

# Notice of meeting and agenda

## Planning Local Review Body (Panel 1)

**10.00 am Wednesday, 19th April, 2023**

Microsoft Teams

This is a public meeting and members of the public are welcome to watch the webcast live on the Council's website

### Contacts

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## **Addendum to Papers**

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### **Nick Smith**

Service Director, Legal and Assurance

## **Committee Members**

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Councillor Lezley Marion Cameron, Councillor Neil Gardiner, Councillor Tim Jones, Councillor Kayleigh O'Neill and Councillor Hal Osler

## **Information about the Planning Local Review Body (Panel 1)**

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The City of Edinburgh Planning Local Review Body (LRB) has been established by the Council in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008. The LRB's remit is to determine any request for a review of a decision on a planning application submitted in terms of the Regulations.

The LRB comprises a panel of five Councillors drawn from the eleven members of the Planning Committee. The LRB usually meets every two weeks, with the members rotating in two panels of five Councillors.

This meeting of the LRB is being held virtually by Microsoft Teams.

## **Further information**

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If you have any questions about the agenda or meeting arrangements, please contact Blair Ritchie, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4085, email [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk).

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to [www.edinburgh.gov.uk/cpol](http://www.edinburgh.gov.uk/cpol).

## **Webcasting of Council meetings**

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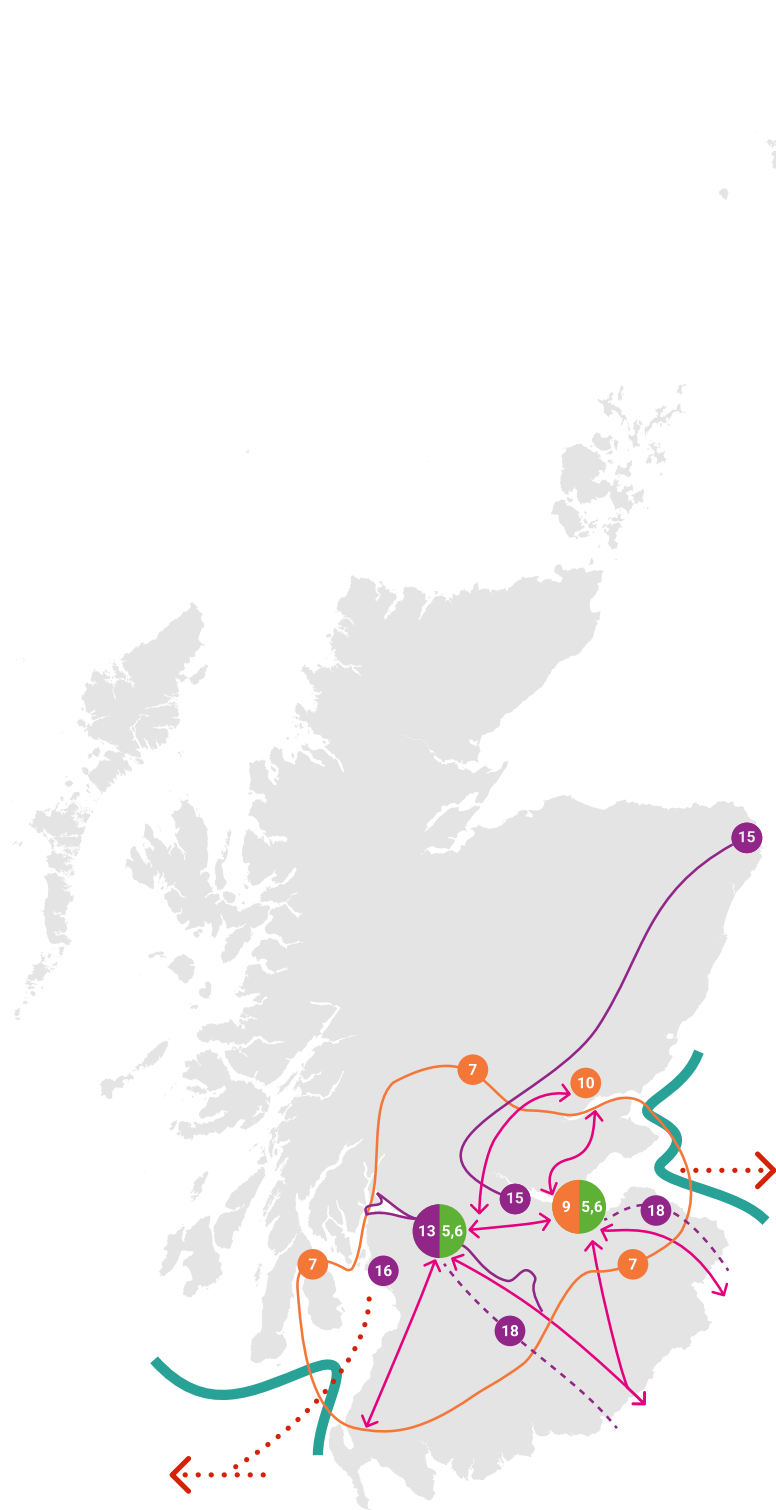
# Central

## Legend

-  Strategic maritime routes
-  Strategic connection
-  Blue economy

## National Developments

-  Pumped Hydro Storage  
Scotland Wide
-  Strategic Renewable Electricity Generation and Transmission Infrastructure  
Scotland Wide
-  Circular Economy Materials Management Facilities  
Scotland Wide
-  Urban Sustainable, Blue and Green Surface Water Management Solutions  
Edinburgh and Glasgow
-  Urban Mass/Rapid Transit Networks  
Aberdeen, Edinburgh and Glasgow
-  Central Scotland Green Network  
Mapping is indicative
-  National Walking, Cycling and Wheeling Network  
Scotland Wide
-  Edinburgh Waterfront
-  Dundee Waterfront
-  Digital Fibre Network  
Scotland Wide
-  Clyde Mission
-  Industrial Green Transition Zones
-  Hunterston Strategic Asset
-  High Speed Rail



Indicative

## South

The South of Scotland is strategically important with a strong sense of identity centred on networks of towns and villages, supported by distinctive landscapes and coasts. This is a place with a rich cultural heritage and exceptional environmental assets and natural resources, such as the Galloway and Southern Ayrshire UNESCO Biosphere and Galloway Forest Dark Sky Park. This area is ambitious for positive change in the coming years, and the immediate work to recover from the pandemic will form the basis of a longer term plan to respond to the challenges of climate change and support nature restoration and recovery.

Settlements across this area provide services to the surrounding rural communities. Towns are well placed to be models of sustainable living, with many undergoing regeneration. Larger settlements include Dumfries, Stranraer, Galashiels, Hawick, with a network of towns and villages throughout Dumfries and Galloway and the Scottish Borders. The area extends northwards to include Ayrshire towns such as Ayr, Girvan, Dalmellington and Cumnock in the west, as well as towards the southern rural parts of East Lothian in the east and parts of South Lanarkshire including Biggar and Moffat. Beyond the towns there are many small settlements and rural homes, farms and smallholdings.

Cross border relationships are important in this area, together with strategic transport connections to England, Northern Ireland and Ireland.

Emissions in this area are moderate, with transport and industry emissions being partly offset by land use. The area has significant areas of woodland and peatland which act as a carbon sink and form the basis for future investment opportunities. The few sites that are significant sources of greenhouse gas emissions include industrial and commercial activities, including some food and drink processing facilities. Coastal erosion and flood risk is expected to be a significant challenge in the future, particularly where there is a risk of impacts on key transport corridors or settlements.

Working with communities to find new ways of rural living that are consistent with climate change will be a challenge for this part of Scotland, given the relatively high levels of dependence on the car, limited public transport, housing affordability challenges and the dispersed population.

Despite having high levels of wellbeing and quality of life, population decline is projected to continue in some regions to the west of the area, with fewer younger people and more retired people living in the area in the future. Economic diversification will help to address dependence on low wage and public sector employment.

### Priorities

Our strategy aims to ensure that this part of Scotland fulfils its potential. There is significant potential for the area to develop and increase recognition of it as a place to live, work and visit. By guiding RSS and LDPs in this area, our strategy aims to:

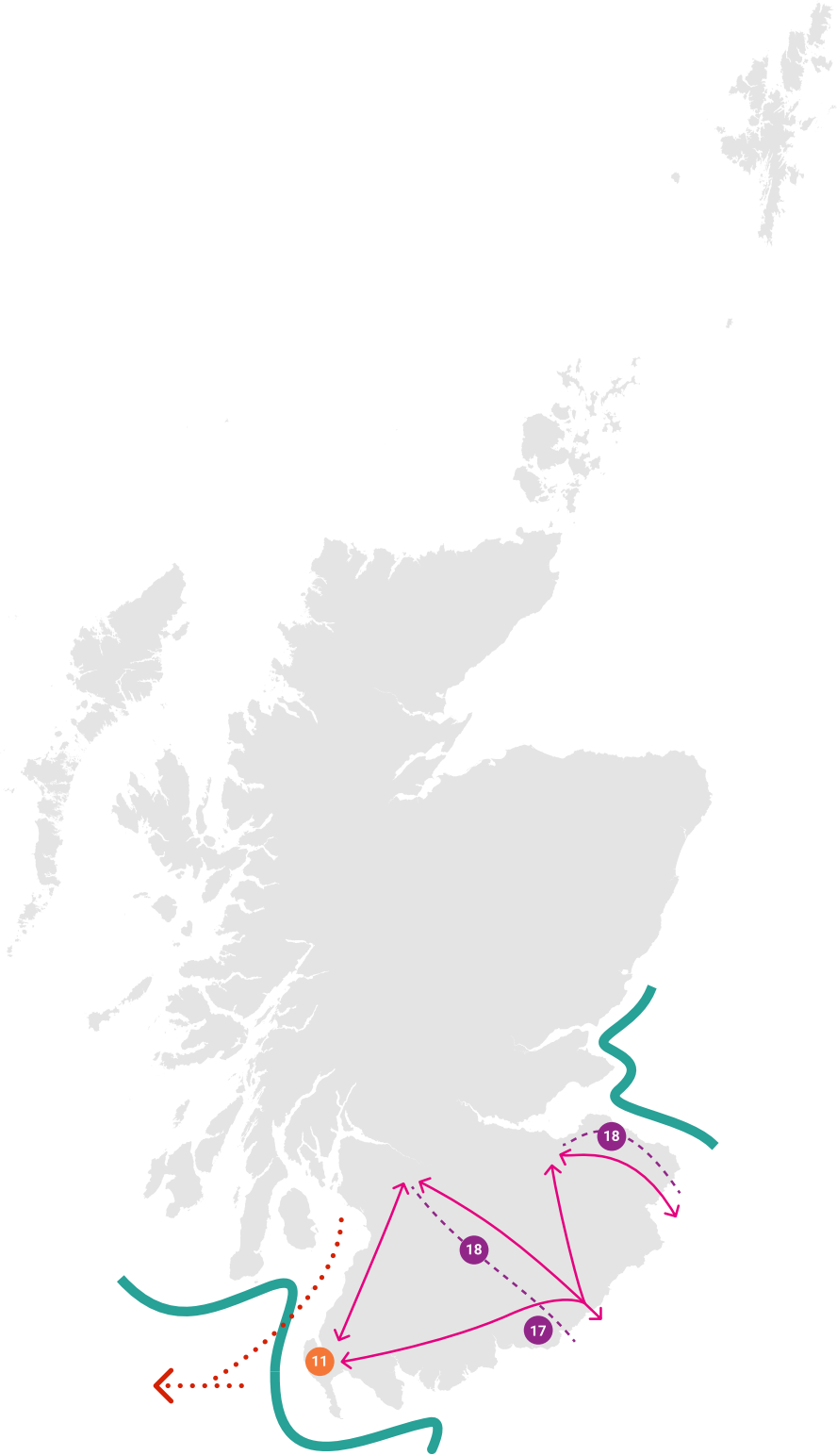
- Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient physical and digital connections.
- Increase the population by improving local liveability, creating a low carbon network of towns and supporting sustainable rural development.
- Support local economic development whilst making sustainable use of the area's world-class environmental assets to innovate and lead greener growth.

The following national developments will also support delivery of the spatial strategy for this area:




- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Stranraer Gateway](#)
- [Digital Fibre Network](#)
- [Clyde Mission](#)
- [Chapelcross Power Station Redevelopment](#)
- [High Speed Rail](#)

Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).









# South



### Legend

-  Strategic maritime routes
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### National Developments

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Indicative

# Part 2 – National Planning Policy



## Sustainable Places

### Tackling the climate and nature crises

#### Policy Principles

##### Policy Intent:

To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

##### Policy Outcomes:

- Zero carbon, nature positive places.

##### Local Development Plans:

LDPs must address the global climate emergency and nature crisis by ensuring the spatial strategy will reduce emissions and adapt to current and future risks of climate change by promoting nature recovery and restoration in the area.

#### Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

##### Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

##### Key policy connections:

All other policies.

## Climate mitigation and adaptation

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

#### Policy Outcomes:

- Emissions from development are minimised; and
- Our places are more resilient to climate change impacts.

#### Local Development Plans:

The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The six spatial principles should form the basis of the spatial strategy, helping to guide development to, and create, sustainable locations. The strategy should be informed by an understanding of the impacts of the proposals on greenhouse gas emissions.

LDPs should support adaptation to the current and future impacts of climate change by taking into account climate risks, guiding development away from vulnerable areas, and enabling places to adapt to those risks.

### Policy 2

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

All other policies.

## Biodiversity

### Policy Principles

#### Policy Intent:

To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

#### Policy Outcomes:

- Biodiversity is enhanced and better connected including through strengthened nature networks and nature-based solutions.

#### Local Development Plans:

LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. They should also promote nature recovery and nature restoration across the development plan area, including by: facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species.

### Policy 3

- a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- b) Development proposals for national or major development, or for development that requires an Environmental Impact Assessment will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. This will include future management. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:
  - i. the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;
  - ii. wherever feasible, nature-based solutions have been integrated and made best use of;
  - iii. an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;
  - iv. significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and
  - v. local community benefits of the biodiversity and/or nature networks have been considered.
- c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.
- d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.

**Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Rebalanced development
- ✔ Rural revitalisation

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Soils](#)

[Forestry, woodland and trees](#)

[Green belts](#)

[Coastal development](#)

[Energy](#)

[Design, quality and place](#)

[Blue and green infrastructure](#)

[Flood risk and water management](#)



## Natural places

### Policy Principles

#### Policy Intent:

To protect, restore and enhance natural assets making best use of nature-based solutions.

#### Policy Outcomes:

- Natural places are protected and restored.
- Natural assets are managed in a sustainable way that maintains and grows their essential benefits and services.

#### Local Development Plans:

LDPs will identify and protect locally, regionally, nationally and internationally important natural assets, on land and along coasts. The spatial strategy should safeguard them and take into account the objectives and level of their protected status in allocating land for development. Spatial strategies should also better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area.

### Policy 4

- a) Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.
- b) Development proposals that are likely to have a significant effect on an existing or proposed European site (Special Area of Conservation or Special Protection Areas) and are not directly connected with or necessary to their conservation management are required to be subject to an “appropriate assessment” of the implications for the conservation objectives.
- c) Development proposals that will affect a National Park, National Scenic Area, Site of Special Scientific Interest or a National Nature Reserve will only be supported where:
  - i. The objectives of designation and the overall integrity of the areas will not be compromised; or
  - ii. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

All Ramsar sites are also European sites and/or Sites of Special Scientific Interest and are extended protection under the relevant statutory regimes.
- d) Development proposals that affect a site designated as a local nature conservation site or landscape area in the LDP will only be supported where:
  - i. Development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified; or
  - ii. Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental or economic benefits of at least local importance.
- e) The precautionary principle will be applied in accordance with relevant legislation and Scottish Government guidance.
- f) Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.

g) Development proposals in areas identified as wild land in the Nature Scot Wild Land Areas map will only be supported where the proposal:

- i. will support meeting renewable energy targets; or,
- ii. is for small scale development directly linked to a rural business or croft, or is required to support a fragile community in a rural area.

All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting, or other mitigation measures have been and will be used to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements where appropriate. Buffer zones around wild land will not be applied, and effects of development outwith wild land areas will not be a significant consideration.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Soils](#)

[Forestry, woodland and trees](#)

[Historic assets and places](#)

[Green belts](#)

[Coastal development](#)

[Energy](#)

[Design, quality and place](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Rural development](#)

[Tourism](#)

## Soils

### Policy Principles

#### Policy Intent:

To protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should protect locally, regionally, nationally and internationally valued soils, including land of lesser quality that is culturally or locally important for primary use.

### Policy 5

- a) Development proposals will only be supported if they are designed and constructed:
    - i. In accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and
    - ii. In a manner that protects soil from damage including from compaction and erosion, and that minimises soil sealing.
  - b) Development proposals on prime agricultural land, or land of lesser quality that is culturally or locally important for primary use, as identified by the LDP, will only be supported where it is for:
    - i. Essential infrastructure and there is a specific locational need and no other suitable site;
    - ii. Small-scale development directly linked to a rural business, farm or croft or for essential workers for the rural business to be able to live onsite;
  - iii. The development of production and processing facilities associated with the land produce where no other local site is suitable;
  - iv. The generation of energy from renewable sources or the extraction of minerals and there is secure provision for restoration; and
- In all of the above exceptions, the layout and design of the proposal minimises the amount of protected land that is required.
- c) Development proposals on peatland, carbon-rich soils and priority peatland habitat will only be supported for:
    - i. Essential infrastructure and there is a specific locational need and no other suitable site;
    - ii. The generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets;
    - iii. Small-scale development directly linked to a rural business, farm or croft;
    - iv. Supporting a fragile community in a rural or island area; or
    - v. Restoration of peatland habitats.
  - d) Where development on peatland, carbon-rich soils or priority peatland habitat is proposed, a detailed site specific assessment will be required to identify:
    - i. the baseline depth, habitat condition, quality and stability of carbon rich soils;
    - ii. the likely effects of the development on peatland, including on soil disturbance; and
    - iii. the likely net effects of the development on climate emissions and loss of carbon.

This assessment should inform careful project design and ensure, in accordance with relevant guidance and the mitigation hierarchy, that adverse impacts are first avoided and then minimised through best practice. A peat management plan will be required to demonstrate that this approach has been followed, alongside other appropriate plans required for restoring and/ or enhancing the site into a functioning peatland system capable of achieving carbon sequestration.

- e) Development proposals for new commercial peat extraction, including extensions to existing sites, will only be supported where:
- i. the extracted peat is supporting the Scottish whisky industry;
  - ii. there is no reasonable substitute;
  - iii. the area of extraction is the minimum necessary and the proposal retains an in-situ residual depth of part of at least 1 metre across the whole site, including drainage features;
  - iv. the time period for extraction is the minimum necessary; and
  - v. there is an agreed comprehensive site restoration plan which will progressively restore, over a reasonable timescale, the area of extraction to a functioning peatland system capable of achieving carbon sequestration.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Forestry, woodland and trees](#)

[Historic assets and places](#)

[Energy](#)

[Blue and green infrastructure](#)

[Rural development](#)

## Forestry, woodland and trees

### Policy Principles

#### Policy Intent:

To protect and expand forests, woodland and trees.

#### Policy Outcomes:

- Existing woodlands and trees are protected, and cover is expanded.
- Woodland and trees on development sites are sustainably managed.

#### Local Development Plans:

LDPs should identify and protect existing woodland and the potential for its enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity, helping to support and expand nature networks. The 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.

### Policy 6

- Development proposals that enhance, expand and improve woodland and tree cover will be supported.
- Development proposals will not be supported where they will result in:
  - Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition;
  - Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy;
  - Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy;
  - Conflict with Restocking Direction, Remedial Notice or Registered Notice to Comply issued by Scottish Forestry.

- Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.
- Development proposals on sites which include an area of existing woodland or land identified in the Forestry and Woodland Strategy as being suitable for woodland creation will only be supported where the enhancement and improvement of woodlands and the planting of new trees on the site (in accordance with the Forestry and Woodland Strategy) are integrated into the design.

#### Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Rebalanced development
- ✓ Rural revitalisation

#### Key policy connections:

- [Tackling the climate and nature crises](#)
- [Climate mitigation and adaptation](#)
- [Biodiversity](#)
- [Natural places](#)
- [Soils](#)
- [Historic assets and places](#)
- [Green belts](#)
- [Energy](#)
- [Design, quality and place](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Heat and cooling](#)
- [Blue and green infrastructure](#)
- [Play, recreation and sport](#)
- [Flood risk and water management](#)
- [Health and safety](#)
- [Tourism](#)

## Historic assets and places

### Policy Principles

#### Policy Intent:

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places.

### Policy 7

a) Development proposals with a potentially significant impact on historic assets or places will 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.

- b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:
- i. building is no longer of special interest;
  - ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
  - iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
  - iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
- c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.
- 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. Relevant considerations include the:
- i. architectural and historic character of the area;
  - ii. existing density, built form and layout; and
  - iii. context and siting, quality of design and suitable materials.
- e) 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.



- f) Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:
  - i. reasonable efforts have been made to retain, repair and reuse the building;
  - ii. the building is of little townscape value;
  - iii. the structural condition of the building prevents its retention at a reasonable cost; or
  - iv. the form or location of the building makes its reuse extremely difficult.
- g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.
- h) Development proposals affecting scheduled monuments will only be supported where:
  - i. direct impacts on the scheduled monument are avoided;
  - ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or
  - iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.
- i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
- j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
- k) Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
- l) Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.
- m) Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.
- n) Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:
  - i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and
  - ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.

The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.
- o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.

When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Forestry, woodland and trees](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Coastal development](#)

[Energy](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Flood risk and water management](#)

[Digital infrastructure](#)

[Community wealth building](#)

[City, town, local and commercial centres](#)

[Rural development](#)

[Tourism](#)

[Culture and creativity](#)



## Green belts

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should consider using green belts, to support their spatial strategy as a settlement management tool to restrict development around towns and cities.

Green belts will not be necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside.

Green belts should be identified or reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth, or to extend, or alter the area covered as green belt. Detailed green belt boundaries should be based on evidence and should be clearly identified in plans.

### Policy 8

- a) Development proposals within a green belt designated within the LDP will only be supported if:
- they are for:
    - development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
    - residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;
    - horticulture, including market gardening and directly connected retailing, as well as community growing;
    - outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
    - flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
    - essential infrastructure or new cemetery provision;
    - minerals operations and renewable energy developments;
    - intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
    - the reuse, rehabilitation and conversion of historic environment assets; or
    - one-for-one replacements of existing permanent homes.
- and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Forestry, woodland and trees](#)

[Historic assets and places](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Energy](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Digital infrastructure](#)

[Business and industry](#)

[Rural development](#)

[Retail](#)

[Tourism](#)

[Minerals](#)

## Brownfield, vacant and derelict land and empty buildings

### Policy Principles

#### Policy Intent:

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.

#### Policy Outcomes:

- 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 greenspace are realised where appropriate.
- Derelict buildings and spaces are regenerated to improve wellbeing and transform our places.

#### Local Development Plans:

LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.

### Policy 9

- Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.
- Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.

- Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.
- Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

#### Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Historic assets and places](#)

[Zero waste](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Health and safety](#)

[Business and industry](#)

[City, town, local and commercial centres](#)

[Rural development](#)

[Culture and creativity](#)

## Coastal development

### Policy Principles

#### Policy Intent:

To protect coastal communities and assets and support resilience to the impacts of climate change.

#### Policy Outcomes:

- Coastal areas develop sustainably and adapt to climate change.

### Local Development Plans:

LDP spatial strategies should consider how to adapt coastlines to the impacts of climate change. This should recognise that rising sea levels and more extreme weather events resulting from climate change will potentially have a significant impact on coastal and islands areas, and take a precautionary approach to flood risk including by inundation. Spatial strategies should reflect the diversity of coastal areas and opportunities to use nature-based solutions to improve the resilience of coastal communities and assets. LDP spatial strategies should identify areas of developed and undeveloped coast and should align with national, sectoral and regional marine plans.

### Policy 10

- a) Development proposals in developed coastal areas will only be supported where the proposal:
  - i. does not result in the need for further coastal protection measures taking into account future sea level change; or increase the risk to people of coastal flooding or coastal erosion, including through the loss of natural coastal defences including dune systems; and
  - ii. is anticipated to be supportable in the long-term, taking into account projected climate change.
- b) Development proposals in undeveloped coastal areas will only be supported where they:
  - i. are necessary to support the blue economy, net zero emissions or to contribute to the economy or wellbeing of communities whose livelihood depend on marine or coastal activities, or is for essential infrastructure, where there is a specific locational need and no other suitable site;
  - ii. do not result in the need for further coastal protection measures taking into account future sea level change; or increase the risk to people of coastal flooding or coastal erosion, including through the loss of natural coastal defences including dune systems; and
  - iii. are anticipated to be supportable in the long-term, taking into account projected climate change; or
  - iv. are designed to have a very short lifespan.
- c) Development proposals for coastal defence measures will be supported if:
  - i. they are consistent with relevant coastal or marine plans;
  - ii. nature-based solutions are utilised and allow for managed future coastal change wherever practical; and
  - iii. any in-perpetuity hard defense measures can be demonstrated to be necessary to protect essential assets.
- d) Where a design statement is submitted with any planning application that may impact on the coast it will take into account, as appropriate, long-term coastal vulnerability and resilience.

**Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Energy](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Rural development](#)

[Tourism](#)

[Aquaculture](#)

## Energy

### Policy Principles

#### Policy Intent:

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).

#### Policy Outcomes:

- Expansion of renewable, low-carbon and zero emissions technologies.

#### Local Development Plans:

LDPs should seek to realise their area's full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development.

### Policy 11

- a) Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. These include:
- wind farms including repowering, extending, expanding and extending the life of existing wind farms;
  - enabling works, such as grid transmission and distribution infrastructure;
  - energy storage, such as battery storage and pumped storage hydro;
  - small scale renewable energy generation technology;
  - solar arrays;
  - proposals associated with negative emissions technologies and carbon capture; and
  - proposals including co-location of these technologies.
- b) Development proposals for wind farms in National Parks and National Scenic Areas will not be supported.
- Development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities.
  - Development proposals that impact on international or national designations will be assessed in relation to Policy 4.
  - In addition, project design and mitigation will demonstrate how the following impacts are addressed:
    - impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker;
    - significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/or appropriate design mitigation has been applied, they will generally be considered to be acceptable;
    - public access, including impact on long distance walking and cycling routes and scenic routes;
    - impacts on aviation and defence interests including seismological recording;
    - impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;
    - impacts on road traffic and on adjacent trunk roads, including during construction;
    - impacts on historic environment;
    - effects on hydrology, the water environment and flood risk;
    - biodiversity including impacts on birds;
    - impacts on trees, woods and forests;
    - proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration;
    - the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans; and
    - cumulative impacts.

In considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.

Grid capacity should not constrain renewable energy development. It is for developers to agree connections to the grid with the relevant network operator. In the case of proposals for grid infrastructure, consideration should be given to underground connections where possible.

- f) Consents for development proposals may be time-limited. Areas identified for wind farms are, however, expected to be suitable for use in perpetuity.

#### **Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Rebalanced development

#### **Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Forestry, woodland and trees](#)

[Soils](#)

[Historic assets and places](#)

[Green belts](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Community wealth building](#)



## Zero waste

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate development that is consistent with the waste hierarchy.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should identify appropriate locations for new waste management infrastructure to support the circular economy and meet identified needs in a way that moves waste as high up the waste hierarchy as possible.

### Policy 12

- a) Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy.
- b) Development proposals will be supported where they:
  - i. reuse existing buildings and infrastructure;
  - ii. minimise demolition and salvage materials for reuse;
  - iii. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
  - iv. use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials;
  - v. use materials that are suitable for reuse with minimal reprocessing.
- c) Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:
  - i. provision to maximise waste reduction and waste separation at source, and
  - ii. measures to minimise the cross-contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.
- d) Development proposals for waste infrastructure and facilities (except landfill and energy from waste facilities) will be only supported where:
  - i. there are no unacceptable impacts (including cumulative) on the residential amenity of nearby dwellings, local communities; the transport network; and natural and historic environment assets;
  - ii. environmental (including cumulative) impacts relating to noise, dust, smells, pest control and pollution of land, air and water are acceptable;
  - iii. any greenhouse gas emissions resulting from the processing and transportation of waste to and from the facility are minimised;
  - iv. an adequate buffer zone between sites and sensitive uses such as homes is provided taking account of the various environmental effects likely to arise;
  - v. a restoration and aftercare scheme (including appropriate financial mechanisms) is provided and agreed to ensure the site is restored;
  - vi. consideration has been given to co-location with end users of outputs.
- e) Development proposals for new or extended landfill sites will only be supported if:
  - i. there is demonstrable need for additional landfill capacity taking into account Scottish Government objectives on waste management; and
  - ii. waste heat and/or electricity generation is included. Where this is considered impractical, evidence and justification will require to be provided.



- f) Proposals for the capture, distribution or use of gases captured from landfill sites or waste water treatment plant will be supported.
- g) Development proposals for energy-from-waste facilities will not be supported except under limited circumstances where a national or local need has been sufficiently demonstrated (e.g. in terms of capacity need or carbon benefits) as part of a strategic approach to residual waste management and where the proposal:
- i. is consistent with climate change mitigation targets and in line with circular economy principles;
  - ii. can demonstrate that a functional heat network can be created and provided within the site for appropriate infrastructure to allow a heat network to be developed and potential local consumers have been identified;
  - iii. is supported by a heat and power plan, which demonstrates how energy recovered from the development would be used to provide electricity and heat and where consideration is given to methods to reduce carbon emissions of the facility (for example through carbon capture and storage)
  - iv. complies with relevant guidelines published by Scottish Environment Protection Agency (SEPA); and
  - v. has supplied an acceptable decarbonisation strategy aligned with Scottish Government decarbonisation goals.

**Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Compact urban growth

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Energy](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Community wealth building](#)

[Minerals](#)

## Sustainable transport

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should prioritise locations for future development that can be accessed by sustainable modes. The spatial strategy should reflect the sustainable travel hierarchy and sustainable investment hierarchy by making best use of existing infrastructure and services.

LDPs should promote a place-based approach to consider how to reduce car-dominance. This could include low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation and minimising space dedicated to car parking. Consideration should be given to the type, mix and use of development; local living and 20 minute neighbourhoods; car ownership levels; the accessibility of proposals and allocations by sustainable modes; and the accessibility for users of all abilities.

LDPs should be informed by an appropriate and effective transport appraisal undertaken in line with relevant transport appraisal guidance. Plans should be informed by evidence of the area's transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network. This should identify any potential cumulative transport impacts and deliverable

mitigation proposed to inform the plan's infrastructure first approach. Where there is likely to be an impact on the trunk road or rail network, early engagement with Transport Scotland is required.

#### Policy 13

- a) Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. This includes proposals:
  - i. for electric vehicle charging infrastructure and electric vehicle forecourts, especially where fuelled by renewable energy.
  - ii. which support a mode shift of freight from road to more sustainable modes, including last-mile delivery.
  - iii. that build in resilience to the effects of climate change and where appropriate incorporate blue and green infrastructure and nature rich habitats (such as natural planting or water systems).
- b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:
  - i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
  - ii. Will be accessible by public transport, ideally supporting the use of existing services;
  - iii. Integrate transport modes;
  - iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
  - v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
  - vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;

- vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
  - viii. Adequately mitigate any impact on local public access routes.
- c) Where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken in accordance with the relevant guidance.
- d) Development proposals for significant travel generating uses will not be supported in locations which would increase reliance on the private car, taking into account the specific characteristics of the area.
- e) Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.
- f) Development proposals for significant travel generating uses, or smaller-scale developments where it is important to monitor travel patterns resulting from the development, will only be supported if they are accompanied by a Travel Plan with supporting planning conditions/obligations. Travel plans should set out clear arrangements for delivering against targets, as well as monitoring and evaluation.
- g) Development proposals that have the potential to affect the operation and safety of the Strategic Transport Network will be fully assessed to determine their impact. Where it has been demonstrated that existing infrastructure does not have the capacity to accommodate a development without adverse impacts on safety or unacceptable impacts on operational performance, the cost of the mitigation measures required to ensure the continued safe and effective operation of the network should be met by the developer.

While new junctions on trunk roads are not normally acceptable, the case for a new junction will be considered by Transport Scotland where significant economic or regeneration benefits can be demonstrated. New junctions will only be considered if they are designed in accordance with relevant guidance and where there will be no adverse impact on road safety or operational performance.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

- [Tackling the climate and nature crises](#)
- [Climate mitigation and adaptation](#)
- [Design, quality and place](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Infrastructure first](#)
- [Quality homes](#)
- [Rural homes](#)
- [Blue and green infrastructure](#)
- [Business and industry](#)
- [City, town, local and commercial centres](#)
- [Retail](#)
- [Rural development](#)
- [Tourism](#)



## Liveable Places

### Design, quality and place

#### Policy Principles

##### Policy Intent:

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

##### Policy Outcomes:

- Quality places, spaces and environments.
- Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

#### Local Development Plans:

LDPs should be place-based and created in line with the Place Principle. The spatial strategy should be underpinned by the [six qualities of successful places](#). LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics and connectivity of the area. They should also identify where more detailed design guidance is expected, for example, by way of design frameworks, briefs, masterplans and design codes.

Planning authorities should use the Place Standard tool in the preparation of LDPs and design guidance to engage with communities and other stakeholders. They should also where relevant promote its use in early design discussions on planning applications.

#### Policy 14

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:

**Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health.

**Pleasant:** Supporting attractive natural and built spaces.

**Connected:** Supporting well connected networks that make moving around easy and reduce car dependency

**Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

**Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

**Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the [six qualities of successful places](#) are set out in Annex D.

- c) 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.

**Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

**Key policy connections:**

[All other policies.](#)

## Local Living and 20 minute neighbourhoods

### Policy Principles

#### Policy Intent:

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.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should support local living, including 20 minute neighbourhoods within settlements, through the spatial strategy, associated site briefs and masterplans. The approach should take into account the local context, consider the varying settlement patterns and reflect the particular characteristics and challenges faced by each place. Communities and businesses will have an important role to play in informing this, helping to strengthen local living through their engagement with the planning system.

#### Policy 15

- a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development

with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

#### Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Compact urban growth
- ✓ Rebalanced development
- ✓ Rural revitalisation

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Infrastructure first](#)

[Quality homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Community wealth building](#)

[City, town, local and commercial centres](#)

[Retail](#)



## Quality homes

### Policy Principles

#### Policy Intent:

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.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs are expected to identify a Local Housing Land Requirement for the area they cover. This is to meet the duty for a housing target and to represent how much land is required. To promote an ambitious and plan-led approach, the Local Housing Land Requirement is expected to exceed the 10 year [Minimum All-Tenure Housing Land Requirement \(MATHLR\) set out in Annex E](#).

Deliverable land should be allocated to meet the 10 year Local Housing Land Requirement in locations that create quality places for people to live. Areas that may be suitable for new homes beyond 10 years are also to be identified. 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. In rural and island areas, authorities are encouraged to set out tailored approaches to housing which

reflect locally specific market circumstances and delivery approaches. Diverse needs and delivery models should be taken into account across all areas, as well as allocating land to ensure provision of accommodation for Gypsy/Travellers and Travelling Showpeople where need is identified.

The LDP delivery programme is expected to establish a deliverable housing land pipeline for the Local Housing Land Requirement. The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including infrastructure, that enable delivery can be planned: it is not to stage permissions. Representing when land will be brought forward, phasing is expected across the short (1-3 years), medium (4-6 years) and long-term (7-10 years). Where sites earlier in the deliverable housing land pipeline are not delivering as programmed, and alternative delivery mechanisms identified in the delivery programme are not practical, measures should be considered to enable earlier delivery of long-term deliverable sites (7-10 years) or areas identified for new homes beyond 10 years. De-allocations should be considered where sites are no longer deliverable. The annual Housing Land Audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the delivery programme.

#### Policy 16

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) 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:
  - i. meeting local housing requirements, including affordable homes;
  - ii. providing or enhancing local infrastructure, facilities and services; and
  - iii. improving the residential amenity of the surrounding area.

- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
- i. self-provided homes;
  - ii. accessible, adaptable and wheelchair accessible homes;
  - iii. build to rent;
  - iv. affordable homes;
  - v. a range of size of homes such as those for larger families;
  - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
  - vii. homes for people undertaking further and higher education; and
  - viii. homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. 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, unless the LDP sets out locations or circumstances where:
- i. a higher contribution is justified by evidence of need, or
  - ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes.
- The contribution is to be provided in accordance with local policy or guidance.
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
- i. the proposal is supported by an agreed timescale for build-out; and
  - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
  - iii. and either:
    - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
    - the proposal is consistent with policy on rural homes; or
    - the proposal is for smaller scale opportunities within an existing settlement boundary; or
    - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
- g) Householder development proposals will be supported where they:
- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
  - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- h) 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.



**Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Rural homes](#)

[Health and safety](#)

[City, town, local and commercial centres](#)

## Rural homes

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should be informed by an understanding of population change over time, locally specific needs and market circumstances in rural and island areas.

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. Plans should reflect locally appropriate delivery approaches. Previously inhabited areas that are suitable for resettlement should be identified in the spatial strategy.

### Policy 17

- a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
- i. is on a site allocated for housing within the LDP;
  - ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
  - iii. reuses a redundant or unused building;
  - iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
  - v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
  - vi. is for a single home for the retirement succession of a viable farm holding;
  - vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
  - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.
- b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.
- c) Development proposals for new homes in remote rural areas will be supported where the proposal:
- i. supports and sustains existing fragile communities;
  - ii. supports identified local housing outcomes; and

- iii. is suitable in terms of location, access, and environmental impact.
- d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:
- i. is in an area identified in the LDP as suitable for resettlement;
  - ii. is designed to a high standard;
  - iii. responds to its rural location; and
  - iv. is designed to minimise greenhouse gas emissions as far as possible.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Historic assets and places](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Coastal development](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Quality homes](#)

[City, town, local and commercial centres](#)

[Rural development](#)

[Tourism](#)

## Infrastructure first

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:

- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and
- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.

Plans should align with relevant national, regional and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.

#### Policy 18

- a) Development proposals which provide (or contribute to) infrastructure in line with that identified as necessary in LDPs and their delivery programmes will be supported.
- b) The impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.

Where planning obligations are entered into, they should meet the following tests:

- be necessary to make the proposed development acceptable in planning terms
- serve a planning purpose
- relate to the impacts of the proposed development
- fairly and reasonably relate in scale and kind to the proposed development
- be reasonable in all other respects

Planning conditions should only be imposed where they meet all of the following tests. They should be:

- necessary
- relevant to planning
- relevant to the development to be permitted
- enforceable
- precise
- reasonable in all other respects

**Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Energy](#)

[Zero waste](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Heat and cooling](#)

[Quality homes](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Health and safety](#)

[Digital infrastructure](#)

[Business and industry](#)

[City, town, local and commercial centres](#)

[Rural development](#)

## Heating and cooling

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

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).

### Policy 19

- Development proposals within or adjacent to a Heat Network Zone identified in a LDP will only be supported where they are designed and constructed to connect to the existing heat network.
- Proposals for retrofitting a connection to a heat network will be supported.
- Where a heat network is planned but not yet in place, development proposals will only be supported where they are designed and constructed to allow for cost-effective connection at a later date.
- National and major developments that will generate waste or surplus heat and which are located in areas of heat demand, will be supported providing wider considerations, including residential amenity, are not adversely impacted. A Heat and Power Plan should demonstrate how energy recovered from the development will be used to produce electricity and heat.

- Development proposals for energy infrastructure will be supported where they:
  - repurpose former fossil fuel infrastructure for the production or handling of low carbon energy;
  - are within or adjacent to a Heat Network Zone; and
  - can be cost-effectively linked to an existing or planned heat network.
- Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

#### Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Rebalanced development

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Energy](#)

[Zero waste](#)

[Infrastructure first](#)

[Blue and green infrastructure](#)

[Business and industry](#)

## Blue and green infrastructure

### Policy Principles

#### Policy Intent:

To protect and enhance blue and green infrastructure and their networks.

#### Policy Outcomes:

- 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.

### Local Development Plans:

LDPs should be informed by relevant, up-to-date audits and/or strategies, covering the multiple functions and benefits of blue and green infrastructure. The spatial strategy should identify and protect blue and green infrastructure assets and networks; enhance and expand existing provision including new blue and/or green infrastructure. This may include retrofitting. Priorities for connectivity to other blue and/or green infrastructure assets, including to address cross-boundary needs and opportunities, should also be identified.

LDPs should encourage the permanent or temporary use of unused or under-used land as green infrastructure. Where this is temporary, this should not prevent future development potential from being realised.

LDPs should safeguard access rights and core paths, including active travel routes, and encourage new and enhanced opportunities for access linked to wider networks.

### Policy 20

- a) Development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this.
- b) Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances.

Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type(s), quantity, quality and accessibility and is designed to be multi-functional and well integrated into the overall proposals.

- c) Development proposals in regional and country parks will only be supported where they are compatible with the uses, natural habitats, and character of the park.
- d) Development proposals for temporary open space or green space on unused or under-used land will be supported.
- e) Development proposals that include new or enhanced blue and/or green infrastructure will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

**Policy impact:**

- ✔ Just Transition
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Soils](#)

[Forestry, woodland and trees](#)

[Historic assets and places](#)

[Green belts](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Quality homes](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Health and safety](#)

[City, town, local and commercial centres](#)

[Rural development](#)



## Play, recreation and sport

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate spaces and opportunities for play, recreation and sport.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy. These spaces can be incorporated as part of enhancing and expanding blue and green infrastructure, taking account of relevant agencies' plans or policy frameworks, such as flood risk and/or water management plans. New provisions should be well-designed, high quality, accessible and inclusive.

### Policy 21

- a) Development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal:
  - i. is ancillary to the principal use of the site as an outdoor sports facility; or
  - ii. involves only a minor part of the facility and would not affect its use; or
  - iii. meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained; or
- iv. can demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.
 

This should be informed by the local authority's Open Space Strategy and/or Play Sufficiency Assessment and in consultation with sportscotland where appropriate.
- b) Development proposals that result in the quantitative and/or qualitative loss of children's outdoor play provision, will only be supported where it can be demonstrated that there is no ongoing or future demand or the existing play provision will be replaced by a newly created, or improved existing asset, that is better quality or more appropriate.
 

This should be informed by the planning authority's Play Sufficiency Assessment.
- c) Development proposals for temporary or informal play space on unused or underused land will be supported.
- d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.
- e) Development proposals that include new streets and public realm should be inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood.
- f) New, replacement or improved play provision will, as far as possible and as appropriate:
  - i. provide stimulating environments;
  - ii. provide a range of play experiences including opportunities to connect with nature;
  - iii. be inclusive;
  - iv. be suitable for different ages of children and young people;
  - v. be easily and safely accessible by children and young people independently, including those with a disability;

- vi. incorporate trees and/or other forms of greenery;
  - vii. form an integral part of the surrounding neighbourhood;
  - viii. be well overlooked for passive surveillance;
  - ix. be linked directly to other open spaces and play areas.
- g) Development proposals that include new or enhanced play or sport facilities will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

#### Policy impact:

- ✔ Just Transition
- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Natural places](#)

[Forestry, woodland and trees](#)

[Historic assets and places](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

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[Blue and green infrastructure](#)

[Flood risk and water management](#)

[Health and safety](#)

[City, town, local and commercial centres](#)

[Culture and creativity](#)

## Flood risk and water management

### Policy Principles

#### Policy Intent:

To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

#### Policy Outcomes:

- 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.

### Local Development Plans:

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. Resilience should also be supported by managing the need to bring previously used sites in built up areas into positive use; planning for adaptation measures; and identifying opportunities to implement improvements to the water environment through natural flood risk management and blue green infrastructure.

Plans should take into account the probability of flooding from all sources and make use of relevant flood risk and river basin management plans for the area. A precautionary approach should be taken, regarding the calculated probability of flooding as a best estimate, not a precise forecast. For areas where climate change is likely to result in increased flood exposure that becomes unmanageable, consideration should be given to alternative sustainable land use.

### Policy 22

- a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:
- essential infrastructure where the location is required for operational reasons;
  - water compatible uses;
  - redevelopment of an existing building or site for an equal or less vulnerable use; or.
  - redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.

The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.

In such cases, it will be demonstrated by the applicant that:

- all risks of flooding are understood and addressed;
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;
- the development remains safe and operational during floods;
- flood resistant and resilient materials and construction methods are used; and
- future adaptations can be made to accommodate the effects of climate change.

Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:

- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
- that the proposal does not create an island of development and that safe access/ egress can be achieved.

- b) Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.
- c) Development proposals will:
- i. not increase the risk of surface water flooding to others, or itself be at risk.
  - ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;
  - iii. seek to minimise the area of impermeable surface.
- d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.
- e) Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

### Key policy connections:

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Biodiversity](#)

[Green belts](#)

[Coastal development](#)

[Design, quality and place](#)

[Infrastructure first](#)

[Quality homes](#)

[Blue and green infrastructure](#)

[Health and safety](#)

[Business and industry](#)

## Health and safety

### Policy Principles

#### Policy Intent:

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.

#### Policy Outcomes:

- Health is improved and health inequalities are reduced.
- Safe places protect human health and the environment.
- A planned approach supports health infrastructure delivery.

#### Local Development Plans:

LDP spatial strategies should seek to tackle health inequalities particularly in places which are experiencing the most disadvantage. They should identify the health and social care services and infrastructure needed in the area, including potential for co-location of complementary services, in partnership with Health Boards and Health and Social Care Partnerships.

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.

Spatial strategies should maintain appropriate distances between sites with hazardous substances and areas where the public are likely to be present and areas of particular natural sensitivity or interest.

### Policy 23

a) Development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.

- b) Development proposals which are likely to have a significant adverse effect on health will not be supported. A Health Impact Assessment may be required.
- c) Development proposals for health and social care facilities and infrastructure will be supported.
- d) Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals will consider opportunities to improve air quality and reduce exposure to poor air quality. An air quality assessment may be required where the nature of the proposal or the air quality in the location suggest significant effects are likely.
- e) Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.
- f) Development proposals will be designed to take into account suicide risk.
- g) Development proposals within the vicinity of a major accident hazard site or major accident hazard pipeline (because of the presence of toxic, highly reactive, explosive or inflammable substances) will consider the associated risks and potential impacts of the proposal and the major accident hazard site/pipeline of being located in proximity to one another.
- h) Applications for hazardous substances consent will consider the likely potential impacts on surrounding populations and the environment.
- i) Any advice from Health and Safety Executive, the Office of Nuclear Regulation or the Scottish Environment Protection Agency that planning permission or hazardous substances consent should be refused, or conditions to be attached to a grant of consent, should not be overridden by the decision maker without the most careful consideration.
- j) Similar considerations apply in respect of development proposals either for or near licensed explosive sites (including military explosive storage sites).

**Policy impact:**

- ✔ Just Transition
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Forestry, woodland and trees](#)

[Energy](#)

[Zero waste](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Heat and cooling](#)

[Quality homes](#)

[Blue and green infrastructure](#)

[Play, recreation and sport](#)

[Flood risk and water management](#)

[Digital infrastructure](#)

[Business and industry](#)

[City, town, local and commercial centres](#)

[Retail](#)

[Culture and creativity](#)

[Aquaculture](#)

[Minerals](#)



## Digital infrastructure

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate the roll-out of digital infrastructure across Scotland to unlock the potential of all our places and the economy.

#### Policy Outcomes:

- Appropriate, universal and future proofed digital infrastructure across the country.
- Local living is supported and the need to travel is reduced.

#### Local Development Plans:

LDPs should support the delivery of digital infrastructure, including fixed line and mobile connectivity, particularly in areas with gaps in connectivity and barriers to digital access.

### Policy 24

- Development proposals that incorporate appropriate, universal, and future-proofed digital infrastructure will be supported.
- Development proposals that deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity, will be supported.
- Development proposals that are aligned with and support the delivery of local or national programmes for the roll-out of digital infrastructure will be supported.
- Development proposals that deliver new connectivity will be supported where there are benefits of this connectivity for communities and the local economy.
- Development proposals for digital infrastructure will only be supported where:
  - the visual and amenity impacts of the proposed development have been minimised through careful siting, design, height, materials and, landscaping, taking into account cumulative impacts and relevant technical constraints;

- it has been demonstrated that, before erecting a new ground based mast, the possibility of erecting antennas on an existing building, mast or other structure, replacing an existing mast and/or site sharing has been explored; and
- there is no physical obstruction to aerodrome operations, technical sites, or existing transmitter/receiver facilities.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Natural places](#)

[Green belts](#)

[Zero waste](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Health and safety](#)

[Community wealth building](#)

[Business and industry](#)

[City, town, local and commercial centres](#)

[Rural development](#)



## Productive Places

### Community wealth building

#### Policy Principles

##### 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.

##### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities.

#### Policy 25

- Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets.
- Development proposals linked to community ownership and management of land will be supported.

#### Policy impact:

- ✓ Just Transition
- ✓ Rebalanced development
- ✓ Rural revitalisation

#### Key policy connections:

- [Brownfield, vacant and derelict land and empty buildings](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Business and industry](#)



## Business and industry

### Policy Principles

#### 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.

#### Policy Outcomes:

- Recovery within the business and industry sector is sustainable and inclusive.
- Investment in the business and industrial sector contributes to community wealth building.

### Local Development Plans:

LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services. This allocation should take account of local economic strategies and support broader objectives of delivering a low carbon and net zero economic recovery, and a fairer and more inclusive wellbeing economy.

### Policy 26

- a) Development proposals for business and industry uses on sites allocated for those uses in the LDP will be supported.
- b) Development proposals for home working, live-work units and micro-businesses will be supported where it is demonstrated that the scale and nature of the proposed business and building will be compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses.
- c) Development proposals for business and industry uses will be supported where they are compatible with the primary business function of the area. Other employment uses will be supported where they will not prejudice the primary function of the area and are compatible with the business/industrial character of the area.

- d) Development proposals for business, general industrial and storage and distribution uses outwith areas identified for those uses in the LDP will only be supported where:
  - i. It is demonstrated that there are no suitable alternatives allocated in the LDP or identified in the employment land audit; and
  - ii. The nature and scale of the activity will be compatible with the surrounding area.
- e) Development proposals for business and industry will take into account:
  - i. Impact on surrounding residential amenity; sensitive uses and the natural and historic environment;
  - ii. The need for appropriate site restoration at the end of a period of commercial use.
- f) Major developments for manufacturing or industry will be accompanied by a decarbonisation strategy to demonstrate how greenhouse gas emissions from the process are appropriately abated. The strategy may include carbon capture and storage.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development

#### Key policy connections:

- [Tackling the climate and nature crises](#)
- [Climate mitigation and adaptation](#)
- [Sustainable transport](#)
- [Design, quality and place](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Health and safety](#)
- [Digital infrastructure](#)
- [Community wealth building](#)
- [City, town, local and commercial centres](#)
- [Rural development](#)

## City, town, local and commercial centres

### Policy Principles

#### 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.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should support sustainable futures for city, town and local centres, in particular opportunities to enhance city and town centres. They should, where relevant, also support proposals for improving the sustainability of existing commercial centres where appropriate.

LDPs should identify a network of centres that reflect the principles of 20 minute neighbourhoods and the town centre vision.

LDPs should be informed by evidence on where clustering of non-retail uses may be adversely impacting on the wellbeing of communities. They should also consider, and if appropriate, identify any areas where drive-through facilities may be acceptable where they would not negatively impact on the principles of local living or sustainable travel.

LDPs should provide a proportion of their Local Housing Land Requirements in city and town centres and be proactive in identifying opportunities to support residential development.

#### Policy 27

- a) Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported.
- b) Development proposals will be consistent with the town centre first approach. Proposals for uses which will generate significant footfall, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities, and public spaces:
  - i. will be supported in existing city, town and local centres, and
  - ii. will not be supported outwith those centres unless a town centre first assessment demonstrates that:
    - all centre and edge of centre options have been sequentially assessed and discounted as unsuitable or unavailable;
    - the scale of development cannot reasonably be altered or reduced in scale to allow it to be accommodated in a centre; and
    - the impacts on existing centres have been thoroughly assessed and there will be no significant adverse effect on the vitality and viability of the centres.

### **Town Centre First Assessment**

For development proposals which are out of city/town centre and which will generate significant footfall a Town Centre First Assessment will be provided. Applicants should agree the data required with the planning authority before undertaking the assessment, and should present information on areas of dispute in a succinct and comparable form.

The town centre first assessment should:

- identify the potential relationship of the proposed development with the network of centres identified in the LDP;
- demonstrate the potential economic impact of the development and any possible displacement effects, including the net impact on jobs; and
- consider supply chains and whether local suppliers and workers will be a viable option; and
- the environmental impact of transporting goods and of staff and visitors travelling to the location.

The town centre first assessment should be applied flexibly and realistically for community, education, health and social care and sport and leisure facilities so that they are easily accessible to the communities they are intended to serve.

- c) Development proposals for non-retail uses will not be supported if further provision of these services will undermine the character and amenity of the area or the health and wellbeing of communities, particularly in disadvantaged areas. These uses include:
- i. Hot food takeaways, including permanently sited vans;
  - ii. Betting offices; and
  - iii. High interest money lending premises.

- d) Drive-through developments will only be supported where they are specifically supported in the LDP.

### **Town centre living**

- e) Development proposals for residential development within city/town centres will be supported, including:
- i. New build residential development.
  - ii. The re-use of a vacant building within city/town centres where it can be demonstrated that the existing use is no longer viable and the proposed change of use adds to viability and vitality of the area.
  - iii. The conversion, or reuse of vacant upper floors of properties within city/town centres for residential.
- f) Development proposals for residential use at ground floor level within city/town centres will only be supported where the proposal will:
- i. retain an attractive and appropriate frontage;
  - ii. not adversely affect the vitality and viability of a shopping area or the wider centre; and
  - iii. not result in an undesirable concentration of uses, or 'dead frontages'.
- g) Development proposals for city or town centre living will take into account the residential amenity of the proposal. This must be clearly demonstrated where the proposed development is in the same built structure as:
- i. a hot food premises, live music venue, amusement arcade/centre, casino or licensed premises (with the exception of hotels, restaurants, cafés or off licences); and/or
  - ii. there is a common or shared access with licenced premises or other use likely to be detrimental to residential amenity.

**Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

**Key policy connections:**

- [Tackling the climate and nature crises](#)
- [Climate mitigation and adaptation](#)
- [Historic assets and places](#)
- [Brownfield, vacant and derelict land and empty buildings](#)
- [Sustainable transport](#)
- [Design, quality and place](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Infrastructure first](#)
- [Quality homes](#)
- [Blue and green infrastructure](#)
- [Play, recreation and sport](#)
- [Health and safety](#)
- [Community wealth building](#)
- [Business and industry](#)
- [Retail](#)
- [Rural development](#)
- [Tourism](#)
- [Culture and creativity](#)

## Retail

### Policy Principles

#### 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.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should consider where there may be a need for further retail provision, this may be:

- where a retail study identifies deficiencies in retail provision in terms of quality and quantity in an area; or
- when allocating sites for housing or the creation of new communities, in terms of the need for neighbourhood shopping, and supporting local living.

LDPs should identify areas where proposals for healthy food and drink outlets can be supported.

### Policy 28

- a) Development proposals for retail (including expansions and changes of use) will be consistent with the town centre first principle. This means that new retail proposals:
- i. will be supported in existing city, town and local centres, and
  - ii. will be supported in edge-of-centre areas or in commercial centres if they are allocated as sites suitable for new retail development in the LDP.
  - iii. will not be supported in out of centre locations (other than those meeting policy 28(c) or 28(d)).
- b) Development proposals for retail that are consistent with the sequential approach (set out in a) and click-and-collect locker pick up points, will be supported where the proposed development:
- i. is of an appropriate scale for the location;
  - ii. will have an acceptable impact on the character and amenity of the area; and
  - iii. is located to best channel footfall and activity, to benefit the place as a whole.
- c) Proposals for new small scale neighbourhood retail development will be supported where the proposed development:
- i. contributes to local living, including where relevant 20 minute neighbourhoods and/or
  - ii. can be demonstrated to contribute to the health and wellbeing of the local community.
- d) In island and rural areas, development proposals for shops ancillary to other uses such as farm shops, craft shops and shops linked to petrol/service/charging stations will be supported where:
- i. it will serve local needs, support local living and local jobs;
  - ii. the potential impact on nearby town and commercial centres or village/local shops is acceptable;
  - iii. it will provide a service throughout the year; and
  - iv. the likely impacts of traffic generation and access and parking arrangements are acceptable.

**Policy impact:**

- ✔ Local living
- ✔ Compact urban growth
- ✔ Rural revitalisation

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Health and safety](#)

[City, town, local and commercial centres](#)

[Rural development](#)

## Rural development

### Policy Principles

#### 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.

#### Policy Outcomes:

- Rural places are vibrant and sustainable and rural communities and businesses are supported.
- A balanced and sustainable rural population.

#### Local Development Plans:

LDPs should identify the characteristics of rural areas within the plan area, including the existing pattern of development, pressures, environmental assets, community priorities and economic needs of each area. The spatial strategy should set out an appropriate approach to development in rural areas which reflects the identified characteristics. The Scottish Government's 6 fold Urban Rural Classification 2020 should be used to identify remote rural areas. Spatial strategies should support the sustainability and prosperity of rural communities and economies. Previously inhabited areas which are suitable for resettlement should be identified in the spatial strategy.

### Policy 29

- a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:
- i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;
  - ii. diversification of existing businesses;
  - iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;
- iv. essential community services;
- v. essential infrastructure;
- vi. reuse of a redundant or unused building;
- vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;
- ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or
- x. improvement or restoration of the natural environment.
- b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.
- c) Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal:
- i. will support local employment;
  - ii. supports and sustains existing communities, for example through provision of digital infrastructure; and
  - iii. is suitable in terms of location, access, siting, design and environmental impact.
- d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:
- i. is in an area identified in the LDP as suitable for resettlement;
  - ii. is designed to a high standard;
  - iii. responds to their rural location; and
  - iv. is designed to minimise greenhouse gas emissions as far as possible.



**Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Soils](#)

[Historic assets and places](#)

[Green belts](#)

[Brownfield, vacant and derelict land and empty buildings](#)

[Coastal development](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Local Living and 20 minute neighbourhoods](#)

[Infrastructure first](#)

[Rural homes](#)

[Blue and green infrastructure](#)

[Flood risk and water management](#)

[Business and industry](#)

[City, town, local and commercial centres](#)

[Retail](#)

[Tourism](#)

[Culture and creativity](#)

[Aquaculture](#)

[Minerals](#)



## Tourism

### Policy Principles

#### 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.

#### Policy Outcomes:

- Communities and places enjoy economic, social and cultural benefits from tourism, supporting resilience and stimulating job creation.

#### Local Development Plans:

LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment. Relevant national and local sector driven tourism strategies should also be taken into account.

The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate.

#### Policy 30

- a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.
- b) Proposals for tourism related development will take into account:
  - i. The contribution made to the local economy;
  - ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;

- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
  - iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
  - v. Accessibility for disabled people;
  - vi. Measures taken to minimise carbon emissions;
  - vii. Opportunities to provide access to the natural environment.
- c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.
  - d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.
  - e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
    - i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
    - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

**Policy impact:**

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Rebalanced development
- ✔ Rural revitalisation

**Key policy connections:**

[Tackling the climate and nature crises](#)

[Climate mitigation and adaptation](#)

[Natural places](#)

[Historic assets and places](#)

[Coastal development](#)

[Sustainable transport](#)

[Design, quality and place](#)

[Quality homes](#)

[Rural homes](#)

[Health and safety](#)

[Community wealth building](#)

[City, town, local and commercial centres](#)

[Retail](#)

[Rural development](#)

[Culture and creativity](#)

## Culture and creativity

### Policy Principles

#### Policy Intent:

To encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.

#### 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.

#### Local Development Plans:

LDPs should recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts.

### Policy 31

- Development proposals that involve a significant change to existing, or the creation of new, public open spaces will make provision for public art. Public art proposals which reflect diversity, culture and creativity will be supported.
- Development proposals for creative workspaces or other cultural uses that involve the temporary use of vacant spaces or property will be supported.
- Development proposals that would result in the loss of an arts or cultural venue will only be supported where:
  - there is no longer a sustainable demand for the venue and after marketing the site at a reasonable rate for at least 12 months, through relevant local and national agents and online platforms, there has been no viable interest from potential operators; or
  - the venue, as evidenced by consultation, no longer meets the needs of users and cannot be adapted; or

- alternative provision of equal or greater standard is made available at a suitable location within the local area; and
  - the loss of the venue does not result in loss or damage to assets or objects of significant cultural value.
- Development proposals within the vicinity of existing arts venues will fully reflect the agent of change principle and will only be supported where they can demonstrate that measures can be put in place to ensure that existing noise and disturbance impacts on the proposed development would be acceptable and that existing venues and facilities can continue without additional restrictions being placed on them as a result of the proposed new development.

#### Policy impact:

- ✓ Just Transition
- ✓ Conserving and recycling assets
- ✓ Local living
- ✓ Rebalanced development

#### Key policy connections:

- [Tackling the climate and nature crises](#)
- [Climate mitigation and adaptation](#)
- [Historic assets and places](#)
- [Brownfield, vacant and derelict land and empty buildings](#)
- [Zero waste](#)
- [Sustainable transport](#)
- [Design, quality and place](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Blue and green infrastructure](#)
- [Play, recreation and sport](#)
- [Health and safety](#)
- [Digital infrastructure](#)
- [Community wealth building](#)
- [City, town, local and commercial centres](#)
- [Rural development](#)
- [Tourism](#)

## Aquaculture

### Policy Principles

#### Policy Intent:

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.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should guide new aquaculture development in line with National and Regional Marine Planning, and will minimise adverse environmental impacts, including cumulative impacts, that arise from other existing and planned aquaculture developments in the area while also reflecting industry needs.

### Policy 32

- a) To safeguard migratory fish species, further salmon and trout open pen fish farm developments on the north and east coasts of mainland Scotland will not be supported.
- b) Development proposals for aquaculture will be supported where they comply with the LDP, the National Marine Plan and, where relevant, the appropriate Regional Marine Plan.
- c) Development proposals for fish farms will demonstrate that operational impacts (including from noise, acoustic deterrent devices (where applicable) light, access,

navigation, containment, deposition, waste emissions and sea lice, impacts on wild salmonids, aquaculture litter (and odour and impacts on other marine users)) are acceptable and comply with the relevant regulatory framework.

- d) Development proposals for fish farm developments will only be supported where the following impacts have been assessed and mitigated:
  - i. landscape and visual impact of the proposal including the siting and design of cages, lines and associated facilities taking into account the character of the location;
  - ii. the impact of any land based facilities, ensuring that the siting and design are appropriate for the location;
  - iii. impacts on natural heritage, designated sites and priority marine features; and
  - iv. impacts on historic marine protected areas.
- e) Applications for open water farmed finfish or shellfish development are excluded from the requirements of policy 3b) and 3c) and will instead apply all relevant provisions from National and Regional Marine Plans.

#### Policy impact:

- ✔ Just Transition
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

[Tackling the climate and nature crises](#)

[Historic assets and places](#)

[Natural places](#)

[Biodiversity](#)

[Coastal development](#)

[Design, quality and place](#)

[Health and safety](#)

[Community wealth building](#)

[Business and industry](#)

[Rural development](#)

## Minerals

### Policy Principles

#### Policy Intent:

To support the sustainable management of resources and minimise the impacts of the extraction of minerals on communities and the environment.

#### Policy Outcomes:

- 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.

#### Local Development Plans:

LDPs should support a landbank of construction aggregates of at least 10-years at all times in the relevant market areas, whilst promoting sustainable resource management, safeguarding important workable mineral resources, which are of economic or conservation value, and take steps to ensure these are not sterilised by other types of development.

#### Policy 33

- a) Development proposals that seek to explore, develop, and produce fossil fuels (excluding unconventional oil and gas) will not be supported other than in exceptional circumstances. Any such exceptions will be required to demonstrate that the proposal is consistent with national policy on energy and targets for reducing greenhouse gas emissions.
- b) The Scottish Government does not support the development of unconventional oil and gas in Scotland. This means development connected to the onshore exploration, appraisal or production of coal bed methane or shale oil or shale gas, using unconventional oil and gas extraction techniques, including hydraulic fracturing and dewatering for coal bed methane.
- c) Development proposals that would sterilise mineral deposits of economic value will only be supported where:
  - i. there is an overriding need for the development and prior extraction of the mineral cannot reasonably be undertaken; or
  - ii. extraction of the mineral is impracticable or unlikely to be environmentally acceptable.
- d) Development proposals for the sustainable extraction of minerals will only be supported where they:
  - i. will not result in significant adverse impacts on biodiversity, geodiversity and the natural environment, sensitive habitats and the historic environment, as well as landscape and visual impacts;
  - ii. provide an adequate buffer zone between sites and settlements taking account of the specific circumstances of individual proposals, including size, duration, location, method of working, topography, and the characteristics of the various environmental effects likely to arise;
  - iii. can demonstrate that there are no significant adverse impacts (including cumulative impact) on any nearby homes, local communities and known sensitive receptors and designations;
  - iv. demonstrate acceptable levels (including cumulative impact) of noise, dust, vibration and potential pollution of land, air and water;
  - v. minimise transport impacts through the number and length of lorry trips and by using rail or water transport wherever practical;
  - vi. have appropriate mitigation plans in place for any adverse impacts;
  - vii. include schemes for a high standard of restoration and aftercare and commitment that such work is undertaken at the earliest opportunity. As a further

safeguard a range of financial guarantee options are available, and the most effective solution should be considered and agreed on a site-by-site basis. Solutions should provide assurance and clarity over the amount and period of the guarantee and in particular, where it is a bond, the risks covered (including operator failure) and the triggers for calling in a bond, including payment terms.

- e) Development proposals for borrow pits will only be supported where:
- i. the proposal is tied to a specific project and is time-limited;
  - ii. the proposal complies with the above mineral extraction criteria taking into account the temporary nature of the development; and
  - iii. appropriate restoration proposals are enforceable.

#### **Policy impact:**

- ✔ Conserving and recycling assets

#### **Key policy connections:**

[Tackling the climate and nature crises](#)

[Biodiversity](#)

[Natural places](#)

[Historic assets and places](#)

[Zero waste](#)

[Infrastructure first](#)

[Health and safety](#)

# Part 3 – Annexes

## Annex A – How to use this document

### Purpose of Planning

The purpose of planning is to manage the development and use of land in the long-term public interest.

The decisions we make today will have implications for future generations. Scotland in 2045 will be different. We must embrace and deliver radical change so we can tackle and adapt to climate change, restore biodiversity

loss, improve health and wellbeing, reduce inequalities, build a wellbeing economy and create great places.

### Role of the National Planning Framework

Scotland 2045: our Fourth National Planning Framework, commonly known as NPF4, is required by law to set out the Scottish Ministers' policies and proposals for the development and use of land. It plays a key role in supporting the delivery of Scotland's national outcomes and the United Nations Sustainable Development Goals.

## National Performance Framework

Our Purpose, Values and National Outcomes





# SUSTAINABLE DEVELOPMENT GOALS



NPF4 includes a long-term spatial strategy to 2045. This reflects the spatial aspects of a range of Scottish Government policies, including the Infrastructure Investment Plan.

The Infrastructure Investment Plan (IIP) identified that NPF4 would include housing land requirements framed within a spatial strategy that aligns with the investment programme and principles, and highlighted that national planning policies would include an infrastructure first approach.

The NPF4 strategy, policies and national developments are aligned to the strategic themes of the IIP: enabling the transition to net zero emissions and environmental sustainability; driving inclusive economic growth; and building resilient and sustainable places. The policies and instruction for LDPs activate the IIP priorities within the themes to the degree that those priorities involve physical development, opportunities for people and improvements for place. Minimum All Tenure Housing Land Requirements are set out at [Annex E](#). The investment hierarchy influences the approach to NPF4 overall and features specifically in instructions for LDPs in Policy 18 'Infrastructure First'.

NPF4 replaces National Planning Framework 3 (2014) and Scottish Planning Policy (2014). NPF4 should be read as a whole. It represents a package of planning policies to guide us to the place we want Scotland to be in 2045.

NPF4 is required by law to contribute to 6 outcomes:

- 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,
- Increasing the **population of rural areas** of Scotland,
- Improving **equality** and eliminating discrimination,
- Meeting any targets relating to the **reduction of emissions** of greenhouse gases, and
- Securing positive effects for **biodiversity**.

Statements setting out further detail on the contribution of NPF4 to each outcome are set out in Part 1.

## Plan-led Approach

A plan-led approach is central to supporting the delivery of Scotland’s national outcomes and broader sustainable development goals. It is a legislative requirement that planning decisions must be made in accordance with the development plan, unless material considerations indicate otherwise.

The statutory development plan for any given area of Scotland consists of the National Planning Framework and the relevant LDP(s). The Town and Country Planning (Scotland) Act 1997 prescribes four different plans, at different scales:

National Planning Framework (NPF)	<p>The National Planning Framework sets out the Scottish Ministers’ policies and proposals for the development and use of land.</p> <p>The NPF must have regard to any adopted regional spatial strategy.</p> <p>NPF4 is part of the statutory development plan.</p>
Regional spatial strategies (RSS)	<p>The Planning (Scotland) Act 2019 introduced a new duty requiring the preparation of regional spatial strategies.</p> <p>A planning authority, or authorities acting jointly will prepare these long-term spatial strategies for the strategic development of an area.</p> <p>RSS are not part of the statutory development plan, but have an important role to play in informing future versions of the NPF and LDPs.</p>
Local development plans (LDPs)	<p>Planning authorities must prepare one or more LDPs for their area.</p> <p>The LDP sets out a spatial strategy for the development of that area. It must take into account the National Planning Framework and any registered local place plan in the area it covers. It must have regard to the authority’s adopted regional spatial strategy. The LDP must also have regard to any local outcomes improvement plan for the area it covers.</p> <p>LDPs are part of the statutory development plan.</p>
Local place plans (LPPs)	<p>Local place plans are community-led plans setting out proposals for the development and use of land. They must have regard to the NPF, any LDP which covers the same area, and also any locality plan which covers the same area.</p> <p>LPPs are not part of the statutory development plan, but have an important role to play in informing LDPs.</p>

## Spatial Strategy

[Part 1](#) sets out our spatial strategy for Scotland to 2045, identifying:

- [6 spatial principles](#) which will influence all our plans and decisions:
  - Just transition
  - Conserving and recycling assets
  - Local living
  - Compact urban growth
  - Rebalanced development
  - Rural revitalisation
- 3 themes, linked to the United Nations Sustainable Development Goals and Scottish Government National Performance Framework:
  - Sustainable places where we reduce emissions, restore and better connect biodiversity
  - Liveable places where we can all live better, healthier lives
  - Productive places where we have a greener, fairer and more inclusive wellbeing economy

LDPs should take account of these principles and outcomes, and they should also be reflected within regional spatial strategies and local place plans.

## National Developments

Eighteen national developments have been identified. These are significant developments of national importance that will help to deliver the spatial strategy. They are intentionally high level and focus on key elements, as the projects are at different stages.

National development status does not grant planning permission for the development and all relevant consents are required.

Their designation means that the principle of the development does not need to be agreed in later consenting processes, providing more certainty for communities, business and investors.

Their designation is not intended to describe in detail how the projects should be designed, matters to consider, or impact assessments and mitigation to be applied. In addition to the statement of need at [Annex B](#), decision makers for applications for consent for national developments should take into account all relevant policies.

LDPs should take forward proposals for national developments where relevant and facilitate their delivery. This could be through supporting land allocations, policy intervention and LDP delivery programmes.

## Regional Spatial Priorities

Regional spatial priorities set out how each part of the country can use their assets and opportunities to help deliver the overall strategy. The detail of these priorities should be further considered and consulted upon through the local development planning process, and where appropriate through regional spatial strategies and regional transport strategies.

