

EAST RENFREWSHIRE COUNCIL26 April 2023Report by Director of EnvironmentNATIONAL PLANNING FRAMEWORK 4 (NPF4)**PURPOSE OF REPORT**

1. The purpose of this report is for Members to note the adoption by Scottish Ministers of the National Planning Framework 4 (NPF4) on 13th February 2023 and the implications for the Council's current and emerging Local Development Plans and the subsequent effect on the consideration of applications for Planning Permission.

RECOMMENDATIONS

2. It is recommended that the Council:
- a) Notes the adoption of National Planning Framework 4 (NPF4) by Scottish Ministers on 13th February 2023 and the subsequent effect on the consideration of applications for Planning Permission;
 - b) Notes that NPF4 will form part of the Council's development plan alongside the adopted LDP2;
 - c) Notes the policy framework (Appendix A) which will be used to guide planning decisions; and
 - d) Notes that the full implications of the new Development Plan regulations, and the more detailed steps for preparing LDP3, will be reported to Council in due course for consideration.

BACKGROUND

3. This report outlines the implications for the Council as a result of the adoption of National Planning Framework 4 and the application of National Planning Policies contained within it.

4. The Planning System in Scotland is undergoing a substantial transformation and the context for preparing our next Local Development Plan (LDP3) has changed significantly. LDP3 will now be prepared under the Planning (Scotland) Act 2019 which has introduced a new statutory process for Local Authorities in preparing local development plans together with enhanced status for the National Planning Framework and revised procedures for assessing planning applications. Future LDPs will now require to be reviewed every 10 years rather than every 5 years under the current system. It is expected that plan preparation should take around 4 years, allowing time for a focus on the continuous delivery and implementation of the plan and subsequent monitoring and review of policies and proposals. If required, earlier reviews of the Plan can be brought forward. There is also the expectation that during this period the Local Authority will continue to gather evidence and data to inform the next plan review. Plans will have minimal policy wording with an emphasis on maps, site briefs and masterplans, supported by a delivery programme.

5. LDP3 will establish a new long-term vision and strategy for East Renfrewshire, looking 20 years ahead, alongside the delivery of new infrastructure. The LDP will also be expected to have corporate status in the Council to help reinforce its delivery with a direct link to the Council's Capital Programme.

6. These new arrangements will have significant staff and financial implications for how LDP3 is prepared, the evidence required, the additional resources required for preparation of masterplans and implementation and delivery, and the required additional supporting information to be submitted by applicants for consideration by the Council. The Planning Service will require to seek advice on the appropriateness of the information submitted, both with internal and external partners and organisations e.g, advice on a proposal's lifecycle greenhouse gas emissions; suitability of proposed biodiversity enhancement measures; a proposal's alignment to community wealth building strategy; and assessment of Statements of Community Benefit and Health Impact Assessments. The Planning Service does not currently have the expertise, or capacity, to assess these additional requirements and it is recognised that other Services within the Council, that have some of this expertise, may also already be under resource pressure.

7. The Scottish Government expects that every planning authority in Scotland will have a new style LDP in place within around 5 years of the new development plan regulations coming into force, which are programmed for publication in Spring 2023.

8. Consultation on the Draft NPF4 ended on 31st March 2022. The Council's response to the draft document was reported to the Council meeting of 24th February 2022 and thereafter submitted to Scottish Government. The revised Draft NPF4 was published by Scottish Government and laid before Parliament on 8 November 2022 for consideration. While the revised Draft NPF4 retained most of the overarching principles expressed in the earlier draft, the layout, order and policy detail has been substantially amended to address the concerns raised in the consultation, with policies grouped under three rather than four themes. The revised Draft NPF4 was subject to scrutiny by Parliament's Local Government, Housing and Planning Committee, its report being published on 21 December 2022. The Committee raised concerns about the lack of planners with the right skills to meet the challenges of NPF4.

9. The revised Draft NPF4 was approved by Parliament on 11 January 2023 and formally adopted on 13th February 2023.

10. Following its adoption, NPF4 holds an enhanced status and has become a formal part of the development plan for East Renfrewshire. This means that there is a requirement to adhere to the National Planning Policies when making decisions on planning applications. In addition, Scottish Planning Policy (SPP 2014) has been superseded and the current Clydeplan Strategic Development Plan (July 2017) and any supporting Strategic Development Plan Supplementary Guidance no longer forms a statutory part of the development plan. The policies of the former SPP and Clydeplan are therefore no longer to be considered when making planning decisions.

11. Following Parliamentary approval, the Planning Minister and Scottish Government Chief Planner issued a letter on 8th February 2023, to all Local Authorities and other stakeholders. The letter was also published on the Scottish Government website. The letter provided advice on the transitional arrangements for the new development plan system; provided an update on the publication of revised Development Plans Guidance, programmed for publication Spring 2023; provided an update on the future preparation of Local Development Plan Supplementary Guidance; explained that for the avoidance of doubt, existing LDP land allocations would be maintained; and how NPF4 should be considered by decision makers when determining planning applications. Further to this update Regulations were laid in the Scottish Parliament on 24th March 2023 to support the new approach to Local

Development Plans and the preparation of play sufficiency assessments and are due to come into force on 19 May 2023.

12. The NPF4 Delivery Programme programmes further work on guidance and advice that will support activity to deliver the policy intent of NPF4, including for example on the preparation of Regional Spatial Strategies (RSSs) and Open Space and Play Sufficiency guidance. However, effective implementation and understanding of a number of key NPF4's 'topic' policies will depend upon national guidance being provided. For example, The Scottish Government recognises that there is currently no single accepted methodology for calculating and / or minimising emissions and that best practice will continue to be monitored as NPF4 policies are put into practice by Local Authorities. The delay in publishing the guidance for RSSs is also unfortunate given the well-established and interconnected nature of cross boundary land use planning across the Glasgow City region that informs and influences our LDP. An indicative RSS was submitted to the Scottish Government in June 2020 in support of the preparation of NPF4 and discussions are now ongoing across the 8 Glasgow and Clyde Valley Local Authorities in relation to joint working arrangements including the future work, programme and governance of the existing Clyde Valley Strategic Development Joint Committee. The benefits of continuing to work in partnership and the opportunity for shared resources to assist with a coordinated and comprehensive approach to LDP and future RSS preparation for the Glasgow City region are recognised. The RSS, though not part of the statutory development plan, will have an important role to play in informing future versions of the NPF and LDPs.

REPORT

13. The Fourth National Planning Framework (NPF4) is a long-term plan (up to 2045) for Scotland that sets out where development and infrastructure should go. It guides spatial development, sets out national planning policies, designates national developments and highlights regional spatial priorities.

14. NPF4 will be one of the key documents that will inform the Council's next LDP, in particular setting our future housing requirements, providing an increased focus upon climate change, improving health and well-being, and securing positive effects for biodiversity and nature recovery.

15. NPF4 will guide the preparation of Regional Spatial Strategies, Local Development Plans and Local Place Plans as well as being relevant to wider policies and strategies relating to land use. Regional Spatial Strategies will provide clear place-based spatial strategy that guides future development across different areas of Scotland, but they will not have a statutory status.

16. The adopted NPF4 and associated information can be found via the following link <https://www.transformingplanning.scot/national-planning-framework/>

17. The policies in NPF4 are intended particularly for use in the determination of planning applications through the Development Management process and the requirements of those policies will have direct implications for the preparation, submission and assessment of applications. Additionally, under each policy topic NPF4 also describes Policy Intent, Policy Outcomes and sets out requirements for Local Development Plans.

