



National Planning Framework 4 Early Engagement – Policies

ENABLING DELIVERY OF NEW HOMES – SPECIALIST HOUSING

Scottish Planning Policy (2014):

Policies aim to support independent living for older and disabled people.

Authorities should consider the need for specialist provision, including accessible and adapted housing, wheelchair housing and supported accommodation including care homes and sheltered housing.

Where there is a need, policies should support the delivery of adequate housing and consider allocating specific sites.

Plans should also address any need for houses in multiple occupation, housing of service personnel and sites for people seeking self-build plots.

What has changed since 2014?

- This policy area relates to several outcomes for the National Planning Framework, including meeting the housing needs of people living in Scotland including, in particular, the housing needs for older people and disabled people; improving the health and wellbeing of people living in Scotland; and increasing the population of rural areas of Scotland.
- The Planning (Scotland) Act 2019 requires NPF to contain ‘targets for the use of land in different areas of Scotland for housing.’
- Local development plans are also to address the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people; and the availability of land in the district for housing, including for older people and disabled people.
- Alongside NPF4, work is progressing on the development of a future plan for housing ‘Housing to 2040’ which will provide a new policy context for planning. This sets out key challenges including: our ageing population; growing and changing households; climate change; homelessness; child poverty; and managing the impact of Brexit. The links between housing and demands for health and social care are noted, and the consultation document sets out a need to reflect on different housing options and greater adaptability to allow us to live independently at home for longer, reducing that demand.
- Research undertaken by Ironside Farrar on the adoption of Scottish Planning Policy in local development plans¹ has suggested that further policy guidance on accessible housing would be beneficial, but has not identified any significant shortcomings with the existing policy.

¹ [Adoption of Scottish planning policy in local development plans](#)

- In March 2019 guidance to local authorities on setting wheelchair accessible housing targets was published.
- Monitoring of our strategy on housing for older people continues and in 2017 a five year review of the 'Age, Home and Community Strategy' was published. In 2018 the next phase of the strategy was published. This notes the importance of taking into account local and future needs when planning housing, particularly in rural areas. A new strategy on tackling loneliness and social isolation was also consulted on in 2018.

Key objective of NPF4: To improve the policy so that the housing needs of older and disabled people are better accounted for in the planning system.

Issues to consider:

- Is the existing policy fit for purpose given the new legislative requirements?
- Does the policy need to be strengthened to set more consistent standards or requirements? If so, in what ways?
- Given our housing policy commitments and projected population and household change, what further changes or additions are required to ensure planning does all it can to support the delivery of housing to meet different needs?
- How can more recent policy and innovation be used to inform a fuller approach to the policy?
- How can wider / general housing policy requirements support (or hinder) delivery of this policy objective?

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