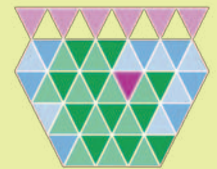


Moray Local Development Plan 2020

PLANNING POLICY GUIDANCE



moray
council



The Moray Local
Development Plan 2020
was formally adopted
on 27th July 2020

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This is a 'live' document that will be updated to include additional guidance should this be required.

We would like to thank the following for the use of their photos:

Collective Architecture, Cheviot Trees, David Findlay Wilson, Victoria Westaway, Forres Footpaths Trust, Oasis Plants, Makar, Optimised Environments (OPEN), Land Use Consultants (LUC)



Introduction to Placemaking

Policy PP1 Placemaking is the primary, overarching policy of the Plan. This reflects that Placemaking brings together and is key to delivering a wide variety of Scottish Government aspirations set out in national policies, plans and strategies which are reflected at a local level.

The purpose of planning is create better places which has far-reaching benefits shown in the 'Benefits of placemaking' diagram opposite.

The Scottish Government and COSLA agree that the places in which we live have an impact on our physical and mental health and well-being (i.e. access to a range of high quality green spaces encourage more active lifestyles which has a positive and lasting impact on physical health whilst creating distinctive places that are easy to find your way around and establish a sense of community and belonging help to combat mental health issues). Public Health Priorities for Scotland (www.gov.scot/publications/scotlands-public-health-priorities/) sets out that partnership working across organisations (public and private) at all levels is essential to delivering healthier lifestyles, supporting the prevention agenda and maximising efficiencies in the public sector. Planning is considered to have a significant role in realising these aspirations.



Primary Policy 1 (PP1) Placemaking - Delivering Successful Places

Placemaking Statement

A Placemaking Statement must be submitted with a planning application. This guidance sets out the information to be included in a Placemaking Statement and how to achieve 'green' in the associated Quality Audit (QA) (see below) which will be used to assess whether proposals comply with primary policy 1 (PP1) Placemaking and other relevant policies and guidance.

A Placemaking Statement is required:

- For residential developments of 10 units and above;
- To demonstrate how the proposal satisfies the requirements of PP1 (and other relevant policies and guidance of the LDP2020) which are reflected in the 9 categories of the Quality Audit (QA) – to create a successful, healthy place that supports physical and mental health and well-being, reduces health inequalities, creates mixed communities, reduces carbon emissions, safeguards the environment and enhances biodiversity, and promotes economic development; and,
- To be set out in the format of the QA categories to show how each of the policy requirements have been addressed through the design and layout of the proposal.

The Placemaking Statement must set out how the development promotes opportunities for healthy living and working and reduces carbon emissions. The Statement must include a Landscaping Plan, Biodiversity Plan, Topographical Survey, Slope Analysis, Site Sections, 3D Visualisations, and a Street Engineering Review (SER) where considered appropriate by the Council. One plan can be used to show the landscaping and biodiversity elements of the proposal. The Council will take into consideration the nature and scale of the proposed development and site circumstances when determining whether this information is necessary.

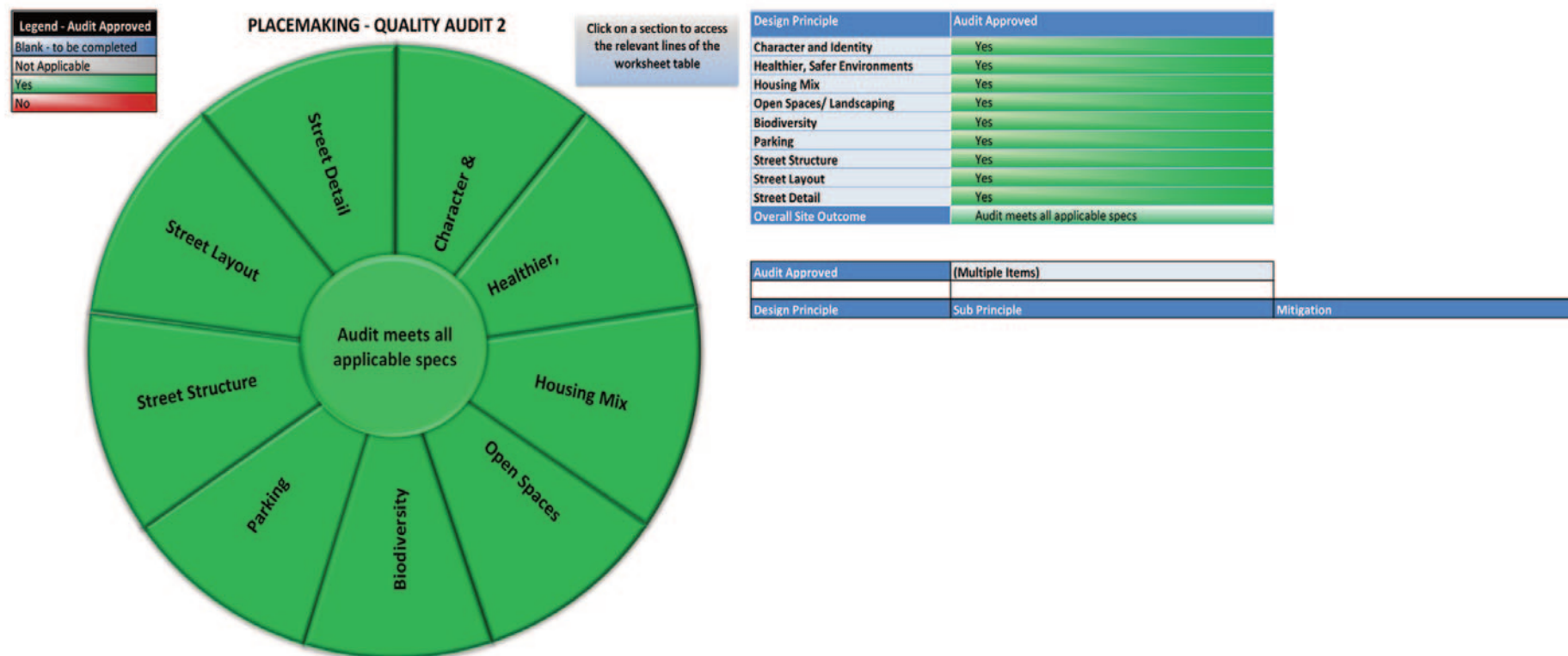
Development proposals must incorporate the fundamental principles of PP1 which reflect Scottish Government policies, Creating Places and Designing Streets.



Quality Audit (QA)

The QA (www.moray.gov.uk/designquality) is used to assess compliance with PP1 (and other relevant policies and guidance). The Placemaking Statement should be set out in the format of the QA to clearly explain how the PP1 requirements for each of the categories have been addressed and reflected in the design of the proposal.

Proposals are assessed against the 9 categories of the QA wheel by a multi-disciplinary team led by Strategic Planning & Development, and consisting of officers from Development Management, Transportation, Housing, Flood Risk Management, NatureScot and NHS Grampian. Categories are scored red or green. The QA reflects the views of these internal teams and external bodies in terms of placemaking. Whilst consultees may not object to an application on technical grounds through their individual consultation responses the QA reflects whether they consider that the proposal complies with PP1.



CHARACTER AND IDENTITY

Placemaking Statement

Distinctive development that has its own character and identity supports healthier lifestyles (both physically and mentally), reduces health and social inequalities, helps tackle climate change, enhances biodiversity, and supports economic development. Well-connected developments with high quality open space and access to nature encourage physical activity whilst places that are easy to find your way around and provide opportunities for social interaction help combat mental health issues.

The character and identity of a development is derived from a variety of design elements that collectively create a distinctive place. The fundamental principles for creating these elements are set out in PP1 and reflected in the 9 categories of the QA. The overarching aim is to create places with character and identity which support healthier lifestyles and tackle climate change, to which the other design principles feed into. This is reflected in the guidance through the cross-referencing of QA categories.

Distinctive development derives its character and identity from paying cognisance to the local vernacular and site characteristics and reflecting this in the design in a contemporary manner. Character areas with their own distinctive identity and that are clearly distinguishable are required in larger developments. These must form part of a cohesive design strategy for the whole development with variation provided between and in each character area.

To achieve 'green' in the Character and Identity category of the QA, the Placemaking Statement must demonstrate:

- The local vernacular is reflected in the design and layout to create a development that is distinctive to the town or village in which it is located and avoid becoming 'anywhere' development. Local characteristics should be reflected through modern, contemporary or innovative design;
- Landform and natural features have been incorporated sympathetically, unless technically unfeasible;
- Variety and colour in building and surface materials and landscaping;
- Boundary treatments relate to character areas;
- Historic or locally important buildings/features have been incorporated;
- Local historic and cultural associations through street naming and public art;
- A cohesive design strategy for the development as a whole with variety provided between and in each character areas.

Examples are provided to illustrate design principles however these will depend on the location of the development and site characteristics.



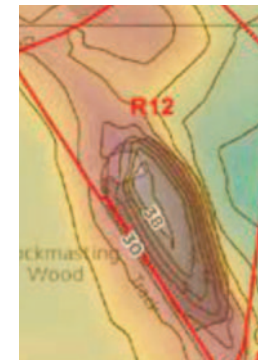
Natural Features & Landform



Wooded knoll is a key feature in the landscape to be sensitively integrated into the development.



Established hedgerows are a key feature to be retained, where possible, and the species choice reflected in new hedging within the development.



Topographical
Survey/Elevation



Slope
Analysis



Incorporating
topography/natural
features into the
development



Urban Form, Street Structure & Buildings

Local Vernacular



Development that reflects characteristics of the local vernacular will be distinctive to the place in which it is located and avoid becoming 'anywhere' development. Developers are required to provide an analysis of the key features of the local vernacular and reflect this in their proposals in a contemporary manner.



Variety & Colour



Example of colour palette based on natural and built environment



Frontage treatments and accent features such as porches are important design elements that add to the character and identity of character areas and the development as a whole.

Examples of variation in surface materials
(see also Street Structure, Layout and Detail, and Parking)



Examples of variation of colour in landscaping/planting
(see also Landscaping and Open Space, and Biodiversity)



Boundary Treatments



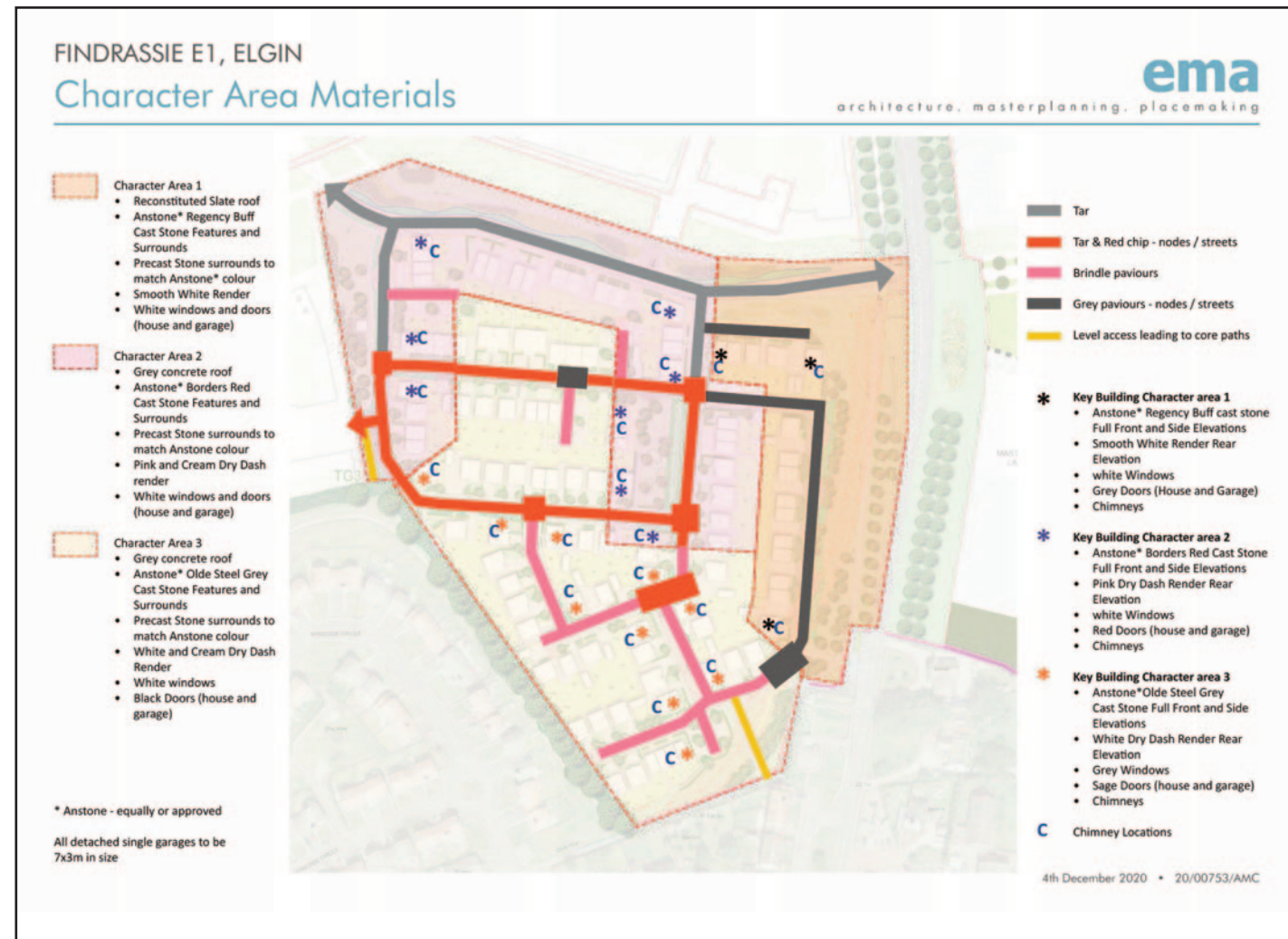
Local Historic & Cultural Associations
(see also Healthier, Safer Environments)



Character Areas

Character areas must be provided within larger developments. Variation must be provided between and in each character area. A cohesive design strategy for the development as a whole must be provided. A plan showing the character areas and their design elements must form part of the Placemaking Statement. The following must be included:

- Building design/materials/colour/detailing & accent features;
- Hard surface materials/colours;
- Open space and soft landscaping - (trees, hedges, plants/shrubs) - species/colour/flowering season;
- Boundary treatments/street furniture.