NPF4 Structure

18. NPF4 consists of 3 parts namely:

19. Part 1 - sets out a National Spatial Strategy for Scotland to 2045. The Strategy is based around 'sustainable places', 'liveable places', and 'productive places' and sets out spatial principles and Regional Spatial Priorities for Scotland. These three key themes run throughout NPF4, guiding much of the framework's priorities and policies.

20. The National Spatial Strategy is underpinned by six spatial principles: Just transition; Conserving and recycling assets; Local living; Compact urban growth; Rebalanced development; and Rural revitalisation.

21. It also recognises the different challenges and opportunities across Scotland's regions, which are outlined in five 'Regional Spatial Priority Areas'. In the context of the Glasgow City Region this is included as part of what is described as 'Central'. This area broadly covers central Scotland from the Glasgow City Region and the Ayrshires in the west to Edinburgh City Region in the east, including the Tay cities, the Forth Valley and Loch Lomond and The Trossachs National Park. The priorities are aimed at transforming and pioneering a new era of low carbon urban living: by supporting net zero energy solutions; improved low carbon transport; by rolling out networks of 20-minute neighbourhoods; future proofing city and town centres; accelerating urban greening; investing in net zero homes; managing development on the edge of settlements; supporting a greener wellbeing economy; and building community wealth.

22. It sets out the 18 National Developments which will support the delivery of the Spatial Strategy. Of relevance to East Renfrewshire are the Central Scotland Green Network; National Walking, Cycling and Wheeling Network; Urban Mass/Rapid Transport networks; Urban Sustainable, Blue and Green Drainage Solutions; Circular Economy Material Management Facilities; Strategic Renewable Electricity Generation and Transmission Infrastructure; and the Digital Fibre Network.

23. Part 2 - is the National Planning Policy. This section consists of 33 policies which set out considerations and requirements for the development and use of land which are to be applied in the preparation of Local Development Plans; Local Place Plans; masterplans and briefs; and for determining planning applications and relates to the 3 themes of:

- Sustainable Places – Policies 1 to 13 cover the topics of: Tackling the climate emergency and nature crisis; Climate mitigation and adaptation; Biodiversity; Natural places; Soils; Forestry, woodland and trees; Historic assets; Green belts; Brownfield and vacant land and buildings; Coastal development; Energy; Zero waste; and Sustainable transport.
- Liveable Places - Policies 14 to 24 cover the topics of: Design, quality and place, Local living and 20minute neighbourhoods; Quality homes; Rural homes; Infrastructure first approach; Heat and cooling; Blue and green infrastructure; Play, recreation and sport; Flood risk and water management; Health and Safety; and Digital infrastructure.
- Productive Places - Policies 25 to 33 relate to: Community wealth building; Business and industry; City, town, local and commercial centres; Retail; Rural development; Tourism; Culture and creativity; Aquaculture; and Minerals.

24. Part 3 - consists of 7 Annexes (A) How to use the NPF; (B) National Developments Statements of Need; (C) Spatial Planning Priorities; (D) Six Qualities of Successful Places; (E) Minimum All-Tenure Housing Land Requirement; and (F) Glossary of definitions and (G) Acronyms.

25. Policy 16 concerns 'Quality Homes'. NPF4 notes that the planning system should *'encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland'*. This policy refers to Annex E which sets out the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR) for each local authority area. For East Renfrewshire the MATHLR is shown as 2800 homes over a 10-year period which averages at 280 per annum. This figure is unchanged from the Draft NPF4. In addition, the concept of 'Local Living and 20-minute neighbourhoods' (NPF4 Policy 15) is further referenced; development proposals of more than 50 residential units will now require to be accompanied by a Statement of Community Benefit; and the need for a minimum of 25% affordable housing on a site is included (previously 25% affordable housing was a benchmark figure in Scottish Planning Policy).

NPF4 and LDP2 Compatibility Analysis

26. In order to provide greater clarity and understanding of the relationship between NPF4 and the Council's LDP2, officers have developed a reference table (Appendix A). The table provides an assessment of NPF4 policies against the planning policies set out in LDP2. This is a starting point for considering whether NPF4 and LDP provisions are compatible with each other either partially or fully; how policies are to be applied through the planning application process; and will inform our thinking about what policies we will require in our new-style Local Development Plan 3. The interpretation of policies will also become clearer as they are consistently applied to applications and proposals coming through the planning system. The table will be kept under review while we monitor the implementation of policies.

27. This exercise has identified that the majority of the LDP2 policies remain largely compatible with NPF4. This is not surprising as the Council has a recently adopted LDP which reflects the current national and local policy landscape. However, it is worth noting that NPF4 places increased policy emphasis and expectations for applicants and Local Authorities in relation to delivering on net zero, nature recovery and biodiversity objectives which will require to be considered in the determination of future applications. There is also an emphasis on place-based approaches with proposals requiring to be consistent with the six qualities of successful places (Healthy, Pleasant, Connected; Distinctive, Sustainable and Adaptable).

28. The 2019 Planning Act is also clear that in the event of any incompatibility between a provision of NPF4 and a provision of our current LDP2, NPF4's policies (being the later in date) will prevail. This position is reiterated in the Chief Planner's published letter of 8th February 2023 to all Local Authorities and other stakeholders. The Chief Planner's letter specifically refers to the application of NPF4 Policy 16 'Quality Homes' and issues of compatibility. Whilst we welcome the scope and emphasis of this policy, many elements will not be currently relevant to our decision making, including the application of the 10-year Minimum All-Tenure Housing Land Requirement until such time as LDP3 has been adopted and any additional housing sites, if required, have been allocated to meet these requirements. During this period the current housing requirements and implementation of the housing allocations of the adopted LDP2 remain the most up to date housing position.

Delivery and Resources

29. NPF4 promotes an Infrastructure first approach, which puts infrastructure considerations at the heart of placemaking. Local Development Plans should be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure. They should set out infrastructure requirements, priorities and arrangements for delivery, including any expectations for Development Contributions. For an effective LDP, it will be necessary to draw on and influence the investment strategies and infrastructure programmes of other organisations where possible.

30. Developing a proportionate evidence base is the first key stage in the process of preparing LDP3 and is essential if we are to fulfil our place shaping role. This process has commenced and will be completed by Spring 2024. Planning Service officers are also involved in a pilot exercise with the Key Agencies Group which comprises representatives from each of the respective Key Agencies including: Historic Environment Scotland; Nature Scot; Scottish Environmental Protection Agency; Scottish Water; Scottish Enterprise; Regional Transport Partnerships (SPT) and Health Boards to develop a standardised approach for gathering data that can be rolled out across all Planning Authorities.

31. The evidence gathering stage requires collaborative and cross agency working, both with internal Council departments and external agencies. Robust local data analysis and a shared understanding of spatial planning are vital for a collaborative place-based approach to both planning, infrastructure and service delivery. Improved data-sharing between all stakeholders will enable the co-ordination, integration and alignment of policies, programmes and investment strategies to make efficient use of resources and deliver better outcomes for our communities. There is a need to ensure that there is both a capital investment programme aligned with the NPF and an investment in Planning Services to ensure delivery of Scottish Government's aims.