The maps are indicative, and certain authorities may have a role to play in more than one regional area. The broad areas identified in NPF4 are intended to act as a flexible framework to guide the preparation of future Regional Spatial Strategies. It is open to planning authorities to decide for themselves, including by working in partnership with others, the most appropriate scale and extent of areas to be covered by Regional Spatial Strategies.

Statutory guidance will guide the preparation of Regional Spatial Strategies.

## National Planning Policy

[Part 2](#) sets out our policy framework by topic under the three themes.

Planning is complex and requires careful balancing of issues. The **policy intent** is provided to aid plan makers and decision makers to understand the intent of each policy and to help deliver policy aspirations.

The **policy outcomes** set out what we want to achieve and will help to influence future monitoring of the planning system.

The **Local Development Plan** section clarifies the expected role of LDPs for each topic. The focus for LDPs should be on land allocation through the spatial strategy and interpreting this national policy in a local context. There is no need for LDPs to replicate policies within NPF4, but authorities can add further detail including locally specific policies should they consider to be a need to do so, based on the area's individual characteristics.

The **policy** sections are for use in the determination of planning applications. The policies should be read as a whole. Planning decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. It is for the decision maker to determine what weight to attach to policies on a case by case basis. Where a policy states that development will be supported, it is in principle, and it is for the decision maker to take into account all other relevant policies.

The **policy impact** section shows which spatial principles the policy will help to deliver.

The **key policy connections** help to show the key connections between policies, but are not intended to be comprehensive.

## Annex B – National Developments Statements of Need

National developments are significant developments of national importance that will help to deliver our spatial strategy.

Eighteen national developments will support the delivery of our spatial strategy. These national developments range from single large scale projects or collections and networks of several smaller scale proposals. They are also intended to act as exemplars of the Place Principle and placemaking approaches.

The statements of need set out in this annex are a requirement of the Town and Country Planning (Scotland) Act 1997 and describe the development to be considered as a national development for consent handling purposes.

An assessment of the likely impact of each proposed national development's lifecycle greenhouse gas emissions on achieving national greenhouse gas emissions reductions targets<sup>1</sup> (with the meaning given in the Climate Change (Scotland) Act 2009) has been undertaken. The assessment is based on the detail provided at the time of the assessment, and the conclusion may alter depending on the nature and detail of the projects taken forward.

The potential for national developments to affect European designated sites, depending on the precise design, location and construction of individual projects, has been identified by the Habitats Regulations Appraisal (HRA) of NPF4. Any such development would need to be considered carefully at project level and all relevant statutory tests met.

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<sup>1</sup> Research project: Lifecycle Greenhouse Gas Emissions of NPF4 Proposed National Developments Assessment Findings (LUC 2021) available online at <https://www.transformingplanning.scot/national-planning-framework/>

## 1. Energy Innovation Development on the Islands

This national development supports proposed developments in the Outer Hebrides, Shetland and Orkney island groups, for renewable energy generation, renewable hydrogen production, infrastructure and shipping, and associated opportunities in the supply chain for fabrication, research and development.

Any strategy for deployment of these technologies must enable decarbonisation at pace and cannot be used to justify unsustainable levels of fossil fuel extraction or impede Scotland's just transition to net zero.

This is aligned with low carbon energy projects within the Islands Growth Deal that have been developed with local partners such as the Islands Centre for Net Zero and encompasses other projects that can facilitate net zero aims.

The use of low and zero emission fuels will play a crucial role in decarbonising island and mainland energy use, shipping, strengthening energy security overall and creating a low carbon energy economy for the islands and islanders. The developments will add value where they link into national and international energy expertise, learning and research and development networks.

### Location

Outer Hebrides, Shetland, Orkney and surrounding waters.

### Need

These classes of development support the potential of the three island authorities to exemplify a transition to a net zero society. This will support delivery of our spatial strategy by helping to sustain communities in rural and island areas by stimulating employment and innovation.

### Designation and classes of development

A development contributing to 'Energy Innovation Development on the Islands' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)', is designated a national development:

**Outer Hebrides – Supporting the Arnish Renewables Base and Outer Hebrides Energy Hub**

The classes below apply to development that is for delivery of the Arnish Renewables Base and Outer Hebrides Energy Hub:

- a) New or updated on and/or off shore infrastructure for energy generation from renewables exceeding 50 megawatts capacity;
- b) Electricity transmission cables and converter stations on and/or off shore of 132 kilovolts (kv) and above;
- c) Infrastructure for the production, storage and transportation of low and zero-carbon fuels (that are not electricity or heat) including renewable hydrogen; and hydrogen production related chemicals including ammonia with appropriate carbon capture linked to transport and storage infrastructure;
- d) Improved oil storage infrastructure for Stornoway, with appropriate emissions abatement; and
- e) Quay to service renewable energy, energy transportation, energy decommissioning, fabrication or freight handling, including new or enhanced associated laydown or operational area at Arnish.



**Shetland Islands** – Supporting the Opportunity for Renewable Integration with Offshore Networks (ORION) Clean Energy Project

The classes below apply to development that is for delivery of renewable and low carbon aspects of the ORION project:

- a) New or updated on and/or off shore infrastructure for energy generation from renewables exceeding 50 megawatts capacity;
- b) Electricity transmission cables and converter stations on and/or off shore of/ or exceeding 132kv;
- c) Infrastructure for the production, storage and transportation of low and zero-carbon fuels (that are not electricity or heat) including renewable hydrogen; and hydrogen production related chemicals including ammonia with appropriate carbon capture linked to transport, storage, and utilisation infrastructure at Sullom Voe;
- d) Quay to service renewable energy, energy transportation, energy decommissioning, fabrication or freight handling, including new or enhanced associated laydown or operational area at Sullom Voe, Scatsta, Lerwick, and Dales Voe (Lerwick);
- e) Oil terminal modifications at Sullom Voe to maintain asset use moving towards net zero emissions; and
- f) New infrastructure, and/or upgraded buildings and facilities to support the transportation and storage of captured carbon.

**Orkney Islands** – Supporting Scapa Flow Future Fuels Hub and Orkney Harbours

The classes below apply to development that is for the delivery of the Future Fuels Hub, new quay in Scapa Flow, and the Orkney Logistics Base at Hatston, which support services for the renewable and marine energy and shipping sectors:

- a) New or updated on and/or off shore infrastructure for energy generation from renewables exceeding 50 megawatts capacity;

- b) Electricity transmission cables and converter stations on and/or off shore of 132kv and above;
- c) Infrastructure for the production, storage and transportation of low and zero-carbon fuels (that are not electricity or heat) including renewable hydrogen; and hydrogen production related chemicals including ammonia with appropriate carbon capture linked to transport and storage infrastructure;
- d) Quay to service renewable energy, energy transportation, energy decommissioning, fabrication or freight handling, including new or enhanced associated laydown or operational area at, Scapa Flow, and Hatston (Kirkwall); and
- e) Oil terminal modifications at Scapa Flow to maintain asset use moving towards net zero emissions.

**Lifecycle greenhouse gas emissions assessment**

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

**Policy impact:**

- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition



## 2. Pumped Hydro Storage

This national development will play a significant role in balancing and optimising electricity generation and maintaining the operability of the electricity system as part of our transition to net zero. This is necessary as we continue to move towards a decarbonised system with much more renewable generation, the output from which is defined by weather conditions.

This national development supports additional capacity at existing sites as well as at new sites. Cruachan in Argyll is a nationally important example of a pumped storage facility with significant potential for enhanced capacity that could create significant jobs in a rural location.

### Location

All Scotland

### Need

This national development supports pumped hydro storage capacity within the electricity network through significant new or expanded sites. This supports the transition to a net zero economy through the ability of pumped hydro storage schemes to optimise electricity generated from renewables by storing and releasing it when it is required.

### Designation and classes of development

A development contributing to ‘Pumped Hydro Storage’ in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as ‘major’ by [‘The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009’](#), is designated a national development:

- a) New and/or expanded and/or upgraded water holding reservoir and dam;
- b) New and/or upgraded electricity generating plant structures or buildings;
- c) New and/or upgraded pump plant structures or buildings;
- d) New and/or expanded and/or upgraded water inlet and outlet pipework;
- e) New and/or upgraded substations and/or transformers; and
- f) New and/or replacement transmission cables.

### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

#### Policy impact:

- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition

### 3. Strategic Renewable Electricity Generation and Transmission Infrastructure

This national development supports renewable electricity generation, repowering, and expansion of the electricity grid.

A large and rapid increase in electricity generation from renewable sources will be essential for Scotland to meet its net zero emissions targets. Certain types of renewable electricity generation will also be required, which will include energy storage technology and capacity, to provide the vital services, including flexible response, that a zero carbon network will require. Generation is for domestic consumption as well as for export to the UK and beyond, with new capacity helping to decarbonise heat, transport and industrial energy demand. This has the potential to support jobs and business investment, with wider economic benefits.

The electricity transmission grid will need substantial reinforcement including the addition of new infrastructure to connect and transmit the output from new on and offshore capacity to consumers in Scotland, the rest of the UK and beyond. Delivery of this national development will be informed by market, policy and regulatory developments and decisions.

#### Location

All Scotland.

#### Need

Additional electricity generation from renewables and electricity transmission capacity of scale is fundamental to achieving a net zero economy and supports improved network resilience in rural and island areas. Island transmission connections in particular can facilitate capturing the significant renewable energy potential in those areas as well as delivering significant social and economic benefits.

#### Designation and classes of development

A development contributing to 'Strategic Renewable Electricity Generation and Transmission' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)', is designated a national development:

- a) On and off shore electricity generation, including electricity storage, from renewables exceeding 50 megawatts capacity;
- b) New and/or replacement upgraded on and offshore high voltage electricity transmission lines, cables and interconnectors of 132kv or more; and
- c) New and/or upgraded Infrastructure directly supporting on and offshore high voltage electricity lines, cables and interconnectors including converter stations, switching stations and substations.

#### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

#### Policy impact:

- ✔ Local Living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Just transition

## 4. Circular Economy Materials Management Facilities

This national development supports the development of facilities required to achieve a circular economy. This sector will provide a range of business, skills and employment opportunities as part of a just transition to a net zero economy.

The range and scale of facilities required to manage secondary materials and their circulation back into the economy is not yet clear. However, sites and facilities will be needed to retain the resource value of materials so that we can maximise the use of materials in the economy and minimise the use of virgin materials in order to reduce greenhouse gas emissions. This is particularly significant for the construction and demolition industries and decommissioning industry.

Careful assessment of specific proposals will be required to ensure they provide sustainable low carbon solutions, include appropriate controls, manage any emissions and mitigate localised impacts including on neighbouring communities and the wider environment.

### Location

All Scotland.

### Need

This national development helps maximise Scotland's potential to retain the energy and emissions values within materials already in the economy.

### Designation and classes of development

A development contributing to 'Circular Economy Materials Management Facilities' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)' is designated a national development:

- a) Facilities for managing secondary materials; and
- b) Recycling facilities.

### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

#### Policy impact:

- ✔ Local Living
- ✔ Conserving and recycling assets
- ✔ Just transition

## 5. Urban Sustainable, Blue and Green Surface Water Management Solutions

This national development aims to build on the benefits of the Metropolitan Glasgow Strategic Drainage Partnership, to continue investment and extend the approach to the Edinburgh city region.

Our biggest cities and their regions will require improved infrastructure to ensure they are more resilient to climate change. A strategic, catchment scale approach to adaptation through surface water and drainage infrastructure investment will reduce impacts and risks for our urban population and is an example of an infrastructure first approach. Catchment scale nature-based solutions which may include blue and green infrastructure should be prioritised. Grey infrastructure should be optimised and only used when necessary to augment blue-green infrastructure solutions. Delivery of multiple climate, wellbeing and economic benefits should form the basis of the approach. Whilst this national development focuses on Edinburgh and Glasgow other cities and towns may benefit from similar approaches.

### Location

Glasgow and Edinburgh City Regions and their wider water catchment areas.

### Need

A large proportion of our population lives in our largest cities. The management of surface water drainage at scale across these city regions will help us to adapt to extreme weather events that will become more frequent as a result of climate change. A nature-based approach to surface water management has the potential to deliver multiple health, wellbeing, economic and climate adaptation and emissions reduction benefits and it may free up sewer capacity.

### Designation and classes of development

A development contributing to 'Urban Sustainable, Blue and Green Surface Water Management Solutions' in the location described, within the Class of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)' is designated a national development:

- a) Spaces, infrastructure, works, structures, buildings, pipelines, and nature-based approaches, for surface water management and drainage systems.

### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

#### Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition

## 6. Urban Mass/Rapid Transit Networks

This national development supports low carbon mass/rapid transit projects for Aberdeen, Edinburgh and Glasgow.

To reduce transport emissions at scale, we will require low carbon transport solutions for these three major cities that can support transformational reduction in private car use.

Development of the Glasgow ‘Metro’ and Edinburgh Mass Transit in these cities and their associated regions plus the Aberdeen Rapid Transit system are recommendations from the Strategic Transport Projects Review 2.

This will support placemaking and deliver improved transport equity across the most densely populated parts of Scotland, improving access to employment and supporting sustainable investment in the longer term. It can function as part of a broader transport network that includes active travel, and this places importance on multi-modal hubs or transport interchange points.

The type of interventions will be determined through the on-going development of business cases and studies but could include the provision of new systems or extensions to existing sustainable and public transport networks.

### Location

Aberdeen, Glasgow and Edinburgh City Regions.

### Need

This national development will help reduce transport related emissions overall, improve air quality, reduce the demand for private vehicle use, support the roll out of 20 minute neighbourhoods and improve transport equity.

## Designation and classes of development

A development contributing to ‘Urban Mass/Rapid Transit Networks’ in the location described, within one or more of the Classes of Development below and that is of a scale or type that would otherwise have been classified as ‘major’ by ‘[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)’ is designated a national development. This relates to development supported by the Strategic Transport Projects Review 2 consisting of new or upgraded:

- a) Track or road infrastructure;
- b) Fuelling or power infrastructure;
- c) Passenger facilities; and
- d) Depots servicing the networks.

## Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

### Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Conserving and recycling assets
- ✔ Just transition



## 7. Central Scotland Green Network

This national development is one of Europe's largest and most ambitious green infrastructure projects. It will play a key role in tackling the challenges of climate change and biodiversity loss including by building and strengthening nature networks. A greener approach to development will improve placemaking, can contribute to the roll-out of 20 minute neighbourhoods and will benefit biodiversity connectivity. This has particular relevance in the more urban parts of Scotland where there is pressure for development as well as significant areas requiring regeneration to address past decline and disadvantage. Regeneration, repurposing and reuse of brownfield land should be a priority.

Priorities include enhancement to provide multi-functional green and blue infrastructure that provides greatest environmental, lifelong physical and mental health, social wellbeing and economic benefits. It focuses on those areas where greening and development can be mutually supportive, helping to improve equity of access to quality green and blue space, and supporting communities where improving wellbeing and resilience is most needed, including to help people adapt to future climate risks.

Nature-based solutions for climate change adaptation and mitigation may include woodland expansion and peatland restoration as a priority. The connectivity of biodiversity rich areas may be enhanced through nature networks, including corridors and stepping stones to provide enhanced natural capital and improved ecosystem services.

### Location

Central Scotland local authorities within a boundary identified by the Green Action Trust.

### Need

This national development is needed to improve quality of place and create new opportunities for investment. This will support delivery of our spatial strategy which highlights the importance of accelerating urban greening in this most densely populated part of Scotland.

### Designation and classes of development

A development contributing to 'Central Scotland Green Network' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)', is designated a national development:

- a) Development to create and/or enhance multi-functional green infrastructure including for: emissions sequestration; adaptation to climate change; and biodiversity enhancement;
- b) Reuse of vacant and derelict land and buildings for greening and nature-based solutions;
- c) New and/or upgraded sustainable surface water management and drainage systems and the creation of blue space;
- d) Use of land for allotments or community food growing; and
- e) Routes for active travel and/or recreation.

### Lifecycle Greenhouse Gas Emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

#### Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition

## 8. National Walking, Cycling and Wheeling Network

This national development facilitates the shift from vehicles to walking, cycling and wheeling for everyday journeys contributing to reducing greenhouse gas emissions from transport and is highly beneficial for health and wellbeing.

The upgrading and provision of additional active travel infrastructure will be fundamental to the development of a sustainable travel network providing access to settlements, key services and amenities, employment and multi-modal hubs. Infrastructure investment should be prioritised for locations where it will achieve our National Transport Strategy 2 priorities and outcomes, to reduce inequalities, take climate action, help deliver a wellbeing economy and to improve health and wellbeing. This will help to deliver great places to live and work, including through connecting neighbourhoods, villages and towns, active freeways and long distance routes.

### Location

All Scotland.

### Need

Reducing the need to travel unsustainably is the highest priority in the sustainable transport investment hierarchy. This national development will significantly support modal shift and deliver multiple outcomes including our commitment to a 20% reduction in car kilometres by 2030, associated emissions reduction, health and air quality improvement. This will support the delivery of our spatial strategy by creating a more sustainable distribution of access across Scotland as a whole.

### Designation and classes of development

A development contributing to 'National Walking, Cycling and Wheeling Network' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)' is designated a national development:

- a) New/and or upgraded routes suitable for a range of users for walking, cycling and wheeling that help create a national network that facilitates short and longer distance journeys and linkages to multi-modal hubs.

### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

#### Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Just transition



## 9. Edinburgh Waterfront

This national development supports the regeneration of strategic sites along the Forth Waterfront in Edinburgh.

The waterfront is a strategic asset that contributes to the city's character and sense of place and includes significant opportunities for a wide range of future developments.

Development will include high quality mixed use proposals that optimise the use of the strategic asset for residential, community, commercial and industrial purposes, including support for off-shore energy relating to port uses. Further cruise activity should take into account the need to manage impacts on transport infrastructure.

This will help maintain and grow Edinburgh's position as a capital city and commercial centre with a high quality and accessible living environment. Development locations and design will need to address future resilience to the risks from climate change, impact on health inequalities, and the potential to incorporate green and blue infrastructure.

### Location

Leith to Granton.

### Need

Waterfronts in our largest urban areas are frequently under-utilised and contain significant areas of brownfield land as well as existing infrastructure assets. Their location may be particularly vulnerable to climate change and likely risks will require careful management. This will support delivery of our spatial strategy, which recognises the importance of our urban coastline in supporting our sense of place, economy and wellbeing.

## Designation and classes of development

A development contributing to 'Edinburgh Waterfront' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)', is designated a national development:

- a) New and/or upgraded buildings for mixed use and/or residential development;
- b) New and/or upgraded buildings for commercial, industrial, business use;
- c) New and/or upgraded utilities;
- d) New and/or upgraded green and blue infrastructure;
- e) New and/or upgraded active and sustainable travel routes; and
- f) New and/or upgraded port facilities for vessel berthing and related landside activities including for lay-down, and marine sector services.

## Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

### Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Just transition

## 10. Dundee Waterfront

This national development supports the redevelopment of the Dundee Waterfront Zones including: the Central Waterfront, Seabraes, City Quay, Dundee Port, Riverside Business Area and Nature Park, and the Michelin Scotland Innovation Parc.

Continued delivery of the waterfront transformation is crucial to securing the role of the city as a location for investment in the net zero economy. Supporting population growth alongside economic opportunities, and skills and career development, is important in continuing to demonstrate the sustainability of urban living in Scotland and a just transition to the net zero economy.

Further projects associated with this include: the Michelin Scotland Innovation Parc which will become an innovation hub for net zero emission mobility; the Eden Project; and an improvement of facilities at Dundee Port. This national development includes reusing land on and around the Dundee Waterfront to support the lifelong health and wellbeing of communities, deliver innovation and attract investment. As the development progresses it will be important to support sustainable and active transport options and to build in adaptation to future climate risks.

### Location

Dundee Waterfront zones: Central Waterfront, Seabraes, City Quay, Dundee Port, Riverside Business Area and Riverside Nature Park; Michelin Scotland Innovation Parc.

### Need

This national development supports the continued revitalisation of Dundee Waterfront, expanded to include Michelin Scotland Innovation Parc in support of the Tay Cities Region Economic Strategy and its continued use for economic purposes. Waterfront locations may be particularly vulnerable to climate change and so development requires to be carefully designed to manage likely risks.

### Designation and classes of development

A development contributing to 'Dundee Waterfront' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)' is designated a national development:

- a) New and/or upgraded buildings for mixed use and/or residential development;
- b) New and/or upgraded buildings for commercial, industrial, business, storage, distribution, research, educational, and/or tourism use;
- c) New and/or upgraded utilities;
- d) New and/or upgraded active and sustainable travel routes;
- e) New and/or upgraded port facilities for vessel berthing and related landside activities including for lay-down, freight handling and marine sector services; and
- f) New and/or upgraded green and blue infrastructure.

### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

### Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Just transition

## 11. Stranraer Gateway

This national development supports the regeneration of Stranraer.

Stranraer is a gateway town. It is located close to Cairnryan, a key port connecting Scotland to Northern Ireland, Ireland and beyond to wider markets.

High quality place-based regeneration will help address socio-economic inequalities in Stranraer and to support the wider population of south west Scotland by acting as a hub and providing a platform for future investment. This will be supported by any strategic transport interventions including road and rail that emerge from the second Strategic Transport Projects Review which embeds the National Transport Strategy's sustainable travel and investment hierarchies.

### Location

Stranraer and associated transport routes.

### Need

Loch Ryan and Stranraer act as a gateway to Scotland. Reusing the assets in this location will support the wellbeing, economy and community in line with the regional growth deal. It will help to deliver our spatial strategy by driving forward regeneration of a key hub.

## Designation and classes of development

A development contributing to 'Stranraer Gateway' in the location described within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) Development contributing to Stranraer Waterfront regeneration;
- b) Marina expansion;
- c) Redevelopment of Stranraer harbour east pier;
- d) Sustainable, road, rail and freight infrastructure for access to Stranraer and/or Cairnryan;
- e) New and/or upgraded infrastructure for the transportation and use of low carbon fuels; and
- f) Reuse of vacant and derelict buildings and brownfield land, including regeneration of Blackparks industrial estate.

## Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

### Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition

## 12. Digital Fibre Network

This national development supports the continued roll-out of world-class broadband across Scotland.

Our strategy requires enhanced digital connectivity to provide high speed broadband or equivalent mobile services, prioritising those areas with weaker networks as part of the Reaching 100% (R100) programme and Project Gigabit, including urban, island specific and rural enhancements. This is a significant utility including 4G and 5G mobile infrastructure facilitating home based working, renewable energy development, rural repopulation and access to services. The data transmission network can also support the availability and use of 'big data.' Digital capability is a feature of a number of City Region and Growth Deals.

Opportunities should be taken to deliver the infrastructure as part of other infrastructure upgrades or installation works such as energy transmission, transportation, and travel networks where appropriate.

### Location

All Scotland.

### Need

This is a fundamentally important utility, required to support development, community wellbeing, equal access to goods and services, and emissions reduction from reduced demand for travel. This will help to deliver our spatial strategy by complementing a new emphasis of living locally, and by helping to sustain and grow rural and island communities.

## Designation and classes of development

A development contributing to 'Digital Fibre Network' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) Installation of new and/or upgraded broadband cabling on land and sub-sea for fixed line and mobile networks; and
- b) Green data centres.

## Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall negligible impact on achieving national greenhouse gas emissions reduction targets.

### Policy impact:

- ✔ Local living
- ✔ Rebalanced development
- ✔ Rural revitalisation
- ✔ Just transition

### 13. Clyde Mission

This national development is a national, place-based Mission to make the Clyde an engine of economic success for Glasgow, the city region and Scotland.

The Clyde Mission is focused on the River Clyde and the riverside from South Lanarkshire in the east to Inverclyde and Argyll and Bute in the west and focusing on an area up to around 500 metres from the river edge. This footprint includes the parts of the Clyde Gateway, River Clyde Waterfront, North Clyde River Bank and River Clyde Corridor frameworks, and Glasgow Riverside Innovation District.

Across this area significant land assets are under-utilised, and longstanding inequality, in relation to poor environment and health outcomes require to be tackled as a national priority. An ambitious redevelopment programme is being taken forward under [Five Missions](#). It is a collective, cross-sector effort and partnership working will help bring forward assets and sites that are ready for redevelopment to sustain a range of uses. This will repurpose and reinvigorate brownfield and supporting local living as well as adapting the area to the impacts of climate change, where nature-based solutions would be particularly supported.

#### Location

The river and land immediately next to it (up to around 500 metres from the river) along its length.

#### Need

These classes of development revitalise a major waterfront asset which is currently under-utilised. This will support the delivery of our spatial strategy by attracting investment and reuse of brownfield land in west central Scotland where there is a particular need to improve quality of place, generate employment and support disadvantaged communities. It will also support adaptation to climate risks.

### Designation and classes of development

A development contributing to 'Clyde Mission' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) Mixed use, which may include residential, redevelopment of brownfield land;
- b) New, reused and/or upgraded buildings and facilities for residential, commercial, business and industrial uses on brownfield land;
- c) Upgrade of existing port and harbour assets for servicing marine functions including freight and cruise uses and associated landside commercial and/or industrial land for supporting services;
- d) New and/or upgraded active and sustainable travel and recreation routes and infrastructure; and
- e) New and/or upgraded infrastructure for climate adaptation, including nature-based, green and blue solutions.

### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net negative impact on achieving national greenhouse gas emissions reduction targets.

#### Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets



## 14. Aberdeen Harbour

This national development supports the continued relocation and repurposing of Aberdeen Harbour. The harbour is a strategically important asset supporting the economy of the north east of Scotland.

The south harbour can act as a cluster of port accessible offshore renewable energy research, manufacturing and support services. The facilities are also important for international connections.

At the south harbour the focus should be on regenerating existing industrial land and reorganising land use around the harbour in line with the spatial strategy of the LDP. By focusing future port activity here, parts of the existing harbour in the city centre will become available for mixed use development, opening up development land to help reinvigorate Aberdeen city centre.

This can help provide significant economic opportunities, in line with the objectives of the Aberdeen City Region Deal. Environmental benefits, for example to enhance access and improve the quality of green space and active travel options should be designed-in to help offset any potential impacts on the amenity of local communities with relevant projects addressing environmental sensitivities through careful planning, assessment and implementation.

The extent to which this should include additional business and industrial development outwith the existing north and south harbours is a matter to be determined in the relevant LDP, and is outwith the scope of this national development.

### Location

Port of Aberdeen North and South Harbours.

This national development supports the optimisation of Aberdeen Harbour to support net zero and stimulate economic investment. It is also a significant opportunity to support better placemaking including city centre transformation, and regeneration of existing land by optimising the use of new and existing assets. This will

deliver our spatial strategy by helping the north east of Scotland to achieve a just transition from a high carbon economy whilst improving quality of place.

### Designation and classes of development

A development contributing to 'Aberdeen Harbour' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#) is designated a national development:

- a) Mixed use development reusing land at the existing (north) Aberdeen Harbour;
- b) Upgraded port facilities at Aberdeen Harbour and completion of South Harbour;
- c) New and/or upgraded green infrastructure;
- d) Buildings and facilities for commercial, manufacturing and industrial uses;
- e) Infrastructure for the production, storage and transportation of low carbon and renewable hydrogen and related chemicals including ammonia, with carbon capture as necessary; and
- f) Transport infrastructure, including for sustainable and active travel, for the South Harbour as supported by the Aberdeen City Region Deal.

### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

#### Policy impact:

- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Just transition

## 15. Industrial Green Transition Zones

To secure a just transition to a net zero economy, the decarbonisation of nationally important industrial sites in a way that ensures continued jobs, investment and prosperity for these areas and the communities that depend on them is essential. Industrial Green Transition Zones (IGTZ) will support the generation of significant economic opportunities while minimising carbon emissions. Technologies that will help Scotland transition to net zero will be supported at these locations, with a particular focus on low carbon and zero emissions technologies including renewables and the generation, storage and distribution of low carbon hydrogen.

The deployment of hydrogen and CCUS at these locations must demonstrate decarbonisation at pace and cannot be used to justify unsustainable levels of fossil fuel extraction or impede Scotland's just transition to net zero. Hydrogen and CCUS are emerging industries, both government and industry in Scotland wish to accelerate and maximise the deployment of green hydrogen. For projects that utilise carbon capture and storage, we want to ensure the highest possible carbon capture rates in the deployment of these technologies. While there are examples internationally where CCUS projects have been associated with offshore Enhanced Oil Recovery, we understand there to be no plans for offshore Enhanced Oil Recovery as part of the Scottish Cluster. However, if any IGTZ is found to be incompatible with Scotland's transition to net zero, Scottish Government policy, along with designations of and classes of development, will change accordingly.

Industrial Green Transition Zones are:

- **The Scottish Cluster** encompasses a carbon capture and storage (CCS) projects network and is a key strategic vehicle for industrial decarbonisation, energy generation, and the transportation and storage of captured carbon. The designation relates to projects that form a Scottish Cluster in the first instance specifically Peterhead, St Fergus and Grangemouth. Further industrial transition sites are expected to emerge in the longer

term and benefit from the experience gained within the Scottish Cluster but do not form part of this national development. This national development will support the generation of significant economic opportunities for low carbon industry as well as minimising carbon emissions at scale, and will play a vital part in maintaining the security and operability of Scotland's electricity supply and network. The creation of hydrogen and deployment of negative emissions technologies, utilising CCUS, at commercial scale will establish the opportunities to decarbonise industry, transport and heat, as well as other sectors, and pave the way for the transportation and storage infrastructure to support the growing hydrogen economy in Scotland.

- **Grangemouth investment zone** currently hosts strategic and critical infrastructure, high value employment and manufacturing of materials that are currently vital for every-day life. This role will continue in the long-term but must seek to decarbonise given the significant contribution of the industrial activities to Scotland's emissions. It is a key location in the Scottish Cluster for carbon capture and storage, and hydrogen deployment. The Grangemouth Investment Zone will be a focus for transitioning the petro-chemicals industry and associated activities into a leading exemplar of industrial decarbonisation, significantly helped through the coordination activities of the Scottish Government's Grangemouth Future Industry Board. Decarbonisation could include opportunities for: renewable energy innovation; bioenergy; hydrogen production with carbon capture and storage; and repurposing of existing strategic and critical infrastructure such as pipelines.

### Location

St Fergus, Peterhead, and Grangemouth.

### Need

This national development is required to meet our targets for emissions reduction. It also supports a just transition by creating new jobs in emerging technologies and significant economic opportunities for lower carbon industry. It will help to decarbonise other sectors, sites and regions, paving the way for increasing demand



to be complemented by the production of further hydrogen in the future. This will also help to deliver our spatial strategy by supporting investment in the North East and the Central Belt where there has been a relatively high level of output from fossil fuel industries.

### Designation and classes of development

A development contributing to 'Industrial Green Transition Zones' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)' is designated a national development.

- a) Carbon capture with high capture rates and negative emission technologies, transportation and storage of captured carbon forming part of or helping to create an expandable national network;
- b) Pipeline for transportation and storage of captured carbon and/or hydrogen;
- c) Onshore infrastructure including compression equipment, supporting pipeline transportation and shipping transportation of captured carbon and/or hydrogen;
- d) Offshore storage of captured carbon;
- e) New and/or upgraded buildings and facilities for the utilisation of captured carbon;
- f) Infrastructure for the production of hydrogen on shore or off shore where co-located with off shore wind farms within 0-12 nautical miles;
- g) Infrastructure for the storage of hydrogen on shore or off shore, including on or near-shore geological storage;
- h) Port facilities for the transport and handling of hydrogen and carbon dioxide;
- i) The application of carbon capture and storage technology to existing or replacement thermal power generation capacity;

- j) Production, storage and transportation with appropriate emissions abatement of: bioenergy; hydrogen production related chemicals including ammonia;
- k) New and/or upgraded buildings for industrial, manufacturing, business, and educational or research uses related to the industrial transition;
- l) Town centre regeneration at Grangemouth;
- m) Grangemouth flood protection scheme;
- n) New and/or upgraded green and blue infrastructure;
- o) New and/or upgraded utilities and/or local energy network; and
- p) New and/or upgraded facilities at the port for inter-modal freight handling at Grangemouth.

### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive effect on lifecycle greenhouse gas emissions reductions targets.

#### Policy impact:

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition

## 16. Hunterston Strategic Asset

This national development supports the repurposing of Hunterston port as well as the adjacent former nuclear power station sites and marketable business land of the Hunterston Estate. Hunterston has long been recognised as a strategic location for the port and energy sectors given its deepwater access and existing infrastructure. Hunterston is a key site, anchoring other opportunities around the Firth of Clyde.

The location and infrastructure offers potential for electricity generation from renewables, and a variety of commercial uses including port, research and development, aquaculture, the circular economy, and environmental and economic opportunities around nuclear decommissioning expertise.

New development will need to optimise the capacity of the transport network, include active travel links and be compatible with a location adjacent to sites with nuclear power uses. Designated biodiversity sites will require protection and enhancement where possible, and sustainable flood risk management solutions will be required for the area. Aligned with the Ayrshire Growth Deal, jointly funded by the Scottish and UK Governments, investment in this location will support a wellbeing economy by opening up opportunities for employment and training for local people. A community wealth building approach has been embedded within the Deal and Regional Economic Strategy within Ayrshire, and would be expected to form a part of future development proposals to ensure the economic benefits are retained locally as far as possible, strengthening local supply chains and supporting businesses and communities across Ayrshire.

### Location

Hunterston Port, nuclear power station sites and marketable employment land at Hunterston Estate.

### Need

These classes of development support the redevelopment and reuse of existing strategic assets and land contributing to a net zero economy. It also supports delivery of our spatial strategy by stimulating investment in the west of Scotland, potentially contributing to the wider aim of tackling inequalities.

### Designation and classes of development

A development contributing to 'Hunterston Strategic Asset' in the location described within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) Infrastructure to support a multi-modal deep water harbour;
- b) Land and buildings for bulk handling, storage, processing and distribution;
- c) Facilities for marine energy generation technology fabrication and decommissioning;
- d) Facilities for marine energy servicing;
- e) Land and buildings for industrial, commercial, research and development, and training uses;
- f) Infrastructure for the capture, transportation and long-term storage of greenhouse gas emissions, where transportation may be by pipe or vehicular means;
- g) Infrastructure for the production, storage and transportation of low carbon and renewable hydrogen; and hydrogen production related chemicals including ammonia;
- h) Infrastructure for the generation and storage of electricity from renewables exceeding 50 megawatts; and
- i) Electricity transmission infrastructure of 132kv or more.

## **Lifecycle greenhouse gas emissions assessment**

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

### **Policy impact:**

- ✔ Compact urban growth
- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition

## 17. Chapelcross Power Station Redevelopment

This national development supports the redevelopment of Chapelcross, a former nuclear power station site of significant scale regionally and nationally, and our strategy supports the reuse of the site to help deliver on net zero and provide opportunities for communities in the South of Scotland.

Final uses for the site remain to be agreed, but the site has locational advantage to act as an energy hub with opportunities including: business development with a particular focus on energy and energy supply chain; energy generation from solar; electricity storage; generation of heat; production and storage of low carbon and renewable hydrogen. This could link to ambitions for low carbon heat and vehicle fuel at Stranraer.

The proposal aims to create new job opportunities, including high value employment. A community wealth building approach will ensure that benefits are retained locally as far as possible, and this in turn will help to sustain and grow the local population. We also support opportunities to reduce the fuel costs for local communities to tackle fuel poverty. Sustainable access to the site for workers and commercial vehicles will be required.

### Location

Site of the former Chapelcross power station.

### Need

This national development supports the reuse of a significant area of brownfield land in a rural area with economically fragile communities. It will also support the just transition to net zero.

### Designation and classes of development

A development contributing to 'Chapelcross Power Station Redevelopment' in the location described, within one or more of the Classes of Development described below and that would otherwise have been of a scale or type that is classified as 'major' by '[The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009](#)', is designated a national development:

- a) Commercial, industrial, manufacturing, and office related development occurring on the Chapelcross development site;
- b) Generation of electricity from renewables exceeding 50 megawatts capacity;
- c) Infrastructure for the production, storage and transportation of low carbon and renewable hydrogen and related chemicals including ammonia, with carbon capture as necessary; and
- d) Active and sustainable travel connection to the site.

### Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

#### Policy impact:

- ✔ Local living
- ✔ Rebalanced development
- ✔ Conserving and recycling assets
- ✔ Rural revitalisation
- ✔ Just transition

## 18. High Speed Rail

This national development supports the implementation of increased infrastructure to improve rail capacity and connectivity on the main cross-border routes, the east and west coast mainlines.

Rail connectivity that can effectively compete with air and road based transport between the major towns and cities in Scotland, England and onward to Europe is an essential part of reducing transport emissions, making best use of the rail network and providing greater connectivity opportunities. There can be significant emissions savings of approximately 75% to be made when freight is transported by rail instead of road.

Enhancement would be in addition to and in conjunction with High Speed 2 (HS2) and other enhancements identified by the UK Government.

Scottish Ministers have an agreement with the UK Government to develop infrastructure enhancements 'North of HS2' and Scottish Ministers continue to press the UK Government on the imperative that all nations and regions of Britain benefit from the prosperity that HS2 will deliver both in its construction and its implementation. The Strategic Transport Projects Review 2 is appraising through recommendation 45 and will provide the strategic case for investment in the rail network in Scotland, over and above the commitments within HS2.

### Location

Central and southern Scotland to the border with England.

### Need

This national development aims to ensure a low emissions air-competitive journey time to cities in the UK as well as connectivity with European cities and benefits to freight. This will support Scotland's ability to attract and compete for investment.

## Designation and classes of development

A development contributing to 'High Speed Rail' in the location described, within one or more of the Classes of Development described below and that is of a scale or type that would otherwise have been classified as 'major' by ['The Town and Country Planning \(Hierarchy of Developments\) \(Scotland\) Regulations 2009'](#), is designated a national development:

- a) New and/or upgraded railway track and electrification solution (overhead cabling and pylons or on track);
- b) New and/or upgraded multi-modal railway stations to service high-speed lines; and
- c) Depot facilities for high speed trains and/or related to the construction and onward maintenance of the UK high-speed rail infrastructure.

## Lifecycle greenhouse gas emissions assessment

Depending on the nature of the projects taken forward and considering both direct and indirect effects, the lifecycle greenhouse gas emissions assessment concludes this development will likely have an overall net positive impact on achieving national greenhouse gas emissions reduction targets.

### Policy impact:

- ✔ Compact urban growth
- ✔ Conserving and recycling assets



## Annex C – Spatial Planning Priorities

This information is intended to guide the preparation of Regional Spatial Strategies and LDPs to help deliver Scotland’s national spatial strategy.

### North and West Coast and Islands

This area broadly comprises the island communities of Shetland, Orkney, the Outer Hebrides, and parts of Highland and Argyll and Bute, and the north and west coastline of the Scottish mainland.

**To deliver sustainable places, Regional Spatial Strategies and Local Development Plans should maximise the benefits of renewable energy whilst enhancing blue and green infrastructure, decarbonising transport and building resilient connections.**

This area’s natural and cultural assets will require careful planning and management so that their special qualities can continue to form a strong foundation for future development and investment. There are opportunities for local projects across this area to come together and create an enhanced nature network which benefits quality of life and contributes to biodiversity recovery and restoration as well as carbon sequestration.

Resilience and a growing green economy will depend on delivery of improved grid connections, including high voltage grid cables connecting the three island groups to the mainland. This will be complemented by the innovation in low and zero carbon fuels and the roll out of locally distributed energy systems to reduce emissions from buildings, address significant fuel poverty and secure longer term resilience.

Significant peatland restoration and woodland creation and restoration, along with blue carbon opportunities will secure wider biodiversity benefits and be a focus for investment to

offset carbon and secure existing natural carbon stores. The Lewis Peatlands and the Flow Country are internationally recognised as accounting for a significant proportion of the world’s blanket bog habitat, and there are opportunities to protect and expand Scotland’s temperate rainforest, including some of the best remaining rainforest sites in Europe. Access to the outdoors, as well as active travel, can benefit from continued investment in long distance walking and cycling routes with a range of projects emerging at a regional scale.

Communities in this area will need resilient transport connectivity to maintain accessibility and lifeline links, and further innovation will be required to help modernise connections and decarbonise transport systems. A net zero islands air network and decarbonisation of ferry services will help to secure the viability and service stability of island and remote coastal communities. Communities are keen to explore long-term ambitions for fixed links for example across the Sound of Harris and Sound of Barra, and potentially to connect the Outer Hebrides to mainland Scotland. An Islands Connectivity Plan will consider the role of ferries, fixed links and low carbon aviation in securing lifeline links and marine access for both leisure and freight. In addition to the investment potential of the area’s ports and harbours, the strategic location of the Northern Isles as a hub for future shipping using long distance trade routes has significant potential for investment and growth over the longer term. There is also potential to consider decarbonisation of fishing fleets and the aquaculture industry in the future.

Electric vehicle ownership is already high in some parts of the area and continued expansion of charging networks will support further decarbonisation. Key routes and hubs are emerging – examples include the aspiration for an electric spinal route that extends across the Outer Hebrides. This should be viewed as one part of a wider system response to net zero that also strengthens active travel across the area.

Improved digital connectivity is a priority to sustain current businesses and create ‘smart’ communities. We are committed to investment in ultrafast broadband to ensure every property is connected and to improve mobile coverage. This will unlock opportunities for rural businesses and remote working, and make future community growth more feasible. Full benefits will be realised by actively tackling the digital divide by building skills, literacy and learning and addressing the financial barriers to internet access. Key projects include the Outer Hebrides Giga Fibre Network and the North Isles Fibre Project.

**To deliver liveable places, Regional Spatial Strategies and Local Development Plans in this area should support coastal and island communities to become carbon neutral, thus contributing to net-zero commitments and reducing fuel poverty.**

Future-proofing local liveability will benefit people as well as the planet. Island and coastal communities can apply the concept of local living, including 20 minute neighbourhoods, in a flexible way and find local solutions to low carbon living, for example by identifying service hubs in key locations with good public transport links. The aim is to build long-term resilience and self-reliance by minimising the need to travel whilst sustaining dispersed communities and rural patterns of development. Communities in this area will continue to rely to an extent on the private car, and low carbon solutions to the provision of services will need to be practical and affordable. Innovation including electric vehicle charging and digital connectivity will play an important role.

Increased coastal flooding and erosion arising from future climate change will need to be considered along with impacts on associated infrastructure such as bridges and transport networks. The majority of island populations live in coastal locations and there is a need for a pro-active and innovative approach that works with local communities to address this issue.

Regionally and locally driven plans and strategies will identify areas for future development that reflect these principles – for example planned population growth on the Western Seaboard of Argyll and in a growth corridor from Tobermory to Oban and on to Dalmally. Community hubs, where people can easily access a variety of services, will need to evolve and grow to support communities and sustain a range of functions. Ports and harbours can be a focal point for electric vehicle charging as well as employment. Sustainable and fair access to affordable healthier food will support future resilience and broader objectives including reduced child poverty and improved health outcomes. Innovative and equitable service provision, including digital solutions, will be needed to support dispersed communities in a low carbon way.

Communities will need greater choice and more flexible and affordable homes to support varying needs. This can be achieved to an extent by refurbishing the existing building stock to reduce the release of embedded carbon, as well as by delivering more affordable, energy efficient homes. The additional costs of island homebuilding and development generally, as well as in delivering net zero, is a challenge that needs to be factored into a planned approach.

There is a clear need for affordable housing provision across the region to improve choice and access to homes, to support local economies, and in some areas to help offset the impact of second home ownership and short term lets on the market. Local solutions may include key worker housing, temporary homes for workers in remote areas, and self-provided homes including self-build and custom-build. Continued innovation of holistic place-based solutions, such as the Rural and Islands Housing Fund, will be required to create homes that meet diverse community needs, including homes for an ageing population and to help young people to stay in or return to their communities. Greater efforts to ensure young people have more influence in decisions that affect their future places could support this, as well as helping more people access land and crofts and the reuse of abandoned sites where appropriate.



To reverse past depopulation and support existing settlements, planning can help to sustain communities in more peripheral and fragile areas in a way that is compatible with our low carbon agenda and resilient to climate change impacts. Further action should be taken where appropriate to encourage economically active people to previously inhabited areas. This will also need to reflect climate commitments and wider aspirations to create sustainable places that incorporate principles of 20 minute neighbourhoods and active travel networks. Coasts will continue to evolve, and development will be needed to sustain and grow communities in a sustainable way. Collaboration and strong alignment of terrestrial and marine planning, at all levels, will also be needed.

**To deliver productive places, Regional Spatial Strategies and Local Development Plans in this area should seize the opportunities to grow the blue and green economy, recognising the world-class environmental assets that require careful management and the opportunities to develop skills and diversify employment.**

This area has significant opportunities for investment that capitalise on its natural assets and further strengthen the synergies between people, land and sea. This will require strong collaboration and alignment of terrestrial and marine planning, especially as further development of related blue economy activities in the terrestrial environment may increase competition for marine space and resources offshore. To significantly reduce greenhouse gas emissions, more onshore and offshore renewable energy generation will be needed, bringing unprecedented opportunities to strengthen local economies, build community wealth and secure long-term sustainability. The island authorities have set targets for creating green jobs and for rolling out clean and efficient energy systems to build local resilience. We expect to see continued innovation to unlock the infrastructure and business opportunities arising from a blue and green prosperity agenda.

As a result of its natural advantages, the area is growing its research excellence, and driving low-carbon is a core theme of the Islands Growth Deal. This will support the emergence of the planned joint Islands Centre for Net Zero, alongside island-specific initiatives. Orkney has been home to the European Marine Energy Centre since 2003 and the Orkney Research and Innovation Campus (ORIC) in Stromness provides a focus for Orkney's renewable and low carbon industries and research facilities. There are plans to grow the role of Orkney's ports and harbours to support net zero. The Outer Hebrides Energy Hub plans to establish the initial infrastructure necessary to support the production of low carbon hydrogen from renewable energy and conduct a 'large village' trial for Stornoway, and there may also be co-benefits to be gained for aquaculture in the area. Shetland aims to grow its net zero contribution including through a planned ultra-deep water port development, which would support servicing the energy sector, oil and gas decommissioning and large-scale offshore renewables. In addition, Oban is developing as a university town, and the European Marine Science Park is a key opportunity to build the local economy and provide education locally.

Sea ports are a focus for investment in the blue economy and further diversification of activities could generate additional employment across the area. Potential for business development ranges from long distance freight to supporting the cruise and marine leisure sectors and decommissioning opportunities. There may also be opportunity for ports in the islands to establish themselves as near-Arctic marine transport and logistics hubs, including for transshipment operations.

There is an aspiration for the servicing of ultra large container ships with associated facilities within Scapa Flow. The potential for such development to adversely affect European site(s) has been identified through the HRA of NPF4. Therefore, this would need to be considered carefully at project level, including through the Habitats Regulations Appraisal process, to ascertain that there will be no adverse effects on

the integrity of European sites, or if this is not the case, whether there are imperative reasons of over-riding public interest and relevant statutory tests can be met.

New infrastructure and repurposing of land will help to shift industrial activity towards supporting the offshore renewables sector. Key strategic sites for industrial investment and associated port infrastructure and facilities include plans for: Dales Voe and Scapa Flow as part of the Islands Growth Deal; Cullivoe; Arnish in Stornoway; Wick; Scrabster; Gills Bay; Kishorn; Oban; Port Askaig; and Hatston, Kirkwall. Other key nodes on the ferries network, including Ullapool, Uig and Mallaig, will continue to act as important hubs to support communities, investors and visitors.

Proposed space ports, which make use of the area's relatively remote location and free airspace, could support our national ambitions to grow this sector. This includes plans for an Outer Hebrides Spaceport 1 in Scolpaig, North Uist and an emphasis on space research and skills development in Shetland as part of the Islands Growth Deal, a space port at Machrihanish and ancillary buildings at Benbecula. Planning permission has been granted for a space port at Melness in Sutherland, making use of its location away from populated areas to provide a vertical launch facility that could link with wider opportunities for manufacturing, research and development across Scotland.

Food and drink is a key sector, with aquaculture, distilleries, commercial fishing, and seaweed farming providing a crucial and growing source of employment for many local communities. This sector is of national significance, with whisky generating an estimated £5 billion to the UK economy and salmon accounting for more than 40% of total food exports. By improving the resilience of existing infrastructure we will ensure continued access to international markets. There are significant opportunities to build on experience and expertise through associated research and development. A development hub at Machrihanish to support aquaculture research in association with Stirling University could open up wider opportunities to expand

onshore aquaculture at sites across Scotland. Within Orkney, farming is still the main industry providing products for local consumption and for Scotland's food and drink sector.

Targeted investment in tourism infrastructure will ensure the coast and islands can capitalise on their rich natural assets, heritage and culture to support better quality and more stable jobs in the sector whilst providing a positive experience for visitors and residents. This sector has been significantly impacted by the pandemic and a short term focus on recovery can be underpinned by efforts to secure longer term sustainability. Planning can help to ensure that the Rural Tourism Infrastructure Fund is targeted to places where the pressure is most significant. Priorities include visitor management of the area's World Heritage Sites. Through the Islands Growth Deal, plans are in place for the Orkney World Heritage Site Gateway that will manage and disperse visitors to the Heart of Neolithic Orkney UNESCO World Heritage Site; and the Outer Hebrides Destination Development Project will support the strategic development of tourism infrastructure, bringing together key assets including St Kilda World Heritage Site, the Iolaire Centre, the Hebridean Way, Food and Drinks trail and the Callanish standing stones. Other ongoing projects, including long distance routes such as the Kintyre Way and the Argyll Sea Kayak Trail and Crinan Canal can help to expand a high quality offer of exceptional marine tourism across the area as a whole.

Regionally and locally there is a need for smaller scale investment across the area to put in place low maintenance, carefully designed facilities which better support and manage the impact of informal tourism including camping, campervans and day trips. This should reflect the scale and nature of operators including community trusts, which can have broad impact and influence. Efforts to provide access to education and build skills locally will also support this, with key projects including plans for the redevelopment of the Shetland Campus. Additionally, the lessons we have learned from the pandemic about remote working could also help to grow communities by extending the range of high quality jobs available locally.

## North

*This area broadly includes parts of Highland with parts of Argyll and Bute, Moray, Cairngorms National Park, as well as the north of Loch Lomond and The Trossachs National Park, Stirling and Perth and Kinross, with links west and north to coastal and island communities.*

### Priorities

**To deliver sustainable places, Regional Spatial Strategies and Local Development Plans in this area should protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient connections.**

The area's natural capital will play a vital role in locking in carbon and building our resilience by providing valuable ecosystem services. This includes sustainable flood risk management, biodiversity, access and education.

Land and sea assets will play an internationally significant role in renewable energy generation and carbon sequestration. The area can act as a strategic carbon and ecological 'mitigation bank' that can make a major contribution to our national climate change commitments. A programme of investment in forestry, woodland creation, native woodlands and peatland restoration will play a key role in reducing our national emissions, providing investment opportunities, supporting ecosystems and biodiversity and benefiting current and future generations. There are also opportunities to explore the decarbonisation of the forestry sector, processing and the transport of timber, and to build community wealth through new businesses, such as a nationally important tree nursery in Moray.

Wider but closely related priorities include continuing conservation at a landscape-scale, to develop resilient nature networks, deer and moorland management, visitor management and recreation, rural housing, community empowerment and economic development. This will provide good quality local employment,

strengthen and diversify local economies and help to secure a sustainable future for local people. The area's rivers are also strategic assets that will continue to benefit from aligned land use, climate adaptation and biodiversity enhancement.

The Cairngorms National Park is bringing together conservation, the visitor experience and rural development to provide benefits that extend well beyond the park boundary. Landscape-scale solutions to build resilience to climate change, to manage sustainable tourism and outdoor access, and a commitment to reversing biodiversity decline and increasing woodland expansion and peatland restoration, are all key priorities. Demand for development, including in pressured areas, will require a planned response to minimise the impact of second homes on local communities and ensure new homes are affordable and meet local needs.

This area also makes an important contribution to our climate change targets by supporting renewable energy generation. Repowering and extending existing wind farms will optimise their productivity and capitalise on the area's significant natural energy resources, and there is potential to increase offshore wind energy capacity. A carefully planned approach can reduce environmental and other impacts and retain more benefits locally. Community ownership of renewable energy projects at all scales could play a key role in improving resilience, empowering local people to take control of their own assets and helping tackle fuel poverty. **Pumped hydro storage** at Cruachan and other sites such as Coire Glas can support the energy network, as well as providing tourism and recreation opportunities, and we expect to see a growth in solar power. As technologies continue to develop, storage and other forms of generation will grow. The electricity distribution and transmission network will require upgrading to support the large increase in onshore and offshore electricity generation required to achieve net zero, as well as to meet new demand from heat and transport. There will also be a need for more community-scale energy generation to serve the needs of local communities directly and build resilience.

The transport system as a whole will need to be planned to support a shift to more sustainable transport whilst maintaining access to markets and facilities. In line with the transport sustainable investment hierarchy, development should first be focused in locations which make the best use of existing infrastructure and services before building new infrastructure or providing new services.

Improvements to the Highland Main Line through electrification and delivery of new stations including at Inverness Airport, will help to create a sustainable commuter network for Inverness and open up more rural areas to lower carbon development. Our rolling programme of efficient electrification is also a key enabler for growth in rail freight, creating improved connectivity and providing additional capacity with faster journey times, better use of track capacity and lower unit costs. A continued modal shift to rail for both passengers and freight will bring significant environmental benefits over time.

Roads will continue to be arteries upon which local communities and businesses depend. There will be a need to adapt key routes due to the impacts of climate change alongside creating a strong network of charging points, including improvements to the A96 to improve safety and to the A9 to maintain a resilient road link from Thurso and Inverness to the central belt. Remote and rural areas including islands are dependent on reliable accessibility by road including connecting to ferries and ports, facilitating reliable public transport by road, access to essential services and transporting of goods. There is an urgent need for improvements to the A83 to ensure the resilience of the economy and communities of wider Argyll, as well as resilience challenges for other key routes such as the A82.

Continued investment in the national long distance walking and cycling network provides an opportunity to assist in decarbonising tourism and recreation across the area, whilst also providing, and acting as a spine for, sustainable active travel connections for everyday travel in the vicinity of towns and villages.

Inverness and Oban airports are hubs for air connections to dispersed communities and Wick John O’Groats Airport and Broadford Airstrip on Skye are key connections. Oban Airport is also an opportunity for investment in compliance operations and future drone technology. The Highlands and Islands are aiming to become the world’s first net zero aviation region by 2040 by pioneering new approaches including electric aircraft. Investment in technology and facilities will be required to achieve this. The proposed Moray Aerospace Advanced Technology and Innovation Campus (MAATIC) at Lossiemouth intends to create a skilled workforce for the Moray region through focusing on aviation sector and supply chain.

**To deliver liveable places, Regional Spatial Strategies and Local Development Plans in this area should maintain and help to grow the population by taking a positive approach to rural development that strengthens networks of communities.**

We will do all we can to help reverse depopulation across rural Scotland. Here, as with other more rural areas of Scotland, 20 minute neighbourhoods can be tailored to work with both larger towns and more dispersed settlement patterns.

Inverness plays a vital role as a regional centre for services, health, justice, employment, education, sport, culture and tourism and has seen significant expansion in recent years. Key sites for its growth are located primarily to the east along the Moray coast. A sustainable and adaptive growth strategy will continue to be supported by planned investment in education and health and social care services, as well as employment uses. The new railway station serving Inverness Airport will help to connect local communities with growing employment opportunities in the wider area. Inverness Castle, as part of the Inverness and Highland City Region Deal, will be redeveloped and opened up to the public, attracting national and international tourists and encouraging visits to the wider Highlands and Islands.



Fort William, Dingwall, Grantown-on-Spey and Aviemore are key settlements, and the area has strong relationships with adjacent, more coastal settlements such as Mallaig, Oban, Wick and Thurso. Moray also has a strong network of towns including Forres, Elgin and Nairn. In more remote communities there is a need to reverse population decline. A place-based approach (as demonstrated by Fort William 2040), including work to improve town centres and reuse redundant buildings, will support recovery in a way which responds to the strong character and identity of each of the area's towns and villages. Such an approach is evident in Growth Deal projects such as Moray's Cultural Quarter proposal.

A positive approach to rural development could support the development of a network of hubs, and future service provision will require imaginative solutions so that places can be resilient and self-supporting. Investment in strategic health, justice and education facilities is already planned. In the longer term, digital solutions, including mobile and remote health services and virtual education, as well as continued investment in improved connectivity, will play an increasingly important role.

As with other parts of Scotland, more homes will be needed to retain people and attract new residents of all ages. Many communities have taken ownership of their land and this could form the foundations for future development by unlocking further development sites. Refurbishment of existing rural buildings and halting the loss of crofts could help to sustain the area, and new homes should align with infrastructure and service provision. They should also be located and designed to minimise emissions and to complement the distinctive character of existing settlements and wider landscapes. As climate change continues to have an impact, water supplies and drainage will need to be secured and maintained. Flood risk management and changing ecosystems will need to be factored into future plans to ensure nature-based adaptation solutions complement local living. Addressing fuel poverty will require

greater energy efficiency and affordable, low carbon, distributed heat and electricity networks, with a model for increased local generation, having potential to bring benefits. Maintaining connectivity will be essential, particularly through public transport that includes rail access and other active travel networks.

We will continue to support further investment in digital connectivity but will need to go further to adapt to climate change and make use of emerging technologies. Priorities include satellite and mobile solutions to address 'not spots', and to support local living by reducing the need to travel unsustainably. To complement existing physical connections, smart solutions, local hubs, demand responsive transport, and active travel networks will help people to access services and employment and make low carbon local living a more viable option.

**To deliver productive places, Regional Spatial Strategies and Local Development Plans in this area should support local economic development by making sustainable use of the area's world-class environmental assets to innovate and lead greener growth.**

Natural assets and environmental quality underpin the area's main economic sectors and must therefore be protected, restored and used sustainably. Planning will help to attract investment, grow and diversify businesses and enable local entrepreneurship, micro enterprises, self-employment and social enterprises to flourish. Remote working can be capitalised on to build economically active local communities. This will require the continued roll out of high quality digital infrastructure and maintenance and decarbonisation of transport routes to wider markets. Food miles can be reduced over time with the help of local community-led food growing networks, by supporting locally driven public procurement and, from a land use perspective, protecting higher quality agricultural land.

Ideas are emerging for the area to secure a low carbon future for tourism. Assets such as the North Coast 500 and, more recently, the Kintyre 66 in the adjacent coastal area, as well as the area's high quality environment and associated food and drink products, attract visitors. However, they also require investment in improvements to infrastructure to support local communities and visitors. This will maintain the quality of the experience and the environment, facilitate lower carbon transport, promote 'leave no footprint' and encourage longer stays. This could involve extending the availability of transport services. There are also many regionally significant opportunities to create jobs by growing support services for outdoor activities such as mountain biking, climbing, walking and angling and in support of the country's winter sport and recreation sector that is primarily focussed in this area.

Investment in research and development, business opportunities and local centres of expertise will help to retain benefits locally and broaden the range of skilled jobs. There will also be opportunities to build on and repurpose existing assets to create greener jobs, such as the former nuclear installation at Dounreay and development at Fort William associated with the Lochaber Smelter.

The area's coastline contributes to the beauty and experience of the area and is also a hub for economic activity including fishing, the cruise and marine leisure sectors, and the offshore renewable energy sector. Key ports include the Cromarty Firth (including Port of Cromarty, Nigg and Highland Deephaven), Corpach, Ardersier, Gills Bay, Inverness, Kishorn and Buckie. Through Opportunity Cromarty Firth and other projects, new facilities and infrastructure will help ports to adapt, unlocking their potential to support the transition from fossil fuels through oil and gas decommissioning, renewable energy (including the significant opportunities for marine energy arising from Scotwind) and low carbon hydrogen production and storage, and the expansion of supply chain and services. This will in turn benefit communities by providing employment and income for local businesses.

## **North East**

*This area focuses on Aberdeen City and Aberdeenshire with cross-boundary links to Moray, and south towards Angus and the Tay estuary.*

### **Priorities**

**To deliver sustainable places, Regional Spatial Strategies and Local Development Plans in this area should plan infrastructure and investment to support the transition from oil and gas to net zero, whilst protecting and enhancing blue and green infrastructure and decarbonising connectivity.**

Action is required to tackle industrial emissions and transition towards a greener future that benefits existing communities and attracts further investment.

Greener energy choices, including hydrogen and on and offshore renewables, have a natural home here and will be at the heart of the area's future wellbeing economy. Investment opportunities focus on the green and blue economy and energy innovation. Significant infrastructure will be required to deliver a hydrogen network for Scotland, including repurposing of existing facilities and the creation of new capacity. £62 million in the Energy Transition Fund is supporting four projects to protect existing jobs and create new jobs in the North East, and across Scotland, by opening up opportunities through energy transition and harnessing private sector funding. This funding aligns with the Aberdeen City Region Deal and continuing support for retraining and skills development. Ports and harbours throughout the area are key assets in the blue economy. As offshore renewables are an important part of Scotland's energy transition, there will be a need to align terrestrial and marine development so as to maximise the potential of this sector.

The area's growth strategy includes a commitment to building with nature by creating multi-functional blue and green networks and improving green spaces in and around settlements, connecting with the national long distance cycling and walking network

and facilitating active travel. Community-led climate action will help to provide locally-driven solutions. A new water supply and waste-water systems will play an important role in building long-term resilience.

Aberdeen is a key transport hub providing vital connections internationally, as well as lifeline services to Orkney and Shetland. Congestion will be reduced as a result of the construction of the Aberdeen Western Peripheral Route, and the A92/A96 Haudagain Improvement project. In the city, work is ongoing to lock in the benefits and prioritise sustainable transport, including Aberdeen Rapid Transit. More widely the Aberdeen to Central Belt Rail Improvements will bring benefits to both passengers and freight.

The area can lead the way in promoting low emissions vehicles, active travel and public transport connectivity as part of its contribution to net zero. Links south to the Central Belt and west towards Inverness remain vital. Work is progressing on the £200m investment being made to improve journey times and capacity between Aberdeen and the Central Belt for passengers and freight. Continuing improvements to digital connectivity and active travel will reduce the need to travel by unsustainable modes and facilitate further remote, home or hub based working.

**To deliver liveable places, Regional Spatial Strategies and Local Development Plans in this area should focus on continued regeneration and encourage more 20 minute neighbourhoods to sustain the skilled workforce and improve local liveability.**

A new focus on local living could help to address the high levels of car ownership and respond to the area's dispersed settlement pattern. Growth corridors extending from Aberdeen to Peterhead, Huntly and Laurencekirk will be a focus for future development, and strategic sites include new communities at Chapelton, Grandhome and Countesswells. There is significant potential to promote more compact growth by making better use of brownfield sites and increasing density.

There will be benefits for people of all ages arising from an increase in local living and a shift towards 20 minute neighbourhoods and the creation of connected, walkable, liveable and thriving places, in both urban and rural contexts. The aim is to encourage sustainable travel options, provide communities with local access to the wider range of facilities, services and amenities to support healthier and flourishing communities. In rural places, social and community infrastructure can be designed with different settlements working in clusters as a 'network of places', providing services and amenities that best meet the needs of local rural communities.

The area's towns contribute to its sense of place and further town centre regeneration will help communities to adapt to current challenges and future change. Service provision also needs to reflect the area's character. Several new or extended primary and secondary schools and community facilities are planned and the area will support wider rural communities by hosting a new centre of excellence for rural and remote medicine and social care. Access to good quality open space and opportunities for local food growing, including allotments and community orchards, can benefit health and wellbeing and tackle inequalities as an integral part of placemaking.

The area benefits from a productive coastline that will be a focus for future economic activity and investment associated with offshore renewable energy and the blue economy. The coast is home to communities who will benefit from continued regeneration and a move towards 20 minute neighbourhoods that reduces the need to travel. Key regional priorities include the regeneration of Banff, Macduff, Fraserburgh and Peterhead. Future coastal vulnerability to erosion, sea level rise and flood risk will need to be factored into development strategies. The fishing industry will continue to contribute to the area's strong sense of place and shared heritage, communities and economy, with some ports and harbours also having opportunities in the cruise and marine leisure sectors.



**To deliver productive places, Regional Spatial Strategies and Local Development Plans in this area should support continued economic diversification and innovation.**

The relocation of some activity at [Aberdeen Harbour](#) to the south harbour has been an important element in planning for the future. Further investment will help to realise its full potential as a low carbon hub and gateway, and there may be opportunities for development at the South Harbour to support the carbon capture and storage and hydrogen innovation work at St Fergus and Peterhead in Northern Aberdeenshire. This is also a significant opportunity to improve urban liveability by unlocking waterfront sites for mixed use development close to the city centre. Local people will need to be involved in deciding how potentially significant industrial and business activity can be accommodated, alongside regenerating a vibrant, redesigned city centre in the coming years.

It is essential that environmental impacts arising from relocation of the harbour and any onward reorganisation of the land uses around it are carefully managed in a way that recognises the location's natural assets and sensitivities. We expect the LDPs and consenting processes to be informed by the required impact assessments, to play a crucial role in guiding future development and addressing environmental sensitivities.

## **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.*

## **Priorities**

**To deliver sustainable places, Regional Spatial Strategies and Local Development Plans in this area should support net zero energy solutions including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon transport.**

### *Blue and green infrastructure*

The greening of the built environment, including former industrial areas, is a long held ambition that we now need to expedite to significantly reduce emissions, adapt to the future impacts of climate change and tackle biodiversity loss. Investment in green infrastructure will support urban sustainability, help to restore biodiversity, contribute to our overall targets for reducing emissions and improve health and wellbeing.

There is much that we have already learned from past work, for example initiatives to naturalise former mining features, reclaiming canals as a cultural heritage and natural asset, and extensive woodland creation. Wider woodland expansion across more urban areas could make a significant contribution to improving air quality and quality of life by reducing pollution, managing water and cooling urban environments. Blue and green networks can help to deliver compact and liveable cities.

Many initiatives will come together to achieve urban greening:

- The [Central Scotland Green Network](#) will continue to bring together environmental enhancement projects. Initiatives such as the John Muir Pollinator Way demonstrate how nature networks can help restore and better connect biodiversity and enhance green infrastructure at a landscape scale.

- The Glasgow City Region Green Network, a long-term transformational programme of environmental action, can achieve a step change in the quality and benefits of green places across west central Scotland and bring enhanced biodiversity closer to communities. As part of this, the Clyde Climate Forest is proposing natural solutions at scale across the Glasgow city region.
- The Inner Forth Futures Partnership is tackling the effects of climate change and providing recreation benefits through projects such as peatland restoration and woodland expansion, and supporting the creation of habitat networks.
- The River Leven Project in Fife is a holistic place-based approach to development. Blue and green infrastructure will support investment and provide environmental, health and wellbeing benefits for communities.
- The Tayside strategic green and active travel network also aims to create regionally significant assets that contribute to the quality of the area.
- Perthshire Nature Connections Partnership (PNCP) encompasses a long-term, nature-based vision for Perth and Kinross that aims to create a distinct connection between the Cairngorms and Loch Lomond and The Trossachs National Parks.
- There is a particular opportunity to build on the successful regeneration of our canals to provide an invaluable strategic greenspace that connects communities across the area as a whole, contributes to its strong post-industrial heritage and provides wider functions such as water management to support future resilience to climate change. The potential of a canal asset should be recognised as a shared priority.

There is a continuing need to invest in renewing and improving the capacity of flooding, water and drainage infrastructure to build the resilience of communities. A catchment-scale approach, using nature-based solutions, can also provide benefits for the health and quality of life of Scotland's urban communities, particularly where solutions seek to deliver multiple benefits, including biodiversity gain and active travel

routes. This approach can also be more cost-effective than hard engineering solutions and create lasting jobs. For example, the Glasgow city region recognises the challenges for future adaptation and is identifying sustainable solutions to sea level rise, urban overheating, and water management.

Engineered solutions to adapt our water and drainage infrastructure will be required in some circumstances, but should support more natural benefits as far as possible. There is scope to continue, and extend, the lessons from the Metropolitan Glasgow Strategic Drainage Partnership to future proof infrastructure in support of the long-term growth and development of Edinburgh. The Lothian Drainage Partnership is taking this forward with projects emerging within Edinburgh and at the ClimatEvolution Zone in East Lothian.

At a local scale there is significant potential to expand raingardens and sustainable urban drainage systems to help manage surface water as part of blue and green infrastructure for our future cities and towns.

Whilst predominantly urban, this part of Scotland benefits from a rich and diverse rural area and there are many areas where town meets countryside. These green areas and natural spaces are key assets, sustaining communities that could become better places to live if we can achieve this in a way that is compatible with our wider aims for climate change, nature restoration and 20 minute neighbourhoods. The pandemic has demonstrated that many people are looking for more space at home and in their communities. It will be important to plan positively and imaginatively to make sustainable use of the countryside around our cities and towns.

These areas have important functions – productive agricultural land, providing vital ecosystem services and spaces for local food growing, outdoor access and recreation. They support carbon sequestration, including through peatland restoration, woodland creation and conserving natural habitats, and there is scope for innovation in key sectors including sustainable food production.

Planning has the potential to address the impact of climate change on communities whilst also generating renewable heat and facilitating urban cooling from our rivers. Mine water, solar and onshore support for offshore renewables, including development that makes use of existing infrastructure at strategic hubs, all provide opportunities for decarbonisation.

Loch Lomond and The Trossachs National Park has landscape-scale opportunities to restore and enhance nature and respond to climate change, including through woodland creation and peatland restoration, as well as natural flood risk management. The National Park will continue to support the quality of life and health of the urban population and its future priorities include new infrastructure provision to provide a quality visitor experience and support people to connect with nature, as well as a greener tourism sector supported by innovative low carbon transport solutions. Long distance active travel and rail routes have untapped potential to provide sustainable tourism solutions. The area's communities can adapt to support more localised living and working opportunities, with improved digital connectivity and affordable housing. More integrated planning and land management offers opportunities to support land use change and reduction of greenhouse gas emissions. The approach also links with and relates to the action area to the north.

### *Urban accessibility*

A focus on community wealth building, together with growing opportunities for longer term remote working, could address the high levels of transport movement by private car and challenges of congestion and air pollution across the area. Local living, including 20 minute neighbourhoods, will help to minimise future commuting and ensure jobs and income can be spread more evenly across the area. Accessibility and transport affordability can support more resilience which benefits communities who are less connected.

By putting in place [mass/rapid transit systems](#) for Edinburgh through plans to extend the tram network, and for Glasgow including the Clyde Metro and multi-modal connectivity, we have an

opportunity to substantially reduce levels of car-based commuting, congestion and emissions from transport at scale.

Connections to the rest of the UK will be strengthened in the longer term through [high speed rail](#) connectivity, with stations expected in Glasgow and Edinburgh. Decarbonisation of freight will require the construction of new hubs and associated facilities to support logistics. This will also support growing interest in express logistics from rail operators that would see passenger Electrical Multiple Units converted to carry small freight, targeting the UK parcel market. Ports on the Clyde, Forth and Tay coasts will also play a key role in this transition.

Digital connectivity will facilitate remote working, supporting the growth of towns and villages outwith the larger cities and potentially leading to a renaissance in more rural living. It will be crucial to address digital inequality, whether through cost, infrastructure or skills development, as virtual service provision continues to grow.