HEALTHIER, SAFER ENVIRONMENTS

Placemaking Statement

Development must be designed to create safe and healthy places. The physical environment has a significant impact on health and well-being, both physically and mentally. Well-connected developments with safe and easy to use walking and cycling routes and access to high quality open space/nature have a positive and lasting impact on health. Distinctive places that have their own character are easy to find your way around and promote a sense of identity, community and personal belonging which helps tackle mental health issues.

Mental health issues associated with loneliness and isolation are a quiet and persistent challenge, particularly for older generations. This is pertinent to Moray given the ageing population. The University of Edinburgh's Mobility, Mood and Place (<https://sites.eca.ed.ac.uk/mmp/>) research identifies 13 key elements for age-friendly environments which sets out a clear message that developments should be designed to enable access for all ages and abilities - to green spaces and nature, people (social interaction), light (internally and externally) and different functions (i.e. to rest and reflect and activities). Together these elements create a sense of place and community which is important for the health and well-being of all generations.

13 key elements for age-friendly environments

- 1 Well lit places
- 2 Legible Environments
- 3 Access to Services
- 4 Access to Nature
- 5 Social Opportunity
- 6 Compacting the City
- 7 Optimising Mobility
- 8 Mix of uses
- 9 Safety and Security
- 10 Enhancing Cultural Memories
- 11 Design for the Senses
- 12 Enhancing Rituals
- 13 Adaptability and Goal Setting



The creation of healthier, safer environments underpins many of the policy requirements within PP1. Cross-references have been provided to relevant sub-sections/QA categories.

To achieve 'green' in the Healthier, Safer Environments category of the QA, the Placemaking Statement must demonstrate development has been designed to create a:

- **Safe Place** where crime, the fear of crime and opportunities for anti-social behaviour have been prevented through the design and layout and by providing good levels of natural surveillance and lighting via:
 - dual frontages (principal rooms);
 - overlooked by principal rooms and well-lit routes and spaces;
 - low boundary treatments (unbroken high boundary treatments such as wooden fencing and blank gables onto routes, open spaces and communal areas will not be acceptable) (see also Character and Identity);
 - safe streets that influence driver behaviour to reduce vehicle speeds (see also Street Layout and Detail); and,
 - no 'left-over' spaces (see also Open Spaces/Landscaping).
- **Healthy Place** that supports physical and mental health and well-being for people of all abilities and ages through:
 - access to high quality open space and nature (see also Open Spaces/Landscaping);
 - play facilities, seating, paths and spaces for all mobility's to interact (see also Open Spaces/Landscaping);
 - well-connected permeable layouts that incorporate desire lines (see also Street Layout and Detail);
 - compatible uses such as shops integrated into the fabric of the building in the street to create walkable neighbourhoods;
 - key buildings, landmarks, vistas, gateways and public art to make it easy to find your way around and to reinforce character and identity of the Place (see also Character and Identity and Street Layout and Detail)
 - maximising environmental benefits via the orientation of buildings, streets and open space for solar gain and wind shelter.

Examples of how to provide these requirements are illustrated below.

Safer Places



Dual frontage with windows of principle rooms on both elevations



Overlooked and well-lit routes and spaces. No 'left over' space.



Safe streets that influence driver behaviour to reduce vehicle speeds, e.g. shorter streets, reduced visibility and varying the building line.



Healthier Places



Provide high quality open space incorporating SUDS features to encourage people to interact and connect with nature.



Design facilities, spaces and routes for people of all ages and mobility.





Provide seating opportunities – these can be standalone or designed into a feature of the development.



Integrate compatible uses into the fabric of the building within the street.





Provide key buildings and landmarks in well-thought out locations and incorporate vistas where possible. Provide gateways particularly where a roundabout forms the entrance to a development.



Provide public art either as a standalone feature or built into the fabric of the development. Public art can be used to create gateways and landmarks.



HOUSING MIX

Placemaking Statement

'Mixed' communities are important to the creation of sustainable and successful places. A range of tenures, house types and plot sizes that are well-integrated with equal access to facilities will help reduce social and health inequalities, and allow people to move within the development during their lifetime (i.e. upsize or downsize).

To achieve 'green' in the Housing Mix category of the QA, the Placemaking Statement must demonstrate:

- A range of tenures including a variety of house types and plot sizes for different household sizes, incomes and generations;
- The affordable and accessible housing requirements of policy DP2 Housing have been met; and,
- All tenures have equal access to amenities, greenspace and active travel routes.

Policy DP2 (part e) Housing Mix and Tenure Integration sets out that proposals must meet the following criteria:

- Architectural style and external finishes must ensure that homes are tenure blind;
- The spatial mix must ensure communities are integrated to share school catchment areas, open spaces, play areas, sports areas, bus stops and other community facilities.



OPEN SPACES/LANDSCAPING

Placemaking Statement

Access to high quality green spaces that serve a variety of functions are essential to having a positive and lasting impact on people's physical and mental health and well-being. Physical and mental health are intrinsically linked whereby physical activity helps to address isolation, builds community cohesion and develops people's confidence by providing opportunities for people to connect with their neighbourhoods and come together in shared activities. High quality open spaces and landscaping play a key role in creating distinctive places with their own character and identity that support healthier lifestyles.

Information on the importance of high quality green spaces to health and well-being can be found in the Scottish Government/COSLA's Public Health Priorities for Scotland (www.gov.scot/publications/scotlands-public-health-priorities/), the Scottish Government's A More Active Scotland: Scotland's Physical Activity Delivery Plan (www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2018/07/active-scotland-delivery-plan/documents/00537494-pdf/00537494-pdf/govscot%3Adocument/00537494.pdf) and Let's Get Scotland Walking – The National Walking Strategy (www.gov.scot/publications/lets-scotland-walking-national-walking-strategy/), and University of Edinburgh Mobility, Mood and Place research (www.mobilitymoodplace.ac.uk/).

To achieve 'green' in the Open Spaces & Landscaping category of the QA, the Placemaking Statement must:

- Demonstrate a clear hierarchy of accessible, multi-functional open space that is integrated into the design and layout of the development and connected via an active travel network of green/blue corridors both within the development and to the surrounding area. This should be set out as an Open Space Plan and Movement Plan and the information to be included is set out in the section below;

- Include a Landscaping Plan setting out detailed information about planting, soil conditions, maintenance, street furniture and public art. The Landscaping Plan and Biodiversity Plan must be cross-referenced where planting is used to enhance biodiversity. It may be possible to show the information pertaining to biodiversity on the open space or landscaping plan which can be supplemented with written material. A Landscaping Plan will not be dealt with as a suspensive condition of planning consent given that open space and landscaping are an integral component of the character and identity of a place. The information to be included in the Landscaping Plan is set out below;
- Achieve a 'very good' quality score (75%) in the quality assessment of policy EP5 Open Spaces. This assessment will be undertaken as part of the QA process; and,
- Meet the quantity standards set out in policy EP5 Open Spaces. Only spaces with a clear multi-benefit function will count (i.e. fenced off SUDS will not).

Where the requirements of (iv) Open Spaces/Landscaping of PP1 are met this will be reflected in the corresponding requirements of PP1 and associated QA categories, as well as other relevant LDP2020 policies such as EP2 Biodiversity and Geodiversity and EP5 Open Spaces.

Open Space

The Placemaking Statement should set out a clear hierarchy of open space identifying the intended use and multiple functions. To do this, an Open Space Plan should be included showing the following information:

- Location and type of open space (e.g. centrally located community park, community woodland with cycling and pedestrian trails, etc.);
- Green/blue network linking/connecting open spaces (e.g. showing how people move between the open spaces); and,
- Multiple functions of each space (e.g. recreation, education, SUDS, biodiversity, food growing, etc.).

Sketches and images should be used to help visualise the concept. The Landscaping Plan and Biodiversity Plan must be cross-referenced where planting and other mechanisms have been used to enhance biodiversity. An example of an Open Space Plan are shown below.







Examples of Open Spaces Play and Sports Recreation

Inclusive sports and play areas with opportunities for physical activity and recreation



Landscaped Areas and Wildflower Meadows/Verges



SUDS

Sustainable urban drainage systems that are integral to the development



Food Growing

Allotment provision and food growing spaces such as community orchards, raised beds, community gardens and herb planters



Woodlands

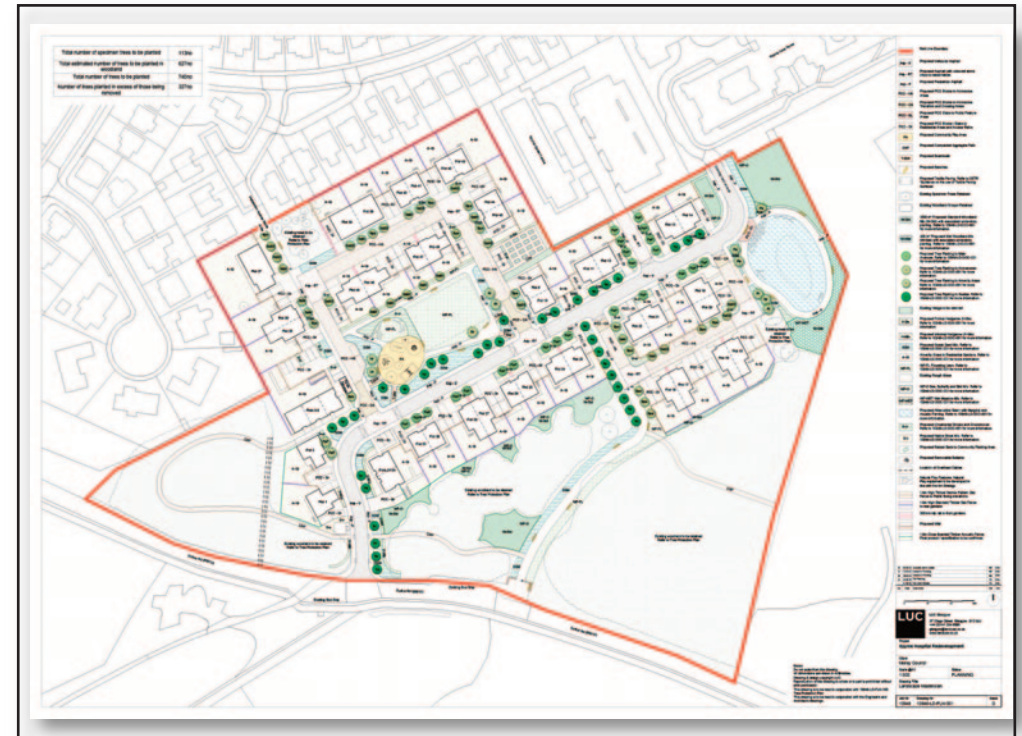
Wooded areas incorporating recreational trails and wayfinders



Landscaping Plan

The Placemaking Statement must include a Plan setting out details on landscaping as this is an important element in creating distinctive places and providing variation between character areas. To assess development proposals, the Landscaping Plan will need to include the following information:

- Location of trees/plants/shrubs. Individual trees and hedges and their species must be identified to understand how these relate to the street hierarchy, open space and character areas. Plants and shrubs can be shown as clusters with a percentage of the total attributed to each species. Where possible, colour coding should be used as this makes it easier to understand the distribution across the site and relationship to other design elements;
- A table setting out the details for each species including their biodiversity value;
- Details on spacing between trees/plants/shrubs (including hedging) to ensure the purpose of the planting is delivered (e.g. canopy cover) and equally there is no future conflict with buildings and use of space;
- The suitability of the ground/soil conditions for the species proposed;
- Details of root and tree protection to safeguard newly planted species;
- Sustainable urban drainage proposals (e.g. rain gardens, swales) and connections to existing infrastructure;
- Details of food growing proposals (e.g. allotments, raised beds, community orchard) and the timeframe for implementation;
- Details of paths, seating, lighting and waymarkers within woodland areas (where applicable);
- Details of advance/structural planting and timeframe for implementation (where applicable);
- Location and details of man-made features such as seating, walls/fences, lighting, public art, etc.;
- Long-term management and maintenance arrangements for all of the above.



Woodland & Trees

Advice on trees can be found on Scottish Forestry's website (www.scottishforestry.co.uk). The selection of species and their characteristics such as height, canopy and colour should reflect the intended purpose (e.g. structural planting, community orchard) and help define character areas and the street hierarchy. The variety of ways in which trees can enhance the distinctiveness of a development and its integration into the landscape are provided below along with a table illustrating the level of information required (see Street and Feature Trees). The examples of species referenced are a guide only and are not exhaustive.

Woodland Creation & Structural Planting

Scottish Forestry provide useful information on the type of woodland planting most appropriate to areas across Scotland. Appropriate trees must be selected for the ground conditions and trees need to be planted in their species group for successful woodland. The most suitable mixes for new native woodland planting in Moray are provided below. All trees should be 40-60cm transplants of preferably local provenance. The normal spacing for new planting of native mixed woodland is around 1600 trees per hectare, 2.5m apart. Countryside style paths and waymarkers must be provided throughout the woodland to allow access for recreational purposes and details of tree protection measures to safeguard newly planted trees must be provided along with arrangements for long term maintenance.