32. The Delivery Programme for NPF4 includes actions relating to skills and resources and the Scottish Parliament's Local Government, Housing and Planning Committee's report notes the importance of these concerns, with the Committee indicating its intention to monitor progress. Local Authorities have expressed concerns about the potential resource implications through Heads of Planning Scotland who provided evidence to the Parliamentary Committee.

33. NPF4 places additional requirements on Planning Authorities, in relation to the complexity of work associated with the assessment and determination of planning applications and review of Local Development Plans. This will have significant long-term resource implications and will require upskilling of planning staff across Scotland. To this end, discussions with other Local Authorities, Council Services, and external stakeholders are continuing to identify the most resource efficient solutions to respond to the LDP and Development Management requirements.

34. Across the Planning Service there is a lack of specialism in areas such as ecology; archaeological and historic building conservation; flooding; biodiversity; outdoor access; GIS/ESRI mapping and spatial analysis; and energy and carbon impact and mitigation assessment. To address these gaps the Planning Service is exploring whether there are opportunities to increase resources within the Council and/or share services with other Local Authorities. Sharing resources would allow access to expertise, knowledge, skills and experience, give staff the opportunity to focus on policy development and decision making and to address mounting budgetary pressures and funding constraints. Other options include the securing of additional consultancy support.

35. The Council has a well-established partnership working arrangement with the Local Authorities within the former Clydeplan region. There is recognition of the importance of regional spatial planning to the Glasgow City Region, including the sharing of best practice and joint arrangements for assessments where there are cross boundary issues. The Planning Service will continue to play an active role in the preparation of a future Regional Spatial Strategy for the Glasgow City Region and explore the continued role regional planning can play in the development of the new style LDPs.

FINANCE AND EFFICIENCY

36. It is likely there will be financial implications with the implementation of the requirements of the 2019 Planning Act and NPF4. As indicated in the Local Government, Housing and Planning Committee Report of 21st December 2022 and Paragraph's 29-35 of this report, additional resources will be required to deliver the requirements of the 2019 Act. Although there was a national increase in planning fees in April 2022, these do not cover the cost of future workstreams. Discussions remain ongoing at Heads of Planning level in relation to future investment in the Planning system.

CONSULTATION

37. Following the publication of the revised Development Plans Guidance by the Scottish Government (expected Spring 2023) the Planning Service will prepare a Development Plan Scheme which will set out in detail the process of preparing the LDP3 and when and how stakeholders can get involved. This will be reported to a future meeting of the Council.

38. There will be future engagement with the Elected Members to outline the implications of NPF4 for the LDP and wider Council strategies.

PARTNERSHIP WORKING

39. The delivery of NPF4 and the carrying out of new duties brought about through the 2019 Planning Act is of considerable importance to all stakeholders, communities, Elected Members and Council departments.

40. It will be vital to promote an inclusive and proactive approach to engagement and collaborative working, providing the opportunity for all stakeholders to engage in the plan-making process in a creative way. Focusing on place can help us ensure evidence-based policy decisions are implemented effectively across the Council area.

IMPLICATIONS OF THE PROPOSALS

41. There are no new property, policy, equalities or other implications at this point in time. However, the 2019 Planning Act, the emerging guidance for Development Plan preparation and the policy requirements set out in NPF4 will have significant long-term resource implications for the Planning Service. New style LDPs and Delivery Plans are to be map based documents with data and evidence displayed spatially. The lack of dedicated specialisms is therefore a significant resource gap for the Service and for the delivery of LDP within the required Scottish Government timescales.

42. NPF4 is now part of the Statutory Development plan and Local Planning Authorities will have to comply with the policies and obligations therein in the discharge of their statutory functions.

43. A Society and Equalities Impact Assessment Report incorporating the following: Equalities Impact Assessment (EQIA), including human rights considerations; Child Rights & Wellbeing Impact Assessment (CRWIA) and Fairer Scotland Duty assessment (FSD) were undertaken to inform NPF4. It is viewed that this Impact Assessment Report accords with legislative requirements and a further Equality, Fairness and Rights Impact Assessment (EFRIA) is not required.

44. There are also a number of different assessments which must be undertaken to support the future preparation of LDP3. These assessments are an integral part of the plan making process and should inform and be informed by the plan as it is prepared. They include: Strategic Environmental Assessment; Public Sector Equality Duty Assessment; and Fairer Scotland Duty Assessment.

45. NPF4 prioritises the climate and nature emergencies as the primary guiding principles for all plans and planning decisions, with emphasis on protecting and enhancing biodiversity. A Strategic Environmental Assessment (SEA) of the Draft NPF4 was undertaken and in turn supported by; Habitats Regulations Appraisal; and Lifecycle Greenhouse Gas Emissions of NPF4 Proposed National Developments. It is viewed that this Assessment accords with legislative requirements and a further climate change impact assessment is not required.

CONCLUSIONS

46. This report is for the Council to note that Scottish Ministers adopted and published NPF4 on 13th February 2023 and to note its implications for the preparation of LDP3 and the consideration of planning applications.

47. The full implications of NPF4 for the preparation of LDP3 is not yet clear. Regulations were laid in the Scottish Parliament on 24th March 2023 to support the new approach to Local Development Plans and are due to come into force on 19 May 2023, however, the critical supporting guidance is still to be issued. A further report will be submitted to Council for consideration once there is clarity on these matters.

48. NPF4 is a critical document in shaping the spatial strategy for Scotland for the next 20+years and East Renfrewshire's emerging LDP3. Emphasis on the commitment to tackling the climate crisis, to minimise emissions and to enhance biodiversity; to place-based approaches, especially by embedding the 20-minute neighbourhood approach are welcomed.

RECOMMENDATIONS

49. It is recommended that the Council:

- a) Notes the adoption of National Planning Framework 4 (NPF4) by Scottish Ministers on 13th February 2023 and the subsequent effect on the consideration of applications for Planning Permission;
- b) Notes that NPF4 will form part of the Council's development plan alongside the adopted LDP2;
- c) Notes the policy framework (Appendix A) which will be used to guide planning decisions; and

- d) Notes that the full implications of the new Development Plan regulations, and the more detailed steps for preparing LDP3, will be reported to Council in due course for consideration.

Director of Environment

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April 2023

APPENDICES:

Appendix A: NPF4 and LDP2 Compatibility Analysis

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NPF4 Policies	NPF4 Policy Connections	Policy Principles	LDP2 Policies	Key Policy Links	Chief Planners Letter 8th Feb 2023: Transitional Guidance	Comments
SUSTAINABLE PLACES						
Policy 1: Global Climate and Nature Crisis	All other policies	<p><u>Policy Intent:</u> To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.</p> <p><u>Policy Outcomes:</u> • Zero carbon, nature positive places.</p>	<p>Strategic Policy 1: Development Strategy Policy D1: Placemaking & Design Policy D3: Green Belt and Rural Areas Policy D4: Green Networks and Infrastructure Policy D5: Protection of Urban Greenspace Policy D6: Open Space Requirements in New Development Policy D7: Natural Environment Features Policy D8: Sustainable Transport Networks Policy D11: Electric Charging Infrastructure Policy E1: Sustainable Design Policy E2: Renewable Energy Policy E7: Flooding Policy E8: Water Management Policy E10: Vacant, Derelict, Contaminated and Unstable Land Policy E11: Waste Management</p>	Land use - getting the best from our land: strategy 2021 to 2026	This policy prioritises the climate and nature crises in all decisions. It should be applied together with the other policies in NPF4. It will be for the decision maker to determine whether the significant weight to be applied tips the balance in favour for, or against a proposal on the basis of its positive or negative contribution to the climate and nature crises.	Significant weight should be applied to the global climate emergency in order to ensure that it is recognised as a priority in all plans and decisions
Policy 2: Climate Change and Mitigation	All other policies	<p><u>Policy Intent:</u> To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.</p> <p><u>Policy Outcomes:</u> • Emissions from development are minimised; and • Our places are more resilient to climate change impacts.</p>	<p>Strategic Policy 1: Development Strategy Policy D1: Placemaking & Design Policy D4: Green Networks and Infrastructure Policy E6: Water Environment Policy D8: Sustainable Transport Networks Policy D11: Electric Charging Infrastructure Policy E1: Sustainable Design Policy E2: Renewable Energy Policy E4: Protecting Soil Quality Policy E6: Water Environment Policy E7: Flooding Policy E10: Vacant, Derelict, Contaminated and Unstable Land Policy E11: Waste Management</p>	The Environment Strategy for Scotland: vision and outcomes	<p>There is currently no single accepted methodology for calculating and / or minimising emissions. The emphasis is on reducing emissions as far as possible, rather than eliminating all emissions. At this stage, quantitative assessments are not expected for all applications and there are no defined thresholds that require different levels of information at this stage. Planning authorities will be aware that this is unlikely to be a key consideration for many applications, for example for smaller scale developments, household applications or many changes of use.</p> <p>However, for other types of development proposals that may generate significant emissions, such as some national or major developments, we consider it to be reasonable to expect quantitative information to be provided. For developments that require an Environmental Impact Assessment (EIA), the impact of the project on climate (e.g. the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change will have been considered as appropriate in the EIA Report. See Circular 1/2017 for further information.</p>	<p>Transitional guidance cont for Policy 2:</p> <p>Last year the Scottish Government published carbon management guidance for projects and programmes. Whilst this is aimed at larger scale projects within city region and growth deals and a fully quantified approach is only likely to be proportionately applicable to larger scale proposals, at least whilst practice and methodologies develop over the coming years, the guidance includes useful information and highlights established methodologies which may be of assistance to applicants and planning authorities. Published research on the Lifecycle Greenhouse Gas Emissions of NPF4 Proposed National Developments, also offers an example of a high-level approach to identifying direct and indirect effects of proposals on GHG emissions which can be embedded into statutory Environmental Assessment obligations.</p> <p>Comments Proposals should also integrate nature-based solutions. More reference to adapt to current and future risks from climate change. Additional supporting information needed to be submitted by applicants - proposal's lifecycle greenhouse gas emissions assessment. Technical knowledge will be required with the process of assessments for calculating both the whole life of green-house gas emissions and any subsequent carbon off-setting.</p>
Policy 3: Biodiversity	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 4: Natural Places Policy 5: Soils Policy 6: Forestry, Woodland and Trees Policy 8: Green Belts Policy 10: Coastal Development Policy 14: Design, Quality and Place Policy 20: Blue and Green Infrastructure Policy 22: Flood Risk and Water Management</p>	<p><u>Policy Intent:</u> To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.</p> <p><u>Policy Outcomes:</u> Biodiversity is enhanced and better connected including through strengthened nature networks and nature based solutions.</p>	<p>Strategic Policy 1 Policy D4: Green Networks and Infrastructure Policy D5: Protection of Urban Greenspace Policy D6: Open Space Requirements in New Development Policy D7: Natural Environment Features Policy E4: Protecting Soil Quality Policy E6: Water Environment Policy E10: Vacant, Derelict, Contaminated and Unstable Land</p>	Scottish Biodiversity Strategy	To support this policy in practice, NatureScot previously consulted on new 'Developing with Nature guidance' to accompany NPF4 Biodiversity policy 3c), which is to be applied to certain local development. A final version of the guidance will be available shortly. We are committed to developing guidance to accompany wider NPF4 policy 3, and – recognising that currently there is no single accepted methodology for calculating and / or measuring biodiversity 'enhancement' – we have commissioned research to explore options for developing a biodiversity metric or other tool, specifically for use in Scotland. There will be some proposals which will not give rise to opportunities to contribute to the enhancement of biodiversity, and it will be for the decision maker to take into account the policies in NPF4 as a whole, together with material considerations in each case.	The need to provide biodiversity enhancements is now an extremely important consideration across development proposals. Greater emphasis on nature restoration than set out in LDP2. Additional supporting information needed to be submitted by applicants - suitability of proposed biodiversity enhancement measures.

<p>Policy 4: Natural Places</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 3: Biodiversity Policy 5: Soils Policy 6: Forestry, Woodland and Tree Policy 8: Green Belts Policy 10: Coastal Development Policy 11: Energy Policy 14: Design, Quality and Place Policy 20: Blue and Green Infrastructure Policy 21: Play, Recreation and Sport Policy 22: Flood Risk and Water Management Policy 29: Rural Development Policy 30: Tourism</p>	<p><u>Policy Intent:</u> To protect, restore and enhance natural assets making best use of nature-based solutions.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> Natural places are protected and restored. Natural assets are managed in a sustainable way that maintains and grows their essential benefits and services. 	<p>Strategic Policy 1: Development Strategy Policy D1: Placemaking and Design Policy D4: Green Networks and Infrastructure Policy D7: Natural Environment Features Policy E6: Water Environment</p>			
<p>Policy 5: Soils</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 4: Natural Places Policy 6: Forestry, Woodland and Trees Policy 7: Historic Assets and Places Policy 11: Energy Policy 20: Blue and Green Infrastructure Policy 29: Rural Development</p>	<p><u>Policy Intent:</u> To protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> Valued soils are protected and restored. Soils, including carbon-rich soils, are sequestering and storing carbon. Soils are healthy and provide essential ecosystem services for nature, people and our economy. 	<p>Strategic Policy 1: Development Strategy Policy E2: Renewable Energy Policy E4: Protecting Soil Quality</p>			<p>detailed site specific assessment required for proposals affecting peatland, carbon-rich soils or priority peatland habitat</p>
<p>Policy 6: Forestry, Woodland & Trees</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 3: Biodiversity Policy 5: Soils Policy 6: Forestry, Woodland and Trees Policy 8: Green Belts Policy 10: Coastal Development Policy 11: Energy Policy 14: Design, Quality and Place Policy 15: Local Living and 20 minute neighbourhoods Policy 19: Heating and Cooling Policy 20: Blue and Green Infrastructure Policy 21: Play, Recreation and Sport Policy 22: Flood Risk and Water Management Policy 23: Health and Safety Policy 30: Tourism</p>	<p><u>Policy Intent:</u> To protect and expand forests, woodland and trees.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> Existing woodlands and trees are protected, and cover is expanded. Woodland and trees on development sites are sustainably managed. 	<p>Strategic Policy 1: Development Strategy Policy D4: Green Networks and Infrastructure Policy D7: Natural Environment Features</p>	<p>Scotland's Forestry Strategy</p>		<p>The LDP spatial strategy should identify and set out proposals for forestry, woodlands and trees in the area, including their development, protection and enhancement, resilience to climate change, and the expansion of a range of types to provide multiple benefits. This will be supported and informed by an up to date Forestry and Woodland Strategy.</p>
<p>Policy 7: Historic Assets and Places</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 5: Soils Policy 6: Forestry, Woodland and Trees Policy 8: Green Belts Policy 9: Brownfield, vacant and derelict land and empty buildings Policy 10: Coastal Development Policy 11: Energy Policy 14: Design, Quality and Place Policy 15: Local Living and 20 minute neighbourhoods Policy 18: Infrastructure First Policy 19: Quality Homes Policy 24: Digital Infrastructure Policy 25: Community Wealth Building Policy 27: City, Town, Local & Commercial Policy 29: Rural Development Policy 30: Tourism Policy 31: Culture and Creativity</p>	<p><u>Policy Intent:</u> To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change. Redundant or neglected historic buildings are brought back into sustainable and productive uses. Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity. 	<p>Strategic Policy 1: Development Strategy Policy D1: Placemaking and Design Policy D14: Management and Protection of the Built Environment Policy D15: Listed Buildings Policy D16: Conservation Areas Policy D17: Gardens and Designed Landscape Policy D18: Scheduled Monuments and Archaeological Sites</p>			<p>Stronger wording in NPF4:</p> <p>Policy 7 d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced.</p> <p>Relevant considerations include the:</p> <ol style="list-style-type: none"> Architectural and historic character of the area; existing density, built form and layout; and context and siting, quality of design and suitable materials. <p>Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.</p> <p>Development proposals with a potentially significant impact on historic assets or places should be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records</p>