**To deliver [liveable places](#), Regional Spatial Strategies and Local Development Plans in this area should pioneer low carbon, resilient urban living by rolling out networks of 20 minute neighbourhoods, future proofing city and town centres, accelerating urban greening, investing in net zero homes, and managing development on the edge of settlements.**

### *20 minute neighbourhoods*

The diversity of this area, from metropolitan districts to rural and dispersed settlements, will require concerted effort to develop networks of places that meet the principles of local living and 20 minute neighbourhoods, and with fair access to a range of services that support sustainable living. Planning should focus on revitalising cities and towns at scale, supporting a finer grained approach to placemaking, and a more intricate mix of land uses and density. This should incorporate networks of natural spaces and blue and green infrastructure, to create health and wellbeing benefits, increase resilience to climate change and support the growth of green job opportunities.

The car-based design of some of our places, including many suburban areas and new towns, mean that a significant shift to a more people centred approach will be required. Planning can help retrofit facilities and services into areas where they are scarce, such as predominantly residential areas, to enable better integrated, mixed-use areas. City, town and neighbourhood centres can be at the heart of this if they are planned to strengthen self-sufficiency and bring services and jobs closer to homes. The recommendations of the recent town centre review can be delivered by supporting a wider range of uses and making the most of their assets.

Accessibility will be a key part of the transition and will involve investment in infrastructure and services in line with the sustainable travel and investment hierarchies, to improve fair access and reduce carbon emissions. Active travel networks will need to expand to make walking, wheeling and cycling an attractive, convenient, safe, and sustainable choice for everyday travel. There are significant opportunities for investment in heat networks, energy storage and the circular economy to create more sustainable neighbourhoods.

### ***Energy efficient, affordable homes***

As well as building new homes to net zero standards, more will need to be done to meet the bigger challenge of upgrading the existing housing stock to reduce emissions and adapt to future climate impacts. Emissions from our homes need to be very substantially reduced – by 2030, they must fall by 68% from 2020 levels.

Improved energy efficiency will be needed, by providing zero emissions heating solutions and more sustainable water management practices for existing settlements and homes. Improving sustainable travel options and reliability will help to reduce transport based emissions associated with our homes.

There is a particular pressure for housing solutions, including provision of affordable homes that meet future needs, in the south east of Scotland. Edinburgh has committed to building affordable homes at scale, and will

need to work with the region to accommodate wider need and demand in a strategic way. Seven strategic sites, supported through the Edinburgh and South East Scotland City Region Deal, could accommodate up to 45,000 homes and associated economic and employment benefits including: Blindwells, Calderwood, Dunfermline, Edinburgh Waterfront, Shawfair, Tweedbank and Winchburgh. The need for proposals to be supported by low carbon transport solutions, in line with the Infrastructure Investment Plan and National Transport Strategy investment hierarchies and infrastructure first approach, will be critical to their success. The Edinburgh and South East Scotland City Deal identifies infrastructure investment as part of this. These interventions and commitments, taken with the additional transport investment made through the Deal, will ensure the city region continues to grow and flourish. Regionally significant services, including healthcare and social care facilities and investment in the learning estate, is also planned to support future growth and sustain the wellbeing of existing, new and expanding communities.

### ***Waterfront regeneration***

The region's coasts and firths define the area's history and shape its sense of place. There is potential to unlock the strategic importance of coasts, estuary and river corridors for climate mitigation, resilience, and positive environmental change. Coastal change, driven by climate change, will need to be managed to build long-term resilience and future-proof our waterfronts, where this is feasible. Progress has been made to create long distance walking and cycling routes to open up access to waterfront spaces and reclaim them as a resource for people as well as industry. There will be a need to anticipate and mitigate risk from coastal erosion, flood risk and storm surges, with a focus on natural solutions which work with the unique biodiversity and landscape character of these important places.

These coasts are rich in cultural and natural heritage. Along the Inner Forth, various projects provide multiple benefits, including flood management, cultural landscape enhancement, habitat creation, access and



tourism. Edinburgh’s waterfront regeneration is ongoing, with Granton benefiting from an ambitious masterplan, the tram extension to Leith progressing and potential development at Seafield helping to redefine the city’s relationship with its coastline. This is reusing existing assets and helping Edinburgh to become a more liveable city. A masterplanned approach to regenerating the [Edinburgh Waterfront](#) can take into account opportunities for the Port of Leith to service the offshore energy sector. More broadly, port facilities should continue to be capable of servicing freight traffic within the Firth of Forth given the importance of east coast freight links.

The successful regeneration of [Dundee Waterfront](#) has demonstrated the potential to make sustainable use of our urban coasts, and ongoing proposals include the creation of a marina at Victoria Dock and further development of central waterfront sites. Dundee port has an aspiration to expand its operational area into the Firth of Tay. The HRA of NPF4 has identified that such development would have a high probability of resulting in adverse effects on the integrity of European site(s). This would therefore need to be considered carefully at project level, including through the HRA process to ascertain that there will be no adverse effects on European sites, or if this is not the case, whether there are imperative reasons of over-riding public interest and relevant statutory tests are met.

### *Reuse of brownfield land*

A more liveable Central Belt means that we will need to do more to reuse empty buildings and brownfield land, including vacant and derelict land, particularly spaces which have not been used for decades and can be accessed by sustainable modes. This will reduce further urban sprawl and improve local environments. Around 40% of Scotland’s vacant and derelict land is concentrated in the Glasgow city region and its reuse for a range of uses is a key priority. Edinburgh has committed to building a significant share of future housing development on brownfield sites and progress is being made in Dundee to repurpose disused sites, including the creation of a new innovation park on the former Michelin site.

A combination of incentives, investment and policy support for productively reusing brownfield land and buildings at risk will be required to steer development away from greenfield locations, whilst also acknowledging their biodiversity value and potential for urban greening. Public-sector led development can shape future markets and deliver development in places where change is needed the most and can deliver multiple benefits. Redevelopment should include, but not be limited to, housing development. By de-risking sites and taking an infrastructure first approach, this land can help to achieve a better distribution of new homes to meet our future needs. This will also reduce pressure in places where growth is no longer sustainable. Key projects include the Eden project on the sites of the former Dundee gasworks, and the redevelopment of Ravenscraig, a longstanding post-industrial site where new development, including improved transport connectivity, can bring new models of low carbon living at scale.

**To deliver [productive places](#), Regional Spatial Strategies and Local Development Plans in this area should target economic investment and build community wealth to overcome disadvantage and support a greener wellbeing economy.**

This area has a diverse business base and is a key engine of growth for Scotland as a whole. There are many clusters of sites and businesses which form the basis of regional propositions for investment. In line with our aspirations to build a wellbeing economy, opportunities for investment and development should be designed to maximise economic, social and environmental wellbeing, rather than focusing on growth alone. A planned approach can help to target future development in areas of significant economic disadvantage so that new and better jobs are more fairly distributed to help address national, regional and more localised inequality.

### ***City and town centres***

The pandemic has brought obvious challenges for our city centres, but has also unlocked opportunities to take forward new models of working that could better support wellbeing and improve our places in the longer term. The continued growth of remote and local working and the creation of hubs within groups of settlements could significantly reduce the need to travel, whilst also helping to grow local businesses and communities.

This raises significant questions for the future of city centres. Existing offices have the potential to be repurposed to achieve higher density mixed use neighbourhoods with a lower carbon footprint and require careful planning to ensure future communities are properly supported by appropriate services.

Glasgow city centre, an exceptional asset and a primary location and cultural destination, has been significantly impacted by unprecedented changes in working patterns, service provision and the retail sector. Whilst these changes may not be sustained in the long-term, now is the time to accelerate work to diversify the city centre and invest in maintaining and re-using existing buildings so that it can evolve to be a more carbon conscious place. Existing connections mean the centre could sustain many more homes to meet a commitment to doubling the city centre population, revitalising places and creating a 24 hour city that is safe and open to everyone. Significant investment in schools, community services and greenspace will be needed to achieve this and more creative use of the public realm and a low emission zone will help to make this a safer and healthier environment for people of all ages. Innovative solutions, such as retrofitting energy efficiency measures to social housing across the city, could be extended to help improve the built fabric of the city centre's commercial properties.

Edinburgh has similar challenges and opportunities for positive change. High interest in investment and associated demand for new homes means that planning will need to help deliver sustainable development that supports the quality of life of existing and future residents.

As a capital city with a World Heritage Site at its core, it will be crucial that future development takes into account the capacity of the city itself and its surrounding communities and makes the most of its exceptional heritage assets, places and cultural wealth. The City Centre Transformation Plan supports a move away from a car-based city centre to create a more liveable and attractive place to live, work and visit. The Forth Bridge is also an inscribed UNESCO World Heritage Site, and our rich industrial and cultural heritage remains apparent across the area.

Dundee is well on the way towards reinventing itself through regeneration of the waterfront, unlocking strategic sites for new homes and new opportunities for innovation and economic development arising, such as the Michelin Scotland Innovation Park and at the port. Continued regeneration in this area, building on the city's rich culture, sense of place and appetite to innovate will also contribute to the overall aims for this part of Scotland. The V&A will continue to be a focal point for this, evolving to become a National Centre for Design within this UNESCO City of Design.

Town centres throughout this area will also play a critical role in driving a new economic future. The recent town centre review highlights opportunities to expand the range of services and facilities they offer, reuse redundant buildings and provide new homes for a wide range of people. This in turn will ensure their crucial role in defining our sense of place is protected and enhanced, future proofing a key asset for Scotland as a whole.

### ***Strategic sites***

Many business and investment sites are located along key transport corridors and new approaches may be required as investment transitions away from locations that can only be reached by car towards more accessible areas that are connected by low carbon and active travel options.

The [Clyde Mission](#) will stimulate investment in sites along the Clyde to build a wellbeing economy and achieve a step-change in the quality of the environment for communities. This

ambitious project will reuse extensive areas of vacant and derelict land in accessible locations and requires a sustainable approach to manage the future impact of climate change. Key sites extend from Greenock Ocean Terminal to Queens Quay, Tradeston, the Broomielaw and Glasgow City Centre, to Clyde Gateway – a longstanding regeneration project which has made exceptional progress in transforming communities and overcoming inequality. A national collaboration to support delivery of the project has significant potential to accelerate change, attract investment and achieve wider benefits for communities. The wider Clyde Coast, an iconic area rich in cultural heritage and natural assets, can be reimaged through collective efforts on regeneration in nearby coastal communities, such as Dunoon and Rothesay. The area’s accessibility by train and water means that it is an ideal location for low carbon tourism and leisure.

Aligning with the Clyde Mission, the Ayrshire Councils are working together through their Ayrshire Growth Deal and Community Wealth Building programme to build economic resilience and address unemployment, poverty and inequality across their area, with town centres at the heart of communities. This includes proposals for advanced manufacturing and aerospace engineering which will make use of the existing infrastructure and investment opportunities available at Glasgow and Prestwick airports. Glasgow is already a centre of expertise for manufacturing satellites and will benefit from the associated development of a network of spaceports across the country, whilst supporting wider industry and employment. The Ardeer peninsula is also a significant site for redevelopment of the wider Ayrshire area. [Hunterston](#) is a strategic asset with deepwater access, where there are plans for new economic development and employment uses. Development of the site will need to take account of future vulnerability to climate change. A planned marine centre at Ardrossan will provide further opportunities.

The Edinburgh City Region supports investment in significant clusters including the Bioquarter, Mid Fife, Dunfermline, Guardbridge St. Andrews,

Galashiels, Cockenzie, Midlothian and the M8 corridor. A strategy for West Edinburgh is emerging which guides a wide range of uses to create a sustainable extension to the city, with added benefit from associated improvements to the quality of place of existing communities. Proposals focus on locating development on and around existing transport corridors and work is ongoing to improve accessibility including the Edinburgh tram extension. Further investment should take into account the impact of new development on potentially compounding existing capacity constraints and congestion, and prioritise sustainable choices.

As the highest single source of industrial emissions in Scotland, and a key part of our future resilience and manufacturing base, continued investment at Grangemouth, and the strategic sites it includes, will be required. Plans are emerging for innovative industry in the Falkirk/Grangemouth Investment Zone, building on the area’s strengths in chemicals and making the most of strategic assets including the port and rail connection. There is great potential, not only to reduce emissions at the Grangemouth complex, but also to grow the cluster into a hub of low carbon manufacturing that can help unlock wider decarbonisation across the country, with its strategic location, infrastructure, assets and skills base. Opportunities include renewable energy innovation, bioenergy hydrogen production with carbon capture and storage, and repurposing of existing strategic and critical infrastructure such as pipelines. The skills, knowledge and experience that is currently situated there for the petro-chemicals sector is a prime resource for the transition to net zero. This can form a focal point in a wider masterplan for Forth Valley that brings together opportunities for energy with the circular economy to support wider investment in green economic opportunities.

Coastal sites formerly used for baseload power generation – specifically Longannet and Cockenzie – benefit from existing assets and infrastructure that can be repurposed to form the basis of new proposals. At Cockenzie, work is ongoing to develop an opportunity for a Climate Evolution Zone to generate employment and



provide essential infrastructure for net zero, linked with the potential to expand the new sustainable settlement at Blindwells, within the Greater Blindwells Development Area. There is scope to build on the strategic location and rail connectivity of Longannet to benefit local communities around this part of the Forth. There are further opportunities for a range of economic activities and investment in ports associated with a green economy at Montrose, Dundee, Rosyth, Burntisland, and Methil.

The Levenmouth rail link will reconnect Leven to the mainline rail network with new stations at Leven and Cameron Bridge by 2024 subject to consenting processes. This will enhance the communities it serves and contribute positively to the lives of people who live there by unlocking access to social, cultural, employment and educational opportunity.

The Tay Cities Region has a strong regional proposal for developing clusters of investment in research and innovation supporting a range of sectors in both urban and rural areas including life sciences, energy, digital, and food production. Perth is managing housing development in strategic development areas and transport infrastructure investment and the creation of a bus and rail interchange to support modal shift and establish a new gateway to the city. Work is underway to deliver local heat and energy networks, Perth West Regional Innovation Park and to make Perth the 'Biodiversity Capital of Scotland'. Angus Council is progressing its Mercury Programme to support clean growth, low carbon transport and housing and agri tech which will contribute to future food security and reduce emissions. Key sites include Montrose Port, and the Angus Rural Mobility Hub in Brechin.

Stirling is bringing forward new opportunities for innovation and investment, building on the city's strong heritage and supported by the area's educational institutions. Within Forth Valley, a National Tartan Centre, the Canal corridor, the Frontiers of the Roman Empire: Antonine Wall World Heritage Site, Ochil Hills and Whisky Trail create a unique heritage offering which will support local employment and strengthen the

area's sense of place. Tourism is a key theme in the emerging regional economic strategy for the Forth Valley and both the Falkirk Growth Deal and Stirling and Clackmannanshire City Region Deal.

### **Ports**

Key ports in this area can play a central role in supporting the expansion of renewable energy, in particular offshore wind energy. It will also be important to make use of the infrastructure to reduce road haulage and secure a more sustainable freight sector which directly links to international markets. There are opportunities for enhanced cruise facilities for the Forth, as well as the Clyde where Greenock Ocean Terminal, supported by the Glasgow City Region Deal, can build on its role as a key gateway. There may be opportunities to make use of harbour facilities to support the marine leisure industry.

Development of ports on the Firth of Forth will also need to take account of the potential for a substantial increase in freight and passenger traffic between Scotland and continental Europe, linked to the Scottish Government's objective that Scotland should accede to the EU as an independent Member State at the earliest possible opportunity.

## South

*This area broadly includes Dumfries and Galloway and the Scottish Borders, South and East Ayrshires, South Lanarkshire in the west, with links to the Lothians towards the east.*

### Priorities

**To deliver sustainable places, Regional Spatial Strategies and Local Development Plans in this area should protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient physical and digital connections.**

This area's forests and woodland are a nationally significant asset and its extensive peatland will need to support carbon storage and sequestration. The Borderlands Natural Capital Programme will develop trials and sector strategies to restore biodiversity, build resilience and make the most of the area's natural assets to support climate change mitigation and adaptation. This will build on the successes of a range of nature restoration projects in the area, such as the Carrifran Wildwoods project.

The UNESCO Galloway and Southern Ayrshire Biosphere is a crucial environmental asset which can contribute to the area's future sustainability, liveability and productivity. The South of Scotland Regional Land Use Pilot is providing significant opportunity to work with landowners, landed interests and others to look at the multi-benefits from land use and to maximise natural capital opportunities.

The South of Scotland is an important centre for renewable energy generation. Proposals for consolidating and extending existing wind farms and associated grid improvements and supply chain opportunities will require a carefully planned approach. The Solway Firth has significant potential for renewable energy generation in the future, but development will require careful planning given the sensitivity of the environment and its international importance for nature conservation.

The area's low carbon future will depend on supporting modal shift and reducing car use, given current dependence on the car and need to improve access to services, education and employment. Low emissions vehicles will only go some of the way towards addressing future challenges. Enhancing public transport and improving connectivity between communities in the east and west will help to support thriving and distinct communities.

Public transport, including the bus network, will play an important role in decarbonisation and developing innovative solutions and linkages to the rail system. Active travel should be supported with wheeling, walking and cycling within and between towns and other communities linked to strategic routes for residents and visitors. This is important not only for local sustainability but also as a strategic attraction to take advantage of major outdoor recreation opportunities.

There is also a need to secure better digital links to unlock the potential of rural living and home or hub working. The Borderlands Digital Infrastructure Programme will play a key role in supporting connectivity and responding to future technology and innovation.

**To deliver liveable places, Regional Spatial Strategies and Local Development Plans in this area should increase the population by improving local liveability, creating a low carbon network of towns and supporting sustainable rural development.**

Quality of life for people living in the area will depend on the network of settlements in the future and existing communities should form the basis of a tailored response to the local living concept. Town centres can be strengthened as they recover from the pandemic. New measures to build resilience to climate change will be required including flood risk management in key settlements.

Housing provision will play a key role in supporting the area's aspirations for economic development as well as in maintaining

and growing a working age population. Decarbonisation of existing homes will be required, as well as a strategic approach to rolling out electric vehicle charging. Communities themselves will have a critical role to play in shaping their future development.

The area is already investing in regenerating and future proofing its towns and wider communities. The [Stranraer Gateway](#) Project is an opportunity to consolidate and bring new impetus to regenerate this strategically located settlement. Plans include expansion of the marina, supported by the Borderlands Inclusive Growth Deal, and low carbon heating can be incorporated as part of the transformation of the wider town. Nearby Cairnryan is a crucial gateway to Scotland, with a need to make best use of existing connections.

Regeneration innovation extends across the area. The HALO Kilmarnock project focuses on the reuse of vacant industrial land to create a low carbon community urban village, acting as an exemplar for innovative transformation of future places. The Ayrshire Manufacturing Investment Corridor project supports the economic generation of Kilmarnock and the wider region, whilst the CoRE (Community Renewable Energy) project in Cumnock seeks to explore, develop and provide solutions to energy supply and storage challenges in urban and non-urban areas, and to help in the development of a new, more flexible energy grid to complement existing power systems.

**To deliver productive places, Regional Spatial Strategies and Local Development Plans in this area should support local economic development whilst making sustainable use of the area's world-class environmental assets to innovate and lead greener growth.**

The future sustainability of the area will depend on the creation of high quality and green jobs for local people. The local economy will need to diversify from its focus on land based industries (agriculture and forestry), to sustain a wider range of businesses and jobs. An emphasis on

community wealth building will help to reduce dependence on public sector employment and a relatively low wage economy associated with rural and primary sectors.

The current approach to investment focuses on strategic growth corridors linking economic hubs with transport routes. Whilst the strategic road network is an asset and contributes to the area's connections north and south, a long-term strategy will require innovation and fresh thinking to ensure that future growth reflects our commitment to reducing greenhouse gas emissions and reducing inequality.

The future growth of the east of the area aims to consolidate existing settlements, capitalise on the strong sense of place of its towns and ensure accessibility by locating new development close to the Borders Rail Line. The Borderlands Place Programme, Borderlands Natural Capital Project, future Regional Land Use Partnerships and other strategic initiatives can support an integrated approach to protecting and restoring the area's natural assets, enhancing the built environment and achieving a greener, fairer and more inclusive wellbeing economy across the area.

Employment opportunities can support population growth, help to retain more young people and transition the area away from its current dependence on low wage sectors. New ways of working, including remote working could attract more people to live here, supporting the economy and sustaining local services and facilities. This will also benefit from continued support for local skills development and centres of further and higher education including the Galashiels campus of Heriot Watt University and Glasgow University at the Crichton Campus, Dumfries.

Significant investment sites include the former nuclear power station at Chapelcross which benefits from existing grid connections and is an opportunity to repurpose the land by establishing a green energy park that contributes to national ambitions and innovation. Low carbon accessibility will be a key challenge, as the site is remote from Annan and not served by public

transport. Providing access to wider markets, the port at Cairnryan could create further strategic growth opportunities. The expansion of Tweedbank and an inclusive approach to economic development in the Central Borders and Tweeddale are also strategic opportunities.

The area has aspirations to become a prime outdoor recreation and green tourism destination. Key projects include the South West Coastal Path, and projects supported by the Borderlands Inclusive Growth Deal; the Mountain Biking Innovation Centre at Innerleithen, updating the cycling experience and facilities at some of the 7stanes sites, and Destination Tweed which will deliver a multi-user path and cycle route from Moffat to Berwick upon Tweed. More could be made of the area's border location and attractions to ensure visitors make better use of local services and support the economy and communities.

The west of the area has a close relationship, and strategic connection to, Northern Ireland and Ireland via Cairnryan, as well as across the English border to Carlisle and onwards to European markets. The connection to Northern Ireland and Ireland is already a focus for freight movements as a result of EU Exit.

In the east, the Scottish Borders has a role to play as part of the Edinburgh City Region, with the Borders Railway opening up new sites for sustainable development towards the north, and the south sustaining rural industries. Work is ongoing to assess the feasibility of extending the Borders Railway from Tweedbank to Carlisle.

## Annex D – Six Qualities of Successful Places

### 1. Healthy: Supporting the prioritisation of women’s safety and improving physical and mental health

Designing for:

- **lifelong wellbeing** through ensuring spaces, routes and buildings feel safe and welcoming e.g. through passive surveillance and use of physical safety measures.
- **healthy and active lifestyles**, through the creation of walkable neighbourhoods, food growing opportunities and access to nature and greenspace
- **accessibility and inclusion** for everyone regardless of gender, sexual orientation, age, ability and culture
- **social connectivity** and creating a sense of belonging and identity within the community
- **environmentally positive places** with improved air quality, reactivating derelict and brownfield land, removing known hazards and good use of green and blue infrastructure

### 2. Pleasant: Supporting attractive natural and built spaces

Designing for:

- **positive social interactions** including quality of public realm, civic spaces, streets and ensuring a lively and inclusive experience
- **protection** from the elements to create attractive and welcoming surroundings, including provision for shade and shelter, mitigating against noise, air, light pollution and undesirable features, as well as ensuring climate resilience, including flood prevention and mitigation against rising sea levels
- **connecting with nature** including natural landscape, existing landforms and features, biodiversity and eco-systems, integrating blue and green infrastructure and visual connection
- **variety and quality** of play and recreation spaces for people of all ages and abilities
- **enjoyment**, enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings

### 3. Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Designing for:

- **active travel** by encouraging more walking, wheeling and cycling together with reliable, accessible, public transport and shared transport hubs that allow for simple modal shifts
- **connectivity** including strategic cycle routes, local cycle routes, footpaths, pavements, active travel networks, desire lines, destinations, permeability, accessibility and catering for different needs and abilities
- **convenient connections** including local and regional interconnection, infrastructure, sustainable travel, interchange between public transport and active travel and supporting easy modal shifts in transport
- **pedestrian experience** including safe crossing, pedestrian priority, reduced vehicular speed and noise, inclusive design and surfaces, assistive technology, reduced street clutter, catering for suitable vehicular parking and management of loading/unloading and deliveries and refuse collections



#### 4. Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity

Designing for:

- **scale** including density, building heights, massing, orientation, building lines and legibility
- **built form** including mix of typologies, types, uses, sizes and tenures
- **sense of place** including design influences, architectural styles, choice of materials and finishes, detailing, landscape design, active frontages and cultural context

#### 5. Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions

Designing for:

- **transition to net-zero** including energy/carbon efficient solutions, retrofitting, reuse and repurposing and sharing of existing infrastructure and resources
- **climate resilience and nature recovery** including incorporating blue and green infrastructure, integrating nature positive biodiversity solutions
- **active local economy** including opportunities for local jobs and training, work spaces, enabling working from home, supporting community enterprise and third sector
- **community and local living** including access to local services and facilities, education, community growing and healthy food options, play and recreation and digital connectivity

#### 6. Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time

Designing for:

- **quality and function**, ensuring fitness for purpose, design for high quality and durability
- **longevity and resilience** including recognising the role of user centred design to cater for changing needs over time and to respond to social, economic and environmental priorities
- **long-term maintenance** including effective engagement, clarity of rights and responsibilities, community ownership/stewardship, continuous upkeep and improvements

### Place Standard Tool and the delivery of successful places

The Place Standard contains 14 themes that support the Six Qualities of Successful Places, providing a consistent framework to consider and to assess the quality of new and existing places. The Place Standard tool Design Version is specifically created to support the consideration of development planning and design within the framework of the 14 Place Standard themes and to deliver on the Six Qualities of Successful Places.



## Annex E – Minimum All-Tenure Housing Land Requirement

This Annex sets out the Minimum All-Tenure Housing Land Requirement (MATHLR) for each planning authority in Scotland. This is to meet the requirement of Section 3A(3)(d) of the Town and Country Planning (Scotland) Act 1997, as amended. The MATHLR is the minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10 year period. The MATHLR is expected to be exceeded in each Local Development Plan's Local Housing Land Requirement.


<b>Local and National Park Authority</b>	<b>MATHLR</b>
Aberdeen City	7,000
Aberdeenshire	7,550
Angus	2,550
Argyll & Bute	2,150
Cairngorms National Park	850
City of Edinburgh	36,750
Clackmannanshire	1,500
Dumfries & Galloway	4,550
Dundee City	4,300
East Ayrshire	4,050
East Dunbartonshire	2,500
East Lothian	6,500
East Renfrewshire	2,800
Eilean Siar	192
Falkirk	5,250
Fife (Central and South)	5,550
Fife (North)	1,750
All Fife*	7,300
Glasgow City	21,350
Highland	9,500
Inverclyde	1,500
Loch Lomond & The Trossachs National Park	300
Midlothian	8,850
Moray	3,450
North Ayrshire	2,950
North Lanarkshire	7,350
Orkney	1,600
Perth & Kinross	8,500
Renfrewshire	4,900
Scottish Borders	4,800
Shetland	850
South Ayrshire	2,000
South Lanarkshire	7,850
Stirling	3,500
West Dunbartonshire	2,100
West Lothian	9,850

\* The total consists of Fife North and Fife Central and South. This reflects that Fife was formerly part of two Strategic Development Plan areas and contributed to separate Housing Need and Demand Assessments.

## Annex F – Glossary of definitions

<b>20 minute neighbourhood</b>	A flexible approach to assessing our places against the concept of local living. A method of achieving connected and often compact neighbourhoods designed in such a way that people can meet the majority of their daily needs within a reasonable distance of their home preferably by sustainable and active travel methods. The principle can be adjusted to include varying geographical scales from cities and urban environments, to rural and island communities. Housing would be planned together with local infrastructure including schools, community centres, local shops and health and social care to significantly reduce the need to use unsustainable methods of travel, to prioritise quality of life, help tackle inequalities, increase levels of health and wellbeing and respond to the climate emergency.
<b>4G</b>	4G is the fourth generation of mobile phone technology, following 2G and 3G. 2G technology was suitable for making calls and sending text messages, while 3G makes it possible to access the internet more effectively through devices such as a mobile, tablet or laptop. It's ideal for services that demand more capacity, like video streaming, mapping and social networking sites.
<b>5G</b>	<p>5G is much faster than previous generations of wireless technology. 5G also offers greater capacity, allowing thousands of devices in a small area to be connected at the same time.</p> <p>The reduction in latency (the time between instructing a wireless device to perform an action and that action being completed) means 5G is also more responsive. Together these features make 5G highly relevant for industrial applications.</p> <p>The connectivity and capacity offered by 5G is opening up the potential for new, innovative services while mobile spectrum can be used in more effective ways.</p>
<b>Affordable home/affordable housing</b>	Good quality homes that are affordable to people on low incomes. This can include social rented, mid-market rented, shared-ownership, shared-equity, housing sold at discount (including plots for self-build), self-build plots and low cost housing without subsidy.
<b>Agent of change principle</b>	Where an application is made for development which is likely to be affected by noise from existing development such as, but not limited to, music venues, manufacturing or industrial sites, large retail outlets, etc., the applicant is required to demonstrate both that they have assessed the potential impact on occupants of the proposed development and that the proposed design incorporates appropriate measures to mitigate this impact.
<b>Ancient woodland</b>	Land that has maintained continuous woodland habitat since at least 1750.
<b>Appropriate assessment</b>	Regulation 48 of The Conservation (Natural Habitats, &c.) Regulations 1994, as amended, requires an authority, before deciding to undertake, or give any consent, permission or other authorisation for certain plans or projects likely to have a significant effect on a European site in Great Britain (either alone or in combination with other plans or projects), to make an 'appropriate assessment' of the implications for the site in view of that site's conservation objectives.

<b>Biodiversity</b>	The variability in living organisms and the ecological complexes of which they are part. This includes diversity within species, between species and of ecosystems (UN Convention on Biological Diversity, 1992).
<b>Blue economy</b>	The Blue Economy is sustainable use of ocean resources for economic growth, improved livelihoods and jobs, while preserving the health of marine and coastal ecosystem.
<b>Blue infrastructure</b>	Water environment features within the natural and built environments that provide a range of ecosystem services. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving, sustainable urban drainage systems and raingardens.
<b>Brownfield</b>	Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.
<b>Buildings at risk register</b>	The Buildings at Risk Register (BARR) for Scotland ( <a href="http://buildingsatrisk.org.uk">buildingsatrisk.org.uk</a> ) has been in operation since 1990 and highlights properties of architectural or historic merit that are considered to be at risk. Buildings at risk are not necessarily in poor condition, they may simply be standing empty with no clear future use or be threatened with demolition.
<b>Business and industry</b>	Business, general industrial and storage and distribution uses and smaller scale business uses such as home-working, live-work units and micro-businesses.
<b>Carbon capture utilisation and storage</b>	Carbon capture, utilisation and storage (CCUS) encompasses the methods and technologies used to capture the carbon dioxide generated by large-scale energy intensive processes, such as power generation and industrial processes, and transport that captured carbon dioxide for safe and permanent storage deep underground in a geological formation. In some applications, the captured carbon dioxide can be recycled and used to manufacture useful products, thus giving it economic value.
<b>Carbon-rich soils</b>	Organo-mineral and peat soils are known as carbon-rich soils. A peat soil is defined in Scotland as when soil has an organic layer at the surface which is more than 50cm deep. Organo-mineral soil or peaty soil is soil which has an organic layer at the surface less than 50cm thick and overlies mineral layers (e.g. sand, silt and clay particles). There is also a relatively rare group of soils in Scotland known as humose soils. These have organic rich layers with between 15 and 35% organic matter. These are mineral soils but also considered to be carbon rich.
<b>Carbon sequestration</b>	The long-term removal, capture, or sequestration of carbon dioxide from the atmosphere to slow or reverse atmospheric carbon dioxide (CO <sub>2</sub> ) pollution and to mitigate or reverse climate change.
<b>Carbon sink</b>	A carbon sink is a natural or artificial reservoir that accumulates and stores CO <sub>2</sub> for an indefinite period.

<p><b>Circular economy</b></p>	<p>A circular economy is one that is designed to reduce the demand for raw material in products; to encourage reuse, repair and manufacture by designing products and materials to last as long as possible in line with the waste hierarchy.</p>	 <p>The diagram is an inverted pyramid with five horizontal sections, each representing a level of the waste hierarchy. From top to bottom, the sections are:     <ul style="list-style-type: none"> <li><b>Prevention</b>: If you can't prevent, then ...</li> <li><b>Prepare for reuse</b>: If you can't prepare for reuse, then ...</li> <li><b>Recycle</b>: If you can't recycle, then ...</li> <li><b>Recover other value (e.g. energy)</b>: If you can't recover value, then ...</li> <li><b>Disposal</b>: Landfill if no alternative available</li> </ul>     Below the pyramid, the text 'Waste Hierarchy' is written.</p>
<p><b>Climate change adaptation</b></p>	<p>Climate change adaptation is about responding to the changes that we have seen in our climate over the last few decades, and preparing for the challenges that we will face as our climate continues to change.</p>	
<p><b>Climate change mitigation</b></p>	<p>Climate change mitigation refers to efforts to reduce or prevent emissions of greenhouse gasses, which have a direct impact on global average temperatures, and reducing the current concentration of carbon dioxide by enhancing carbon sinks (for example, increasing the area of forest).</p>	
<p><b>Commercial centre</b></p>	<p>Centres which have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.</p>	
<p><b>Community</b></p>	<p>A body of people. A community can be based on location (for example people who live or work in or use an area) common identity (for example a shared ethnicity, language, age) or common interest (for example the business community, amenity, sports, social or heritage groups).</p>	
<p><b>Community facilities</b></p>	<p>Buildings or services used by the community, including community halls, recreation centres and libraries.</p>	
<p><b>Community hub</b></p>	<p>A community hub is a multi-purpose centre, such as a community centre, medical centre or school, that provides a range of high quality and cost effective services to the local community.</p>	
<p><b>Community wealth building</b></p>	<p>A people-centred approach to local economic development, which redirects wealth back into the local economy, and places control and benefits into the hands of local people.</p>	
<p><b>Conservation area</b></p>	<p>Conservation areas are areas which have special architectural or historic interest that are considered worthy of protection. Their selection, assessment and designation is carried out by the planning authority. To be designated as a conservation area it must meet the criteria of 'special architectural or historic interest the character or appearance of which is desirable to preserve or enhance', as set out in Section 61 of the Planning Listed Buildings and Conservation Areas (Scotland) Act 1997.</p>	

<b>Cultural significance</b>	Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations. Cultural significance can be embodied in a place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.
<b>Cumulative impact</b>	Impact in combination with other development. That includes existing developments as appropriate, those which have permission, and valid applications which have not been determined. The weight attached to undetermined applications should reflect their position in the application process.
<b>Cumulative impacts (in the context of the strategic transport network)</b>	The effect on the operational performance of transport networks of a number of developments in combination, recognising that the effects of a group of sites, or development over an area may need different mitigation when considered together than when considered individually.
<b>Custom-build housing</b>	Where a person tasks a house builder to tailor a home to their preferences before it is built.
<b>Decarbonisation</b>	Reducing the amount of gaseous carbon compounds released by buildings, activities or operations.
<b>Deliverable housing land pipeline</b>	The expected sequencing of the Local Housing Land Requirement over the short (1-3 years), medium (4-6 years) and long-term (7-10 years), set out in the local development plan delivery programme.
<b>Deliverable land</b>	Land that is free from constraints or there is a commitment to overcome constraints, and development is able to be delivered in the period identified for the site within the Deliverable Housing Land Pipeline.
<b>Derelict land</b>	Previously developed land which is un-remediated and/or which has a constraint caused by its previous use which hampers its redevelopment or naturalisation.
<b>Design flood</b>	Magnitude of the flood adopted for the design of a site, usually defined in relation to the severity of the flood in terms of its return period.
<b>Ecosystem services</b>	The benefits people obtain from ecosystems.
<b>Egress (safe, flood free pedestrian access and egress)</b>	A route for the movement of people (not vehicles) of all abilities (on foot or with mobility assistance) between the development and a place of safety outwith the design flood level.
<b>Enabling development</b>	Enabling development is development that would otherwise be unacceptable in planning terms, but is essential, to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss.