Species	Common Name	Scots Pine Woodland	Upland Mixed Broadleaved Woodland	Birch Woodland
<i>Alnus glutinosa</i>	Alder	-	•	•
<i>Fraxinus excelsa</i>	Ash	-	●	-
<i>Populus tremula</i>	Aspen	-	○	-
<i>Fagus sylvatica</i>	Beech	-	-	-
<i>Betula pubescens</i>	Downy Birch	○	●	●
<i>Betula pendula</i>	Silver Birch	○	-	-
<i>Malus sylvestris</i>	Crab Apple	-	-	-
<i>Ulmus glabra</i>	Wych Elm	-	•	-
<i>Acer campestre</i>	Field Maple	-	-	-
<i>Prunus avium</i>	Gean	-	-	-
<i>Prunus padus</i>	Bird Cherry	-	•	-
<i>Ilex aquifolium</i>	Holly	-	•	-
<i>Carpinus betulus</i>	Hornsbeam	-	-	-
<i>Quercus robur</i>	Common Oak	-	○	-
<i>Quercus petraea</i>	Sessile Oak	-	•	-
<i>Sorbus aucuparia</i>	Rowan	•	●	-
<i>Pinus sylvestris</i>	Scots Pine	●	-	-
<i>Sorbus aria</i>	Common Whitebeam	-	-	-
<i>Salix fragilis</i>	Crack Willow	-	-	-
<i>Salix caprea</i>	Goat Willow	-	-	•
<i>Salix alba</i>	White Willow	-	-	-
<i>Taxus baccata</i>	Yew	-	-	-

Key:

- Major Species throughout
- Minor Species throughout
- Minor Species locally or in part



Woodland Edge

The woodland edge is the transition zone from the woodland to fields or other areas of open space. Trees at the edge of a woodland often vary from those found inside the woodland and can include hedge vegetation, brambles and low growing plants. Examples include Hawthorn, Dog Rose, Rowan, Holly and Hazel.



Street & Feature Trees

Semi-mature trees and planting must be provided on all routes. Variation in trees help define the street hierarchy and character areas, and softens the streetscape. Feature trees can act as landmarks helping people find their way around the development. The level of information required for tree species is shown in the table below.

Species (Latin Name)	Common Name	Colour (Flowering Period, where applicable)	Girth (Semi-Mature)	Height (Semi-Mature/Height at Maturity)	Spread (at Maturity)	Suitable Soil (pH) Conditions	Native/Non-Native	Biodiversity/Food Growing & Sensory Value
Fagus sylvatica f. purpurea	Copper Beech	Smooth Grey Bark/Oval, fringed, deep purple leaves in Spring turning to copper in Autumn	12 - 20cm	2.5 to 3m (Reaches up to 30m at maturity) Time to maturity – 30+ years	23m	Calcium or lightly acidic soil.	Non-native	Source of food for caterpillars of moths, mice, voles, squirrels and birds and provides habitats for hole-nesting birds and wood-boring insects. Bark is home to fungi, mosses and lichens. Edible nuts or masts.
Betula pendula	Silver Birch	Silvery White Bark/Light Green Triangular Leaves (fade to yellow in Autumn)/Yellow-brown (male) and bright green changing to dark crimson on pollination (female) flowers (April to May)	12 - 20cm	2.0-2.5m (Reaches 30m+ at maturity) Time period for maturity - 20 years	4.5m-9m	Acid, Alkaline, Neutral. Likes moist but well-drained soils.	Native	Source of food and habitat for insects, attracts aphids and provides food for ladybirds.



Tilia x europaea	Small Leaved Lime	Pale Grey Brown Bark/Dark Green Heart-shaped Leaves 6-9cm Long/White-Yellow Flowers (in July)	12 - 20cm	2.0-2.5m (Reaches 20m+ at maturity). Time period for maturity -20 years	Up to 1.5m	Slightly acidic well drained soils.	Native	Source of food for hoverflies, ladybirds, bees and many species of birds. Flowers provide nectar and pollen for insects, particularly bees.
Carpinus betulas	Hornbeam	Pale grey bark/Oval, pleated green leaves (yellow/orange leaves in Autumn)	12 - 20cm	2.0 - 2.5m (Reaches 30m+ at maturity) Time period for maturity – 50 years.	4m-8m	Acid, Neutral, Basic (Alkaline). Likes soils with a clay content.	Non-native	Provides shelter, roosting and nesting opportunities, and food for birds, small mammals, caterpillars and moth species.
Prunus yedoensis	Pink Cherry	Oval light green leaves with single, pale pink, hanging cup-shaped blooms 2cm wide (in Spring).	12 - 20cm	2.0 - 2.5m (Reaches up to 8m at maturity). Time period for maturity – 10-20 years.	4-8m	Acid, Neutral, Alkaline,	Non-native	Food sources for caterpillars, leaf-mining moths and aphids.
Prunus avium	Gean/Wild Cherry	Red-brown bark/Oval green leaves 6-15cm long (fade to orange and deep crimson in Autumn)/White Flowers (in April)/Deep-red cherries	12 - 20cm	2.0-2.5m (Reaches up to 30m at maturity). Time period for maturity – 20 to 50 years	8m	Alkaline. Likes moist well-drained soils with a chalky, clay or loamy content.	Native	Spring flowers provide early source of nectar and pollen for bees. Cherries are a source of food for birds (blackbird and song thrush) and mammals (badgers and mice). Foliage is food source for caterpillars of many species of moth.
Pinus sylvestris	Scots Pine	Orange-brown bark/Blue-Green Needles/Yellow anthers (male) and red-purple flowers (female) (in May)/Grey brown cones.	12 - 20cm	2.0-2.5m (Reaches up to 35m at maturity). Time to mature – 20 to 50 years.	8m	Acid, neutral, alkaline. Likes sandy and loamy, well-drained soils.	Native	Habitat for red squirrels.



Acer campestre	Field Maple	Light brown bark/dark green shiny leaves (fade to golden yellow)/yellow-green clustered flowers followed by winged fruits.	12 - 20cm	2.0-2.5m (Reaches up to 20m at maturity). Time to mature – 10 to 20 years.	4m-8m	Neutral. Likes moist well-drained soils with sand, clay, chalk or loam content.	Non-native	Supports caterpillars and aphids and their predators such as ladybirds, hoverflies and birds. Flowers provide nectar and pollen for bees and birds and small mammals eat fruits.
Ilex aquifolium	Holly	Dark brown bark/Dark green glossy oval leaves/White flowers (in early spring to early summer)/Red berries (female).	12 - 20cm	2.0-2.5m (Reaches up to 15m at maturity). Time to mature – 20 to 30 years.	4m-8m	Acid, Neutral, Alkaline. Likes sandy, loamy and clay soils that are well-drained.	Native	Nesting opportunities for birds and hedgehogs, and food for birds, caterpillars of the holly blue butterfly and small mammals.

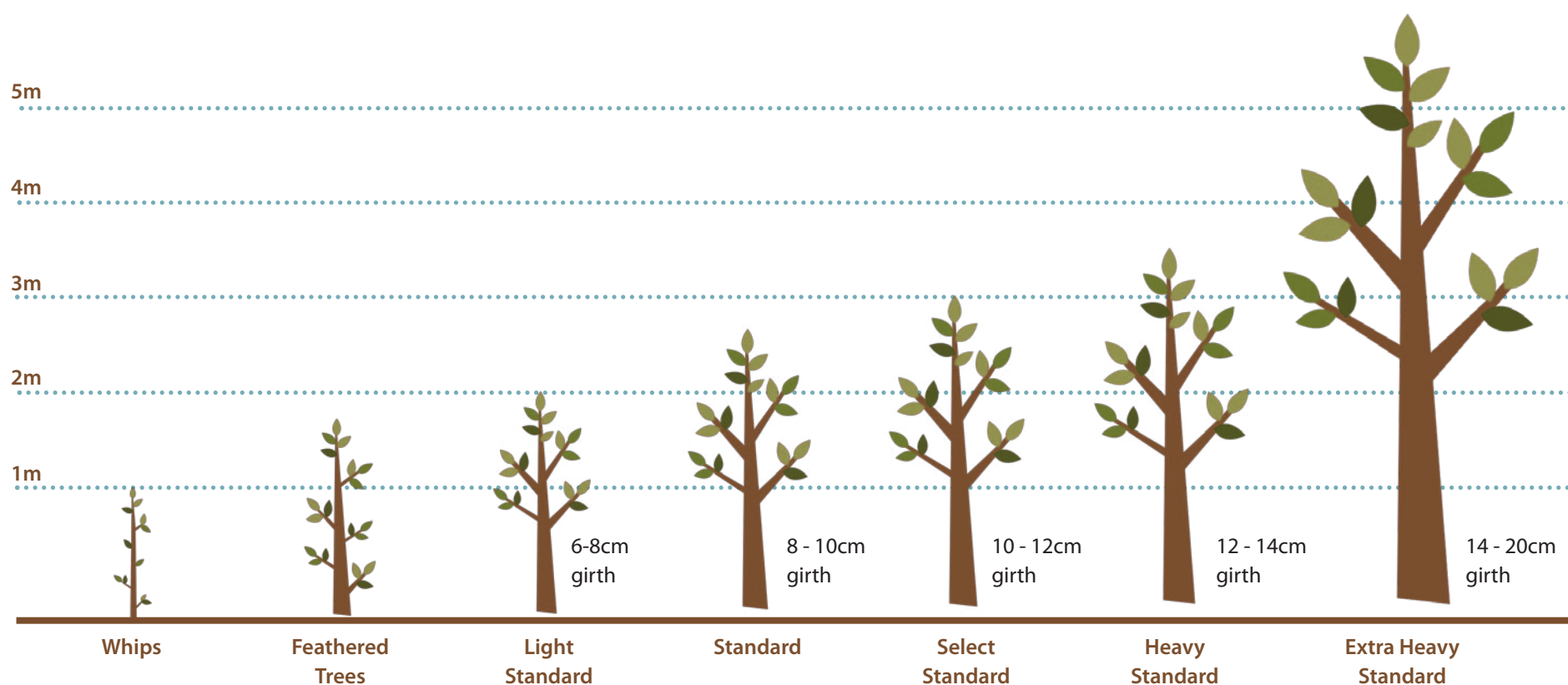
Community Orchard Planting

Community orchards have multiple benefits: act as a focal point, source of food growing, enhance biodiversity and provide opportunities for social interaction. Examples of orchard trees include apple, pear, cherry, plum and gooseberry. Further information on orchard planting can be found at <https://www.orchardrevival.org.uk/heritage/>



Tree Sizing

Semi-mature trees must be provided along all routes. Trees are specified by their girth in centimetres, measured at 1 metre above ground level. Clear stem height, that is, distance from the ground to the lowest branch, is normally 1.8 to 2.0 metres between the size ranges 12-20cm girth.



Hedges

Hedges have an important role to play in creating distinctive places and supporting biodiversity. Hedge planting helps to define character areas and the street hierarchy as well as mitigate the visual impact of car parking within the street. Hedges also provide wildlife corridors connecting fragmented habitats and are a source of food and shelter for insects, birds and mammals. The biodiversity value of the hedge species should be set out in the Biodiversity Plan. Examples are provided below of hedge species and the table sets out the level of information required in the Landscape Plan. At the time of planting, the hedge species must be semi-mature and reach maturity within a reasonable time period (i.e. 3 years).

Species/Latin Name	Common Name	Colour	Height (at time of planting)	Speed of Growth	Spacing	Native/ Non-native
Crataegus	Hawthorn	White blossom/red berries	60cm	Up to 60cm per year	30cm double row	Native
Prunus laurocerasus	Laurel	Dark green leaves (evergreen)	60cm	Up to 60cm per year	60cm	Non-native
Ligustrum Ovalifolium Aureum	Golden Privet	Oval, yellow & green leaves, white flowers (summer), black berries (winter) (semi-evergreen)	60cm	Up to 40cm per year	30cm	Non-native
Ligustrum Ovalifolium	Green Privet	Oval green leaves, white flowers (summer), black berries (winter) (semi-evergreen)	60cm	Up to 40cm per year	30cm	Non-native
Corylus	Hazel	Distinctive pale yellow catkins. Leaves turn orange/gold in autumn	60cm	40-60 cm per year	30cm double row	Native
Ilex aquifolium	Holly	Red berries	60cm	0-10 cm per year	30cm double row	Native
Rosa canina	Dog rose	Pale pink or white blooms and red berries	60cm	40-60 cm per year	30cm double row	Native
Rubus	Bramble	Berries	60cm	40-60 cm per year	30cm double row	Native
Ribes rubrum	Redcurrant	Berries	60cm	40-60 cm per year	30cm double row	Native
Ribes nigrum	Blackcurrant	Berries	60cm	40-60 cm per year	30cm double row	Native
Ribes uva-crispa	Gooseberry	Berries	60cm	40-60 cm per year	30cm double row	Native

Shrubs and Flowers

Shrubs and plants provide a variety of colours and smells that stimulate senses. They help to create a distinctive place, defines character areas and enhances biodiversity. Variation in height and flowering seasons of different species will ensure maximum coverage. Examples of shrub and flower planting that can add to the character and identity to a development are provided below along with tables setting out the level of information required to assess the proposal. The examples are provided as a guide only and are not exhaustive. Information on shrubs and plants is widely available on horticultural websites such as Royal Horticultural Society www.rhs.org.uk



Shrubs and Herbaceous Plants

Shrubs and herbaceous plants provide colour and smell which stimulate the senses. Examples include lavender, wild thyme, rock rose, butterfly bush, dogwood and daphne lilac. The table below sets out the level of information required to be included in the Landscape Plan for shrubs and plants.

Species/ Latin Name	Common Name	Height (at Maturity)	Spacing	Colour	Flowering Season	% Mix	Biodiversity Value
Lavandula	Lavender	20-25cm	0.5m	Purple	End of June to early August	10%	Attracts pollinators including bees and butterflies.
Thymus polytrichus	Wild Thyme	5cm	0.5cm	Pink	June to September	10%	Attracts bees and insects.
Cistus	Rock Rose	30-40cm	0.5m	White, Pink or Purple	Late Spring early Summer	20%	Source of nectar for bees and provides food for beetles and butterflies.
Buddleia alternifolia	Butterfly Bush	60-100cm	0.5m	Various – Purple, White	Summer	20%	Provides nectar for butterflies and moths.
Cornus alba Elegantissima	Dogwood	80-100cm	0.5m	Deep red stems with greyish green/white leaves	Later Spring/ Early Summer	20%	Leaves are eaten by caterpillars and moths and berries are eaten by mammals and birds.
Syringa microphylla superba	Daphne Lilac	80-100cm	0.5m	Rose Pink	April to May	20%	Attract butterflies and other pollinators.