<p>Policy 8: Green Belts</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 3: Biodiversity Policy 4: Natural Places Policy 6: Forestry, Woodland and Trees Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings Policy 10: Coastal Development Policy 11: Energy Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 16: Quality Homes Policy 17: Rural Homes Policy 18: Infrastructure First Policy 20: Blue and Green Infrastructure Policy 21: Play, Recreation and Sport Policy 22: Flood Risk and Water Management Policy 24: Digital Infrastructure Policy 26: Business and Industry Policy 28: Retail Policy 29: Rural Development Policy 30: Tourism Policy 33: Minerals</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Development is directed to the right locations, urban density is increased and unsustainable growth is prevented. • The character, landscape, natural setting and identity of settlements is protected and enhanced. • Nature networks are supported and land is managed to help tackle climate change. 	<p>Strategic Policy 1: Development Strategy Policy D1: Placemaking and Design Policy D3: Greenbelt and CAT Policy D3.1 Conversion of Rural Buildings Policy D3.2 Replacement Dwelling(s) Policy D3.3 New Build Housing Policy SG1: Housing supply, Delivery and Phasing Policy SG9: Tourism and the Visitor Sector</p>		<p>Similar policy emphasis. Additional criteria on retirement housing included - (ai- retired workers where there is no suitable alternative accommodation available). Inclusion of Horticulture. Green belts should be identified or reviewed as part of the preparation of LDPs.</p>
<p>Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 7: Historic Assets and Places Policy 12: Zero Waste Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 16: Quality Homes Policy 17: Rural Homes Policy 20: Blue and Green Infrastructure Policy 21: Play, Recreation and Sport Policy 23: Health and Safety Policy 26: Business and Industry Policy 27: City, Town, Local and Commercial Centres Policy 29: Rural Development Policy 31: Culture and Creativity</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Development is directed to the right locations, maximising the use of existing assets and minimising additional land take. • The contribution of brownfield land to nature recovery is recognised and opportunities for use as productive are realised where appropriate. • Derelict buildings and spaces are regenerated to improve wellbeing and transform our places. 	<p>Strategic Policy 1: Development Strategy Policy E10: Vacant, Derelict, Contaminated and Unstable Land Policy SG1: Housing supply, Delivery and Phasing Policy E11: Waste Management</p>		<p>Support for sustainable reuse of brownfield land including vacant and derelict land and buildings - link to Policy 16</p>
<p>Policy 10: Coastal Development</p>	<p>Policy 1: Tackling the climate and nature crises Policy 2: Climate mitigation and adaptation Policy 3: Biodiversity Policy 4: Natural places Policy 11: Energy Policy 14: Design, quality and place Policy 15: Local Living and 20 minute neighbourhoods Policy 18: Infrastructure first Policy 20: Blue and green infrastructure Policy 21: Play, recreation and sport Policy 22: Flood risk and water management Policy 29: Rural development Policy 30: Tourism Policy 32: Aquaculture</p>	<p><u>Policy Intent:</u> To protect coastal communities and assets and support resilience to the impacts of climate change.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Coastal areas develop sustainably and adapt to climate change. 	<p>No similar policy in LDP2</p>		<p>Policy is not directly applicable to ERC</p>

<p>Policy 11: Energy</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 3: Biodiversity Policy 5: Soils Policy 6: Forestry, Woodland and Trees Policy 7: Historic Assets and Places Policy 8: Green Belts Policy 18: Infrastructure First Policy 19: Heating and Cooling Policy 25: Community Wealth Building</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Expansion of renewable, low low-carbon and zero emissions technologies. 	<p>Policy D14: Management and Protection of the Built Environment Policy E2: Renewable Energy</p>	<p>Scotland's Energy Strategy</p>		<p>Provides strong encouragement to the expansion of all forms of renewable energy generation, with wind farm developments in National Parks and National Scenic Areas being the only locations where renewable energy is not being supported. No requirement to prepare a spatial framework for wind development or capacity assessment.</p>
<p>Policy 12: Zero Waste</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 9: Brownfield, vacant and derelict land and empty buildings Policy 11: Energy Policy 18: Infrastructure First Policy 19: Heating and Cooling Policy 25: Community Wealth Building Policy 33: Minerals</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate development that is consistent with the waste hierarchy.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • The reduction and reuse of materials in construction is prioritised. • Infrastructure for zero waste and to develop Scotland's circular economy is delivered in appropriate locations. 	<p>Policy D1: Placemaking and Design Policy E11: Waste Management Policy SG5: Economic Development Policy E2: Renewable Energy</p>	<p>Making things last: a circular economy strategy for Scotland</p> <p>Applying the waste hierarchy: guidance</p>		<p>LDPs should identify appropriate locations for new waste management infrastructure</p>
<p>Policy 13: Sustainable Transport</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 15: Local Living and 20 Minute Neighbourhoods Policy 18: Infrastructure First Policy 16: Quality Homes Policy 17: Rural Homes Policy 20: Blue and Green Infrastructure Policy 26: Business and Industry Policy 27: City, Town, Local and Commercial Centres Policy 28: Retail Policy 29: Rural Development Policy 30: Tourism</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Investment in transport infrastructure supports connectivity and reflects place based approaches and local living. • More, better, safer and more inclusive active and sustainable travel opportunities. • Developments are in locations which support sustainable travel. 	<p>Strategic Policy 1: Development Strategy Policy D1: Placemaking and Design Policy D8: Sustainable Transport Networks Policy D10: Transport Impact Policy D11: Electric Charging Infrastructure</p>			<p>LDPs should continue to prioritise locations for future development that can be accessed by sustainable modes.</p>
<p>LIVEABLE PLACES</p>						
<p>Policy 14: Design, Quality and Place</p>	<p>All other policies</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Quality places, spaces and environments. • Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities. 	<p>Strategic Policy 1: Development Strategy Policy D1: Placemaking and Design Policy D10: Transport Impact</p>	<p>Creating Places: A policy statement on architecture and place for Scotland</p> <p>Learning Estate Strategy/Learning Estate Investment Programme</p> <p>Scotland's Population Strategy</p> <p>Scotland's Public Health Priorities</p>		<p>Place-based approach and created in line with the Place Principle. The Place Standard Tool should be used. Detail where design guide is expected. More emphasis on not supporting poorly designed development proposals as Development proposals that are inconsistent with these qualities should not be supported.</p> <p>Six Qualities of Successful Places are now:</p> <ol style="list-style-type: none"> 1. Healthy 2. Pleasant 3. Connected 4. Distinctive 5. Sustainable 6. Adaptable <p>Mention of prioritisation of women's safety now in 1.Healthy The revised 6 qualities will be reflected in the Council's emerging Placemaking Supplementary Guidance. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.</p>

