

DRAFT NPF4 - SUMMARY OF KEY POLICY CHANGES

National Spatial Strategy for Scotland 2045		
Sustainable places		
Liveable places	Productive places	Distinctive places
Spatial principles for Scotland 2045: Compact growth Local living Balanced development Conserving and recycling assets Urban and rural synergy Just transition		
Action Areas for Scotland 2045: North and west coastal innovation Northern revitalisation North east transition Central urban transformation Southern sustainability		
National developments for sustainable, liveable places Central Scotland Green Network Nation Walking, Cycling and Wheeling Network Urban Mass / Rapid Transport Networks Urban Sustainable Blue and Green Drainage Solutions Circular Economy Materials Management Facilities Digital Fibre Network	National developments for sustainable, productive places Islands Hub for Net Zero Industrial Green Transition Zones Pumped Hydro Storage Hunterston Strategic Asset Chapelcross Power Station Redevelopment Strategic Renewable Electricity Generation and Transmission Infrastructure High Speed Rail	National developments for sustainable, distinctive places Clyde Mission Aberdeen Harbour Dundee Waterfront Edinburgh Waterfront Stranraer Gateway
National planning policies for sustainable places		
National planning policies for liveable places	National planning policies for productive places	National planning policies for distinctive places

NET ZERO AND NPF4 – KEY CHANGES / HEADLINES

- Our new national spatial strategy sets out a vision for more sustainable locations and types of development in Scotland to achieve net-zero.
- A set of six spatial principles aims to achieve a more balanced and productive use of land in the future through compact growth, local living, and by making better use of existing assets.
- The contribution of each part of Scotland to this vision is set out in five action areas which are described at a regional strategic focus scale.
- A series of 18 National Developments will support delivery of the spatial strategy. Each has a crucial role to play in supporting our transition to net-zero whilst making the most of the special qualities of our places.
- New and updated planning policies back this up with key changes including:
 - A requirement to give significant weight to the **Global Climate Emergency** in plans and decisions.
 - Requiring all developments to contribute to **nature recovery**, and expanding blue / green infrastructure to build resilience and improve our health and quality of life.
 - Ensuring we adapt to future climate impacts by considering **flood risk, infrastructure resilience, temperature change and coastal vulnerability**.
 - Enabling the infrastructure we will need including **green energy, heat networks, facilities for a circular economy, and sustainable transport**.
 - **Promoting local liveability** through 20 minute neighbourhoods, reducing the need to travel, and supporting an infrastructure-first approach by directing development to existing city, town and neighbourhood centres and supporting sustainable rural communities.
 - **Limiting out-of-town and greenfield development** and making better use of vacant and derelict land and empty buildings.
 - **Not supporting peat or fossil fuel extraction**.

POLICY SUMMARY

NATIONAL PLANNING POLICIES FOR SUSTAINABLE PLACES

1. Confirmation that the **purpose of planning** is to manage the use and development of land in the long term public interest, contribute to Scotland's national outcomes and the UN Sustainable Development Goals.
2. A new policy requires planning authorities to give significant weight to the **global climate emergency** when considering development proposals.
3. A new policy responding to the **nature emergency** requires plans and proposals to contribute to the enhancement of biodiversity.
4. Confirmation that planning should respect, protect and fulfil **human rights**, seek to eliminate **discrimination** and promote **equality**.
5. A new policy requires national and major developments to contribute to **community wealth building**.
6. An updated policy on **design, quality and place** requires plans and proposals to reflect the six qualities of successful places.

NATIONAL PLANNING POLICIES FOR LIVEABLE PLACES

7. A new policy on **local living** requires plans and proposals to support the principle of 20 minute neighbourhoods.
8. A new policy requires local development plans and delivery programmes to be based on an **infrastructure-first** approach. Proposals must also reflect the Scottish Government Infrastructure Investment Hierarchy to use existing infrastructure capacity first, and mitigate their impact.
9. An updated approach to providing **quality homes**. This requires authorities to set out a deliverable housing land pipeline, encourages affordability and choice, recognises the accommodation needs of Gypsy / Travellers, and expects proposals for larger scale housing developments to be supported by a statement of community benefit. Proposals should be in sustainable locations and will only be supported

if allocated in the local development plan, unless it is for affordable homes, small scale or rural development, or where there is evidence that build-out is exceeding the timelines set out in the delivery programme.