<b>Essential infrastructure</b>	Essential infrastructure includes digital communications infrastructure; telecommunications infrastructure; all forms of renewable, low-carbon and zero emission technologies for electricity generation and distribution and transmission electricity grid networks and primary sub stations; water and waste water infrastructure; and transport proposals and travel networks identified in the local development plan.
<b>Evidence report</b>	A supporting document to the local development plan. An evidence report summarises the evidence base for those proposals and policies set out in the development plan and demonstrates that appropriate consultation has been undertaken and regard given to the views of the community.
<b>Facilities for managing secondary materials</b>	<p>Facilities where materials can be collected and sorted into the various component parts or consolidated into bulk quantities for re-use either in their original or an alternative function and for recovery.</p> <p>‘Recovery’ means any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.</p> <p>‘material recovery’ means any recovery operation, other than energy recovery and the reprocessing into materials that are to be used as fuels or other means to generate energy. It includes, inter alia, preparing for re-use, recycling and backfilling; ‘preparing for re-use’ means checking, cleaning or repairing recovery operations, by which products or components of products that have become waste are prepared so that they can be re-used without any other pre-processing.</p>
<b>Flood</b>	The temporary covering by water from any source of land not normally covered by water, but not including the overflow of a sewage system.
<b>Flooding from all sources</b>	<p>Includes:</p> <p>Watercourse /Fluvial Flooding – caused by excessive rainfall or snow melt within a limited period, which overwhelms the capacity of the watercourse or river channel, particularly when the ground is already saturated. It can also arise as a result of the blockage of a channel and/or associated structures such as small bridges and culverts;</p> <p>Pluvial Flooding – occurs when rainwater ponds or flows over the ground (overland flow) before it enters a natural or man-made drainage systems (e.g. a river or sewer/drain). It can also occur when drainage systems are at full capacity. It is often combined with sewer flooding and groundwater flooding;</p> <p>Sewer Flooding – occurs when the sewerage infrastructure has to deal with loads beyond its design capacity. This occurs most often as a result of high intensity rainfall events;</p> <p>Groundwater Flooding – occurs when the water table rises above ground level. In Scotland this is most commonly associated with the movement of water through sands and gravels, often connected to the rise and fall of river levels; and</p> <p>Coastal Flooding – occurs as a result of high tide, storm surge and wave activity raising the level of the sea above adjoining land.</p>



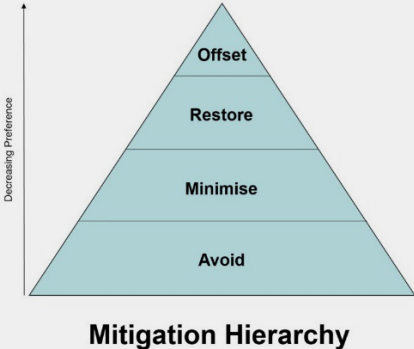
<b>Flood risk</b>	The combination of the probability of a flood and the potential adverse consequences associated with a flood, for human health, the environment, cultural heritage and economic activity.
<b>Flood risk area or at risk of flooding</b>	<p>For planning purposes, at risk of flooding or in a flood risk area means land or built form with an annual probability of being flooded of greater than 0.5% which must include an appropriate allowance for future climate change.</p> <p>This risk of flooding is indicated on SEPA’s future flood maps or may need to be assessed in a flood risk assessment. An appropriate allowance for climate change should be taken from the latest available guidance and evidence available for application in Scotland. The calculated risk of flooding can take account of any existing, formal flood protection schemes in determining the risk to the site.</p> <p>Where the risk of flooding is less than this threshold, areas will not be considered ‘at risk of flooding’ for planning purposes, but this does not mean there is no risk at all, just that the risk is sufficiently low to be acceptable for the purpose of planning. This includes areas where the risk of flooding is reduced below this threshold due to a formal flood protection scheme.</p>
<b>Forestry and woodland strategy</b>	A strategy prepared by a planning authority either singly or in collaboration with other planning authorities, which sets out policies and proposals for the development of forestry and woodlands in their area, according to [section A159] of the Town and Country Planning (Scotland) Act 1997.
<b>Freeboard</b>	Freeboard is the difference between the design flood level and either the finished floor levels, solum level, or deck level of a specific development. It is a safety margin designed to allow for the uncertainties involved in flood estimation and physical factors that cannot be assessed and vary between sites e.g., post construction settlement and wave action. In many cases an adequate freeboard allowance is 600mm above the design flood level <sup>2</sup> (in some situations a more detailed assessment of appropriate freeboard will need to be carried out).
<b>Gardens and designed landscapes</b>	The Inventory of Gardens and Designed Landscapes recognises sites where garden grounds and landscapes have been intentionally laid out for artistic effect which are of national importance. Their selection, assessment and designation is carried out by Historic Environment Scotland. Designed landscapes are managed primarily through the planning process by the appropriate planning authority.
<b>Green infrastructure</b>	Features or spaces within the natural and built environments that provide a range of ecosystem services.
<b>Green networks</b>	Connected areas of green infrastructure and open space, that together form an integrated and multi-functional network.
<b>Green recovery</b>	An economic recovery that helps us work toward net zero emissions in a way that is fair and that maximises the opportunities to deliver a thriving, sustainable economy.

<sup>2</sup> In line with CIRIA Guidance C624 Development and Flood Risk – Guidance for the Construction Industry 2004.

<b>Green space</b>	Space, other than agricultural land, which serves a recreational or an amenity function for the public, or provides aesthetic value to the public such as areas of— (a) grass, (b) trees, (c) other vegetation, (d) water.
<b>Historic battlefields</b>	The Inventory of Historic Battlefields recognises sites where a nationally important battle took place, soldiers fought and died, and where significant military activities happened. Their selection, assessment and designation is carried out by Historic Environment Scotland. Battlefields are managed primarily through the planning process by the appropriate planning authority.
<b>Historic environment</b>	The historic environment is ‘the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand’.
<b>Historic environment asset</b>	An asset (or ‘historic asset’ or ‘heritage asset’) is a physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance.
<b>Historic marine protected areas</b>	Historic Marine Protected Areas are areas designated in Scottish territorial waters (0-12 miles) under the Marine (Scotland) Act 2010 for the purpose of preserving marine assets of national importance. These can be wrecks of boats or aircraft or more scattered remains, such as groups of artefacts on the seabed from a submerged prehistoric landscape. Their designation is carried out by Marine Scotland based on advice from Historic Environment Scotland.
<b>Huts</b>	A simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30 square meters ; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups.

<b>Infrastructure first</b>	<p>Putting infrastructure considerations at the heart of placemaking. For the purpose of applying the Infrastructure First policy, the following meaning of infrastructure will apply:</p> <ul style="list-style-type: none"> <li>• communications – including digital and telecommunications networks and connections;</li> <li>• existing and planned transport infrastructure and services;</li> <li>• water management – supply, drainage systems and sewerage (including flood risk management);</li> <li>• energy supplies/energy generation – including electricity and heat networks, distribution and transmission electricity grid networks, and gas supplies;</li> <li>• health and social care services – including both services provided in the community directly by Health Boards and services provided on their behalf by contractors such as GPs, dentists and pharmacists;</li> <li>• education – including early years, primary, secondary, further and higher education services;</li> <li>• green and blue infrastructure; and</li> <li>• spaces for play and recreation.</li> </ul>
<b>Infrastructure investment hierarchy</b>	<p>Scottish Government-wide common hierarchy to aid planning and decision-making, which prioritises enhancing and maintaining our assets over new build. See <a href="#">Infrastructure Investment Plan for Scotland 2021-22 to 2025-26</a> for further details. To support the Infrastructure Investment Plan and its Infrastructure Investment Hierarchy, also see <a href="#">‘A guide to Property Asset Strategy in the Scottish Public Sector’</a></p>
<b>Just transition</b>	<p>Ending our contribution to climate change in a way that is fair and leaves no one behind</p>
<b>Landbank (construction aggregates)</b>	<p>A landbank is calculated by a Planning Authority and is a means of gauging whether there is sufficient consented construction aggregates (sand/gravel and hard rock) within their relevant market area, to avoid possible disruption and/or delays to supply. The calculation is primarily based on annual extraction figures, sales trends and the known reserves within existing consented sites.</p>
<b>Lifeline links</b>	<p>A lifeline ferry service required in order for a community to be viable.</p>
<b>Listed building</b>	<p>A listed building is a built structure of ‘special architectural or historic interest’. The term ‘building’ can be defined as ‘anything made by people’ such as houses, schools, factories, boundary walls, bridges and sculptures. Listing covers the whole of a building or structure including its exterior, interior and any ancillary structures within its curtilage (provided these were constructed before 1 July 1948). Their selection, assessment and designation is carried out by Historic Environment Scotland under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed Buildings are managed primarily through the Listed Building Consent process by the appropriate planning authority.</p>

<b>Local authority supported affordable housing plan</b>	Plans or strategies for housing approved by a local authority e.g. Local Housing Strategy, Strategic Housing Investment Plan or future versions of such documents.
<b>Local housing land requirement</b>	The amount of land required for housing, as identified by the local development plan. The Local Housing Land Requirement (LHLR) is expected to exceed the 10 year Minimum All-Tenure Housing Land Requirement (MATHLR) set out in the National Planning Framework.
<b>Local housing strategy</b>	Local Housing Strategies were introduced as part of the Housing (Scotland) Act 2001 to widen the strategic and enabling role for local authorities in relation to housing in their area. The Local Housing Strategy (LHS) sets out the outcomes the Council and its partners want to achieve, and the actions they will take, to address housing need and demand in their area
<b>Local outcomes improvement plan</b>	A local outcomes improvement plan (LOIP) is produced by a community planning partnership (CPP), and describes its local priorities, what improvements the CPP plans for its local communities, and when it will make these improvements. The LOIP covers the whole of the council area that the CPP is responsible for.
<b>Locality plan</b>	A locality plan is produced by a CPP, and describes its local priorities, what improvements the CPP plans for its local communities, and when it will make these improvements. A locality plan covers a smaller area within a whole CPP area, or may also be produced for groups who share common interests or features, for example, young people leaving care or vulnerable adults.
<b>Locations of concern</b>	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.
<b>Masterplan</b>	A strategic scheme within which a location is proposed to be regenerated or changed in order to meet a perceived challenge or strategic need.
<b>Masterplan consent area</b>	A masterplan consent area scheme can grant authorisation for the type of development set out in the scheme, within the geographic location (area) to which the scheme relates. In setting out the type of development that the scheme authorises, this can be either expressly specified or described as type of development that is specified in the scheme.
<b>Minimum all-tenure housing land requirement</b>	There is a statutory requirement for the National Planning Framework to contain targets for the use of land in different areas of Scotland for housing. To meet this, the National Planning Framework includes a Minimum All-Tenure Housing Land Requirement (MATHLR) for each planning authority in Scotland. The MATHLR is the minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10 year period, as set out in Annex E. The MATHLR is expected to be exceeded in the local development plans Local Housing Land Requirement.

<p><b>Mitigation hierarchy</b></p>	<p>The mitigation hierarchy indicates the order in which the impacts of development should be considered and addressed. These are:</p> <ol style="list-style-type: none"> <li>i. Avoid – by removing the impact at the outset</li> <li>ii. Minimise – by reducing the impact</li> <li>iii. Restore – by repairing damaged habitats</li> <li>iv. Offset – by compensating for the residual impact that remains, with preference to on-site over off-site measures.</li> </ol>	
<p><b>National transport strategy 2</b></p>	<p>The National Transport Strategy sets out an ambitious vision for Scotland’s transport system for the next 20 years. The vision is underpinned by four priorities: Reduces Inequalities, Takes Climate Action, Helps Deliver Inclusive Economic Growth and Improves our Health and Wellbeing, each with three associated outcomes.</p> <p>The Strategy sets out the strategic framework within which future decisions on investment will be made, including the sustainable travel and investment hierarchies.</p>	
<p><b>Nature-based solutions</b></p>	<p>Nature-based solutions are actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously providing human wellbeing and biodiversity benefits.</p>	
<p><b>Nature network</b></p>	<p>A Nature Network is a joined-up system of places important for wild plants and animals, on land and in water. It allows plants, animals, seeds, nutrients and water to move from place to place and enables the natural world to adapt to change, providing plants and animals with places to live, feed and breed. Effectively functioning nature networks will connect existing nature rich areas through habitat corridors, habitat ‘stepping stones’, or habitat restoration areas.</p> <p>Scotland’s Nature Networks will enable opportunities for achieving ecological connectivity that meet local priorities for biodiversity and nature; whilst building and strengthening an evolving regional and national connectivity. Opportunities for implementation may be identified through, e.g. LDPs and/or Local Biodiversity Action Plans and/or other existing or new mechanisms such as those developed under the Scottish Biodiversity Strategy Delivery Plan, to achieve connectivity within and across urban, peri-urban and rural landscapes.</p>	
<p><b>Negative emissions technologies</b></p>	<p>Negative Emissions Technologies (NETs) are an emerging field of technologies that remove greenhouse gases from the atmosphere and utilising carbon capture and storage sequester them permanently.</p> <p>NETs can include forms of Direct Air Capture with Carbon Storage (DACCS), Bioenergy with Carbon Capture and Storage (BECCS) or other more experimental means such as enhanced weathering or biochar.</p> <p>NETs can be considered one form of Greenhouse Gas Removals (GGRs), which also includes natural sequestration methods such as afforestation. It can also be used interchangeably with Carbon Dioxide Removal technologies (CDR).</p>	

<b>Net zero</b>	Scotland has set a target to become ‘ Net Zero ‘ by 2045. This means the amount of greenhouse gas emissions we put into the atmosphere and the amount we are able to take out will add up to zero.
<b>Open space</b>	Space within and on the edge of settlements comprising green space or civic areas such as squares, market places and other paved or hard landscaped areas with a civic function
<b>Open space strategy</b>	An open space strategy is to set out a strategic framework of the planning authority’s policies and proposals as to the development, maintenance and use of green infrastructure in their district, including open spaces and green networks. It must contain; an audit of existing open space provision, an assessment of current and future requirements, and any other matter which the planning authority consider appropriate.
<b>Outdoor sports facilities</b>	Uses where sportscotland is a statutory consultee under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, which establishes ‘outdoor sports facilities’ as land used as: (a) an outdoor playing field extending to not less than 0.2ha used for any sport played on a pitch; (b) an outdoor athletics track; (c) a golf course; (d) an outdoor tennis court, other than those within a private dwelling, hotel or other tourist accommodation; and (e) an outdoor bowling green.
<b>Peatland</b>	Defined by the presence of peat soil or peaty soil types. This means that “peat-forming” vegetation is growing and actively forming peat or it has been grown and formed peat at some point in the past.
<b>Placemaking</b>	Placemaking is the process of creating good quality places that promotes people’s health, happiness and wellbeing. It concerns the environment in which we live; the people that inhabit these spaces; and the quality of life that comes from the interaction of people and their surroundings. Placemaking is a collaborative approach involving the design and development of places over time, with people and communities central to the process.
<b>Place principle</b>	All those responsible for providing services and looking after assets in a place need to work and plan together, and with local communities, to improve the lives of people, support inclusive and sustainable economic growth and create more successful places.
<b>Play sufficiency assessment</b>	A play sufficiency assessment is the assessment of the sufficiency of play opportunities for children in their area, carried out by a planning authority under the duty as set out in Section 7(5) Part 16D(1) of Planning (Scotland) Act 2019. The assessment forms part of the evidence report for the preparation of the Local Development Plan.
<b>Prime agricultural land &amp; land of lesser quality that is culturally or locally important for primary use</b>	Prime agricultural land is that identified as being Class 1, 2 or 3.1 in the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute).  However, for land of lesser quality that is culturally or locally important for primary use (i.e. for example food production, flood management, water catchment management and carbon storage), this value should be recognised in decision-making.



<b>Priority peatland habitat</b>	Peatland habitats can be divided into four broad classes (blanket bog, upland raised bog, lowland raised bog, and fen), depending on the types of plants that formed the peat. Priority peatland habitats are sub-sets of these broad habitats which have been recognised under the Scottish Biodiversity Framework as being important to protect for their conservation and biodiversity value.
<b>Protected characteristics</b>	The Equality Act defines the following as protected characteristics: <ul style="list-style-type: none"> <li>• age</li> <li>• disability</li> <li>• gender reassignment</li> <li>• marriage and civil partnership</li> <li>• pregnancy and maternity</li> <li>• race</li> <li>• religion or belief</li> <li>• sex</li> <li>• sexual orientation</li> </ul>
<b>Public benefits</b>	Public benefits as defined by the current Scottish Government policy on woodland removal.
<b>Ramsar sites</b>	Wetlands designated under the Ramsar Convention on Wetlands of International Importance.
<b>Remedial notice (forestry)</b>	A Remedial Notice is a notice issued by Scottish Ministers if it appears to them that a person has failed or is failing to comply with a condition on felling permission, a felling direction (including any condition imposed on it), a restocking direction (including any condition imposed on it), or a registered notice to comply.  A Remedial Notice requires the person to take such steps or stop such activity as may be specified in the notice on order to comply with or otherwise give effect to the condition, direction or (as the case may be) registered notice to comply, and, to take steps or stop the activity within the period specified in the notice.
<b>Restocking direction</b>	A Restocking Direction is a notice issued by Scottish Ministers, in response to an unauthorised felling or a failure to comply with a continuing condition on a felling permission. A restocking direction requires an owner of the land on which the felled tree was located or the land to which the continuing condition relates, to stock the land in question.
<b>Recycling facilities</b>	Facilities for the purpose of recycling. Recycling means any recovery operation by which waste materials are reprocessed into products, materials or substances whether for the original or other purposes. It includes the reprocessing of organic material but does not include energy recovery and the reprocessing into materials that are to be used as fuels or for backfilling operations. It does not include nuclear reprocessing.
<b>Self-build housing</b>	Where a person builds their own house or appoints their own builder.
<b>Self-provided housing</b>	Includes self-build housing, custom-build housing and collective build housing.

<b>Setting</b>	<p>Setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape or townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.</p> <p>‘Setting’ is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.</p>
<b>Scheduled monument</b>	<p>Scheduled monuments are archaeological sites or monuments of national importance that are legally protected under the Ancient Monuments and Archaeological Areas Act 1979. Their selection, assessment and designation is carried out by Historic Environment Scotland who maintains the schedule. Works to Scheduled Monuments are regulated by Historic Environment Scotland through their Scheduled Monument Consent process.</p>
<b>Short term let</b>	<p>The use of a dwellinghouse (a residential house or flat) for rental by persons other than the owner for short periods and for financial or other remuneration.</p> <p>Typically includes properties advertised as being available for holiday let, although can apply to other situations.</p>
<b>Strategic transport network</b>	<p>Includes the trunk road and rail networks. Its primary purpose is to provide the safe and efficient movement of strategic long distance traffic between major centres, although in rural areas it also performs important local functions.</p>
<b>Sustainable development</b>	<p>Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. (The Brundtland Definition. Our Common Future, The World Commission on Environment and Development, 1987).</p>
<b>Sustainable investment hierarchy</b>	<p>The National Transport Strategy 2 Sustainable Investment Hierarchy will be used to inform future investment decisions and ensure transport options that focus on reducing inequalities and the need to travel unsustainably are prioritised. We also need to focus on maintaining and safely operating existing assets, taking due consideration of the need to adapt to the impacts of climate change. Investment promoting a range of measures, including innovative solutions, to make better use of existing capacity will then be considered, ensuring that existing transport networks and systems are fully optimised. Only following these steps should investment involving targeted infrastructure improvements be considered.</p>
<b>Sustainable tourism</b>	<p>Sustainable tourism is defined by the United Nation World Tourism Organisation as “tourism that takes full account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities.”</p>

<p><b>Sustainable travel</b></p>	<p>Sustainable travel includes travel by the top three modes in the sustainable travel hierarchy. It is recognised that in some locations, particularly in rural areas, where the top three modes have been judged as unfeasible for day to day travel, low emissions vehicles and shared transport options will play an important role.</p>	<p><b>Prioritising Sustainable Transport</b></p>
<p><b>Sustainable travel hierarchy</b></p>	<p>The National Transport Strategy 2 Sustainable Travel Hierarchy should be used in decision making by promoting walking, wheeling, cycling, public transport and shared transport options in preference to single occupancy private car use for the movement of people. The efficient and sustainable freight transport for the movement of goods, particularly the shift from road to rail should also be promoted.</p>	
<p><b>Town centre</b></p>	<p>Centres which display:</p> <ul style="list-style-type: none"> <li>- a diverse mix of uses, including shopping;</li> <li>- a high level of accessibility;</li> <li>- qualities of character and identity which create a sense of place and further the well-being of communities;</li> <li>- wider economic and social activity during the day and in the evening; and</li> <li>- integration with residential areas.</li> </ul>	
<p><b>Town centre first</b></p>	<p>The Town Centre First Principle asks that government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of decision making. It seeks to deliver the best local outcomes, align policies and target available resources to prioritise town centre sites, encouraging vibrancy, equality and diversity.</p>	
<p><b>Town centre vision</b></p>	<p>Towns and town centres are for the wellbeing of people, the planet and the economy. Towns are for everyone and everyone has a role to play in making their own town and town centre successful.</p>	
<p><b>Transport appraisal</b></p>	<p>A Transport Appraisal should inform the spatial strategy by appraising the impact of the potential spatial strategy options on the transport network, in line with Transport Scotland's Development Planning and Management Transport Appraisal Guidance. It should determine the potential impacts of development on the transport network and mitigation to address adverse impacts, how they will be funded and who should deliver these. This should inform the Proposed Plan.</p>	

<b>Transport assessment</b>	A Transport Assessment report should aim to provide supporting evidence to accompany the planning application to demonstrate that the development is sited in a location where current and likely future travel behaviour will produce a desired and predicted transport output. The Transport Assessment should provide information in a suitable form to enable the local authority and, if necessary, Transport Scotland to assess and determine the planning application, seek any changes to the proposal and devise necessary planning conditions or negotiate planning or other legal agreements.
<b>Travel plan</b>	A Travel Plan (TP) is a document that sets out a package of positive and complementary measures for the overall delivery of more sustainable travel patterns for a specific development. Their ability and success in influencing travel patterns is dependent upon the commitment of the developer or occupier of a development and the enforcement of travel plan monitoring by the local authority. Travel plans should be implemented to encourage a shift in transport mode for those travelling to and from a development.
<b>Unused or under-used land</b>	An area of land that is stalled awaiting development, or a pocket of land within neighbourhood that is not developed or cannot be developed for other meaningful use or does not have particular identified long-term use.
<b>Vacant land</b>	Previously developed land, without physical constraint, which the Planning Authority has indicated is currently available for redevelopment.
<b>Veteran tree</b>	A veteran tree can be classified as such due to age (including relative age for its species) or for its biological, aesthetic, or cultural interest. Veteran trees are usually mature and provide additional habitat from natural damage, environmental conditions or management (e.g. coppice, decay hollows, fungal fruiting bodies, cavities).
<b>Water compatible uses</b>	Comprise: <ul style="list-style-type: none"> <li>- flood control infrastructure</li> <li>- environmental monitoring stations</li> <li>- water transmission infrastructure and pumping stations</li> <li>- sewage transmission infrastructure and pumping stations</li> <li>- sand and gravel workings</li> <li>- docks, marinas and wharves</li> <li>- navigation facilities</li> <li>- Ministry of Defence (MOD) defence installations</li> <li>- ship building, repairing, and dismantling</li> <li>- dockside fish processing and refrigeration and compatible activities requiring a waterside location</li> <li>- water-based recreation (excluding sleeping accommodation)</li> <li>- lifeguard and coastguard stations</li> <li>- amenity open space</li> <li>- nature conservation and biodiversity</li> <li>- outdoor sports and recreation and essential facilities such as changing rooms</li> <li>- essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific operational warning and evacuation plan.</li> </ul>

<b>Wellbeing economy</b>	Building an economy that is inclusive and that promotes sustainability, prosperity and resilience, where businesses can thrive and innovate, and that supports all of our communities across Scotland to access opportunities that deliver local growth and wellbeing.
<b>Wheeling</b>	Travelling by wheelchair.
<b>Woodland</b>	Land under stands of trees with a canopy cover of at least 20%, or having the potential to achieve this, including integral open space, and including felled areas that are awaiting restocking (replanting). The minimum area is 0.1 ha and there is no minimum height.
<b>World heritage sites</b>	World Heritage Sites are internationally important cultural and/or natural heritage sites which have been inscribed for their “Outstanding Universal Value”. Though no additional statutory controls result from world heritage designation, the impact of proposed development upon the outstanding universal value, including its authenticity and integrity of a World Heritage Site and its setting, is a material consideration in determining planning applications. Their assessment and designation is carried out by United Nations Educational, Scientific and Cultural Organisation (UNESCO) based on advice from State Parties and the relevant devolved Government.

## Annex G – Acronyms

BARR	Buildings at Risk Register
BECCS	Bioenergy with Carbon Capture and Storage
CCS	Carbon Capture and Storage
CCUS	Carbon Capture Utilisation and Storage
CDR	Carbon Dioxide Removal technologies
CO <sub>2</sub>	Carbon Dioxide
CoRE	Community Renewable Energy
CPP	Community Planning Partnership
CWB	Community Wealth Building
DACCS	Direct Air Capture with Carbon Storage
EIA	Environmental impact Assessment
EU	European Union
GGRs	Greenhouse Gas Removals
HNZ	Heat Network Zones
HRA	Habitats Regulations Appraisal
HS2	High Speed 2
IGTZ	Industrial Green Transition Zones
IIP	Infrastructure Investment Plan
kv	Kilovolts
LDPs	Local Development Plans
LHEES	Local Heat & Energy Efficiency Strategy
LHLR	Local Housing Land Requirement
LOIP	Local Outcomes Improvement Plan
LPPs	Local Place Plans
MATHLR	Minimum All-Tenure Housing Land Requirement
MOD	Ministry of Defence
NETs	Negative Emissions Technologies
NPF	National Planning Framework
NPF4	National Planning Framework 4
ORIC	Orkney Research and Innovation Campus
ORION	Opportunity for Renewable Integration with Offshore Networks
PNCP	Perthshire Nature Connections Partnership
RSS	Regional Spatial Strategies
SDGs	Sustainable Development Goals
SEPA	Scottish Environment Protection Agency
TP	Travel Plan
UK	United Kingdom
UN	United Nations
UNESCO	United Nations Educational, Scientific and Cultural Organisation





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3 April 2020

Dear Colleague,

### **Planning Procedures and COVID-19**

We had been planning recently to write to you all with an update of the work of the Planning and Architecture Division through 2020. That would have included progress towards Scotland's fourth National Planning Framework, the implementation of the Planning (Scotland) Act 2019, wider planning reforms and launch of the Digital Strategy for Planning. It was already shaping up to be a crucial, busy year for planning in Scotland.

Events of the last few weeks have of course turned life upside down for everyone and have forced an urgent rethink. As with so many others, all officials in the Planning and Architecture Division are now adjusting to working at home, and finding new and different ways to keep in touch with our stakeholders and with each other.

Planning has a crucial part to play within and beyond the immediate emergency. A high performing planning system will have a critical role in supporting our future economic and societal recovery, and our future health and wellbeing. Those of us involved in planning, across sectors, must do what we can to keep plans and proposals moving through the system, throughout this period of uncertainty and in the months and years ahead. That might mean being prepared to adopt some new approaches; measuring risk and taking a pragmatic view of how we can best continue to plan and make the decisions vital to the recovery of our communities and businesses.

Some aspects of our planning system, including a number of processes and requirements, are affected by the impacts of the Coronavirus (COVID-19) outbreak and the resultant need for social distancing. We have been exploring with a number of stakeholders the obstacles and the temporary solutions needed to get us through this period and ensure the continued functioning of our planning system. Some of this requires urgent legislative change, while for other aspects we will need an innovative, pragmatic, practical and flexible approach.

## Prioritising our work

We have been reassessing our priorities so that we can focus on the most immediate pressing needs. For our team, that means prioritising our work to focus primarily on:

- Ensuring our planning system, and those who work within it, can continue to operate throughout this emergency period.
- Playing our own part by progressing the statutory casework we handle, including notified and called in planning applications and our responsibilities on development plans.
- Maintaining the operation of the eDevelopment service and helpdesk, so ensuring a continued flow of new applications and supporting information through to planning authorities.
- Engaging our digital planning team in exploring how digital tools might most effectively support planning authorities to deliver their services in the short term.
- Maintaining our work to support wider government interests in meeting statutory requirements for the strategic environmental assessment of policies and plans.

This naturally means some implications for other aspects of our work, which we will explain.

## COVID-19: maintaining a functioning planning system

This is the top priority for our team right now.

We have written in recent weeks in relation to the importance of not taking enforcement action against businesses, such as supermarkets, which may need to operate beyond the terms of their planning conditions in order to maintain key services or to continue to operate while complying with social distancing requirements. There may be other situations to come, not explicitly catered for within those letters where, in the current period, it will be equally important to take that reasonable and pragmatic view. Other examples might be where temporary developments or changes of use can contribute to the response to COVID-19, or where staged payments fall to be due under the terms of planning agreements in relation to development sites which have temporarily ceased construction work.

In recent days, we have been discussing with representatives from both public and private sectors and with the RTPI, what urgent steps we need to take to maintain operation of the planning system during the current period. Working together, we are seeking to adopt that same practical and pragmatic view of changes and different approaches which might be taken, temporarily over this period, to ensure planning can continue to operate and to contribute to the economic and social recovery. Our current thinking and actions on a range of matters arising is set out below.

These are temporary steps we are taking, to get us through this period. It does not affect our ongoing commitment to the improvements to the planning system being led through implementation of our new Planning Act. Indeed, the current situation may have highlighted procedures and methods of working that would benefit from new, digitally enabled, arrangements. We hope to learn some valuable lessons from current experiences as we take forward implementation of the Act.

## Pre-application consultation with communities

Regulations require pre-application consultation on major and national developments to include at least one public event, which currently cannot take place as a public gathering. We intend to bring forward regulations as soon as we can which will, for this emergency period, suspend this requirement.

We stress that this provision does not reduce the Government's commitment to early engagement in relation to major development proposals. It does reflect the reality that face-to-face contact must be avoided for now and for a temporary period going forward. We will expect prospective applicants to replace this requirement for a physical, face-to-face public event with an alternative, online version so that local people can still be engaged and have an opportunity to have an influence on proposals that affect them. In consultation with stakeholders, we will move quickly to produce some guidance on expectations and good practice for online engagement, which may be supplemented through conversations between applicants and planning authorities about appropriate steps.

This is a temporary change. We have committed within our planning reform programme to enhance community engagement in planning; including improvements to the pre-application process, such as the introduction of a mandatory second public event. That commitment remains and we will continue to make progress on this for future implementation.

## Duration of planning permission

Some planning permissions will be due to expire over the coming weeks and months and, for various reasons caused by current restrictions, there will be difficulties in commencing development or carrying out necessary processes, such as the submission of applications for approval of matters specified in conditions, before deadlines pass.

The duration of planning permission is set out in primary legislation. Recognising that activity is likely to slow considerably over coming months, we included provisions in the [Coronavirus \(Scotland\) Bill](#) which will extend the duration of all planning permissions which are due to expire during an 'emergency period' of 6 months, so that the relevant permission or time limit shall not lapse for a period of 12 months from the date those provisions come into force.

## Documents for public inspection

There are a number of circumstances within the planning system that require public bodies to publish certain documents in a particular way or to make them available for physical inspection at a specified location. This is not limited to planning; similar requirements apply across wider legislation. Where libraries and offices are closed to the public due to the COVID-19 outbreak, organisations are unable to comply with these statutory duties; and so in some cases that would mean business could not progress. To address this the Coronavirus (Scotland) Bill also includes provisions which will allow bodies not to comply with these requirements, but instead to publish documents and information online where possible during the emergency period. When the COVID-19 outbreak is over, public bodies will need to either publish the information in line with the original duty, or explain why they are not doing so (for example if the information is no longer relevant).

## Neighbour notification, public and site notices and hard copy documents

Neighbour notification requires the printing and postage of information by planning authorities both in relation to local development plans and to planning applications. We are currently exploring this with Heads of Planning Scotland to understand the extent of any barriers to this while offices are closed. There is a related issue with regard to representations and any other information posted in hard copy to closed planning authority offices. We will consider any further action or advice in terms of handling these issues shortly.

We are exploring the position relating to the requirement for site notices relating to certain applications, and will bring forward regulations to suspend that requirement if needed.

New applications posted in hard copy to planning authority offices, will in most cases not be able to be validated and progressed until those offices reopen. The vast majority of applications (well over 90%) and supporting information are now lodged through the [eDevelopment.scot](https://www.edevelopment.scot) service; which is the method we recommend all applicants use, particularly during this period, to ensure they are received.

## Decision-making: committee meetings, local reviews and schemes of delegation

There are options available to enable decisions to continue to be made on planning matters. Local authorities already have the power to hold meetings virtually. The Coronavirus (Scotland) Bill provides that, for the duration of the coronavirus crisis, local authorities have the power to exclude the public from their meetings on health grounds, to protect the public and local authority council members. Consistent with that, we will also bring forward regulations which will suspend the requirement for local review bodies to meet in public.

Planning authorities already have extensive powers to delegate decisions under the Local Government (Scotland) Act 1973. Where authorities require to amend their schemes of delegation under the Planning Act, those will require approval by the Scottish Government; we will process those to approval very quickly. We will liaise with Heads of Planning Scotland over the coming weeks to monitor any changes to decision-making processes using these existing powers.

## Hazardous Substances Consent: storage of hazardous substances without consent

As part of the fight against COVID-19, hazardous substances such as medical oxygen, and ethanol, may be required. There may be circumstances where for those hazardous substances:

- they are in greater quantities than consented for;
- there is no hazardous substance consent;
- they are being held at new locations on a site; or
- they are temporarily or transitorily present.

While enforcement action by planning authorities is discretionary, any breach of hazardous substances consent is an offence and is also liable to prosecution. In such cases the planning authority should immediately contact the Health and Safety Executive (HSE) at [HazSubCon.CEMHD5@hse.gov.uk](mailto:HazSubCon.CEMHD5@hse.gov.uk) or by telephone 0203 028 4812 if urgent.

## Hazardous substances consent: Health and Safety Executive input

There is a statutory time limit for HSE to reply to consultations by planning authorities on applications for hazardous substances consent. If no reply is received from HSE within the consultation period, the planning authority could decide to determine an application without HSE input. However, if HSE matters are not being given due consideration this could result in long term exposure of the surrounding populations to high levels of risk. This also has the potential to place further avoidable strain on the emergency services.

Given the current COVID 19 outbreak, unless permission has been obtained from Scottish Ministers, planning authorities should not determine applications for hazardous substances consent until a HSE response is received. Where an authority receives an application for planning permission or hazardous substances consent where an urgent decision is required to support the fight against COVID-19, the authority should immediately contact HSE at [HazSubCon.CEMHD5@hse.gov.uk](mailto:HazSubCon.CEMHD5@hse.gov.uk) or by telephone 0203 028 4812.

## Contacting us: COVID-19 related issues

To ensure we keep on top of all issues and requests in relation to the operation of the planning system during this period, please can you address any queries to this mailbox: [covid19planningenquiries@gov.scot](mailto:covid19planningenquiries@gov.scot).

## **Wider Planning and Architecture Division work programme**

Beyond those essential activities, and recognising the impacts of new urgent workstreams on the capacity of our team, we have been looking again at all other parts of our work programme. It has become increasingly clear that it will not be possible to maintain progress and deliver all aspects to the timetables previously planned. So we will say a bit more on how we intend to handle our work schedule over the coming months.

## National Planning Framework 4

It is crucial that we continue to progress work on NPF4, given its role in supporting our future economic recovery, future health and wellbeing and responding to climate change. Completion of NPF4 will influence the timing and content of planning authorities' local development plans in the longer term; but that is now likely to be to a longer timetable. We recently extended the deadline on the Call for Ideas by a month, to the end of April, and we hope that has allowed people the space and time to still contribute through this early engagement phase.

The workshop and drop-in sessions held around Scotland have been very helpful in exploring a wide range of ideas and aspirations for Scotland's development to 2050.

We have a range of resources available to draw upon, to help you get involved and feed your thoughts and ideas through to us. These are available on our new website [www.transformingplanning.scot](http://www.transformingplanning.scot). We hope you can find the time to contribute, if you have not done so already.