<p>Policy 15: Local Living & 20 Minute Neighbourhoods</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 18: Infrastructure First Policy 16: Quality Homes Policy 20: Blue and Green Infrastructure Policy 21: Play, Recreation and Sport Policy 25: Community Wealth Building Policy 27: City, Town, Local and Commercial Centres Policy 28: Retail</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Places are planned to improve local living in a way that reflects local circumstances. • A network of high-quality, accessible, mixed-use neighbourhoods which support health and wellbeing, reduce inequalities and are resilient to the effects of climate change. • New and existing communities are planned together with homes and the key local infrastructure including schools, community centres, local shops, greenspaces, health and social care, digital and sustainable transport links. 	<p>Policy D12: Community and Education Facilities and Infrastructure</p>	<p>A Connected Scotland</p>	<p>Cleaner Air for Scotland 2 - Towards a Better Place for Everyone</p>	<p>A lot more emphasis on local living and the 20-minute neighbourhood model</p> <p>The 20 minute neighbourhood concept doesn't exist in isolation but scales up to include larger geographies and networked areas providing access and opportunities for the wide range of facilities and services that communities require. The ability to access goods and services through high quality walkable and accessible environments is increasingly recognised as providing strategic competitive advantage to attract and retain people and investment.</p> <p>This vision will be supported by new and improved planning policies that bring together services and homes, giving life to the Place Principle and supporting public health and wellbeing and reducing inequality.</p>
<p>Policy 16: Quality Homes</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 8: Green Belts Policy 9: Brownfield, Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 17: Rural Homes Policy 18: Infrastructure First Policy 19: Heating and Cooling Policy 20: Blue and Green Infrastructure Policy 21: Play, Recreation and Sport Policy 27: City, Town, Local and Commercial Centres</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Good quality homes are at the heart of great places and contribute to strengthening the health and wellbeing of communities. • Provision of land in the right locations to accommodate future need and demand for new homes, supported by the appropriate infrastructure. • More energy efficient, net zero emissions homes, supporting a greener, fairer and more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty. 	<p>Policy SG1: Housing Supply, Delivery and Phasing Policy SG2: Housing Mix Policy SG4: Affordable Housing</p>	<p>Housing to 2040</p>	<p>Once adopted, the delivery of new style LDPs will be monitored and supported through the Housing Land Audit and the LDP Delivery Programme. New guidance on Housing Land Audits will be prepared this year, in collaboration with key stakeholders. The new guidance will seek to ensure a consistent approach is adopted in the preparation of new Housing Land Audits. If needed, collaboration on the LDP Delivery Programme can assist in early consideration of bringing forward longer term sites. Policy 16 is applicable to decision making when NPF4 becomes part of the statutory development plan. As outlined above, SPP(2014) will be superseded and not form part of Scottish Government planning policies, including: the requirement to maintain at least a 5 year supply of effective housing land at all times, shortfalls in supply indicating LDP policies are not up-to-date, the 'presumption in favour of development that contributes to sustainable development' and the concept commonly known as the 'tilted balance'. Consideration must be given as to whether provisions in LDPs are incompatible with provisions of NPF4. Where there is an incompatibility, such as between a housing exceptions policy in an LDP and Policy 16(f) of NPF4, the latter will prevail.</p>	<p>The location of where new homes are allocated should be consistent with local living including, where relevant, 20 minute neighbourhoods and an infrastructure first approach. Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:</p> <ol style="list-style-type: none"> meeting local housing requirements, including affordable homes; providing or enhancing local infrastructure, facilities and services; and improving the residential amenity of the surrounding area. <p>Householder development proposals will be supported where they: do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking. Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported. Many elements of Policy 16 will not be currently relevant to our decision making, including the application of the 10-year Minimum All Tenure Housing Land Requirement until such time as LDP3 has been adopted and any additional housing sites, if required, have been allocated to meet these requirements. During this period the current housing requirements and implementation of the housing allocations of the adopted LDP2 remain the most up to date housing position. LDPs are expected to identify a Local Housing Land Requirement -the Local Housing Land Requirement is expected to exceed the 10 year MATHLR. Requirement for pipeline of sites -short/medium/long term. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes.</p>
<p>Policy 17: Rural Homes</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 4: Natural Places Policy 7: Historic Assets and Places Policy 9: Brownfield, Vacant, and Derelict Land and Empty Buildings Policy 10: Coastal Development Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 16: Quality Homes Policy 18: Infrastructure First Policy 27: City, Town, Local and Commercial Centres Policy 28: Retail Policy 29: Rural Development Policy 30: Tourism</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met. • Homes are provided that support sustainable rural communities and are linked with service provision. • The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced. 		<p>Remote, Rural and Islands Housing Action Plan (pub. Spring 2023)</p>		<p>LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth – including provision for small-scale housing such as crofts and woodland crofts and the appropriate resettlement of previously inhabited areas. The Scottish Government's 6 fold Urban Rural Classification 2020 should be used to identify remote rural areas. (a vi) for a single home for the retirement succession of a viable farm holding</p>

<p>Policy 18: Infrastructure First</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 3: Biodiversity Policy 9: Brownfield, vacant and derelict land and empty buildings Policy 11: Energy Policy 12: Zero Waste Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 16: Quality Homes Policy 17: Rural Homes Policy 19: Heating and Cooling Policy 20: Blue and Green Infrastructure Policy 21: Play, Recreation and Sport Policy 22: Flood Risk and Water Management Policy 23: Health and Safety Policy 24: Digital Infrastructure Policy 26: Business and Industry Policy 27: City, Town, Local and Commercial Centres Policy 29: Rural Development</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Infrastructure considerations are integral to development planning and decision making and potential impacts on infrastructure and infrastructure needs are understood early in the development planning process as part of an evidenced based approach. • Existing infrastructure assets are used sustainably, prioritising low-carbon solutions. • Infrastructure requirements, and their planned delivery to meet the needs of communities, are clear. 	<p>Strategic Policy 2: Development Contributions</p>			<p>LDPs and delivery programmes should be based on an integrated infrastructure first approach.</p>
<p>NPF4 Policy 19: Heating and Cooling</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 11: Energy Policy 12: Zero Waste Policy 18: Infrastructure First Policy 20: Blue and Green Infrastructure Policy 26: Business and Industry</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Development is connected to expanded heat networks which use and store heat from low or zero emission sources. • Buildings and places are adapted to more extreme temperatures. 	<p>Policy E2: Renewable Energy</p>	<p>Heat in Buildings Strategy - achieving net zero emissions in Scotland's buildings</p>		<p>LDPs should take into account the area's Local Heat & Energy Efficiency Strategy (LHEES). The spatial strategy should take into account areas of heat network potential and any designated Heat Network Zones (HNZ).</p>
<p>Policy 20: Blue and Green Infrastructure</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 3: Biodiversity Policy 4: Natural Places Policy 5: Soils Policy 6: Forestry, Woodland and Trees Policy 7: Historic Assets and Places Policy 8: Green Belts Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 16: Quality Homes Policy 18: Infrastructure First Policy 19: Heating and Cooling Policy 21: Play, Recreation and Sport Policy 22: Flood Risk and Water Management Policy 23: Health and Safety Policy 27: City, Town, Local and Commercial Centres Policy 29: Rural Development</p>	<p><u>Policy Intent:</u> To protect and enhance blue and green infrastructure and their networks.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Blue and green infrastructure are an integral part of early design and development processes; are designed to deliver multiple functions including climate mitigation, nature restoration, biodiversity enhancement, flood prevention and water management. • Communities benefit from accessible, high quality blue, green and civic spaces. 	<p>Policy D1: Placemaking and Design Policy D4: Green Network and Infrastructure Policy D6: Open Space Requirements in New Development Policy D9: Access</p>			<p>LDPs should be informed by relevant, up-to-date Open Space Strategies.</p>

