

QUALITY HOMES

Draft NPF4 supports the development of more energy efficient, net zero emission quality homes to help tackle climate change and contribute to the health and wellbeing of Scotland's communities. The planning system should support the delivery of more and better homes, in the right locations, to give choice across different tenures and meeting the housing needs of people and communities across the country.

Local development Plans should:

- identify a housing target for its area, in the form of a Housing Land Requirement, which at least meets the 10 year Minimum All-Tenure Housing Land Requirement set out in Annex (B) of NPF4;
- establish a deliverable housing land pipeline to deliver the Housing Land Requirement;
- allocate land in sustainable locations to meet the Housing Land Requirement.

Proposals for housing development should:

- be supported where they are of a high quality, reflecting the 6 qualities of successful places, and where they improve affordability and choice, particularly if they make provision for affordable homes in areas where there is an identified requirement;
- not generally be supported if they are proposed on land not identified for housebuilding in the Local Development Plan.

Proposals for sites for Gypsy/Travellers and Travelling Showpeople should be supported, including on land not identified for this use in the Local Development Plan where a need is identified, unless:

- the site relates to protected land or features and the design of the proposal fails to mitigate against unacceptable impacts;
- the site cannot be adequately accessed and service; or
- the development would have an unacceptable impact on the character, appearance or amenity of the area.

Householder development proposals should be supported where they:

- do not have a detrimental impact of the character or environmental quality of the house and surrounding area;
- do not adversely impact on neighbouring properties in terms of physical impact, overshadowing or overlooking;
- are necessary to provide adaptations relating to the health conditions of the resident; and
- are to provide adaptations in response to risks from climate change.

Responses to the Position Statement

There was broad support for NPF4 setting out a long term view of the homes required to meet Scotland's future needs. The connection to Housing to 2040 were welcomed, with recognition of the need for that document and NPF4 to complement each other. There was considerable focus on the ambition set out in SPP that homes should be 'accessible, well-designed and energy-efficient with the right homes in the right places to support both urban and rural communities'.

Policy changes

The proposals in Draft NPF4 aim to refocus planning for housing away from being numbers focused and conflictual towards the delivery of more and better homes in the right locations to create quality places and address the range of needs of people and communities. The approach looks to be more directive, promoting consistency with principles of 20 minute neighbourhoods and an infrastructure first approach, and so reflecting Housing to 2040.