We had previously expected to produce a draft of NPF4 for consultation in September 2020. However slippage in the programme is now inevitable, given the reduced capacity of stakeholders to collaborate as well as the need for our own staff to support the ongoing emergency response, and the continuing need for alignment with wider plans and strategies.



We will provide a revised timetable for NPF4 as soon as we can, but it now looks likely that we will lay a draft in the Scottish Parliament and consult publicly during 2021.

In the meantime we will continue to work closely with our stakeholders. We are working with Heads of Planning Scotland to provide support to authorities who are preparing indicative Regional Spatial Strategies and will continue to collaborate with others to build our approach to setting out targets for the use of land for housing in NPF4.

Contacting us about NPF4: please address any queries to the mailbox [scotplan@gov.scot](mailto:scotplan@gov.scot).

### Digital Planning

Over this period, we are refocusing the work of the Digital Planning team on COVID-19 related activities, whilst maintaining essential support for operational priorities such as the eDevelopment.scot service and NPF4. We will prioritise and fast track the investigation and implementation of digital tools to help support local authorities and other partners with the current challenges being faced across the planning system. We are also working across Scottish Government on the use of digital mapping tools and additional support the team can provide.

Accordingly, we will delay publication of the Digital Strategy for Planning until later in the year when we will publish a scaled-down version in a digital format. An official launch of the programme will be held subsequently and we will provide more detail on revised timelines in due course. Scaled back work will continue on preparation of the Strategy in the meantime. However, this approach will allow us to focus on immediate priorities, and we will work closely with local authority stakeholders to understand how best to provide any relevant digital solutions to support continuing smooth operation of the planning system, including consideration of any immediate changes to the eDevelopment.scot service.

Contacting us about the digital planning programme: please address any queries to the mailbox [DigitalPlanning@gov.scot](mailto:DigitalPlanning@gov.scot).

### Planning Act implementation and planning reform programme

Last autumn we set out our work programme for implementation of the Planning (Scotland) Act 2019 and wider planning reforms. That work is already underway, with some of the Act's provisions having been commenced, working groups convened to collaborate over future regulations and guidance, and public consultations on some elements having been completed.

Our progress towards delivery of some of the work packages will, out of necessity, be less rapid than previously intended. We remain committed both to completion of the full package of planning reforms, and to doing so in close collaboration with planning stakeholders and following thorough public consultation. The pressure on everybody's time and the logistical difficulties around engagement right now mean that this work programme and timetable also needs to be revisited.

Within this rescheduling, it is important to have the new development planning regulations in place alongside NPF4, so that new local development plans can proceed as soon as possible afterwards; so we will maintain a focus on this.

We are also determined to move forward with the community engagement work package as best we can. By its nature, this needs close collaboration with community interests, which is more difficult just now but we are seeking ways to keep this going. We have also committed to consult on regulations in relation to the arrangements for designating Short-Term Let Control Areas, and had been preparing to publish that consultation this spring. This has been paused out of necessity while we focus on the steps to keep the planning system operating, however we will move this forward again at the earliest opportunity, after the immediate pressures ease. We have already consulted on changes to the planning fees and performance management arrangements, as a high priority within the work programme. We are also pausing this for now and will pick up again when the timing is more appropriate.

We will provide an updated schedule for the Transforming Planning in Practice work programme when we are able to do so. You can also keep up-to-date with progress on [www.transformingplanning.scot](http://www.transformingplanning.scot).

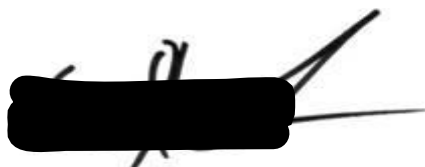
Contacting us about the planning reform programme: please address any queries to the mailbox [Planning.Reform@gov.scot](mailto:Planning.Reform@gov.scot).

### Staying in touch

We recognise there is a lot to take in from this letter, in what has been – and will likely remain – a fast-paced evolving situation for all of us. We will write again whenever we have more to update on. Meantime, please also make sure you follow us on Twitter [@ScotGovPlanning](https://twitter.com/ScotGovPlanning), and register for our [Planning and Building update](#) emails.



**John McNairney**  
Chief Planner



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Minister for Local Government, Housing and Planning

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29 May 2020

Dear Colleague,

## PLANNING PROCEDURES AND COVID-19

We last wrote on [3 April](#) to explain action we had taken, and further actions we were intending to take, that would enable Scotland's planning system to continue to function effectively, confidently and with fairness during these difficult times for everyone.

Since then, we have introduced a number of temporary legislative changes and published supporting guidance. Scotland's planning authorities and planning stakeholders have been adjusting their working practices accordingly, and continue to do so.

The need for a well-functioning planning system is as important now as ever. Decisions and actions being taken now, across government and wider society, are vital to the nation's health, wellbeing and economic recovery. What we do in planning is vital to all of those objectives in the short and the long-term.

We are in no doubt that Scotland's planning services are essential in supporting recovery, ensuring appropriate development proposals can be consented in good time to facilitate delivery on the ground. That is why we have taken the steps we have to enable continued operation of our planning service while maintaining the fairness, transparency and accountability that are embedded in our system.

The Scottish Government has published a [routemap](#) setting out a phased approach to lifting lockdown measures. We all want to get back to some semblance of normality, and the routemap sets out the Government's plans for doing that. This includes adopting a phased approach to re-starting construction on non-essential sites, proposals for which have been developed in partnership with Construction Scotland and the Construction Leadership Forum and are set out in the Minister for Local Government, Housing and Planning's [letter of 21 May](#) to those bodies.

In this letter, we update on actions and activity since we last wrote and point towards further actions needed to ensure planning both continues to operate fairly and plays its part in supporting societal and economic recovery over the coming months and years. We also update on the work programme for production of Scotland's fourth National Planning Framework.

## Maintaining a functioning planning system

From the outset of the COVID-19 outbreak and resultant need for physical distancing, it was clear that a number of planning process requirements placed on planning authorities and other stakeholders were being impacted. This needed to be tackled through a mix of legislative change and less formal revisions to practice; all taking a pragmatic view of what needed to be done to allow planning to continue during this period. We stress again that these are vital changes, but temporary.

The following is a brief summary and update of recent actions, including where to find out more:

- The [Coronavirus \(Scotland\) Act 2020](#): (i) extended the duration of planning permissions about to expire by up to 12 months, (ii) enabled publication of planning documents online rather than at physical locations, and (iii) allowed committee meetings to happen without public attendance. The [Coronavirus \(Scotland\) \(No. 2\) Act 2020](#) has now extended the duration of listed building and conservation area consents about to expire.
- The [Town and Country Planning \(Miscellaneous Temporary Modifications\) \(Coronavirus\) \(Scotland\) Regulations 2020](#) suspended the need for (i) public events in pre-application consultation, (ii) local review bodies meeting in public and (iii) hard copies of EIA reports in physical places. We have supported the changing arrangements for public events with [guidance](#) on online alternatives.
- Interim guidance on [Consultation and Engagement on Development Plans](#) supports and encourages work to continue to progress in the development planning process where possible, enhancing use of digital engagement techniques alongside opportunities for one-to-one engagement within physical distancing requirements.
- The [Town and Country Planning \(General Permitted Development\) \(Coronavirus\) \(Scotland\) Amendment Order 2020](#) temporarily grants planning permission for any necessary emergency healthcare/mortuary facilities to deal with the current crisis, and so give certainty about their planning status.
- In addition to the recent legislation, these [frequently asked questions](#) provide our up-to-date advice on handling arrangements for a range of planning processes which have been impacted by recent events, including: neighbour notification; site notices; committee meetings; and delegation of decision-making.
- With some minor changes to our support desk operations, the [eDevelopment](#) service has remained fully operational and proven to be resilient and reliable in supporting the flow of planning applications and information through to authorities.

Beyond the matters included in the recent legislative changes and recent advice, we now want to update and highlight a few further specific points about the continued functioning of our planning system. These are set out below.

### Site visits for a planning purpose

We are aware that some different approaches are being taken towards site visits across Scotland. There is no statutory requirement for planning authorities to physically attend potential development sites, but doing so can help to understand the site, location and context of any proposed development. Where site visits have ceased recently, in some cases this has been preventing live planning applications from progressing to a decision.

In many cases it will be possible to consider a proposed development without the need for physical attendance on site, by drawing on existing knowledge of an area and supporting that as appropriate with tools such as satellite imagery, photographs and video conferencing technology.

If that remote assessment is not possible, or not sufficient in the circumstances of the case, a physical site visit can be carried out if that can be done within the scope of physical distancing requirements. Travel for essential work-related purposes is permitted if it absolutely cannot be done from home, while following distancing measures as much as possible.

There are similar issues for applicants, for example when needing to access a site to carry out survey work to support and progress their application.

For the avoidance of doubt, no site visit should be carried out by any person who should be self-isolating or shielding; nor should any premises be visited where somebody at that location is self-isolating or shielding.

### Planning Committees and Local Review Bodies

Over the last few weeks, we have been pleased to see experience emerging from a number of planning authorities in conducting their planning committee and local review body business through online, virtual meetings using video conferencing technology. We encourage planning authorities to continue to hold their committee meetings in this manner while current restrictions remain in place. Some of the recent legislative changes have included the necessary and temporary removal of physical public attendance from committee meetings. To ensure maximum transparency and accountability, authorities should aim to broadcast meetings, either live or in recorded form as soon as possible afterwards, for members of the public to have access to observe proceedings.

### Engaging with Community Councils

We have been taking steps to ensure community engagement in planning matters is able to continue during these times. Community councils hold a statutory role in development management within the planning system. The Scottish Government values the important work community councils have undertaken with many operating as hubs for community humanitarian responses whilst continuing to fulfil their democratic function. The Scottish Government is liaising with COSLA to consider what support or assistance might be required to enable community councils to carry out their democratic duties, including planning.

The Scottish Government provides funding to the Improvement Service to support community councils. This includes looking at new ways of working such as holding best practice webinars on hosting virtual meetings and conducting community council business online. Lessons learned will be shared on the community council website, social media and through the Community Council Liaison Officer network.

We remain fully committed to early, effective community engagement and wider inclusion in the planning system, including inclusion of young people, and we are pursuing that through our ongoing planning reform programme. We consider it vital that people have the opportunity to participate and have a positive influence in the future planning of development in their areas.

### Registration of section 75 agreements

Registers of Scotland (RoS) now has a [digital submissions portal](#) in place and is accepting applications to register deeds in the Land Register, including Section 75 agreements. If a Section 75 agreement is to be recorded in the Sasine Register, you should contact RoS ([customer.services@ros.gov.uk](mailto:customer.services@ros.gov.uk)) to arrange for your application to be escalated to a Senior Advisor. For more information please visit [www.ros.gov.uk](http://www.ros.gov.uk).

### Contacting us: COVID-19 related issues

To ensure we keep on top of all issues and requests in relation to the operation of the planning system during this period, please can you address any queries to this mailbox: [covid19planningenquiries@gov.scot](mailto:covid19planningenquiries@gov.scot).

## **Supporting the recovery**

Many planning stakeholders are now focused on the steps to be taken to get back to work and to reopen construction sites safely, in line with the routemap. Planning also has an important part to play in facilitating the re-start and supporting development delivery, while ensuring working practices are able to be adjusted to ensure safety.

### Construction sites: hours of operation

Planning permissions are sometimes subject to conditions which restrict hours of operation; either directly or sometimes by requiring working hours to be separately agreed with the planning authority. We are aware that discussions are underway between some developers and planning authorities about the potential to expand the hours of operation of construction sites once they are able to re-commence work. The need for safe working and physical distancing – on-site, in the wider community through travel to and from sites, and in allowing a spread of working patterns throughout the day – will likely necessitate some different working arrangements while restrictions continue.

Planning authorities should be supportive of reasonable changes and requests to extend working hours.

The circumstances may differ between construction sites, for example due to the nature of some operations and their locations. We could not set a national standard that would apply to every construction site; rather there will normally be a need for use of judgement in relation to the positive benefits of carrying out and completing development alongside any potential public health implications. Nevertheless, in most circumstances it will be



reasonable to be able to extend working hours from 7am through to 9pm, Monday to Saturday; therefore such requests should not be refused unless there are compelling reasons to do so. Depending on the nature of the works and the surrounding area, much longer site operation times may be acceptable, including up to 24 hour working.

Not all aspects of construction activity have the same impacts, and so in some cases it might be helpful to agree appropriate parameters that can enable overall working times to be extended; for example by agreeing to limit particularly loud operations, considering any proximity to noise sensitive receptors, perhaps between 9am and 5pm or another period, or ensuring noise mitigation measures into the extended working times.

We recommend proactive, early and swift discussions between developers and planning authorities, to allow for reasonable site management that allows development to progress, recognising the current circumstances and restrictions in place.

We remain committed to avoiding additional pressures on the planning system at this time. In most cases, we expect that agreement to temporarily extend hours of operation can be reached informally, without the need for an application process. There could be some exceptions to that default, for example if the extension sought is substantial, or would have a significant impact at a sensitive location; although planning authorities and developers should still work to achieve agreement informally where possible.

Planning enforcement is a discretionary activity and Scottish Government policy and guidance sets out that planning authorities should act proportionately in responding to suspected breaches of planning control. Given the current, exceptional circumstances, the Scottish Government expects that planning authorities will take a sympathetic approach to enable reasonable temporary extensions to working hours on construction sites, without enforcement action.

Any building standards site inspections, whether conducted in person or [remote verification inspections](#), should be planned within normal working hours, unless otherwise arranged with the local authority.

We will review this guidance in due course, and we intend to withdraw it after the requirements for physical distancing have been removed.

### Changing business practices during physical distancing restrictions

As we progress through a phased approach to easing physical distancing measures, we recognise that life within our communities is likely to remain unusual for a further period, in terms of the impacts on businesses and how many aspects of daily life will function. To enable re-opening of businesses, the Scottish Government is working collaboratively with industry, unions and stakeholders to build trust and cooperation on a phased approach.

Planning can play an important part in enabling business operations to get back up and running within the terms of the ongoing restrictions, and also support them to regain some lost ground and revenue as a direct result of the lockdown. It is important that we recognise these impacts of recent months, and the need to get people back to work, which might mean those businesses diversifying or needing to adjust the ways they operate to suit current circumstances. In planning, we can support well-measured temporary solutions.

We cannot produce an exhaustive list of what that might mean in practice, as there will be many circumstances in which reasonable, temporary relaxation of planning controls will help businesses to re-start and return some normality to life within our communities. Examples might include taking a reasonable, positive and supportive approach to allow temporary use for on-street seating for cafes and bars, beer gardens and similar to accommodate physical distancing; and also to enable seasonal businesses such as holiday parks to continue to operate beyond any conditioned limits to their seasons. This may be another example where agreement not to take enforcement action is all that is needed for a temporary period. Beyond any relaxation in planning to support temporary changes, there may of course be some matters to consider through other consenting and licensing regimes.

### Safer Public Places

The phased approach to easing restrictions will see more people out and moving in public places while there remains a need to follow physical distancing. It is therefore important to manage public places in a way that will ensure people's safety. This has been the subject of the guidance [Safer Public Places – Urban Centres and Green Spaces](#) issued by the UK Government on 14 May. We are in the process of producing Scottish guidance covering similar matters; meantime you may be interested to see this document produced by UK Government colleagues.

### Digital Planning

The impact of the current restrictions has further highlighted the need to strengthen digital solutions across planning and built environment services.

Engaging with the public is a vital element throughout our planning system, and current restrictions make traditional ways of doing this more difficult. Our Digital Planning team has explored approaches towards digital engagement with local authority colleagues and others, drawing on their experiences, and have published some [digital engagement examples](#). Our team has also been in discussion with several companies about the feasibility of taking a national approach to licencing their products through central contracts, which will save money and make them easier to administer.

What we have learnt, collectively, over the past weeks reinforces digital priorities identified in research findings from before the crisis; for example an online payment system, for all types of applications to be able to be submitted online, and for a more secure and reliable way to store and share information. We are looking at these immediate concerns to see how we can address them through our digital transformation programme, we will explore and expedite work on these and other issues over the coming months. This will enable short term benefits and relief to the current situation while we start to build the foundation for transformation

The importance of having the right data available at the right time has been clearly evident. In support of immediate needs, using our existing digital mapping technology, our Digital Planning team is supporting COVID-19 analysis work across the Scottish Government and with our partners; for example in monitoring and tracking the allocation of the £350m community funding package. Displaying data as a map, is giving decision-makers a more informed picture.

## National Planning Framework 4

We had anticipated laying a draft NPF4 in the Scottish Parliament in September 2020, but given the impact of the current emergency on many people's and organisations' capacity at the moment, delay has been inevitable. We are disappointed to postpone the NPF4 timetable, but we must be realistic with ourselves and also give a clearer understanding of the timings for our stakeholders.

We now anticipate laying a draft in the Scottish Parliament in autumn 2021, with a final version being adopted in spring/summer 2022. Taking into account stakeholders' ability to get involved in preparing the draft, the period required for consultation, the timing of the 2021 Scottish Parliament election, and also the revised timescales of other government policies with which the NPF4 must align, we consider that autumn 2021 is the earliest that we could now lay a draft NPF4 in Parliament.

This change in timetable does not affect our commitment or momentum. We are now exploring additional engagement opportunities that this new timescale brings us. We are continuing to support planning authorities in their work to prepare indicative regional spatial strategies and analysis of the responses to our early engagement is ongoing. We intend to publish an interim position statement in autumn 2020. That will: provide an update on the Call for Ideas evidence gathered in early 2020; explain how we will align with other Scottish Government strategies; set out an overview of the key challenges, opportunities and potential policy changes for NPF4; and reflect on the impacts of COVID-19 and what NPF4 can do to help societal and economic recovery.

### Staying in touch

We hope you find this information helpful. We will write again whenever we have more to update on. Meantime, please also make sure you follow us on Twitter [@ScotGovPlanning](https://twitter.com/ScotGovPlanning), and register for our [Planning and Building update](#) emails.

Yours faithfully



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2 July 2020

Dear Colleague,

## **PLANNING AND COVID-19: USE OF OUTDOOR SPACES AND THE '28-DAY RULE'**

In our [letter of 29 May](#), we encouraged a supportive, pragmatic and flexible approach to temporary developments and changes of use which would enable businesses to diversify or adjust the way they operate as the lockdown eases and many people can get back to work.

This letter seeks to build on that guidance, with a specific reference to uses of land which can already happen in line with time-limited permitted development rights, and also in recognition of current interest in temporary outdoor uses such as the provision of outdoor seating by pubs, cafés and restaurants, including beer gardens. As the hospitality industry re-opens with physical distancing measures, we want to encourage the sector to take steps to provide a safe and pleasant environment for customers. This will also assist the viability of the sector.

In the main, the most appropriate, straightforward and efficient way planning can allow for reasonable temporary changes of use during this period is through informally relaxing planning controls; particularly by agreeing not to take enforcement action against acceptable planning breaches that will allow for businesses to operate and for some normality to return to life within our communities.

Planning enforcement is a discretionary activity and Scottish Government policy and guidance sets out that planning authorities should act proportionately in responding to suspected breaches of planning control. We have written several times since the start of the COVID-19 outbreak to discourage enforcement action in different circumstances, to allow the effects of the virus and physical distancing to be addressed for planning interests. That remains a reasonable approach at this time.

Planning law already allows for the temporary use of land or buildings for up to 28 days in a calendar year without the need to make an application for planning permission – the '28 day rule'. This is set out in Class 15 of the *Town and Country Planning (General Permitted Development) (Scotland) Order 1992*; specifically allowing the “use of land (other than a building or land within the curtilage of a building) for any purpose, except as a caravan site or an open air market, on not more than 28 days in total in any calendar year, and the erection or placing of moveable structures on the land for the purposes of that use”.

This means, as an example, the use of part of a public footpath for outdoor seating by a café for up to 28 days in a calendar year already has the benefit of planning permission. While physical distancing requirements remain, it is likely that many temporary uses will be needed for longer periods. In line with the wider approach to relaxing planning control at this time, and for the avoidance of doubt, we do not expect the limits of the 28 day rule to be enforced against reasonable temporary outdoor uses, which may include temporary structures, should a longer period be appropriate and helpful to businesses.

We will review the need for the guidance outlined above in September 2020, and it is our intention to withdraw it once physical distancing is no longer required.

Beyond the planning system, there will likely be some wider interests for businesses and local authorities to consider through other consenting and licensing regimes and any public health implications, including working within physical distancing requirements. We would draw your attention to recent guidance issued by the Scottish Government in relation to [occasional licenses for licensed premises](#) and [temporary traffic regulation orders and notices](#). In addition, our guidance on [Safer Public Spaces for Scotland](#) published on 29 June advises on the design principles for safer urban centres and green spaces, connecting to Scotland's route map through and out of the crisis.

Yours faithfully



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Chief Planner



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08 November 2021

Dear Colleague,

We are writing this letter to update you on a number of matters in relation to planning in Scotland. This is the first time we have written to all planning stakeholders since our appointments this year as Minister for Public Finance, Planning and Community Wealth and as the Scottish Government's Chief Planner. We are very grateful for the support and welcome we have received in our respective new roles.

This year has continued to present some challenges for people working within planning, in the development sector and across Scotland's communities. We know people are doing the best they can to engage and operate, sometimes in ways and circumstances that may not be ideal, and with many still predominantly working from home. However, we should all be very proud of how planning has responded to the coronavirus pandemic, adjusting as necessary to keep going and supporting recovery. So we want to take this opportunity to say thank you.

In this letter, we provide an update on some of the guidance and legislation which has been in place during the pandemic. We also update on some other recent work of the Planning and Architecture Division and highlight activity coming soon.

### **Coronavirus (COVID-19): Relaxing Planning Control**

As you will likely be aware, since March 2020, the Scottish Government has encouraged a relaxation of planning control where doing so can help businesses and services to diversify and continue to operate within our communities during the pandemic. In effect, we asked planning authorities to adopt a pragmatic approach and to exercise their discretion, particularly through choosing not to take enforcement action and allow for temporary breaches of planning control that are considered to be reasonable in response to the challenges presented by living through the pandemic.



While you will recognise this as general advice, specific examples had included support for:

- the hospitality industry to provide outdoor seating and takeaway facilities;
- retail opening and deliveries outwith their conditioned hours;
- longer hours of operation on construction sites;
- holiday parks to stay open beyond their usual seasons; and
- the temporary use of car parks or other appropriate locations for overnight stops in campervans and motorhomes.

We know that this approach has been very much welcomed and appreciated by businesses and services, and also by their customers. We also recognise though that in some places this may have introduced some localised impacts within our communities, where operations have been carried out without those impacts having been formally scrutinised through a planning application process.

We are aware that during the pandemic there have been some changes of use and operations carried out around Scotland without planning permission, initially on a temporary basis, which people and businesses may now wish to continue permanently.

From previous letters, you will know the Scottish Government has always been clear that this relaxation guidance was temporary and that we would withdraw it when the time is right, reflecting the temporary nature of the changes of use that have been accommodated and the long-term importance of effective planning in enhancing amenity within communities. We have reviewed the guidance regularly.

There are time limits within which planning authorities can take enforcement action, after which a breach of planning control would become lawful and therefore immune from planning enforcement. In most circumstances, that is a period of four years from the start of the breach. This means that this planning relaxation guidance must come to an end in good time to allow for any appropriate enforcement action to be taken, if needed in any instances, after the guidance has been withdrawn but before the expiry of that four year period.

For now, we are asking again that the broad approach of relaxing control continues where reasonable and appropriate to support the national response to COVID-19. We can also now advise that we aim to withdraw this guidance supporting relaxation of planning control at the end of September 2022.

This further period reflects that there remains a need to help businesses and services to operate and to recover as best they can, while still working with the mitigations and protections in place. It also reflects that changes of use that can be supported permanently will need to be regularised, including with any appropriate conditions attached. Those who have been benefitting from being allowed to operate temporarily without necessary planning permissions should use this time to apply for, and obtain, retrospective permissions before next September if they wish to continue beyond that point.

We will write again whenever needed to provide further updates and to confirm the arrangements for withdrawal of this temporary relaxation guidance.

Earlier guidance on this is available to view at: [www.gov.scot/collections/chief-planner-letters/](http://www.gov.scot/collections/chief-planner-letters/)

## Coronavirus (COVID-19) Legislation: Emergency Permitted Development Rights

In response to the pandemic, temporary permitted development rights (PDR) were created in 2020 to allow development by, or on behalf of, local authority or health service bodies, which allow the erection of temporary buildings or the temporary change of use of existing buildings or land for facilities associated with the pandemic. Examples include the provision of additional accommodation for patients/healthcare workers on hospital sites, the use of some public buildings as testing centres, temporary hospital provision etc.

Further temporary PDR were introduced in early 2021 to add similar provisions allowing for the use of Crown land for purposes related to the pandemic; for example, the establishment of drive-in test centres and vaccination centres.

In both cases, the intention of the temporary PDR is to facilitate a rapid and appropriate response to the pandemic by removing potential delay due to the need to secure planning permission. Both PDR have been used and continue to be used in a number of locations across Scotland.

In both cases the PDR are time limited, currently due to expire on 31 December 2021 and with a requirement that the activities cease by a certain date or after a certain period, with the land being restored to its previous use and temporary buildings removed, unless planning permission was sought and granted for their retention. We will shortly lay further legislation in the Scottish Parliament to extend the provisions of the emergency PDR to mid-2022.

## National Planning Framework 4 (NPF4)

In advance of laying the draft NPF4 in the Scottish Parliament for scrutiny and publishing it for extensive public engagement and consultation, last week we published the [NPF4 Participation Statement](#). The statement sets out details of the scope of our engagement and will be supplemented by further details and supporting information when we publish the draft.

We are going to have a really exciting conversation about how Scotland develops over the next few decades, tackling the big challenges and embracing opportunities. The immediate future of how we plan our places and how we develop is going to be crucial to Scotland's recovery and to our contribution to achieving net zero by 2045.

The development of the draft NPF4 has already benefited from extensive stakeholder engagement through both our early Call for Ideas and the Position Statement consultations. We would like to thank all stakeholders for their input and enthusiasm so far and would encourage you all to continue to engage when we publish the draft for consultation, coming soon.

You can keep up-to-date with progress on NPF4 and access associated resources at: [www.transformingplanning.scot/national-planning-framework/](http://www.transformingplanning.scot/national-planning-framework/).

## Planning Reform Implementation Programme

Last week, we published an updated [Transforming Planning in Practice work programme](#) for implementation of the Planning (Scotland) Act 2019 and progressing wider planning reforms, after much of the work had been paused during the pandemic. The updated work programme summarises progress to date and sets out a new schedule for the remainder of the implementation of the 2019 Act. Our intention is that most sections should be in force by the end of 2022.

Implementation of the Act continues to run alongside other planning reform workstreams, including NPF4, a review of permitted development rights, digital transformation of planning and the promotion of place.

You can keep up-to-date on progress with the programme and view all planning reform consultations and legislation at: [www.transformingplanning.scot/planning-reform/](http://www.transformingplanning.scot/planning-reform/).

### Digital transformation of planning

In March we launched the [Digital Transformation of Planning programme](#), which signalled the start of the delivery of the Digital Strategy for Planning across the next 5 years; inviting partnership working and involvement in the delivery through early adoption, user research engagement, and support with key decision making.

We have since identified the 7 key priority deliverables for the first year of the programme which are aligned to our 5 strategic missions. These are:

- Mission 1: Data – we have begun a programme of improving and making planning data accessible for collaborative place-based planning.
- Mission 2: Digital Technologies – we are laying the technical foundations for the programme ensuring we can deliver efficient and effective change. In the first instance, we are focusing on Smart Applications and Payments systems as well as rethinking our website for full accessibility and usability.
- Mission 3: Ways of Working – we have been working in partnership with the RTPi and EKOS to understand the digital skills needs in the planning sector, to allow us to form an approach that will equip planners with the right skills for a digital future.
- Mission 4: People – we are providing critical digital support for the development of NPF4, using GIS data expertise and other mapping. In addition, we have launched PlaceBuilder, a digital engagement tool that puts communities at the centre of shaping their places.
- Mission 5: Innovation – we are developing our thinking for a PlaceTech Innovation Lab that will encourage the ongoing incubation of new digital services and ideas for this programme and beyond.

We have made a good start and would encourage more involvement of key groups touched by the digitisation of the planning system. Look out for progress with the digital transformation programme and for opportunities to get involved at:

[www.transformingplanning.scot/digital-planning/](http://www.transformingplanning.scot/digital-planning/)

## Staying in touch

We hope you have found this update helpful. Your feedback is always very welcome. Please send any thoughts you wish to share to [chief.planner@gov.scot](mailto:chief.planner@gov.scot).

Please also make sure you follow us on Twitter [@ScotGovPlanning](https://twitter.com/ScotGovPlanning) and [@DigiPlanningSG](https://twitter.com/DigiPlanningSG) and [register for Planning and Architecture News updates](#).

Yours faithfully



**Dr Fiona Simpson**  
Chief Planner



**Tom Arthur**  
Minister for Public Finance, Planning  
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1 July 2022

Dear Colleague

For all of us, we have been working through what has been a particularly busy and important time for Scotland's planning system and planning services. It is an important time for shaping how we will make choices about investment in our places for many years to come.

We write this letter as we are heading into the summer recess period, and want to take this opportunity to provide an update on some aspects of our work programme, which we hope you will find interesting and helpful. We share some news about a restructuring of our team, update on progress with the wide-reaching planning reform programme and also on the transition away from the temporary arrangements which have guided the planning system's operation through the coronavirus pandemic.

## Planning, Architecture and Regeneration Division

Following a restructuring within the Scottish Government, our Regeneration Unit merged with Planning and Architecture in April to form a new Planning, Architecture and Regeneration Division (PARD). The new division sits within a broader Local Government and Housing Directorate, which also includes the More Homes and Better Homes Divisions, as well as the Building Standards and Local Government teams.

## National Planning Framework 4

The public consultation and parliamentary scrutiny period for the draft of [Scotland's Fourth National Planning Framework 'Scotland 2045'](#) has been completed. We have been very pleased with the level of interest in the draft, which has stimulated some thoughtful debate about the future of planning and places. The consultation attracted over 780 individual responses covering a wide range of interests, and we are very grateful to everyone who took the time to share their thoughts and aspirations with us. We have been encouraged that there is strong support for the general direction we have proposed for NPF4. You can view the consultation responses at:

<https://consult.gov.scot/local-government-and-communities/draft-national-planning-framework-4/>

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Since the close of the consultation and parliamentary scrutiny, we have been carefully considering the wealth of evidence received as we review and refine the NPF4 text. We are committed to progressing to a final version as quickly as we can, but we are clear that it is most important that we get NPF4 right and that has been, and will remain, our focus. We intend to lay a revised draft for the Scottish Parliament's consideration and approval in the autumn, and to progress towards its adoption by Scottish Ministers thereafter.

Alongside that finalised NPF4, we will also publish a delivery plan that will become an important part of our future work programme, and which will identify and prioritise the guidance that we will bring forward to support NPF4 delivery.

### **Coronavirus (COVID-19): Relaxing Planning Control**

In our [November 2021 letter](#), we set out our aim to withdraw, at the end of September 2022, the temporary guidance which has supported relaxation of planning control during the coronavirus pandemic. In effect, we asked planning authorities to adopt a pragmatic approach and to exercise their discretion, particularly through choosing not to take enforcement action and allowing for temporary breaches of planning control that were considered to be reasonable in the circumstances.

While given as general advice, specific examples had included support for:

- the hospitality industry to provide outdoor seating and takeaway facilities;
- retail opening and deliveries outwith their conditioned hours;
- longer hours of operation on construction sites;
- holiday parks to stay open beyond their usual seasons; and
- the temporary use of car parks or other appropriate locations for overnight stops in campervans and motorhomes.

This has been crucial in helping businesses and services to diversify and continue to operate safely within our communities during very difficult times, and we know it has been welcomed by many.

The Scottish Government has always been clear that this relaxation guidance was temporary, while the coronavirus restrictions were in place, and that we would withdraw it when the time is right. We can now confirm that the guidance will be withdrawn with effect from 1 October 2022.

We recognised that there would likely be some unauthorised changes of use or operations which were initially intended to be temporary and had been enabled through this guidance, but for which there may be a wish to make the changes permanent. The advance notice last November of the guidance's impending withdrawal, giving a long run-in period, has been important in allowing sufficient time to apply for and obtain retrospective permissions, including any appropriate conditions being attached. We would urge anyone who wishes to make changes permanent but has not yet applied for any necessary permissions to act now.

Our earlier letters, dating from March 2020 onwards and containing the range of guidance on this temporary relaxation of planning control, is available to view at:

[www.gov.scot/collections/chief-planner-letters/](http://www.gov.scot/collections/chief-planner-letters/)



## Coronavirus (COVID-19) Legislation

Since the start of the pandemic in spring 2020, a suite of temporary legislative provisions has been in force which enabled specified aspects of the planning system to continue to operate at times when restrictions on movement and use of indoor spaces, and requirements for physical distancing, would otherwise have prevented those. Specifically, the Coronavirus Acts and associated regulations have provided for the temporary:

- Extension of the duration of planning permission, listed building consent and conservation area consent.
- Enabling of online publication of documents that are normally required to be available at physical locations.
- Suspension of the requirement for physical public events as part of the pre-application consultation with communities.
- Suspension of the requirement to make environmental impact assessment reports available at a physical location.

These temporary provisions are to expire at the end of September.

### *Emergency Permitted Development Rights*

There are currently temporary permitted development rights (PDR) in force, introduced in 2020 and expanded in 2021, which allow:

- development by, or on behalf of, local authority or health service bodies, involving the erection of temporary buildings or the temporary change of use of existing buildings or land for facilities associated with the pandemic; and
- the use of Crown land for purposes related to the pandemic.

In both cases, the intention of the temporary PDR was to facilitate a rapid and appropriate response to the pandemic by removing potential delay due to the need to secure planning permission. The temporary periods have been extended on several occasions, however we do not now intend to extend them further and therefore these PDR will cease on their current expiry dates. In practice, the relevant activities for local authority or health body developments are to cease by 30 June 2022; and for the use of Crown land, the use is to cease 24 months from the date the use started. The land is subsequently required to be restored to its previous use and temporary buildings removed within the timescales as specified in the PDR, unless of course planning permission is sought and granted for their retention.

## Town Centre Action Plan 2

*“Towns and town centres are for the wellbeing of people, planet and the economy. Towns are for everyone and everyone has a role to play in making their own town and town centres successful.”*

This is the vision developed by the independent Town Centre Action Plan Review Group, as featured in its report [A New Future for Scotland's Town Centres](#) (February 2021). In April, a [joint response by the Scottish Government and COSLA](#) welcomed that vision and outlined a series of actions to better embed a 'Town Centre First' approach that will meet the needs and aspirations of communities and tackle climate change. Working in partnership with local government, we have recognised how vital town centres are for Scotland's economic, environmental and social wellbeing. Our towns and town centres are the places where people and communities live, work and relax and therefore where a wide range of policies and investments interconnect and interact.

This Town Centre Action Plan 2 is a national call to action. It was developed following extensive conversations across sectors, listening to and working with individuals, groups, communities, organisations, businesses and councils. It builds on work to support town centres during the pandemic, and aims to ensure the economic, social and environmental health of town centres is at the heart of decision making.

## Digital Transformation of Planning

The 5-year digital transformation of planning programme has entered year 2. During the first year, much of the work towards delivery has gone on behind the scenes, for example in establishing the programme governance arrangements and progressing the technical foundations needed to underpin the suite of new digital planning services to come.

Some early outputs are starting to show on the first elements of those new digital services, most noticeably towards a new single payment system and fee calculator for planning and building warrant applications. That will tackle a long-running frustration and source of delays in application processing by improving payment, document submission and notifications. Meanwhile, the first phase of work towards a new Planning Scotland Gateway concluded recently. That will be crucial to the user-friendly nature of digital planning, bringing access to all planning information and services together through a single online entry point. The next generation 'smart applications' service, to simplify the planning and building standards application processes and improve experiences, has just taken a big step forward through the appointment of StormID to work with our Digital Planning team, engage stakeholders and develop a working prototype. This is including a digital approach to reducing invalid applications and allowing applications to progress more quickly with real-time tracking and notifications.