<p>Policy 21: Play, Recreation and Sport</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 3: Biodiversity Policy 4: Natural Place Policy 6: Forestry, Woodland and Trees Policy 7: Historic Assets and Places Policy 8: Green Belt Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 16: Quality Homes Policy 17: Rural Homes Policy 20: Blue and Green Infrastructure Policy 22: Flood Risk and Water Management Policy 23: Health and Safety Policy 27: City, Town, Local and Commercial Centres Policy 31: Culture and Creativity</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate spaces and opportunities for play, recreation and sport.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> Natural and built environments are improved, with more equitable access to opportunities for play and recreation. Physical and mental health are improved through provision of, and access to, outdoor recreation, play and sport facilities. 	<p>Policy D13: Outdoor Sports Facilities</p>	<p>A healthier future: Scotland's diet and healthy weight delivery plan</p>		<p>This should be informed by the Open Space Strategy and/or Play Sufficiency Assessment and in consultation with SportsScotland where appropriate.</p>
<p>Policy 22: Flood Risk and Water Management</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 3: Biodiversity Policy 8: Green Belts Policy 10: Coastal Development Policy 14: Design, Quality and Place Policy 16: Quality Homes Policy 18: Infrastructure First Policy 20: Blue and Green Infrastructure Policy 23: Health and Safety Policy 26: Business and Industry</p>	<p><u>Policy Intent:</u> To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> Places are resilient to current and future flood risk. Water resources are used efficiently and sustainably. Wider use of natural flood risk management benefits people and nature. 	<p>Policy E6: Water Environment Policy E7: Flooding</p>			<p>LDPs should strengthen community resilience to the current and future impacts of climate change, by avoiding development in areas at flood risk as a first principle.</p>
<p>Policy 23: Health and Safety</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 6: Forestry, Woodland and Trees Policy 11: Energy Policy 12: Zero Waste Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 16: Quality Homes Policy 18: Infrastructure First Policy 19: Heating and Cooling Policy 20: Green Infrastructure Policy 21: Play, Recreation and Sport Policy 22: Flood Risk and Water Management Policy 24: Digital Infrastructure Policy 26: Business and Industry Policy 27: City, Town, Local and Commercial Centres Policy 28: Retail Policy 31: Culture and creativity Policy 32: Aquaculture Policy 33: Minerals</p>	<p><u>Policy Intent:</u> To protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> Health is improved and health inequalities are reduced. Safe places protect human health and the environment. A planned approach supports health infrastructure delivery. 	<p>Policy D4: Green Networks and Infrastructure Policy E3: Protecting Air Quality Policy E5: Noise Impacts</p>	<p>Creating Hope Together Scotland's Suicide Prevention Action Plan 2022-2025</p>	<p>Creating Hope Together 2022 - 2025 recognises the importance of the National Planning Framework in reflecting the role of planning in suicide prevention. Further resources are referenced in the action plan and have been produced by Public Health Scotland.</p> <p>It may also be useful to see guidance produced by the Welsh Government, which emphasises a pragmatic approach, suggests that suicide prevention should ideally be built into the design of projects and should be compatible with creation of good places. It also references further available practical advice on this.</p>	<p>Development proposals which are likely to have a significant adverse effect on health will not be supported. A Health Impact Assessment may be required</p> <p>Development proposals should consider opportunities to improve air quality and reduce exposure to poor air quality.</p> <p>Mention of suicide risk.</p> <p>Development proposals will be designed to take into account suicide risk.</p> <p>LDPs should create healthier places for example through opportunities for exercise, healthier lifestyles, land for community food growing and allotments, and awareness of locations of concern for suicide.</p> <p>A location of concern has been defined as a specific, usually public, site that is used as a location for suicide and which provides either means or opportunity for suicide. Potential for co-location of complementary services, in partnership with Health Boards and Health and Social Care Partnerships.</p>
<p>Policy 24: Digital Infrastructure</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 4: Natural Places Policy 8: Green Belt Policy 12: Zero Waste Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 23: Health and Safety Policy 25: Community Wealth Building Policy 26: Business and Industry Policy 27: City, Town, Local & Commercial Centres Policy 29: Rural Development</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate the rollout of digital infrastructure across Scotland to unlock the potential of all our places and the economy.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> Appropriate, universal and future proofed digital infrastructure across the country. Local living is supported and the need to travel is reduced. 	<p>Policy SG8: Digital Communications Infrastructure</p>			<p>LDPs should support the delivery of digital infrastructure,</p>