Bulb Planting

Bulbs can provide an array of colour through a number of seasons (Spring to Autumn). Examples include snowdrops (January, February, March), daffodils (March, April), wild garlic (May, June), and Scottish bluebells (July, August and September) whilst Dutch crocus' provide a variety of colours throughout February to June.



Wildflower Planting

Wildflowers add colour to a variety of spaces ranging from meadows to verges. Examples include the poppy, cornflower, cowslip, birds foot trefoil, kidney vetch, knapweed, wild garlic and clover. Suggestions for wildflower mixes can be found on various horticultural websites including Gardeners World (www.gardenersworld.com/plants/six-wildflower-plant-combinations/).



SUDS Planting

Native planting provides interest and colour around the edge of SUDS features and encourages pond dwellers like toads, frogs, newts and dragonflies. The table below provides examples of SUDS planting however, this is not exhaustive and species selection must be based on the SUDS feature and site characteristics and soil conditions.

Species/Latin Name	Common Name	Colour	Flowering Season	Height (at Maturity)	% of Total Mix (e.g. 10%)
Butomus umbellatus	Flowering rush	Pink	July to August	50cm to 150cm	15%
Juncaceae	Rush	Green	N/A	100cm	15%
Typha angustifolia	Lesser Reedmace/ Lesser Bullrush	Green	July to August	200cm	10%
Lythrum salicaria	Purple Loosestrife	Purple	June to late August	60cm	10%
Caltha palustria	Marsh Marigold	Yellow	March to June	50cm	10%
Filipendula ulmaria	Meadowsweet	Pink	June to September	200cm	10%
Iris pseudacorus	Yellow Flag Iris	Yellow	May to July	150cm	10%
Mentha aquatic	Water Mint	Lilac	July to October	50cm	10%
Alopecurus geniculatus	Marsh Foxtail	Green	N/A	60cm	10%



BIODIVERSITY

Placemaking Statement

The creation of a variety of high quality green spaces and green-blue networks together with other mechanisms will deliver biodiversity enhancement and support habitats and wildlife. Habitat creation has multiple benefits for Placemaking as it helps to create distinctive places that support healthier lifestyles as well as enhancing biodiversity.

The Placemaking Statement must include a Biodiversity Plan setting out how biodiversity has been incorporated into the design and layout of a development from the outset. The guidance sets out information to be included in the Biodiversity Plan and Ecological Survey, ways in which biodiversity can be enhanced within a development, and compensatory habitats. The Biodiversity Plan must be cross-referenced to the Landscape Plan, where new planting is proposed.

To score 'green' in the Quality Audit and comply with Policy PP1 Placemaking and other relevant policies such as EP2 Biodiversity and Geodiversity and EP5 Open Spaces the information provided below must be taken into account and demonstrated through the design and layout of the development and associated Biodiversity Plan.

Biodiversity Plan

The Biodiversity Plan must:

- Demonstrate a significant gain in biodiversity across the site (i.e. after development biodiversity is in a better state than before development), halts the loss of biodiversity, and creates blue-green networks;
- Demonstrate that planting for biodiversity contributes to the character and identity of the place through colour, variation and species selection;
- Demonstrate how the proposal supports the Pollinator Strategy for Scotland;
- Demonstrate compensatory habitats have been created on-site for any loss in habitats of ecological amenity value as a result of the development;
- Include an Ecological Survey where proposals result in the loss of valuable habitats to evidence that the most suitable actions have been identified.

Increasing Biodiversity within Development

Mechanism

Native Species Hedgerow Planting



Biodiversity Benefit

- Provides nesting sites.
- Food and shelter for birds, insects and small mammals.
- Provides corridors for wildlife linking areas of habitat.

Insect Boxes/Bee Hotel



- Provides shelter and nesting sites for invertebrate including bees.

Bat and Bird Boxes



- Encourages bats to areas with suitable habitats but few roosts.
- Encourages and supports nesting birds and can be incorporated into roof space.

Mechanism

Natural SUDS



Biodiversity Benefit

- Creation of SUDS ponds or wetland habitats to support a variety of wetland plants and attract birds and insects. Valuable for amphibians especially where there is standing water.
- Innovative use of swales, rain gardens and living roofs.
- Create or enhance blue and green networks on site to provide multi-benefit open space.

Amphibian Friendly Drainage



- Examples of amphibian friendly drainage include amphibian gully pot ladders and amphibian kerbing.

Woodpiles/Log Shelter



- Provides shelter for frogs, toads, hedgehogs, beetles and other insects.

Mechanism

Native Tree and Shrub Species in Landscaping. Use of Street Trees, Feature Trees and Small Wood Copses. Use of Hedges rather than Fences.



Biodiversity Benefit

- Provides shelter for small mammals and screening.
- Provides nesting sites and food for birds and insects.
- Helps with natural flood management.

Swift Bricks/Internal Nest Boxes



- Provides access to nesting sites for swifts and other birds which use buildings.

Nectar Rich Species and Planting for Pollinators in Landscaping



- Provides for bees and butterflies, moths and other insects.

Mechanism

Green Walls/Habitat Walls and Green Roofs/Willow Fedge (Fence/Hedge)



Biodiversity Benefit

- Provides shelter, food and nesting sites for birds. Provide excellent visual features which contribute to character/identity and legibility. Living roofs can provide habitat for insects and birds.
- Green roofs and living walls with wildflowers or pollinator-friendly plug plants can provide vital habitats for pollinators in urban environments where space is limited and food sources are sparse.
- Climbing plants such as ivy and honeysuckle on fences and walls can brighten up vertical spaces and provide food sources for bumblebees before they go into hibernation.
- Provide food for butterflies and other insects.

Wildflowers in Verges



Mechanism

Incorporate Habitat Features within Open Space to create Green Corridors



Habitat Creation and Restoration of Existing Habitats



Provide Habitat for Wildlife and Corridors for the Movement of Wildlife



Wildlife Crossing Points



Biodiversity Benefit

- Provides for movement of wildlife along corridors by retaining existing wildlife habitat and creating linkages with other natural areas within and on the edge of the development site.
- Create/restore high quality open space to enhance development. Consider providing wildflower grassland, native species woodland and wetland habitats.
- Provide generous green buffers.
- Reduce car-animal collisions and provide paths that more reticent animals will follow.

Ecological Surveys

Ecological Surveys must be provided for proposals that involve the loss of valuable habitats and include:

- Adequate survey information gathered before preparing detailed site layouts for masterplans; and,
- Schedule surveys into the development timetable given that many surveys can only be taken at specific times of the year www.nesbiodiversity.org.uk/wp-content/uploads/2019/07/SNHSurveyCalendar-modifiedforACCFINAL.pdf

Further information is contained within the Developer Hub section of the North East Scotland Biodiversity Partnership website: www.nesbiodiversity.org.uk/get-involved-in-biodiversity/biodiversity-information-for-developers/



Planting for Pollinators

Pollinators (i.e. bees, beetles, birds) are vital to creating and maintaining habitats and ecosystems that many animals rely on for food and shelter. Bee populations are dwindling with over one third of the UK's bee population disappearing over the past decade. To help address this, development proposals must include planting for pollinators with details provided in the Biodiversity Plan. Further information on the importance of pollinators can be found here:

<https://www.growingagreenerworld.com/the-importance-of-pollinators/>.

Development proposals must include plant species with overlapping flowering periods to ensure there is food for pollinators throughout their lifecycle. Examples of trees, shrubs, wildflower mixes and bulbs suitable for pollinators are shown in the table below:

Plant Type	Spring	Summer	Autumn
Ornamental plants and herbs	Bluebell, Bugle, Comfrey, Crocus, Hellebores, Lungwort, Spring-flowering heather	Allium, Aquilegia, Borage, Catmint, Columbine, Cosmos, Delphinium, Foxglove, Globe thistle, Lavender, Lupin, Nasturtium, Oregano, Poppy, Scabious, Snapdragon, Sweet pea, Thyme, Verbena, Viper's bugloss	Aster, Button snakewort, Cornflower, Sedum
Flowering trees and shrubs	Berberis, Blackthorn, Broom, Crab apple, Forsythia, Hawthorn, Hazel, Mahonia, Wild Cherry, Rowan, Willow	Buddleia, Bramble, Cotoneaster, Honeysuckle, Laburnum, Rock-rose, Viburnum	Hebe, Ivy
Wildflowers in long grass areas	Cowslip, Dandelion, Dead-nettle	Bird's-foot trefoil, Clovers, Devil's-bit scabious, Geranium, Knapweed, Oxeye daisy, Speedwell, Thistle, Vetch, Yarrow, Yellow Rattle	Autumn hawkbit, Clovers, Vetch

Further information on planting for pollinators can be found at the following website:

- NatureScot: www.nature.scot/sites/default/files/2019-11/Pollinators%20-%20Planting%20for%20pollinators%20leaflet.pdf



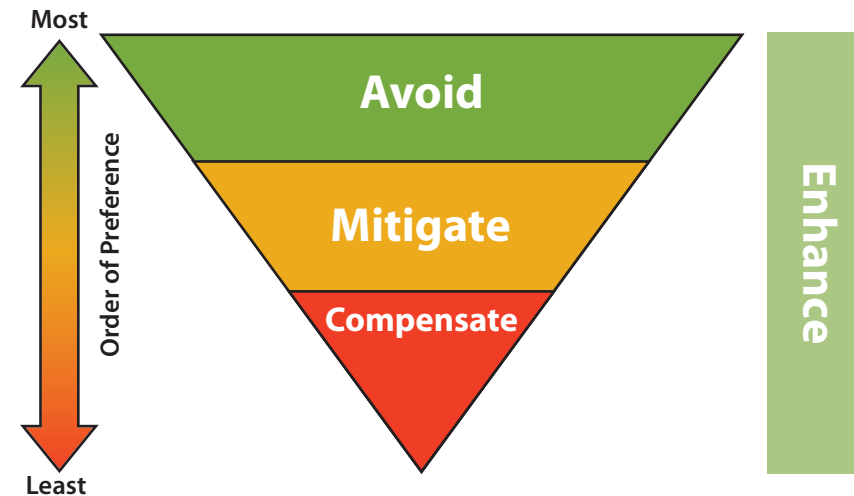
Compensatory Habitat Creation

Valuable habitats will be protected from development, and where these cannot be satisfactorily compensated then planning permission will be refused. Where habitats can be compensated then this must be provided on-site, and only where this cannot be achieved then off-site compensation will be considered.

Where compensatory habitats are proposed, the Biodiversity Plan must:

- Demonstrate all efforts have been made to avoid any impact on habitat and/or appropriate mitigation has been undertaken to minimise biodiversity loss.
- Submit ecological survey information undertaken by a suitably qualified professional to demonstrate biodiversity loss cannot be avoided or mitigated onsite and commensurate offsite habitat compensation is the only option.
- Where a developer is unable to provide compensatory habitats on a site within their ownership in Moray, a commuted payment towards provision elsewhere in Moray will be sought.

Compensatory habitat creation does not apply to woodland removal which must meet the requirements set out in Policy EP7 Forestry, Woodlands and Trees.



PARKING

Placemaking Statement

Parking is a fundamental element of good placemaking. Parked vehicles must not dominate the street as it has a negative impact on the character and identity of a place, discourages healthier lifestyle choices, reduces security and limits opportunities for social interaction.

To achieve 'green' in the Parking category of the QA, the Placemaking Statement must demonstrate that:

- On all streets a minimum of 50% of car parking must be located to the site or rear of the property and behind the building line;
- On all streets a maximum of 50% of car parking within the front curtilage will be permitted, subject to the visual impact of the cars being mitigated by an acceptable boundary treatments such as hedging or low stone boundary walls;
- Communal private and public/visitor parking area and on-street parking is broken up by semi-mature trees and planting such as evergreen shrubs at a maximum interval of 4 car parking spaces (see also QA category on Landscaping/Open Space);
- The visual impact of parking areas is reduced by a variation in materials (see also QA categories on Character & Identity and Street Layout & Detail);
- Secure and covered cycle parking and storage, car sharing spaces and electric vehicle (EV) charging points are provided in accordance with policy PP3 of the LDP 2020 and satisfactory information/plans regarding the infrastructure is submitted with the planning application. Guidance on EV charging points is provided separately within this guidance.

The quantitative car parking requirements are for each street in a development. They do not apply to the development as a whole as this could result in a number of streets continuing to be visually dominated by cars. Cul-de-sacs and lanes will be considered to be streets.

Whilst the quantitative car parking requirements may be met consideration will be given to whether there are opportunities for car parking within the front curtilage of properties and on-street that could result in the potential for parked cars continuing to visually dominate the street. For example, a large driveway is likely to lead to parking within the front curtilage regardless of whether spaces are shown to the side and behind the building line of the property.

Integral garages will count towards the quantitative requirement for parking behind the building line where they meet the Transportation Services dimensions of 7m x 3m.

Impractical parking arrangements that increase the potential for parking cars visually dominating the street will not be acceptable (e.g. stacking of more than 2 cars at the side of a property). A garage that meets Transportation Services internal dimensions will be counted in this type of arrangement.

A plan must be submitted with the planning application showing that a 40cm gap is provided between any mitigation (e.g. hedges) and the parking space to allow people to access their car and avoid damage to landscaping.

Further illustrations and diagrams on design approaches and communal parking are shown on page 29 of Volume 1 of the LDP 2020.