10. An updated policy on **sustainable transport and active travel**. This aims to reduce the need to travel by discouraging applications for significant travel generating uses at locations which rely on private car usage. Provision of active travel is actively encouraged.
11. An updated and expanded policy on **heat and cooling** requiring alignment with the area's Local Heat and Energy Efficiency Strategy. Proposals should be designed to connect with existing or future heat networks. Where there is no effective solution available, an alternative low or zero emissions heating system should be provided. Passive or natural solutions to cooling are encouraged.
12. An updated policy on **blue and green infrastructure**, play and sport requires assets to be safeguarded and seeks opportunities for enhancement. New policies also protect children's outdoor play provision and design-in new opportunities for play in the built environment. Maintenance of blue-green infrastructure should also be addressed in development proposals.
13. An updated policy on **flooding** aims to build resilience to future climate change. Proposals on the Future Functional Floodplain will not be supported other than in limited circumstances. New infrastructure must build in flood risk mitigation. Impermeable surfaces are discouraged, and proposals must use blue and green infrastructure where practicable for drainage of surface water.
14. A new policy on **lifelong health and wellbeing** aims to create healthier places and requires a Health Impact Assessment of any proposals considered likely to generate significant health effects. Development that will significantly adversely affect air quality or generate unacceptable noise is not supported. Local food growing is encouraged.
15. An updated policy on **safety** sets out requirements to take into account potential impacts of new development on major-accident hazard sites.

NATIONAL PLANNING POLICIES FOR PRODUCTIVE PLACES

16. Updated policy on **business and employment** requires development plans to identify employment land, and supports business development as well as alternative ways of working and micro-businesses.
17. A new policy on **sustainable tourism** supports growth of the sector in a way which manages impacts on local communities. A new policy to manage short term holiday letting is introduced, and existing facilities which have a viable use are protected.
18. A new policy on **culture and creativity** recognises the importance of the sector and requires proposals to make provision for public art, encourages creative and cultural uses, protects existing venues, and reflects the agent of change principle.
19. Updated policies on **green energy** support renewable energy development other than in national parks and national scenic areas, subject to an assessment of their impacts on a case by case basis. Repowering of wind farms, small scale generation, negative emissions technologies and solar energy should be supported. Criteria for assessing proposals are set out.
20. An updated and expanded policy on **zero waste** requires plans to identify locations for new infrastructure and supports development in line with the waste hierarchy. Landfill and energy from waste proposals will only be supported where there is a demonstrable need and waste heat and / or electricity generation is included.
21. An updated policy on **sustainable aquaculture** supports industry needs whilst taking into account wider marine planning. Requirements to assess impacts are set out including operational effects, siting and design of cages and land based facilities.
22. An updated policy on **minerals** requires plans to identify a 10 year land bank at all times, safeguards resources and sets out criteria for assessing proposals for extraction. Extraction of fossil fuels is not supported other than in exceptional circumstances that are consistent with national policy, and we confirm our position of no support for the development of unconventional oil and gas in Scotland.
23. An updated policy on **digital infrastructure** requires proposals to incorporate appropriate, universal and future-proofed digital infrastructure. New services and technology in areas with no or low connectivity are supported.

NATIONAL PLANNING POLICIES FOR DISTINCTIVE PLACES

24. An updated policy on **city, town, commercial and local centres** aims to support lower carbon urban living.
25. Out-of-town development including new retail is not supported and the policy supports development which diversifies and strengthens **city, town and local centres** whilst seeking to avoid the clustering of certain developments that can have negative impacts on communities.
26. A **town centre first assessment** is required for all uses that generate significant footfall.
27. **Town centre living** is supported provided residential amenity can be achieved and commercial uses are demonstrated to be no longer viable.
28. An updated policy on **historic assets and places** aims to safeguard valued historic assets and places including listed buildings, conservation areas, scheduled monuments, historic gardens and designed landscapes, battlefields, and World Heritage Sites. Demolition of buildings with historic value is not supported. Proposals to sensitively repair, enhance or bring back into use buildings at risk are supported.
29. An updated policy on **urban edges and the green belt** aims to protect countryside around cities and towns, and limits the circumstances where green belt development can be acceptable to specific uses.
30. An updated and expanded policy on **vacant and derelict land and empty buildings** encourages re-use of land and buildings and discourages greenfield development unless there are no suitable brownfield alternatives.
31. An updated policy on **rural places** aims to support the sustainability and growth of rural communities and economies. Resettlement of previously inhabited areas is supported where it is consistent with climate change mitigation targets. Proposals for development outwith rural settlements in more remote rural areas are supported in certain circumstances. Proposals in more accessible rural areas are not supported where they would contribute to rural suburbanisation or car-based commuting.
32. An updated policy on **natural places** aims to protect biodiversity and landscape, including protected sites and species. Development in areas of wild land should only be supported where there are no other reasonable locations, proposals are small scale and impacts on the qualities of the area are assessed and mitigated.

33. An updated policy on **peat and carbon rich soils** protects peatland, carbon rich soils and priority peatland habitat from development other than for critical infrastructure, renewable energy with a net carbon benefit, small scale rural development or peatland restoration. Proposals for new commercial peat extraction are not supported other than in exceptional circumstances.
34. An updated policy on **trees, woodland and forestry** requires local development plans to link with Forestry and Woodland Strategies, and does not support loss of valuable hedgerows, trees and woodland. Proposals for sustainably managed woodland are supported.
35. An updated policy on **coasts** requires plans to consider adaptation to future climate impacts, supports development in areas of developed shoreline provided coastal protection measures are not required, and minimises development in undeveloped coastal areas unless it supports the blue economy, net zero, the economy or communities.