PRODUCTIVE PLACES

<p>Policy 25: Community Wealth Building</p>	<p>Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings Policy 15: Local Living and 20 Minute Neighbourhoods Policy 26: Business and Industry</p>	<p>Policy Intent: To encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.</p> <p>Policy Outcomes:</p> <ul style="list-style-type: none"> • local economic development that focuses on community and place benefits as a central and primary consideration – to support local employment and supply chains. • support community ownership and management of buildings and land. 	<p>Strategic Policy 1: Development Strategy Policy SG7: Local Employment and Skills</p>	<p>Natural Strategy for Economic Transformation Scottish land rights and responsibilities statement</p>		<p>New policy area not covered in LDP2. Additional supporting information needed to be submitted by applicants – a proposal’s alignment to community wealth building strategy.</p>
<p>Policy 26: Business and Industry</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 23: Health and Safety Policy 24: Digital Infrastructure Policy 27: City, Town, Local & Commercial Centres Policy 29: Rural Development</p>	<p>Policy Intent: To encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live work units and micro-businesses.</p> <p>Policy Outcomes:</p> <ul style="list-style-type: none"> • Recovery within the business and industry sector is sustainable and inclusive. • Investment in the business and industrial sector contributes to community wealth building. 	<p>Strategic Policy 1: Development Strategy Policy SG5: Economic Development</p>			<p>LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits.</p>
<p>NPF4 Policy 27: City, Town, Local & Commercial</p>	<p>Policy 1: Global Climate and Nature Crises Policy 2: Climate Change and Mitigation Policy 7: Historic assets and places Policy 9: Brownfield, vacant and derelict land and empty buildings Policy 13: Sustainable transport Policy 14: Design, quality and place Policy 15: Local Living and 20 minute neighbourhoods Policy 18: Infrastructure first Policy 19: Quality homes Policy 20: Blue and green infrastructure Policy 21: Play, recreation and sport Policy 23: Health and safety Policy 25: Community wealth building Policy 26: Business and industry Policy 28: Retail Policy 29: Rural development Policy 30: Tourism Policy 31: Culture and creativity</p>	<p>Policy Intent: To encourage, promote and facilitate development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living.</p> <p>Policy Outcomes:</p> <ul style="list-style-type: none"> • Centres are vibrant, healthy, creative, enterprising, accessible and resilient places for people to live, learn, work, enjoy and visit. • Development is directed to the most sustainable locations that are accessible by a range of sustainable transport modes and provide communities with easy access to the goods, services and recreational opportunities they need. 	<p>Policy SG6: Business Proposals Policy SG11: Town and Neighbourhood Centre Proposals</p>	<p>City Centre Recovery Task Force: report Town Centre Action Plan 2</p>	<p>In applying policy 27(d) and whether such developments are supported, planning authorities may regard wider uses that are compatible with the drive through function to be included, as there is no single class of development that this relates to and may sometimes be considered as sui generis. Suitable locations may include for example those allocated for Class 1 shops or Class 3 Food and drink, depending on the nature of the proposal involved in each case. In looking at the potential impact of the development as a whole, as always, decisions will depend on the facts and circumstances of each individual case and regard should be given to wider policies within NPF4, including those relating to reducing emissions that contribute to climate change and to wider policies that aim to improve town centres and support local living. Looking forward, we will include guidance on drive throughs and the relationship to Policy 27(d) within the forthcoming local development plan guidance, which will be published this spring to support implementation of the new arrangements for LDPs.</p>	<p>Strengthens the support for sustainable places and promotes a town centre first approach to development. As the focus is on tackling the nature and climate crises, this means that locations for drive-throughs which would generally increase car borne traffic should be avoided.</p> <p>There will be a requirement for to be specific in the LDP as to suitable locations for drive-thrus.</p> <p>Sustainability should be central to this - built form and around placemaking.</p> <p>For development proposals which are out of city/town centre and which will generate significant footfall a Town Centre First Assessment must be provided. LDPs should identify a network of centres that reflect the principles of 20 minute neighbourhoods and the town centre vision.</p>
<p>Policy 28: Retail</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 23: Health and Safety Policy 27: City, Town, Local & Commercial Centres Policy 29: Rural Development</p>	<p>Policy Intent: To encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes.</p> <p>Policy Outcomes:</p> <ul style="list-style-type: none"> • Retail development and the location of shops support vibrant city, town and local centres. • Communities can access the shops and goods they need by a range of sustainable transport modes including on foot, by bike, and by public transport, as part of local living. 	<p>Policy SG11: Town and Neighbourhood Centre Proposals</p>	<p>Retail Strategy for Scotland</p>		<p>Restricts additional out of town retail development.</p>

<p>Policy 29: Rural Development</p>	<p>Policy 1: Global Climate and Nature Crises Policy 2: Climate Change and Mitigation Policy 4: Natural places Policy 5: Soils Policy 7: Historic assets and places Policy 8: Green belts Policy 9: Brownfield, vacant and derelict land and empty buildings Policy 10: Coastal development Policy 13: Sustainable transport Policy 14: Design, quality and place Policy 16: Local Living and 20 minute neighbourhoods Policy 17: Rural homes Policy 18: Infrastructure first Policy 2: Blue and green infrastructure Policy 22: Flood risk and water management Policy 26: Business and industry Policy 27: City, town, local and commercial centres Policy 28: Retail Policy 30: Tourism Policy 31: Culture and creativity Policy 32: Aquaculture Policy 33: Minerals</p>	<p>Policy Intent: To encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.</p> <p>Policy Outcomes: • Rural places are vibrant and sustainable and rural communities and businesses are supported. • A balanced and sustainable rural population.</p>	<p>Strategic Policy 1: Development Strategy Policy D3: Green Network and Infrastructure Policy SG5: Economic Development</p>			
<p>Policy 30: Tourism</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate mitigation and adaptation Policy 4: Natural places Policy 7: Historic assets and places Policy 10: Coastal development Policy 13: Sustainable transport Policy 14: Design, quality and place Policy 16: Quality homes Policy 17: Rural homes Policy 23: Health and safety Policy 25: Community wealth building Policy 27: City, town, local and commercial centres Policy 29: Retail Policy 30: Rural development Policy 31: Culture and creativity</p>	<p>Policy Intent: To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.</p> <p>Policy Outcomes: • Communities and places enjoy economic, social and cultural benefits from tourism, supporting resilience and stimulating job creation.</p>	<p>Policy SG5: Economic Development Policy SG10: Town and Neighbourhood Centre Uses Policy SG11: Town and Neighbourhood Centre Proposals</p>			
<p>Policy 31: Culture and Creativity</p>	<p>Policy 1: Global Climate and Nature Crisis Policy 2: Climate Change and Mitigation Policy 7: Historic Assets and Places Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings Policy 12: Zero Waste Policy 13: Sustainable Transport Policy 14: Design, Quality and Place Policy 15: Local Living and 20 Minute Neighbourhoods Policy 20: Blue and Green Infrastructure Policy 21: Play, Recreation and Sport Policy 23: Health and Safety Policy 24: Digital Infrastructure Policy 25: Community Wealth Building Policy 27: City, Town, Local and Commercial Centres Policy 29: Rural Development Policy 30: Tourism</p>	<p>Policy Intent: To encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.</p> <p>Policy Outcomes: • Locally distinctive places reflect the diversity of communities and support regeneration and town centre vibrancy. • Cultural and creative industries are expanded, providing jobs and investment. • Communities have access to cultural and creative activities.</p>	<p>Policy D1: Placemaking and Design</p>	<p>A Culture Strategy for Scotland</p>		<p>More reference to encouraging, promoting and facilitating development which reflects our diverse culture and creativity, and to support our culture and creative industries. E.g. public art</p>

<p>Policy 32: Aquaculture-</p>	<p>Policy 1: Tackling the Climate and Nature Crises Policy 3: Biodiversity Policy 4: Natural Places Policy 7: Historic Assets and Places Policy 10 Coastal Development Policy 14: Design, Quality and Place Policy 23 Health and Safety Policy 25: Community Wealth Building Policy 26: Business and Industry Policy 29: Rural Development</p>	<p><u>Policy Intent:</u> To encourage, promote and facilitate aquaculture development and minimise any adverse effects on the environment, including cumulative impacts. Planning should support an aquaculture industry that is sustainable, diverse, competitive, economically viable and which contributes to food security, whilst operating with social licence, within environmental limits and which ensures there is a thriving marine ecosystem for future generations.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • New aquaculture development is in locations that reflect industry needs and considers environmental impacts. • Producers will contribute to communities and local economies. • Prosperous finfish, shellfish and seaweed sectors. • Migratory fish species are safeguarded. 	<p>Not relevant to ERC</p>			
<p>Policy 33: Minerals</p>	<p>Policy 1: Tackling the Climate and Nature Crises Policy 3: Biodiversity Policy 4: Natural Places Policy 7: Historic Assets and Places Policy 12: Zero Waste Policy 18: Infrastructure First Policy 23: Health and Safety</p>	<p><u>Policy Intent:</u> To support the sustainable management of resources and minimise the impacts of the extraction of minerals on communities and the environment.</p> <p><u>Policy Outcomes:</u></p> <ul style="list-style-type: none"> • Sufficient resources are available to meet industry demands, making an essential contribution to the Scottish economy. • Important raw materials for manufacturing, construction, agriculture, and other industries are available. • Important workable mineral resources are protected from sterilisation by other developments. • Communities and the environment are protected from the impacts of mineral extraction. 	<p>Policy E12: Minerals</p>			