Parking Behind the Building Line



Parking Mitigated within the Front Curtilage



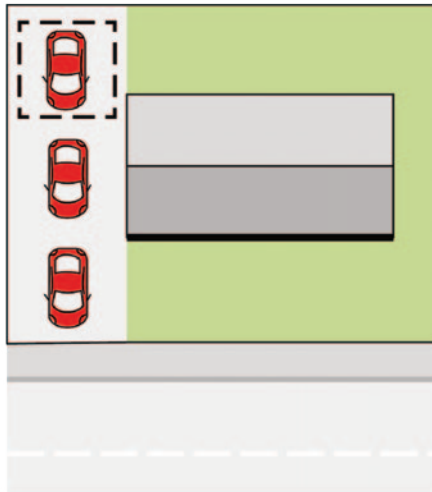
Parking On-Street



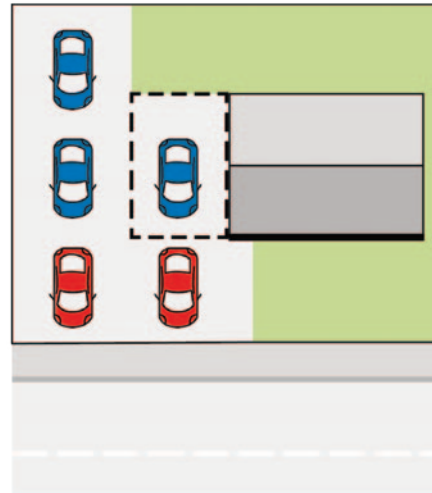
Communal/Private Parking Areas



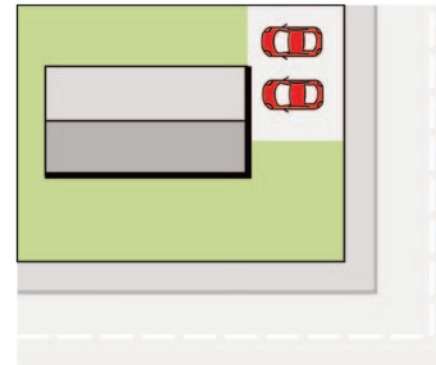
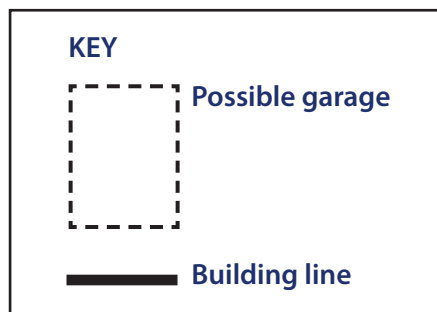
Scenarios that increase the visual impact of the car on the street



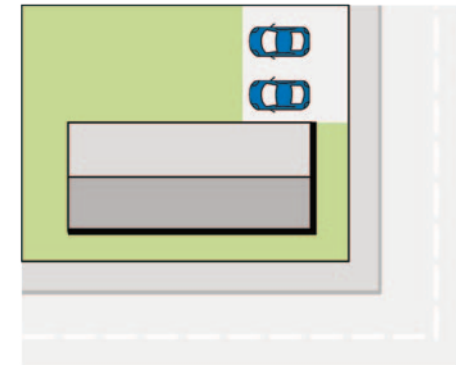
Impractical parking arrangement - stacking more than 2 cars at the side of a building.



Meeting the quantitative but not the qualitative requirement. Where the pattern of a parking area in front of the building with a small garden is repeated frequently in a street then it will result in parked cars continuing to visually dominate the street.



Parking to the side and NOT behind the building line. For example in a corner plot parking to the side of the property needs to be located behind both building lines. Where the parking is located behind the front building line only parked cars will visually impact on the street in which they are located.



Parking to the side and behind the building line

Placemaking Statement Template

Description of Proposal	● Short description of proposal.
Design Concept/Vision	● Provide brief explanation of the design concept – this should capture what the development will look like in a couple of sentences.
Site Analysis	● Illustrate on a plan the existing features of the site, visual connections (where possible) and environmental considerations (e.g. sun path, wind direction). Show how these have been taken into consideration in the design and layout of the development, including how they have helped define character areas (see. PPG, p 11).
Townscape Analysis	● Illustrate the key characteristics of the local vernacular using images and diagrams. Show how the layout and design of buildings including the urban form, architectural features and the colour palette/materials has been derived from these (see. PPG p 7-8).

Character Areas

- To show the variation between and within each character area images and details must be provided showing the predominant and other building types, materials and colours, architectural features, boundary treatments and landscaping. A plan of each character area must be provided with a corresponding table setting out the images and information for the following:
 - **Buildings** – Walls, Roofs, Doors and Windows
 - **Road and Path Surfaces**
 - **Parking Areas** – Driveways and Communal Parking Areas
 - **Architectural Details/Accent Features**
 - **Boundary Treatments** – Walls, Fences, Hedges, Planting, etc.
 - **Landscaping** – Trees, Hedges, Shrubs (colour variation and sensory properties);
 - **Landmarks and Key Buildings** – illustrate the variation between the key buildings and others within the character area and provide an explanation as to their location (e.g. terminates vista).
 - **Mixed Uses** (where applicable) – identify and explain the location of compatible uses and illustrate how they will be integrated into the fabric of the building.



Character Areas (cont.)	● Street Structure – explain how the street hierarchy is reflected through the above design elements for each character area (e.g. higher density on primary routes). The combination of colours taken from the palette must be shown for each character area. A summary table of the character areas should be provided together with a materials application plan.
Open Space, Landscaping and Biodiversity	● Provide a plan showing a clear hierarchy of multi-functional open space and how this relates to the development as a whole and has informed each character area (e.g. wooded area, wetland area). A Landscape Plan and a Biodiversity Plan must accompany the Placemaking Statement and further detail on this is provided within the PPG (see. P24-32).
Public Art	● Provide a description of the public art including how it reflects local cultural and historic associations, public consultation undertaken or planned, proposed location of the art and timeframe for delivery.

Parking

- Provide a plan showing how the proposal complies with the requirements of PP1 as set out in Vol.1 and PPG illustrations. The plan must show the spaces considered to be in-front and behind the building line of the property.



**POLICY PP1
PLACEMAKING**

Cycle Parking & Storage

Cycle parking is required at places of residence, short stay destinations such as shops and cafes and at long stay destinations such as places of work and education establishments. Cycle parking should be easy to use, accessible, safe, fit for purpose, attractive, well maintained and durable.

The fear or direct experience of cycle theft or vandalism can be a deterrent to cycle use and ownership. Personal security within cycle parking areas may also be a concern if the parking is remote and not overlooked by adjacent buildings. Cycle parking, and the routes to and from it, should be clearly marked, overlooked, well maintained, well lit and integrated into the built environment.

Different types of development will have different user requirements and solutions for cycle parking. At locations where cycles will be parked for a short length of time the parking should be located close to building entrances to minimise delay to cycle users and highlight the availability of parking to new cycle users.

The following table sets out the type of required cycle parking by user type and parking duration.

*Open Cycle
Shelter for
Medium Term
Parking*



Open Cycle Shelter for Medium Term Parking

Origin / Destination	User	Short Term < 2 hours	Medium Term 2 – 12 Hours	Long term > 12 hours
		Stand / Wall Loops	Stands / Store / Lockers	Store / Lockers
Place of Work	Employee		●	●
	Visitor	●		
Shopping	Employee		●	●
	Visitor	●		
Education	Student/Teacher		●	●
	Visitor	●		
Residential	Resident			●
	Visitor	●		
Recreation	All		●	
Health	Employee			●
	Visitor		●	
Transport Interchange	All		●	●

For further details on the cycle parking requirements for developments, contact the Transport Development team transport.develop@moray.gov.uk and refer to the Scottish Government guidance document Cycling by Design (2020).



Above - Cycle Locker for Long Term Cycle Storage at work or home



Simple 'Sheffield' Cycle Stands for Short Stay Parking

STREET LAYOUT AND DETAIL

Placemaking Statement

A design-led (rather than a standardised) approach to street design is a crucial component in creating a distinctive place. This is supported by Scottish Government policy on Designing Streets

(www.gov.scot/publications/designing-streets-policy-statement-scotland/).

Streets that are designed to prioritise people rather than vehicles create safer and healthier places. Street design needs to respond to the local and site specific context. Well-designed, inclusive streets (or 'spaces between buildings') create a 'positive sense of place' which encourages physical activity and supports mental health by making it easy to find your way around and providing opportunities for social interaction.

To achieve 'green' in the Street Structure, Street Layout and Street Detail categories of the QA, the Placemaking Statement must demonstrate:

- A clear hierarchy of streets through variation in street widths, materials, and hard/soft landscaping (trees, hedges and shrubs) that reflects the local and site specific context. The hierarchy must be reinforced by building density and design with distinctiveness reinforced on main thoroughfares and around places people may congregate (e.g. shops, open spaces) (see also Character and Identity, Open Space and Landscaping, and Biodiversity);
- Permeable layouts that are well-connected internally and externally to the surrounding area that are safe and appealing to encourage walking and cycling over the use of the private car (see also Healthier, Safer Environments);
- A street design that creates safer places by influencing driver behaviour to reduce vehicle speed through shorter streets, reduced visibility and varying the building line (see also Healthier, Safer Environments);
- Junction design that prioritises pedestrians, accommodates active travel and public transport and service/emergency vehicles without resulting in a standardised street pattern (see also Character and Identity and Healthier, Safer Environments);
- Design principles for the street layout are informed by a Street Engineering Review (SER) and aligned with Roads Construction Consent (RCC). The SER and technical details (e.g. swept path analysis, utilities plan) set out in the respective QA categories must be submitted with the planning application. Information on the SER requirements are provided below within this Guidance;
- Dead-end streets or cul-de-sacs are short (no more than 10 units) and include walking and cycling through routes to maximise connectivity. These should only be selectively proposed on rural edges or where topography, site size, shape or relationship to adjacent developments prevent an alternative more permeable layout;
- Roundabouts that form a gateway into, or a landmark within, a town and/or development are designed to create a gateway feature or contribute positively to the character of the area (see also Healthier, Safer Environments, Open Space and Landscaping, and Biodiversity).



Street Hierarchy

Primary Streets



Secondary Streets



Smaller Streets or Lanes



Variation in Street Layout



Variation in Materials



Street Engineering Review (SER) Guidance

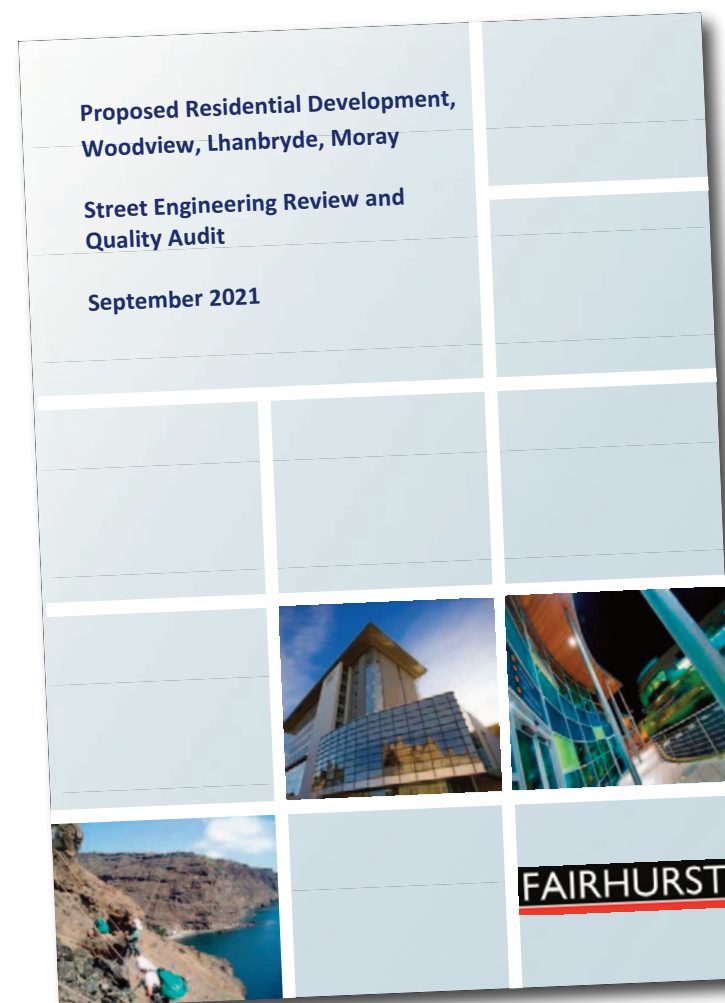
The Street Engineering Review is identified in Designing Streets (Page 57) as part of the residential street approval process which is intended to better integrate the Planning and Roads Construction Consent processes. This SER guidance is not prescriptive and should be adapted to suit the scale and requirements of each development where it is appropriate. Advice can be sought from the Transport Development team, (email: transport.develop@moray.gov.uk) if developers are unsure about the requirements for their particular development.

The SER is a collaborative tool to support the design process. SER Approval does not constitute consent but should be considered a key milestone in the design process. Used as part of the residential street approval process, the SER is intended to provide a degree of certainty in the formal consent process. In order to achieve this, a greater emphasis on the design details is required at the planning stages.

Throughout the Street Engineering Review process designers must ensure that their designs comply with Construction (Design and Management) Regulations 2015 and that their respective duties are carried out. In order to be effective it is essential that the designers ensure the SER identifies all relevant design elements, in particular where the planning proposals depart from Transportation Policy and/or Design Standards and Guidance.

The supporting information for the SER should be gathered throughout the design process with the key decisions and supporting information noted at each stage to build and update the SER on a continuous basis until it is submitted. This approach will help to streamline consultation and decision making and provide a record of the key design decisions.

A tabular style for concise presentation of the SER is recommended, however this may be adapted to suit individual application requirements. The following example is provided to illustrate how this might be presented.



