and design;
- Designing Streets – this is a policy statement putting street design at the centre of placemaking. It contains policies and guidance on the design of new streets (and existing streets subject to re-design) and their construction, adoption and maintenance;
- Green Infrastructure: Design and Placemaking – this document builds on Designing Places and Designing Streets is a policy statement and gives examples from a range of scales and contexts to show good practice in the design and creation of green infrastructure.

Designing Streets promotes the use of a Street Engineering Review (SER) during the consideration of planning applications to assess the development layout in terms of meeting both national and local guidance.

<http://www.gov.scot/Resource/0045/00453827.pdf>

### **Adopted Moray Local Development Plan 2015**

The Moray Local Development Plan (MLDP) 2015 contains 3 primary policies to reflect the priorities set out on SPP and the objectives of the Council. PP3 Placemaking is applicable to all residential and commercial (business, industrial and retail) developments and must incorporate the key principles of Designing Streets, Creating Places and the Councils supplementary guidance on Urban Design.

[http://www.moray.gov.uk/moray\\_standard/page\\_51210.html](http://www.moray.gov.uk/moray_standard/page_51210.html)

### **Adopted Supplementary Guidance**

Adopted Supplementary Guidance are also material planning considerations and cover Urban Design and Accessible Housing. The Urban Design Guide is aimed primarily at larger housing developments however, many of the principles should be applied to all sizes and types of developments. Accessible Housing Supplementary Guidance also has specific design specifications to ensure requirements of policy H9 are complied with.

[http://www.moray.gov.uk/moray\\_standard/page\\_100511.html](http://www.moray.gov.uk/moray_standard/page_100511.html)

## Masterplans & Development Briefs

Masterplans have been prepared and adopted as Supplementary Guidance for Findrassie, Elgin South and Dallas Dhu which are also material considerations along with five Development briefs for allocated housing sites. The draft Bilbohall Masterplan is currently subject to consultation.

[http://www.moray.gov.uk/moray\\_standard/page\\_110167.html](http://www.moray.gov.uk/moray_standard/page_110167.html)

## Quality Audit

Quality Audit process was approved as a further material consideration to support place making in the Moray Local Development Plan at a meeting of this Committee on 1 December 2015 (para 5 of the minute refers). The Audit consists of 12 areas of appraisal which are categorised by movement, buildings, open space and landscaping, and should be used alongside the Urban Design Supplementary Guidance. The audit was designed to merge the requirements of Creating Places, Designing Streets and the SCOTS National Roads Development Guidance. The Quality Audit has been a useful tool for both the pre-application and application stage for providing a structured format for discussing and agreeing design principles.

The Quality Audit has been nationally recognised as good practice and formed part of the Creating Places in Moray submission which won an award at the Scottish Awards for Quality in Planning in 2016. However a revised and enhanced Quality Audit process is being developed to reflect the policies proposed in the new Local Development Plan.

[http://www.moray.gov.uk/moray\\_standard/page\\_102159.html](http://www.moray.gov.uk/moray_standard/page_102159.html)

## National Roads Development Guide (NRDG)

NRDG was published in May 2014 and produced by the Society for Chief Officers of Transport in Scotland (SCOTS) and is supported by Transport Scotland and Scottish Government Planning and Architecture Division. NRDG consists of 3 parts which focus on the principles and scope of the NRDG in relation to Designing Streets, the RCC process and design of street layouts, and detailed design of street layouts and detailed design. In summary the Roads Development Guide:

- provides guidance on the Road Construction Consent processes;
- provides guidance on complex infrastructure requirements in one document;
- accommodates Local Authorities variances; and
- supports the Scottish Government Policy Designing Streets.

The NRDG was agreed as a material planning consideration in the determination of development proposals at a meeting of this Committee on 19 May 2015 (para 8 of the minute refers). The NRDG forms part of the Designing Streets 'Toolbox' which is

intended to improve the efficiency and delivery of the Roads Construction Consent and Planning process.

[http://www.moray.gov.uk/moray\\_standard/page\\_65633.html](http://www.moray.gov.uk/moray_standard/page_65633.html)

### **Parking Standards**

A review of the parking standards was approved by this Committee as a material consideration on 18 October 2011 (para 7 of the minute refers).

<http://www.moray.gov.uk/downloads/file79871.pdf>

### **Cycling by Design 2010**

Cycling by Design 2010 document sets out appropriate construction standards for cycle infrastructure and was approved by this Committee as a material planning consideration on 27 February 2018 (para 11 of the minute refers).

[https://www.transport.gov.scot/media/33803/cycling\\_by\\_design\\_2010\\_rev\\_1\\_june\\_2011\\_.pdf](https://www.transport.gov.scot/media/33803/cycling_by_design_2010_rev_1_june_2011_.pdf)

## **ROADS CONSTRUCTION CONSENT**

### **Roads Construction Consent**

Section 21 of the Roads (Scotland) Act 1984 states that any person or organisation other than the Roads Authority who is seeking to construct a new road or an extension of an existing road must obtain Roads Construction Consent, irrespective of whether or not the road(s) are intended to be adopted as part of the public road network. Design guidance on street layout must be taken in the first instance from NRDG and thereafter the application for Roads Construction Consent (RCC) should satisfy the technical details and specifications as set out within the Moray Standards for Roads Construction Consent and Adoption (which are currently taken from Aberdeenshire Council guidance).

<https://www.legislation.gov.uk/ukpga/1984/54/section/21>