Design Element	Proposed (Include Drawing Ref where appropriate)	Standard/Guidance	Departure/Mitigation	Moray Council Comment
Visibility Splays – Main Road/Site Access	Visibility splay to the south which can be provided and maintained is 4.5m x 160m (Drawing Ref)	Desirable minimum stopping sight distance based on 60mph speed limit is 215 metres	Speed surveys were undertaken and submitted to Moray Council on DD/MM/YY Based on the observed speeds (XX mph) a DMSSD of 160m was assessed to be the minimum required 'Y' distance. There is additional visibility beyond 160m up to 185m. However this is over land out with the applicant's control. The visibility splay proposal shown on Drawing Ref were accepted by Transportation officer in email DD/MM/YY	Accepted by Transportation officer on DD/MM/YY
Road Gradients	Road 1 is 7% over 20m from CH100 (Drawing Ref ...)	Standards for Roads Construction Consent maximum gradient should be 5.5%	Due to existing levels standard cannot be met. No alternative alignment possible, maximum gradient and length have been minimised as discussed at meeting with Transportation officer on DD/MM/YY CB	Accepted by Transportation officer on DD/MM/YY
Shared Streets	Road 2 is proposed as a shared surface (Drawing Ref ...)	Designing Streets	Minimum street width of 9 metres has been used within which, landscaping, parking and SUDS design elements have been incorporated. Vehicle Swept Path Analysis requirements were discussed and agreed and details provided (Drawing Ref....) Road Safety Audit undertaken and design modified to address points raised in discussion with Moray Council (DD/MM/YY)	
Street Lighting				
Drainage				
Materials				



Inclusive and Accessible Play

Play areas in new developments, and their subsequent replacement/upgrading, must be inclusive and accessible, providing children and young people of different abilities with equal access to high quality social and play provision.

Inclusive and Wheelchair Exclusive Play Equipment

At least 50% of play equipment provided in play areas must be to inclusive standards and integrated throughout the layout. Inclusive means equipment that is designed to be used by children of all ages and abilities, including those with disabilities. A variety of equipment must be provided that meets the needs of different ages, groups and abilities.

For larger parks, wheelchair exclusive equipment must also be provided. This is equipment that is designed to be used by those in a wheelchair, either remaining in the chair or being transferred onto an item of equipment, and can only be used exclusively by those in a wheelchair (i.e. wheelchair swing).

Based on the park hierarchy set out in the Open Space Strategy, the minimum number of pieces of inclusive and wheelchair exclusive play equipment are:-

Park Hierarchy	Total Pieces of Equipment	Inclusive	Non Inclusive	Wheelchair Exclusive
Public Park	14	7	6	1
Neighbourhood Park	10	5	4	1
Pocket Park	6	3	3	0

NOTE: A two swing set is considered to constitute a single piece of equipment.

The equipment provided in Public and Neighbourhood Parks must display all of the differing play values/types set out in the table below. Pocket Parks must display a minimum of 6 differing play values/types. All parks must provide opportunities for creative, imaginative and sensory play as well as space for social interactions.

A statement must be provided evidencing how the design and implementation of the play area meets the equipment and play values/types requirements. It should be noted that wheelchair swings are excluded from assessment against 'Swinging'.

Running, skipping and/or hopping	Rocking
Climbing	Rotating or spinning
Swinging	Gliding
Sliding	Jumping
Balancing	Crawling

In addition to these play equipment requirements, sensory panels and/or instruments must also be provided in all parks. This is equipment that stimulates the senses and may be tactile, auditory or visual. Sensory planting is also encouraged in landscaping proposals.

Accessibility

Accessibility is defined as surfacing and paths which do not present physical barriers to participation, including entrances and exits, movement around space and access to equipment (play and non-play). Proposals for play areas must be located where paths and recreational spaces are on gradients that are suitably flat. Surfacing, paths and benches (inclusive and wheelchair-friendly) must be designed to be fully accessible to people of all ages and abilities. This means that materials used must prevent any barriers to access, such as grass matting or wetpour. The use of play bark chippings and raised play areas will not be acceptable.

An Equalities Impact Assessment will be undertaken by the Planning Authority as part of the assessment of play area proposals. The annotated photographs below provide some advice when designing a play area.





Good mix of equipment for different ages and abilities but on a slope which impacts on accessibility.



Good mix of inclusive equipment but could be expanded to cater for all ages.



Good use of colour, utilising accessible materials and providing a variety of equipment.





Provision of wheelchair exclusive play equipment but not accessible due to lack of path provision to use equipment.



Provision of inclusive equipment but not accessible due to lack of path provision to the equipment.



Close proximity of disabled car parking spaces and accessible path to play area.



Poor access into play area with no footpath and inappropriate gradient meaning it is not accessible for all.



Raised play areas and bark chippings are unacceptable

POLICY PP3 INFRASTRUCTURE AND SERVICES

Electric Vehicle Charging Points

Electric Vehicle Charging Guidance

The following technical guidance is intended to assist developers with the requirements for the provision of Electric Vehicle (EV) charging for developments being determined under the Moray Local Development Plan 2020. The guidance is based on guidance from the Scottish Government and that in use by other Local Authorities in Scotland.

Moray Local Development Plan 2020 PP3 Infrastructure and Services

- a. (iv) Electric car charging points must be provided at all commercial and community parking facilities. Access to charging points must also be provided for residential properties, where in-curtilage facilities cannot be provided to any individual residential property then access to communal charging facilities should be made available. Access to other nearby charging facilities will be taken into consideration when identifying the need for communal electric charging points.



¹UK Electric Vehicle Supply Equipment Association (UKSEV)
EV Charging Facility in Public Parking Area
<http://ukevse.org.uk/charge-points-chargers/charge-point-compatibility-2/>



Residential EV Charger on Property Wall



Terminology

Electric vehicle charging is sometimes discussed in terms of the speed of the charger. For the purposes of this guidance based on current (2020) generally accepted terminology the following shall apply:

Fast Charging =	Charge point or tethered cable capable of delivering a minimum power output of 7Kw - 22Kw
Rapid Charging =	Charging Station with tethered connectors capable of delivering a minimum power output of 22Kw – 43Kw
In-Curtilage Parking =	Parking spaces for a dwelling which are provided 'on-plot' on a driveway or within an appropriately sized garage
Remote Parking =	Parking spaces for a dwelling which are provided at a location remote from the dwelling e.g. within suitably sized garage, a car park, parking court, parking block or on-street
Communal Parking =	Parking spaces for commercial and other non-residential developments where parking is provided for employees, students or other members of the public.

Developer Requirements

Residential In Curtilage EV Charging provision (Minimum Requirements)

For properties with in curtilage parking provision applicants must provide the following details:

- Detailed Plan(s) (Scale 1:200 min) showing the location within the curtilage of each plot where a future Fast Charging unit installation is recommended for connection to an appropriate electricity supply.
- Details (written proposals and or plans (Scale 1:200 min) to confirm the provision of cabling, ducting, and consumer units capable of supporting a fast charging unit.



Residential EV Charging in Communal Parking Area

The charging unit location must be accessible to a minimum of one parking space (however it is recommended that where possible it is sited to serve as many spaces as possible). This can be external to the building or within a garage (if the garage has minimal internal clear dimensions of not less than three metres by seven metres).

A maximum cable length of 5m shall be used to determine the suitability of parking and charging unit locations. The applicant shall demonstrate the proposals on a detailed layout plan (min scale 1:200) which indicates both the future charging unit location and the parking spaces marked as bays 2.5m x 5.0m.

All parking and future charging unit locations must be easily accessible and swept path analysis may be required to demonstrate the suitability of parking spaces for this.



Residential Remote Parking EV Charging provision (Minimum Requirements)

For privately owned properties:

EV charging infrastructure must be provided to enable the future connection of an EV charging unit with a minimum output of 7Kw (Fast). The infrastructure required shall include an appropriate electrical supply, metering, ducting, cabling and space for a charging unit/connection point to be installed (including any cabinet, housing or structures). The charging point location must serve a minimum of one allocated parking space per property based on a maximum charging cable length of 5 metres.

For managed residential properties (e.g. housing association or rented properties):

EITHER

EV charging infrastructure must be provided to enable the future connection of an EV charging unit(s) with a minimum output of 7Kw (Fast). The infrastructure required shall include an appropriate electrical supply, metering, ducting, cabling and space for a charging unit/connection point to be installed. The charging point

location must serve a minimum of one allocated parking space per property based on a maximum charging cable length of 5 metres.

OR;

Shared EV charging facilities must be provided with the development at a rate of one shared Rapid Charging Station (Minimum output 22Kw) for every ten residential allocated spaces. (Each Rapid Charging Station must be provided with a minimum of two EV allocated parking spaces and provide two tethered connections). These spaces may also be counted towards the visitor parking provision within the development.

All parking and future charging unit locations must be easily accessible and swept path analysis may be required to demonstrate the suitability of parking spaces for this.



Residential EV Charger on Post

For properties with remote parking provision applicants must provide the following details:

- Detailed Plan(s) (Scale 1:50 min) Showing the proposed design of signage, markings and surfacing for EV spaces (where proposed).
- Detailed Plan(s) (Scale 1:200 min) showing the residential unit(s)/plot(s) and associated parking spaces on a single plan. The parking spaces shall be numbered according to the residential unit/plot they relate to (where proposed).
- Detailed Plan(s) (Scale 1:200 min) showing the recommended installation location for a future Fast EV charging unit(s) to an appropriate electricity supply, including details (written proposals and or plans (Scale 1:200 min)) to confirm the provision of cabling/ducting, and consumer units for future connection (where proposed).
- Detailed Plan(s) (Scale 1:200 min) showing the location of all Rapid Charging Stations (where proposed).
- Detailed Plan(s) (scale 1:200 min) to demonstrate how future charging units would be connected to vehicles (within the maximum 5 metre cable length) without crossing or obstructing shared footways/paths or access to vehicles.
- Details (Statement of Intent) for the provision of ongoing management/maintenance of rapid charging station and shared infrastructure.



Range of different Residential EV charging units



Car Share Parking EV Charging provision

Where a requirement for the provision for car share parking is identified by the Transportation Manager (See Policy DP1 ii, Transportation (i)) provision will also be required for all supporting infrastructure and a Rapid Charging unit with at least 2 tethered cables.

For Car Share parking provision applicants must provide the following details:

- Detailed Plan (Scale 1:50 min) showing the proposed design of signage, markings and surfacing for EV spaces.
- Detailed Plan(s) (Scale 1:500 min) showing the location of all proposed or safeguarded car share parking spaces.
- Detailed Plan(s) (Scale 1:200 min) showing Rapid Charging Stations (Proposed and Safeguarded spaces).
- Detailed Plan(s) (Scale 1:200 min) to demonstrate how charging units would be connected to vehicles (within the maximum 5 metre cable length) without crossing or obstructing shared footways/paths or access to vehicles.
- Details for the provision of ongoing management/maintenance of charging units and shared infrastructure.

Exemptions for Residential Developments

The requirement for the infrastructure to enable future provision of EV Charging Units applies to the erection of new dwellings and flats. There is no requirement for EV charging provision for extensions to dwellings, garages or annexes. The change of use of an existing building to a dwelling(s)/flats only requires details of how a future EV Charging Unit(s) could be provided where in curtilage parking is provided.

Within settlements the requirement (or otherwise) for any on-street EV Charging Unit(s) for new developments of more than one dwelling or flat will be determined by the Transportation Manager and will take into account, constraints to provision, the availability and level of existing public charging facilities. In these cases a commuted payment may be requested towards the provision of new public charging facilities.

There may also be instances where the provision of EV Charging Units will not be possible due to physical constraints within the site. These instances, and any other exemptions, shall be identified by the Transportation Manager.

Commercial/Other Development Parking EV Charging provision (Minimum Requirements)

For commercial and other types of development communal electric charging facilities are required at a rate of 1 EV charger for every 10 parking spaces (see Appendix 2 Parking Standards page 108). The minimum provision would be for Rapid Charging with a minimum of two tethered cables.

For communal EV charging provision applicants must provide the following details:

- Detailed Plan (Scale 1:50 min) showing the proposed design of signage, markings and surfacing for EV spaces.
- Detailed Plan(s) (Scale 1:500 min) showing the location of all proposed or safeguarded EV spaces.
- Detailed Plan(s) (Scale 1:200 min) showing the EV Charging Stations.
- Detailed Plan(s) (Scale 1:200 min) to demonstrate how charging stations would be connected to vehicles (within the maximum 5 metre cable length) without crossing or obstructing shared footways/paths or access to vehicles.
- Details for the provision of ongoing management/maintenance of charging stations and shared infrastructure.

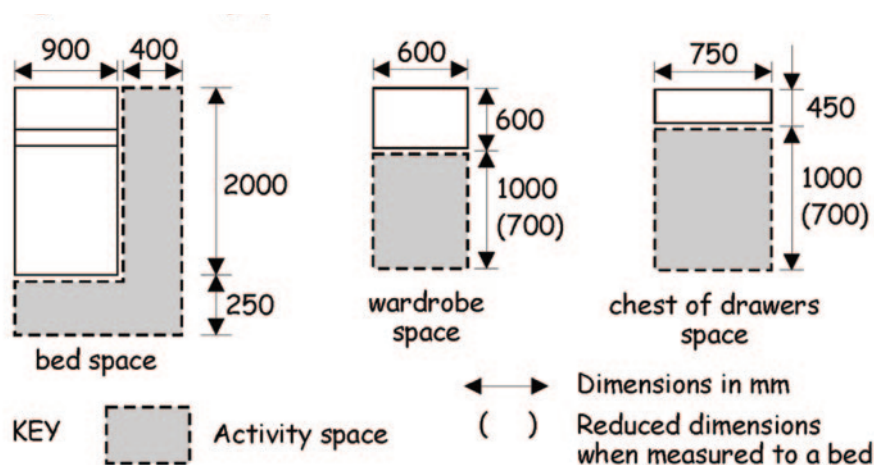


Public EV Charging Facility with Multiple Cable Options

PP1, PP3 AND DP1 MINIMUM BEDROOM SIZE

The Scottish Government's Building Standards Technical Handbook: Domestic provides guidance on achieving the standards set out in the Building (Scotland) Regulations 2004. To provide clarity on what constitutes a bedroom for the purposes of calculating developer obligations and parking standards, section 3.11 of the Handbook will be applied in the determination of planning applications as this sets out the minimum space standards of a room (referred to as an apartment in the Handbook). This provides a consistent approach to the determination of planning applications and implementation of MLDP policies.

Section 3.11 refers to 'apartments' which for the purposes of planning is interpreted as 'rooms'. A bedroom should be a size that will accommodate at least a single bed, wardrobe and chest of drawers along with associated activity space as this is the minimum furniture provision that is to be expected in such a room. The following dimensions are set out in section 3.11 of the Handbook (note: dimensions are in millimetres):



Planning applications that propose offices/studies, play rooms, gym/fitness rooms, etc. will be counted as a bedroom where the room is capable of accommodating the denoted pieces of furniture and their associated activity space. Internal wardrobes will be counted as a wardrobe with associated activity space as set out above. Where a room does not meet the above space requirements it will be assessed as proposed by the applicant.

The size and shape of a room can vary and an assessment will be made by the Development Management case officer on a case by case basis as to whether the room meets the minimum space requirements to be counted as a bedroom. This will inform the level of developer obligations to be sought and parking requirements for the proposal. This will ensure that the actual impact of the proposal on infrastructure is mitigated and that adequate parking is provided for new developments thereby minimising on-street parking which can visually dominate the streetscene and negatively impact on the character of the place to comply with MLDP 2020 PP3 Infrastructure and Services and DP1 Development Principles and associated Appendix 2 Parking Standards.



DP1 Daylight and Sunlight Guidance

This guidance is a tool to assist in the assessment of householder planning applications where a proposal may have an impact on the amount of sunlight received by neighbouring residential properties principal gardens/amenity space and/or the level of daylight received by neighbouring windows serving habitable rooms. These include bedrooms, kitchens (with dining areas), conservatories, living and dining rooms but not garages, bathrooms, utility rooms or circulation spaces).

Any assessment will need to take into account varying site contexts and patterns of settlements across Moray such as our Seatowns where external amenity space is restricted.

Applicant's may be requested to provide a daylight/sunlight assessment in support of their application where significant issues have been identified.

What is the difference between daylight and sunlight?

This guidance considers two forms of natural light:

Sunlight – the rays of light directly from the sun from a southerly direction received by residential properties principal garden/amenity spaces.

Daylight – the diffuse light from the sky that can come from any direction received by neighbouring windows serving habitable rooms (including bedrooms, kitchens, conservatories, living and dining rooms but not garages, bathrooms, utility rooms or circulation spaces).

This guidance utilises elements of the established and accepted methodologies to assess daylight and sunlight impact set out in the Building Research Establishment (BRE) Report Site Layout for Daylight and Sunlight: A Guide to Good Practice by P J Littlefair (2011) as much of the guidance is more appropriate to urban settings.



When to consider daylight and sunlight?

Wherever there is potential for daylight or sunlight impact on neighbouring properties this must be assessed. The main issues to consider when determining if there is an impact are as follows:

- Height of the proposal;
- Distance to neighbouring properties;
- Position and orientation of nearby windows;
- The developments location in relation to the path of the sun (orientation);
- Layout of the garden;
- Differences in ground levels; and
- Sensitivity of neighbouring property.

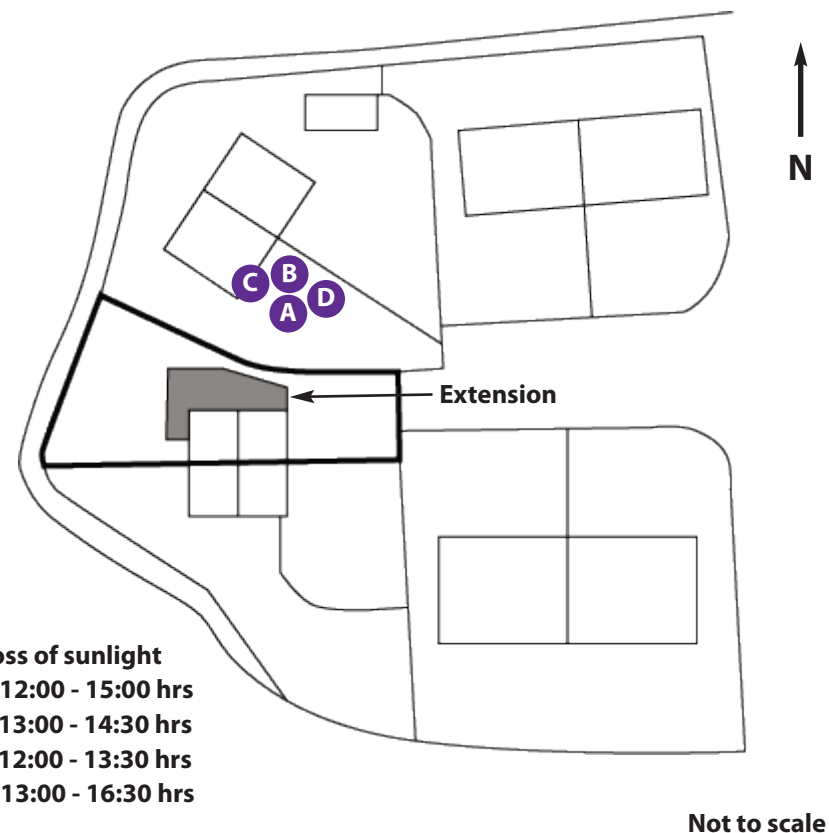
Considering sunlight and garden/amenity spaces

New development must be designed to ensure there is no excessive overshadowing of neighbouring properties gardens/amenity space. An assessment must be undertaken where the proposal adjoins the principal useable garden/amenity space serving a residential property and any part of the proposal lies south of the centre point of the garden/amenity space.

The methodology set out in the BRE Guide to Good Practice (2011) can plot where shadows will be cast by developments and can compare before and after shadows. Shadows can be determined at various times of the day (tracking the sun moving from morning to evening) and in different seasons.

An assessment of the proposals impact on the sunlight received by a garden must establish if the centre point of the garden in question shall receive more than 2 hours sunlight (as calculated on 21 March at an appropriate latitude 55-57° north). If the amenity space fails to receive this level of sunlight as a result of the proposals and the duration of sunlight received the Planning Officer will need to assess whether the proposed development would cause a material loss of sunlight and significant loss of amenity of that space justifying refusal.

Daylight Sunlight Impacts

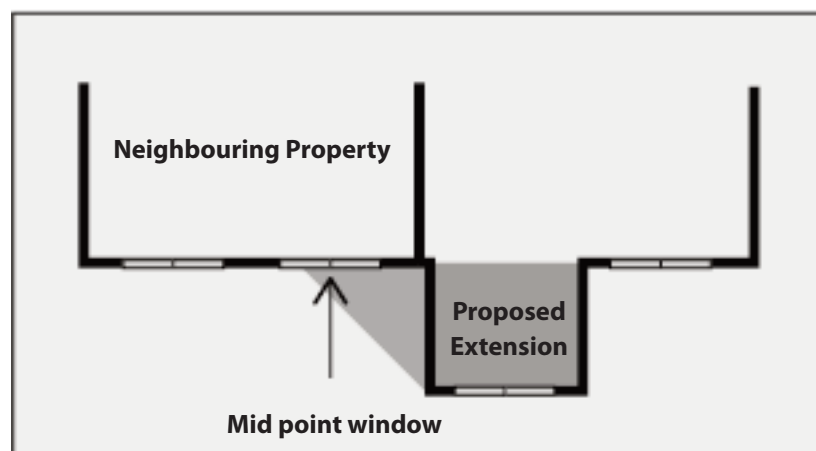
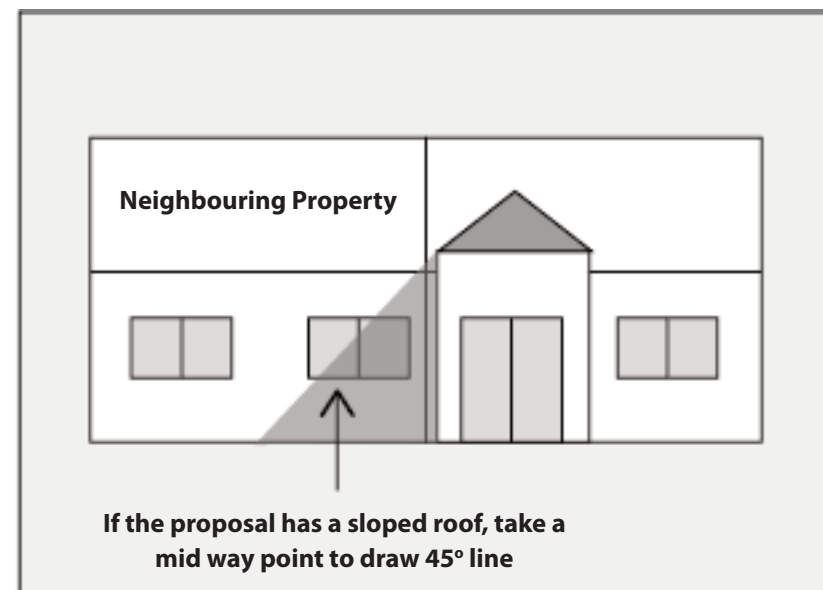
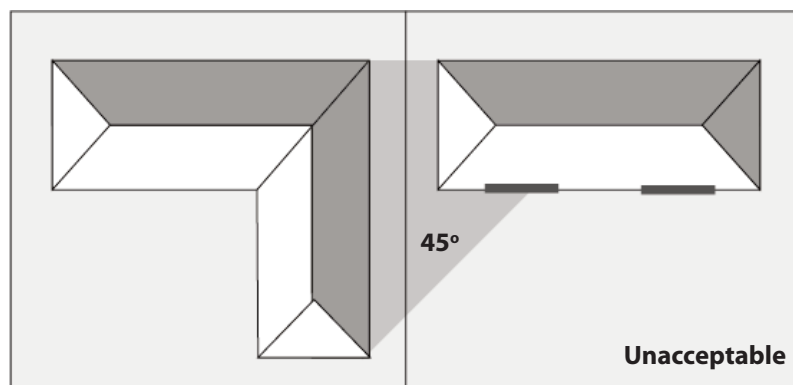
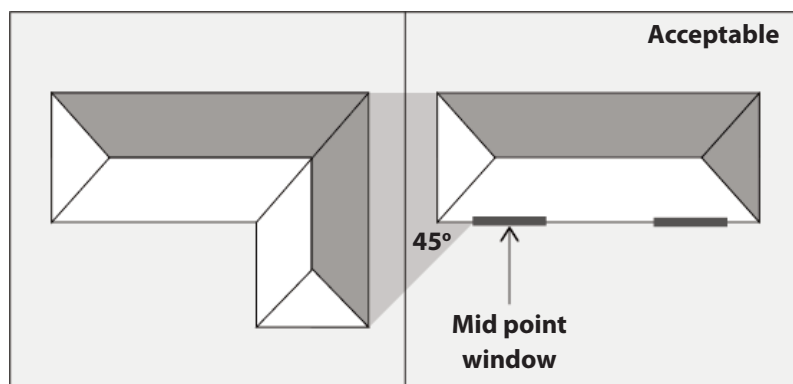


Considering the daylight reaching habitable rooms

The 45° approach

The 45° assessment is used where a window would be next to a development but not directly facing it. The purpose of this assessment is to make sure that a development does not take away too much daylight and is based on the notion that it is reasonable to expect a certain level of light to habitable room windows.

To do a 45° assessment both a floor plan and elevation drawing are needed showing the potentially affected windows and the proposed development.



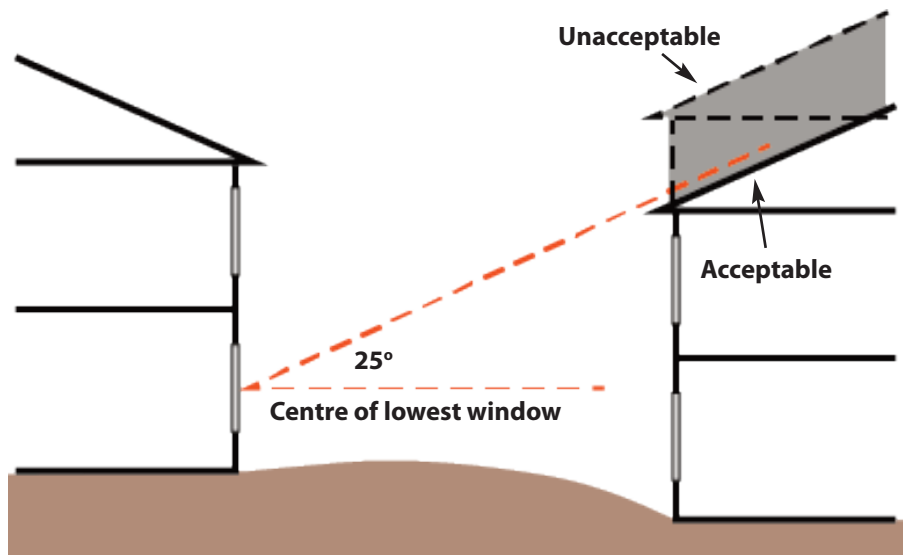
Assessment in both elevation and plan form shows the mid point of the window within the 45° splay and would fail the test

The 25° approach

The 25° assessment is used where neighbouring windows directly face a development.

It is accepted that some development may inevitably result in some additional overshadowing to neighbouring houses and gardens. It is for the Council as Planning Authority to determine the significance and acceptability of proposals taking into account all relevant material planning considerations.

It should be noted that householders have extensive permitted development rights for extension and this guidance does not apply to development that is permitted by the Town and Country Planning (General Permitted Development)



DP7 RETAIL/TOWN CENTRES

Proposals out with town centres likely to attract significant footfall including retail, offices, leisure, entertainment/cultural and community facilities are required by policy DP7 Retail/Town Centres to

- Demonstrate that no sequentially preferable sites are available; and
- Demonstrate that there is no unacceptable individual or cumulative impacts on the vitality and viability of the network of town centres.

Proposals for retail, offices, leisure, entertainment/cultural and community facilities out with the town centre should be accompanied by the following information to allow consideration against policy DP7.

Anticipated Footfall

A statement setting out the anticipated footfall for the proposal is required in order to assess if the proposal is considered to attract significant levels of footfall which would mean further assessment under DP7 part b is required. The statement should cover the following

- Provide figures for the average and peak footfall the proposal will attract. If proposal is seasonal the peak season should be used.
- If the proposal is an extension to an existing use applicants must provide an indication of the current average and peak footfall to give an indication of the likely increase in footfall.
- Applicants must confirm what the footfall figures are based on – e.g. from business case, % increase of existing footfall or other comparable business.
- The applicant should describe any seasonal variation to the footfall – e.g. what % reduction in footfall might be expected in the autumn/winter.
- Note – footfall figures can be treated as confidential if necessary.

	Average Hourly Footfall	Peak Hourly Footfall	Opening Hours
Monday			
Tuesday			
Wednesday			
Thursday			
Friday			
Saturday			
Sunday			



Sequential Assessment

If the proposal is considered likely to attract significant footfall the applicant will be required to complete a sequential site assessment. Applicants must demonstrate rigour in their search for alternative sites with an early and systematic assessment of sites. Applicants are strongly encouraged to contact the Strategic Planning and Development Team prior to submission to discuss the scope of the sequential assessment including which sites may need to be assessed.

The sequential assessment must set out the following

- The minimum requirements for the proposal including scale, floor area and format must be stated including any flexibility there may be.
- Detail (preferably in a table format) the sites that have been considered, including their address. For each site the availability and suitability with reference to the minimum requirements must be given.

Analysis of Impacts on Town Centres

If the proposal is considered likely to attract significant footfall the applicant must consider what the potential impacts on the town centre maybe from the proposal and if these are considered to be significant.

Large retail applications will likely be required to complete a full Retail Impact Assessment to demonstrate the impacts on the network of town centres. The applicant or the agent completing the Retail Impact Assessment should contact the Strategic Planning and Development team at the earliest opportunity to discuss this.

For small retail and other applications (leisure, office, entertainment/cultural and community facilities) the applicant is required to submit a statement setting out the potential impacts on town centre vitality and viability. As a minimum the statement should cover the following points:

- Describe in full the use proposed including any ancillary element (i.e. retail, café/restaurant, retail services, and leisure).
- Describe the types of goods or services to be sold/offered or the type of activity that will take place, e.g. gifts/cards, food retail, clothes, type of café/restaurant, takeaway, gym facilities.
- Set out what floor areas are proposed for each use. If the proposal is an extension set out what the increase in floor area compared to the existing floor area is.
- Explain how the business will operate, e.g. opening hours, seasonal openings, for café/restaurants how many covers anticipated, managed bookings etc.
- State what the target market and catchment for the business is. (i.e. is the catchment neighbourhood, town, Moray, or wider)
- State if there is a sector deficiency within the town, area or within Moray.
- Based on the likely catchment consider the impact the proposal could have on town/local/commercial centres within that area
 - For each centre in the catchment what businesses fall within the same category as the proposal? E.g. comparison retail (clothes, gifts, chemists, etc.) convenience (food, newsagents, etc.), bulky goods (furniture, appliances, etc.), retail services (hairdressers, travel agents, post offices, repairs/dry cleaning, etc.) and leisure (cafes, clubs, takeaways, cinema, etc.).
 - What trade could be diverted from these businesses within town centres to the proposal (This should be considered collectively for the type of business category rather than what trade would be diverted from individual businesses).
 - Consider what in-direct impacts there may be on other types of retail/leisure activities, e.g. visiting a café in a town centre may result in combined trips to other shops which wouldn't occur visiting a café in an out of centre location.



- What impacts could trade diversion have in terms of lower town centre footfall, shop vacancies, and the appearance of the town centre?
- Considering the above describe the likely impacts on the town centre and the significance of these to the vitality and viability of town centres. This should be a concluding summary of the above points and give a view on how the town centre could be impacted and if the impacts are considered to be significant.

Any commercially sensitive information can be provided separately and treated confidentially. (Scotland) Order 1992.



Low Intensity/Impact Recreational & Tourism Uses

Proposals within the Countryside Around Towns (CATs) areas identified around Elgin, Forres, Buckie, Keith and Lossiemouth will be refused unless the development complies with one of the exemptions set out within Policy EP4. Low intensity recreational or tourism use is one such exemption. In respect of hutting, Policy DP8 supports proposals where it is low impact.

Low intensity/impact use in this context is deemed to be development which does not have a significant unacceptable impact on the environment and amenity. These include – but not limited to – outdoor learning area, camping/glamping, golf courses and mountain bike trails. Development must be of a high quality design, appropriate scale, be visually unobtrusive and use high quality materials such as timber and natural slate or alternative profiled cladding to adequately integrate the proposal into the environment. Proposals must demonstrate a locational need for a specific site and minimise any adverse impacts on the environment and amenity.



POLICY DP8 TOURISM FACILITIES & ACCOMMODATION POLICY EP4 COUNTRYSIDE AROUND TOWNS



In respect of hutting, proposals must comply with the criteria in policy DP8 and Reforesting Scotland's '**New Hutting Developments – Good Practice Guidance on the Planning, Development and Management of Huts and Hut Sites**'.

Scottish Planning Policy defines a 'hut' as:-

A simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30m²; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups.

For hutting proposals to be low impact, huts must have limited infrastructure and be easily removable. By restoring the site to its natural state, this ensures that sites where the hutting use comes to an end are not considered brownfield land.

The design and informal layout of huts must ensure good landscape fit and enhance the unique qualities of the site to ensure there is a minimal impact on the natural environment. Consideration must be given to locating sites in areas accessible by sustainable transport modes, thereby encouraging low carbon living. Generally, huts should not be connected to mains water, electricity or sewerage.



**POLICY DP10
MINERALS
POLICY DP1
DEVELOPMENT PRINCIPLES**

Restoration & Aftercare of Excavated Mineral Sites

Policy DP10 aims to ensure that mineral reserves, the availability of which provides jobs and supports the local economy, are safeguarded from development that may sterilise them. To ensure that there are no adverse significant effects on the amenity of local communities, natural or cultural heritage interests, extractions will only be permitted where impacts can be adequately controlled or mitigated.

The design of mineral extraction sites must have a positive approach to the landscape and must ensure good landscape fit with minimal impact on the natural environment and amenity. The integration of the development into the surrounding landscape must safeguard existing trees and any notable topographical and water features. The applicant must demonstrate how the development will conserve and enhance the natural and built environment and cultural heritage resources.



Details of their proposed programme of restoration, including the necessary financing, phasing and aftercare of the site, must be provided by applicants. Proposals for restoration must take account of the specific characteristics of the site and its locality and restore and/or enhance the landscape character of the area. Biodiversity must be maintained and enhanced. Applicants should engage with key agencies such as NatureScot and the Royal Society for the Protection of Birds (RSPB) in the development of the restoration design.



Example of a Restoration Plan



Restoration must be designed and implemented to the highest standard and result in improvements to the cultural, recreational or environmental assets of the area. Where core paths (including aspirational), rights of way and other tourist routes exist in the immediate vicinity of the site, restoration must enhance public access to site and provide permissive footpaths within the site boundary.



EP7 FORESTRY, WOODLANDS AND TREES

Trees and Woodland Removal/Compensatory Planting

Policy EP7 Forestry, Woodlands and Trees of the Moray Local Development Plan (MLDP) 2020 seeks to protect the amenity, landscape, biodiversity, economic and recreational value of Moray's woodlands. There is a strong presumption in favour of protecting woodland resources and the start point should be that roots are protected and houses are built at a safe distance respecting roots and mitigating potential storm damage. Policies PP1 Placemaking and DP1 Development Requirements also require proposals to retain, incorporate and/or respond to the natural environment.

For the purposes of Policy EP7, "woodland removal" under Part (c) is defined as the permanent removal of 0.1ha or more of woodland for the purposes of conversion to another type of land use. Proposals affecting single tree(s) or trees covering an area less than 0.1ha will be considered against Part (b).

Tree Survey and Tree Protection Plan

Where trees exist on, or border a development site, a Tree Survey and Tree Protection Plan must be provided. Tree Surveys and Tree Protection Plans for planning applications must be carried out in accordance with BS 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations) by a suitably qualified and insured arborist. Further information on the requirements are summarised in the Policy Guidance Note on Trees and Development within **Policy EP7**.

An Arboricultural Method Statement will also be required if construction or the laying of hard surfaces is allowed within the Root Protection Area of a tree, or if any part of the development process is likely to detrimentally affect any retained trees.

Tree Removal

The design of a proposed development must be approached with the retention of healthy trees as a starting point. Proposals must retain healthy trees and incorporate them within the proposal, unless it is technically unfeasible to retain these. This means that the removal of trees will only be permitted where key infrastructure such as pipes, power lines, access (including visibility splays), electric vehicle charging etc. is required to facilitate the development and it has been satisfactorily demonstrated by the Applicant that this cannot be achieved in any other way and the main element of the design has incorporated healthy trees into the proposal as far as possible.

Woodland Removal

The Scottish Government's **Control of Woodland Removal Policy (CWRP)** sets out criteria for determining the acceptability of woodland removal. Where a development involves the permanent removal of woodland, the Applicant must demonstrate the significant and clearly defined additional public benefits that would be achieved. Provision of compensatory planting is not a sufficient justification for woodland removal. In operating this policy, Moray Council does not include housing development within the definition of public benefits, sustainable economic growth or rural/community development.

Compensatory Planting

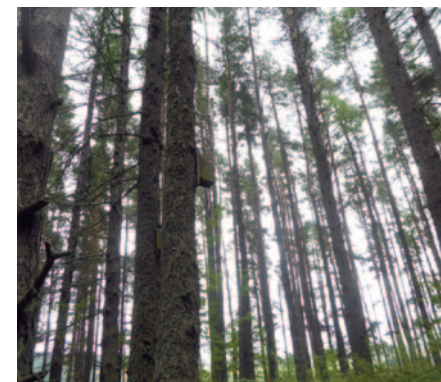
Where compensatory planting is required for tree or woodland removal and is being provided on site or on an alternative site in Moray within the Applicant's control, a Compensatory Planting Plan, including details (species, specifications, numbers) of the proposed planting and its maintenance over the entire lifespan of the development, must be submitted for approval by Strategic Planning & Development and, in response to woodland removal, Scottish Forestry. Careful consideration should be given to siting of planting to ensure it does not constrain any potential future development of the site.



Should it be evidenced that compensatory planting cannot be provided on site or an alternative site in Moray within the Applicant's control, a commuted payment will be made to the Planning Authority to deliver compensatory planting and recreational greenspace. The sum will be calculated based on the area of trees/woodland being removed and payment will require to be made through the Strategic Planning and Development Team (Developer Obligations) in advance of any consent.

Ancient Woodland

Where a woodland is identified on the Ancient Woodland Inventory (AWI) as a category other than Ancient Woodland (1a and 2a - the removal of which would not be supported under Policy EP7 (c)), the value and characteristics of the woodland will require to be demonstrated by the Applicant. This will be required to be in the form of a detailed Woodland Survey carried out at the appropriate time of the year by a suitably qualified consultant with experience of woodland habitat surveys. The survey must include a National Vegetation Classification (NVC) Survey, map, site community floristic descriptions, target notes and locally important site features, as well as an assessment of the role and importance of the wood's connectivity to the wider woodland network. The Council, in consultation with NatureScot, will determine whether the woodland meets the characteristics of Ancient Woodland.



EP10 LISTED BUILDINGS

Policy EP10 Listed Buildings sets out that “Enabling development may be acceptable where it can be shown to be the only means of retaining a listed building(s). The resulting development should be of a high design quality protecting the listed building(s) and their setting and be the minimum necessary to enable its conversion and re-use”. This means that whilst enabling development to assist the retention of listed buildings is supported in principle, the new development is to address the conservation deficit as opposed to funding the restoration. Preservation of the setting of the listed building remains a key consideration in these circumstances.

The ‘conservation deficit’ is the gap between the costs of repairing and converting a listed building(s) to bring it back into use and the market value of the listed building once the works are complete. For example, where the cost of repairing the building is £500k and the end market value after restoration is £350k, the conservation deficit is £150k.

Applicants must submit an evaluation including a detailed financial appraisal and plans to identify the conservation deficit. The following information is expected to be submitted by the applicant:

- Condition survey of the listed building (in the form of a conservation statement or conservation management plan) identifying the desired reasonable level of conservation to sustain the building in the long term;
- Options appraisal comprising an assessment of alternative solutions to secure the buildings future (e.g. grant funding, charitable ownership);
- Assessment of cost of repairs and how future maintenance liabilities will be met;
- Assessment of market value of the building in current and repaired condition to calculate the conservation deficit;
- Detailed scheme design for the preferred option (i.e. this includes the proposed development but are there also plans drawn up for the listed building?);

- Development appraisal to demonstrate the financial contribution the proposed development makes to the conservation of the building; and
- Delivery plan demonstrating how the conservation benefits will be secured in a timely manner.

When preparing the development appraisals for the listed building and the enabling development, the applicant is expected to use the Applicant Viability Data (AVD) form which can be found within the Appendices of the Developer Obligations Supplementary Guidance. This includes the level of information and format required which is necessary to assess appraisals. The development appraisal will need to be verified by the District Valuer (DV) who is independent of the Council and the cost of the DV will be borne by the applicant.

Enabling development will be restricted to the level of the conservation deficit. This reflects Historic Environment Scotland’s (HES) position that enabling development should be controlled to reflect the gap/deficit.



**POLICY EP13
FOUL DRAINAGE**

Private Water Supplies

All proposals to use a private water supply must demonstrate that a wholesome and adequate supply can be provided. Whether connecting to an existing registered supply or proposing a new water source, applicants will be required to provide a National Grid Reference for each supply source and mark all associated infrastructure (e.g. source, holding tanks and supply pipe) accurately on the application plan.

A professional yield test report and recent laboratory analysis of the source water will typically be required, and information about the source and other properties on the supply may also be requested. This information is necessary to enable the appropriate authorities to advise on adequacy and wholesomeness of the supply for existing and proposed users, as well as pollution risks and treatment requirements.



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