Year 2 priorities for the programme have been set following some short, intensive stakeholder engagement earlier this year. We can expect to see good progress on all of those aspects mentioned above, including completion of the single payment system and a first version of the gateway portal during 2023. Also coming in the next year, we expect good progress on delivering a strategy for open source availability of reliable data to support decision-making, on improved digital handling of applications for planning and building consents, including better use of 3D visualisation technology, and on backing that up through digital skills development for the workforce.

Through our Resource Spending Review, we have recognised and committed to rapidly digitising Scotland's public sector. From the outset of planning reform, digital transformation has been a vital element of how we deliver our new planning system and we are delighted to see this progress starting to become more visible. We will be saying much more about this programme in the months and years to come, and we are keen to involve the planning and building community in designing the new services.

## Planning Reform Implementation Programme

While much of the recent attention has been on the consultation on NPF4, in parallel we have also been working towards the arrangements for the **new-style local development plans** that will sit with the National Planning Framework as the statutory development plan. So strong are the links between NPF4 and LDPs that it was appropriate to consult on them at the same time, and also alongside the related **Open Space Strategy and Play Sufficiency Assessment** consultation. We do appreciate that running multiple consultations at the same time has asked a lot of everyone involved in planning, but we hope you will

consider this to be a worthwhile investment of your time and efforts. The final versions of these regulations and guidance will come into force after NPF4 has been adopted.

Following public consultation in 2020 on a package of changes to the arrangements for **pre-application consultation (PAC)**, [regulations](#) were laid in the Scottish Parliament last year. The regulations will require an additional mandatory public event as part of the consultation with communities, and they also set out the required content of PAC reports and identify a number of exemptions from the process. The introduction of these new requirements had, necessarily, been delayed while the requirement for physical PAC public events remained suspended under the temporary coronavirus legislation. With those temporary provisions coming to an end in September, the new PAC requirements will come into force on 1 October 2022. We will publish guidance on the new procedures.

In May, we published a public consultation on phase 2 of the **review of permitted development rights**. This [consultation seeks views on new and extended PDR](#) related to electric vehicle charging infrastructure, changes of use in city, town and local centres and also for port development. The consultation is open until 3 August.

The [Transforming Planning in Practice work programme](#) sets out remaining actions towards the implementation of the 2019 Planning Act and wider planning reforms. We are very well aware of the need to carefully phase this work, recognising the resource and capacity implications for everyone. We will continue to update on the phasing and timing.

We intend to commence the 2019 Act's provisions relating to the **duration of planning permission** on 1 October 2022, to coincide with the expiry of the temporary duration measures provided for by the Coronavirus Acts. The principal change will be that the duration of planning permission is to be specified as a condition of the permission. We will update the development management circular to reflect the new arrangements.

**Planning application fees** were increased substantially in April. Yesterday, we published [Planning Circular 2/2022](#), which provides guidance on the new Fees Regulations. We have been pleased to hear from some authorities that the increases are being reinvested in planning budgets and staff recruitment. Through our shared work with the High Level Group on Planning Performance, we are continuing to work towards achieving full cost recovery. We have also been very keen to support the important 'Future Planners' work being led by Heads of Planning Scotland and the Royal Town Planning Institute in Scotland, to help ensure the new planning system is resourced and skilled up for delivery. Another aspect of the planning reform programme we will be progressing further over the coming months is the package involving **elected member training**, guidance on the appointment of **Chief Planning Officers**, new arrangements for **performance management** and the forthcoming appointment of Scotland's first **National Planning Improvement Coordinator**.

You can keep up-to-date and view all planning reform consultations and legislation at [www.transformingplanning.scot/planning-reform/](http://www.transformingplanning.scot/planning-reform/).

## Notification of planning applications: energy from waste / incineration facilities

Last November, we issued a [direction](#) which required notification to Scottish Ministers of planning applications for energy from waste / incineration facilities during the independent review of the role of incineration in Scotland's waste hierarchy. The [report of the review](#) was published on 10 May, following which the [Scottish Government's response](#) has confirmed that, in light of the review's findings on capacity, the notification direction will remain in place.

## OurPlace.scot

The [OurPlace.scot](https://www.ourplace.scot) website was launched at the start of this year, and we hope you have been making use of its contents. Developed through a partnership between the Scottish Government, Architecture and Design Scotland, Public Health Scotland, Glasgow City Council and the Improvement Service, the site is devoted to promoting the importance of place and of place-based working. Recognising how the places we live, work and relax play a significant role in our health and wellbeing, OurPlace.scot brings information, tools, resources and case studies together in one place, and can provide good value across the sectors, including for those communities interested in preparing local place plans.

## World Urban Forum, Katowice, Poland

Finally, this week we have been delighted to be participating and contributing as part of a Scottish delegation at the 11<sup>th</sup> session of the UN-Habitat [World Urban Forum](https://www.unhabitat.org/world-urban-forum) in Katowice, Poland, with a focus on 'Transforming our Cities for a Better Urban Future'. This has presented an excellent opportunity to share Scotland's experience of sustainable urban development and spatial planning and our ambition for NPF4 with an international audience, and to hear and learn from our counterparts and colleagues in other countries as we work together on global responses to the climate emergency, building on COP26 outcomes.

Being a part of this gathering has served as a very good reminder of why we do what we do, and of the vital importance of the choices and decisions we are collectively making in planning right now, and what they will mean for future generations.

## Staying in touch

We hope you have found this update helpful, and also that you are able to enjoy some good quality relaxation time over the summer holiday period.

Your feedback is always very welcome. Please send any thoughts you wish to share to [chief.planner@gov.scot](mailto:chief.planner@gov.scot).

Please also make sure you follow us on Twitter [@ScotGovPlanning](https://twitter.com/ScotGovPlanning) and [@DigiPlanningSG](https://twitter.com/DigiPlanningSG) and [register for Planning and Architecture News updates](#).

Yours faithfully



**Dr Fiona Simpson**  
Chief Planner



**Tom Arthur**  
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and Community Wealth



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11 October 2022

Dear Colleague

Scotland's planning system and planning services have demonstrated great flexibility and resilience since the start of the COVID-19 pandemic, to maintain a functioning system and to provide much-needed, and welcome, support for people, businesses and society as a whole during some very difficult times. In our last update letter in July, we confirmed that the emergency legislation and our guidance on relaxing planning controls during the pandemic would all come to an end at the end of September 2022.

We are all aware of further, very significant pressures affecting people, businesses, public services and the third sector across our communities right now, as a direct result of Russia's illegal invasion of Ukraine and of the severe economic upheaval our country is facing.

We are again asking for Scotland's planning and development community to show resilience and flexibility in reacting positively to these major challenges. In this letter, we address some actions which we can take in our planning system, including through the ongoing implementation of planning reform, to help to support our national response to these challenges in the short and medium term.

### **Emergency accommodation for Ukrainian refugees – relaxation of planning control**

In light of the ongoing conflict in Ukraine, the Scottish Government is working to provide a coordinated response to support displaced Ukrainians entering Scotland.

To help meet the needs of large numbers of displaced people arriving in Scotland, a significant effort is underway to ensure suitable accommodation is made available across the country. The Scottish Government is working together with its public sector partners to identify appropriate opportunities. Challenges with the matching services for people arriving under the Super Sponsor Scheme and shortages of other suitable options mean there is an urgent need to provide more short term accommodation.



We want to ensure that the planning system plays its part to support delivery of emergency accommodation, especially where this may involve a temporary change of use of existing assets, for example leisure accommodation.

We are asking all planning authorities to help support the provision of short-term accommodation and associated infrastructure where possible and appropriate, and to take account of that need when considering potentially unauthorised temporary use of buildings or land. Planning authorities are asked to take a pragmatic approach and exercise their discretion by allowing temporary breaches of planning control where this is considered reasonable to swiftly make available appropriate accommodation for displaced people arriving in Scotland from Ukraine.

## **Cost crisis – supporting households and businesses**

You will also be aware and involved in public sector support to households and businesses to address the ongoing cost crisis. Whilst we appreciate that in many cases planning authority resources are already stretched, it would be very helpful if applications that in some way help to build short or longer term resilience and provide support during this challenging time can be prioritised and dealt with as quickly as possible. Examples might include planning applications for the installation of alternative energy generation in homes or businesses, or proposals which help businesses to diversify or adjust their operating arrangements.

It is understood that this may impact on overall planning authority performance, which is still of course of great importance to the economy as a whole. However, in relevant performance reports authorities will have an opportunity to provide evidence on how they have prioritised speed of decision-making on applications which mitigate the impact of the current cost crisis, and any impact this may have had on wider performance.

## **Review of Permitted Development Rights**

### ***Phase 2 Update***

Over the summer, we consulted on the second phase of our permitted development rights (PDR) review programme. The [Phase 2 consultation](#) proposed new and extended PDR – as well as changes to the use classes order (UCO) – to help support:

- the roll-out of electric vehicle charging infrastructure;
- the resilience and recovery of Scotland's centres; and
- operational development at ports.

One of the proposed measures to support our centres was a new PDR for moveable furniture (e.g. seating, tables, counters, heaters and other structures connected to serving and consumption of food or drink outdoors) located on the road – including the pavement – adjacent to hospitality premises falling within class 3 of the UCO. The proposal reflected that such use of outdoor space can help to make places more vibrant and welcoming; it also recognised that where structures are placed on a public road, controls outwith planning would continue to apply, which could potentially be used if, for example, there were concerns about safety or accessibility.

Making use of outdoor spaces in this way has enabled many businesses to continue to operate safely in the context of public health restrictions connected to the coronavirus pandemic. The need to act swiftly may in some cases have prompted operators to carry out



development without seeking planning permission beforehand. In recognition of these unique circumstances and the significant challenges facing many businesses and other services, our earlier guidance asked authorities to take a pragmatic approach to the enforcement of planning control during the pandemic. That guidance could not remain in place indefinitely and since [November 2021](#) we have signalled that it was to be withdrawn at the end of September 2022. This extended notice period was intended to provide those seeking to make changes permanent sufficient time to apply for retrospective permissions.

We recognise that – in light of the Phase 2 consultation – some parties may have delayed seeking retrospective permission for outdoor seating areas in anticipation of the works being authorised by a future PDR. We have been giving careful consideration to the consultation outcomes and are currently working through options, and will lay regulations in the Scottish Parliament providing for changes stemming from the Phase 2 consultation at the earliest opportunity. Notwithstanding the withdrawal of guidance on the relaxation of planning control during the pandemic, planning authorities should take this evolving context into account when considering the expediency of any planning enforcement action at this time.

### ***Renewable Energy Equipment***

The [PDR review programme](#) is being taken forward in phases, with each phase focussing on particular development types. It has always been our intention that through the review programme, consideration would be given to extending PDR for domestic and non-domestic renewable energy equipment – including non-domestic solar panels. In light of the current cost and climate crises, we recognise people and businesses may consider that making an investment now in renewable energy for their premises could prove invaluable in securing their immediate and long-term resilience. We will bring forward our consideration of PDR for such development and address this through Phase 3 of the review, and we intend to consult on Phase 3 proposals early in 2023.

There are already extensive PDR for the installation of a range of domestic microgeneration equipment for houses and buildings containing flats. More information can be found in our guidance on [householder PDR](#). There are also existing PDR for the installation of [non-domestic microgeneration equipment under Part 1B of the GPDO](#). See summary at Annex A.

### **NPF4 update**

Finally, we would like to take this opportunity to provide a brief update on the progress with National Planning Framework 4. In our draft NPF4, published last November, we proposed a significant change of direction for the planning system in Scotland, with a strong focus on climate change and nature recovery to support our long-term resilience; including, for example, strong support for renewable energy and local living, which can also bring wider benefits in reducing household and business costs.

Drawing on the great wealth of information and views provided to us through the Scottish Parliament scrutiny and public consultation and engagement, we are now preparing to lay a finalised NPF4 in the Parliament this autumn for approval. We will seek to adopt NPF4 as soon as we can following approval, including its new status as part of the development plan and so move swiftly into delivery.

## Staying in touch

We hope you find this update helpful and are able to support the actions we are promoting for our planning system at this time. Your feedback is always very welcome. Please send any thoughts you wish to share to [chief.planner@gov.scot](mailto:chief.planner@gov.scot).

Please also make sure you follow us on Twitter [@ScotGovPlanning](https://twitter.com/ScotGovPlanning) and [@DigiPlanningSG](https://twitter.com/DigiPlanningSG) and [register for Planning and Architecture News updates](#).

Yours faithfully



**Dr Fiona Simpson**  
Chief Planner



**Tom Arthur**  
Minister for Public Finance, Planning  
and Community Wealth

## Annex A

The GPDO provides PDR for the following microgeneration technologies, subject to specific restrictions including scale, height, placement and, in some cases, if located in conservation areas, listed buildings and World Heritage Sites:

- Domestic solar photovoltaic (PV) or solar thermal equipment on buildings (class 2B) and freestanding solar within the curtilage of houses (class 3B);
- Domestic biomass or combined heat and power system flues (class 6C and 6F);
- Domestic ground source heat pumps (class 6D);
- Domestic water source heat pumps (class 6E);
- Domestic free standing wind turbines (class 6G);
- Domestic air source heat pumps attached to the rear or side wall of a house or flat (class 6H);
- Non-domestic solar PV or thermal equipment installed on a building (class 6J) (total output capacity for all panels on the building may not exceed 50kW electricity or 45kW of thermal heat);
- Underground pipes for non- domestic ground and water source heat pumps (class 6I);
- Extension or alteration of industrial buildings or warehouses for burning biomass and associated storage (class 6M);
- Agricultural buildings or structures for biomass or biogas (anaerobic digestion), and associated flues (class 6L);
- Forestry buildings for energy from biomass, or biogas (anaerobic digestion) and associated flues (class 6L);

# **Scottish Government Review of Permitted Development Rights**

## **Phase 2 Consultation**



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## 1. Introduction

### Overview

- 1.1. The Scottish Government is carrying out a review of permitted development rights (PDR) as part of our wider planning reform programme. The review is being taken forward in phases, with each phase looking at the potential for new and extended PDR for specific development types.
- 1.2. This consultation document sets out – and seeks views on – proposed changes to PDR, as well as the use classes order, which are being considered through Phase 2 of the review. Our Phase 2 proposals relate to:
  - Electric vehicle charging infrastructure
  - Changes of use in centres and other locations
  - Port development

### Previous consultations

- 1.3. This Phase 2 consultation follows on from the [November 2019 consultation on the overall PDR work programme](#) and associated Sustainability Appraisal of options. An [independent analysis](#) of responses to the consultation on the Proposed Work Programme and Sustainability Appraisal was published on 30 September 2020. The responses informed the development of the detailed proposals for change we are consulting on now.
- 1.4. [In October 2020 we consulted on Phase 1 measures](#) relating to digital telecommunications infrastructure, agricultural development, peatland restoration and active travel. An [independent analysis](#) of responses to the Phase 1 consultation was published on 18 December 2020. The measures taken forward following the Phase 1 consultation came into force on 1 April 2021<sup>1</sup>.
- 1.5. This Phase 2 consultation is itself accompanied by an update to the 2019 Sustainability Appraisal (see **Annex A**), and an updated [Draft Strategic Environmental Assessment \(SEA\) Post Adoption Statement](#).

### This consultation

- 1.6. We are seeking feedback on the proposed changes outlined in Chapters 2, 3 and 4 of this document and the additional sustainability appraisal work which has been carried out. Views are also sought on the draft assessments that accompany the proposals (see Chapter 5).
- 1.7. This consultation runs until 3 August 2022, which is the closing date for responses. Chapter 6 of this document explains how to respond to the consultation. Feedback from respondents will inform the further refinement of proposals and the preparation of the regulations that would bring any changes flowing from this consultation into force. We anticipate that such regulations would be laid in the Scottish Parliament later in Autumn 2022.

---

<sup>1</sup> See the Town and Country Planning (General Permitted Development and Use Classes) (Scotland) Amendment Order 2020.



### Permitted Development Rights and the Use Classes Order

- 1.8. PDR refer to those forms of development which are granted planning permission through national legislation, meaning they can be carried out without an application for planning permission having to be submitted to – and approved by – the relevant planning authority. Specifically, PDR are contained within the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (“the GPDO”).
- 1.9. In most cases, PDR are subject to conditions and limitations specified in the GPDO. These may for example specify the maximum size or scale of what is permitted, restrict or dis-apply the rights in certain locations (e.g. conservation areas, national scenic areas etc.) or provide that the PDR only apply to certain developers (e.g. local authorities, electronic communications operators or statutory undertakers). Proposed developments that do not fall within the scope of PDR, including any conditions, must be the subject of a planning application.
- 1.10. The definition of “development” under planning legislation<sup>2</sup> includes making a material change to the use of land or buildings<sup>3</sup>. Material changes of use therefore require planning permission. However, the Town and Country Planning (Use Classes) (Scotland) Order 1997 (UCO) groups together various land uses with broadly similar planning impacts into separate “use classes”. Legislation<sup>4</sup> provides that a change of use within a use class does not constitute development for planning purposes, and so planning permission is not required.
- 1.11. Both PDR and the UCO have the effect of allowing certain works or changes of use to take place without the need to seek planning permission from the planning authority. In doing so, they can help provide certainty for developers and save the time and expense associated with preparing a planning application. They can also reduce burdens on planning authorities, allowing them to focus resources on more complex and/or strategic cases.
- 1.12. The key difference is that the UCO takes specified changes of use entirely out of the scope of planning control by providing that they do not involve development. PDR, on the other hand, grant permission for specified forms of development (including certain changes of use) and can therefore be tailored through conditions and limitations.
- 1.13. The planning flexibilities provided by PDR and the UCO apply nationally. That is why PDR typically relate to relatively minor, uncontroversial developments or changes associated with an existing development. They tend to cover situations where it is unlikely that planning permission would be refused or where standardised conditions are likely to be used, and

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<sup>2</sup> See section 26(1) of the Town and Country Planning (Scotland) Act 1997.

<sup>3</sup> Whether a change of use is material will depend on the circumstances of the case. It will depend on, for example, the current use, the proposed use, the nature of the area and the potential impacts of the change on the amenity and environment of the area.

<sup>4</sup> See section 26(2)(f) of the Town and Country Planning (Scotland) Act 1997.

therefore, where consideration on the principle of the development by a planning authority on an individual basis is unlikely to add value to the process.

#### Masterplan Consent Areas

- 1.14. Part 2 of the Planning (Scotland) Act 2019 contains powers that, once in force, would allow planning authorities to designate Masterplan Consent Areas (“MCA”). The Act provides that a MCA can grant planning permission (and other consents) for the type(s) of development identified in a masterplan scheme, within the specific area covered by the scheme.
- 1.15. These powers are intended to provide authorities with a new tool to proactively promote local growth and investment. They have the potential to provide localised planning flexibilities which are tailored to the specific needs and circumstances of an area. For this reason, MCA may be a more appropriate mechanism than PDR or the UCO in some instances. This is explored in more detail in this consultation. Our [updated planning reform programme](#) (October 2021) indicates that work to implement MCAs will be progressed during the course of 2022.

#### Other General PDR Provisions

- 1.16. The GPDO contains a number of important restrictions on PDR. For the purposes of this consultation, the key restrictions to be aware of are:
- PDR would not apply where an environmental impact assessment (EIA) would be required under [The Town and Country Planning \(Environmental Impact Assessment\) \(Scotland\) Regulations 2017 \(legislation.gov.uk\)](#).
  - An additional approval (from the planning authority) and appropriate assessment would be required for works likely to have significant effects on a European Site – under The Conservation (Natural Habitats &c.) Regs 1994.
  - No authorisation for any development other than development permitted by Parts 9 (repairs to private roads and private ways), 11 (development under local acts or private acts or orders) and 24 (toll road facilities) and Class 31 (roads authority development) of the GPDO, which requires the formation, laying out or material widening of a means of access to an existing road which is a trunk road or a classified road or creates an obstruction to the view of persons using any road used by vehicular traffic, so as to be likely to cause danger to such persons.
- 1.17. Article 4 of the GPDO contains provisions which allow planning authorities or Scottish Ministers to make Directions (commonly known as Article 4 Directions) removing PDR for particular types of development or classes of development. For example, Article 4 Directions limiting permitted development are sometimes used by planning authorities to restrict development in conservation areas.

## 2. Electric Vehicle Charging Infrastructure

### Context

- 2.1 The [New report on the future of public EV charging infrastructure](#) (‘the Report’) and [A Network fit for the Future: Draft Vision for Scotland’s Public Electric Vehicle Charging Network](#) (‘the Draft Vision’) discuss the need and objectives for public electric vehicle (‘EV’) charging infrastructure. This is in the context of our climate change targets, our [Mission Zero for Transport](#), and the anticipated growth in EV ownership.
- 2.2 The Scottish Government has world-leading climate targets, setting legally-binding requirements to achieve a 75% reduction in greenhouse gas emissions by 2030 and to achieve Net Zero by 2045. The transport sector is currently the greatest contributor of emissions, emitting a total of 13.9 million tonnes of carbon dioxide equivalent in 2019, with road transport contributing the most.
- 2.3 The Draft Vision indicates that we might expect the number of EV to increase to anywhere between 500,000 and 1 million by 2030. We currently have in excess of 2100 charging points in Scotland, and the Report referred to the Climate Change Committee estimate that the number of such charging points would need to grow to 30,000 to meet the growth in demand<sup>5</sup>.
- 2.4 This Chapter of the consultation paper therefore considers changes to the existing PDR for EV charging for off-street parking area, i.e. Classes 9E and 9F of the GPDO.
- 2.5 Given the anticipated scale of future demand for EVs, this Chapter also considers the case for introducing new PDR that would support the provision of charging infrastructure in locations other than areas for off-street parking. Specifically, it explores whether there might be merit in using PDR to facilitate the roll-out of chargers located on or adjacent to pavements, as well as the conversion of petrol stations to charging forecourts.

### Current PDR for EV Charging

- 2.6 Classes 9E and 9F of the GPDO provide specific PDR for EV charging infrastructure located in off-street parking areas, the wording of which are set out at the end of this Chapter (see Box 1 and Box 2). See also the general conditions and limitations on PDR mentioned in paragraph 1.16 of this consultation paper, which apply to these and other classes of PDR
- 2.7 Local authorities also have more general PDR (Class 30 of the GPDO) for development required in connection with the operation of any public service administered by them. These are not subject to the conditions and limitations that are specific to Classes 9E and 9F (e.g. they are not limited to off-street parking areas or restricted in particular locations such as National Parks),

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<sup>5</sup> [Climate Change Committee 6th Carbon Budget, Surface Transport \(December 2020\)](#)

but are subject to the general conditions and restrictions mentioned in paragraph 1.16.

Proposed Changes to Class 9E: Wall-Mounted EV Chargers (Off-street Parking Areas)

- 2.8 Class 9E grants planning permission for wall mounted EV charging points in an area lawfully used for off-street parking. Class 9E also makes specification regarding size and location of such EV charging points; lists areas in which the PDR do not apply; and specifies conditions on nameplates and for the removal of redundant equipment and reinstatement of walls.
- 2.9 These PDR relate to relatively small development on an existing wall in an existing off-street parking area, i.e. areas already subject to development. The list of areas in which the PDR are restricted<sup>6</sup> is quite extensive, which may discourage the people living in and travelling to such locations from switching to EV.
- 2.10 We therefore do not consider the restriction of these PDR in the areas specified in Class 9E(3) is justified, especially given the role that EV charging infrastructure will play in helping to tackle climate change. Where particular locations raise concerns requiring the consideration of a planning application then the option of an 'Article 4 direction' (paragraph 1.17) can be considered. We therefore propose to remove the current restrictions on this PDR in those areas.
- 2.11 The conditions regarding nameplates in these PDR were intended to avoid any issues around adverts and signage on EV infrastructure. With a view to simplifying the legislation where possible, we are interested in whether respondents consider these requirements useful.

**Q1. Do you agree with the removal of restrictions on Class 9E PDR, for wall-mounted EV charging outlets, in the specified areas currently listed in Class 9E(3)? Please explain your answer**

**Q2. Should the conditions regarding nameplates be withdrawn from Class 9E on wall-mounted EV charging outlets? Please explain your answer.**

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<sup>6</sup> Sites of archaeological interest, national scenic areas, historic gardens or designed landscapes, historic battlefields, conservation areas, National Parks and World Heritage Sites.

Proposed Changes to Class 9F: EV Charging Upstands (Off-street Parking Areas)

- 2.12 Class 9F grants planning permission for EV charging point upstands in an area lawfully used for off-street parking. Class 9F also makes specification regarding the size, number and location of such upstands, lists those areas in which the PDR do not apply and specifies conditions on nameplates and for the removal of redundant equipment and reinstatement of land.
- 2.13 We propose to extend Class 9F to those areas (listed at Class 9F(3)) where these PDR are currently restricted. As with Class 9E, this is on the basis that the areas where the PDR applies (i.e. existing parking areas) are already developed and reflects the projected increase in EV ownership, the associated need for charging infrastructure and its importance in helping to tackle climate change. Again the option of an 'Article 4 direction' (paragraph 1.17) can be considered for locations that are particularly sensitive.
- 2.14 As with Class 9E we are interested in the question of whether the conditions on nameplates can be withdrawn.
- 2.15 Higher powered chargers (HPCs) need a larger power supply which in itself requires bigger cabinets. In addition, most HPCs have separate 'power modules' which convert AC current to DC, taking up more space in the cabinet. Some also have built-in battery storage.
- 2.16 We therefore propose to extend the height restriction on EV charging upstands in Class 9F from 1.6 metres to 2.5 metres, and that this should apply in all locations, i.e. given the proposed removal of restrictions on PDR in areas currently listed in Class 9F(3).
- 2.17 We do intend, however, to retain the current 1.6 metre height limit where such upstands are to be located within the curtilage of a dwelling, to limit residential amenity issues.
- 2.18 There is the potential to improve the sustainability benefits of EV charging points where these are powered by renewable means. The provision of an accompanying canopy can accommodate solar panels to generate electricity, which can be enhanced by using on-site electrical storage (and associated apparatus). This can help to ensure that electricity from solar panels and the use of off-peak electricity is maximised, reducing the impact of charging on the grid. This is likely to be increasingly important with the growth of high speed, high power charging points.
- 2.19 A number of electrical charging stations have been developed recently which include canopies with solar panels, for example: Falkirk Council has developed a hub for 26 vehicles; and Charge Place Scotland has developed a low carbon travel hub in Stirling with 32 EV chargers. These hubs have solar panels on canopies above the charging stations; Falkirk's hub generates over 30% of its charging power from solar energy and Stirling's also includes on-site battery storage to maximise use of the excess energy created.

- 2.20 It is therefore proposed to allow the development of canopied charging stations under PDR for upstands in off-street parking areas, as long as the canopy is used for solar panels to provide electricity for the charging station only. It is also proposed to allow on-site battery storage and housing for associated apparatus in order to make such facilities as sustainable as possible.
- 2.21 We are considering extending Class 9F PDR for EV upstands in off-street parking areas to grant planning permission for:
- canopies up to four metres in height; and
  - battery storage and related equipment housing consisting of up to two cabinets/ containers of 27 cubic metres (i.e. 3m x 3m x 3m) each.
- 2.22 We anticipate including a condition that such structures would be for the powering of the EV charging on-site only.
- 2.23 We are also considering extending Class 9F PDR to include equipment housing for upstands with no solar canopies, to cover any need for switching gear for example. This would be a single cabinet / container of 27 cubic metres (i.e. 3m x 3m x 3m). Where sites have mixed power sources, no more than two cabinets would be allowed under PDR.
- 2.24 It is recognised that these are not insubstantial developments, which would not be acceptable in all locations. As such, we consider that any PDR for solar canopies and battery storage associated with EV chargers in off-street parking areas should not apply in the following areas:
- a site of archaeological interest;
  - a National Scenic Area;
  - a historic garden or designed landscape;
  - a historic battlefield;
  - a conservation area;
  - a National Park;
  - a World Heritage Site; and
  - the curtilage of a dwelling.
- 2.25 This is not to rule out the development of solar canopies, battery storage or equipment housing in these areas, but given the scale involved to require a case by case consideration through an application for planning permission.
- 2.26 Additionally, we consider there should be some restriction on the location of solar canopies, battery storage and equipment housing developed under these proposed new PDR. Specifically, we propose that such developments should not be allowed within five metres of any part of a road (see paragraph 2.32 below), or within 10 metres of the curtilage of a dwelling.
- 2.27 So in summary – with respect to PDR for charging upstands in off-street parking areas – we propose to:



- Remove the restriction on Class 9F so it applies to off-street parking areas located in specified areas.
- Increase the maximum height of upstands permitted under Class 9F from 1.6m to 2.5m (except within the curtilage of a dwelling).
- Introduce PDR for solar canopies (up to 4m) and related battery storage and equipment housing (maximum two; up to 27 cubic metres each) associated with EV upstands (would not apply in specified areas or within 5m of a road or within 10m of a dwelling).
- Introduce PDR for equipment housing (maximum two; up to 27 cubic metres each) associated with non-solar EV upstands (would not apply in specified areas or within 5m of a road or within 10m of the curtilage of a dwelling).

2.28 As noted above, we are also interested in views on removing or amending current conditions relating to nameplates

**Q3. Do you agree with the removal of current restrictions on Class 9F PDR for EV charging upstands in the specified areas currently listed in Class 9F(3)? Please explain your answer.**

**Q4. Should the conditions regarding nameplates be withdrawn from Class 9F on EV charging upstands? Please explain your answer.**

**Q5. Do you agree with the proposed increase in height allowable for EV charging upstands under Class 9F PDR from 1.6 metres to 2.5 metres in all off-street parking locations, except within the curtilage of a dwelling? Please explain your answer**

**Q6. Do you agree with the proposal to introduce PDR for solar canopies and related battery storage and equipment housing for EV charging upstands in off-street parking areas? Please explain your answer.**

**Q7. Do you agree with the proposal to introduce PDR for equipment housing for EV charging upstands in off-street areas where solar canopies are not provided? Please explain your answer.**

**Q8. Do you agree with the list of areas within which new PDR for such solar canopies and related battery storage and equipment housing should not apply? Please explain your answer.**

**Q9. Do you agree with the suggested height limit of 4 metres on PDR for solar canopies for EV charging upstands in off-street parking areas? Please explain your answer.**

**Q10. Do you agree with the proposal that any new PDR for solar canopies, battery storage and equipment housing for EV charging upstands in off-street parking areas should not apply**

**within 5 metres of a road and 10 metres of the curtilage of a dwelling?** Please explain your answer.

### On-street/Kerbside Charging

- 2.29 The Draft Vision and the Report mentioned at the start of this Chapter indicate the issues driving the need for EV charging infrastructure and the scale of the task.
- 2.30 The Draft Vision indicates that expansion of the public charging network will need to continue to be planned in a way that best reflects local geographies and the requirements of users. It also states that we can expect a shift towards a public charging network largely financed and operated by the commercial sector; it acknowledges we are not at that stage yet, nor will there be a uniform approach to that transition across Scotland. It anticipates that the public sector will continue to play an important role in the transition, but the nature of its support will not remain static.
- 2.31 It is reasonable to assume that the predicted scale of future EV ownership will increase the need for chargers (public and private) located on or adjacent to the pavement (e.g. where a residence does not have off-street parking). Although the Report and Draft Vision do not mention on-street charging infrastructure specifically, it is the subject of UK Government guidance<sup>7</sup>. The provision of on-street charging infrastructure involves considerations that extend beyond planning. However, we want to take this opportunity to explore the issues further and consider whether additional PDR might assist in meeting this demand.
- 2.32 Roads are different from other land. A ‘road’ in this context includes the carriageway, footway, footpath, cycle way and verge<sup>8</sup>. Private or public EV charging points, upstands or related infrastructure located in the road present a particular set of considerations and issues. There may be impacts on the built and natural heritage and on visual amenity. As the Equality Impact Assessment at Annex C acknowledges, the introduction of physical and visual obstructions have the potential to adversely affect certain groups disproportionately. There would also be implications around parking and traffic flows, long-term maintenance and potential impacts on local amenity. These are all relevant considerations when thinking about the potential for PDR that expressly relate to chargers located in the road.
- 2.33 Another important consideration is that controls other than planning apply where development, works or installations take place in the road. This includes both regulatory/consenting regimes and commercial/contractual arrangements. The scope of such controls, and whether they are sufficient to manage and mitigate the issues in paragraph 2.32, will help inform:
- **what** any PDR for on-street charging infrastructure would grant permission for, and what conditions it would be subject to;

<sup>7</sup> [On-Street Residential Chargepoint Scheme guidance for local authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/on-street-residential-charging-point-scheme-guidance-for-local-authorities)

<sup>8</sup> “Road” in the GPDO has the same meaning as in section 151 of [Roads \(Scotland\) Act 1984 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1984/26)

- **who** such a PDR would apply to; and
  - **where** it would apply.
- 2.34 There are provisions under the Roads (Scotland) Act 1984 and the New Roads and Street Works Act 1991 as regards: offences for obstructions in the road; requirements to obtain consent from the roads authority for placing apparatus in the road; and to consult with the relevant roads authority on placement. These would continue to apply even if a specific PDR related to on-street infrastructure were taken forward.
- 2.35 Local authorities already have, as indicated in paragraph 2.7, general PDR for structures for public services administered by them – Class 30 of the GPDO. Unlike Classes 9E and 9F, these PDR are not restricted to specific locations. We would welcome views on whether it may be useful to clarify the applicability of Class 30 to EV charging infrastructure.
- 2.36 Up to now, there has been public sector involvement (beyond regulatory functions), particularly through local authorities, in public EV charging infrastructure provision. Whilst this is likely to continue in future, the nature of that public or local authority involvement will evolve. The Report indicates the potential for different models for public EV charging infrastructure moving forward, with the private sector taking an increasing role in financing, installing and operating the apparatus. It refers to various examples, including concessionary arrangements, landlord/lease arrangements and other mixed models.
- 2.37 Such potential approaches may have implications as to the applicability of Class 30 PDR to public EV charging infrastructure provided within a road. That is, the extent to which the current Class 30 PDR would apply will depend on how the local authority and/or private sector interests deliver and administer the infrastructure. New approaches may also affect, for example, the ability of local authorities to exert control through contractual arrangements (mentioned in paragraph 2.33).
- 2.38 In light of this, we would welcome views on whether changes to existing local authority PDR and/or new PDR for different parties may be required to address emerging approaches to the roles of the public and private sectors in the delivery of EV charging infrastructure. For example, to ensure Class 30 PDR, insofar as they relate to EV charging infrastructure, apply to development which is installed and operated by parties acting on behalf of, or in partnership with, a local authority.
- 2.39 There are also matters relating to the role of Distribution Network Owners (“DNOs”) in providing grid connection (In Scotland, Scottish and Southern Electricity Networks and SP Energy Networks). This links to the fact that aspects of EV charging infrastructure are matters reserved to the UK Parliament and UK Government, and so they and Ofgem have roles in these matters.

- 2.40 Certain actors, such as electricity undertakers like the DNOs, already have PDR and rights in relation to access to the road network for the purposes of their activities. Add to that any changes UK Government and Parliament might make as regards reserved matters in relation to EV charging and the rights and obligations of parties in that regard (in a similar vein to electricity undertakers or electronic communications code system operators).
- 2.41 Such additional rights and PDR mean we need to ensure that any amendments do not inadvertently create gaps in the regulatory environment when considering extending PDR for EV charging infrastructure.
- 2.42 Given the various issues associated with development in a road, coordinating public EV charging infrastructure, changing delivery models, UK level legislation and the existence of controls under roads legislation, we are interested in views on the following questions:

**Q11. Would it be helpful to amend Class 30 PDR for local authorities to make clear they apply to EV charging points and any associated infrastructure? Please explain your answer.**

**Q12. Do local authority PDR need to be amended to take account of emerging models for financing, delivering and operating EV charging infrastructure, and the changing nature of private sector involvement? Please explain your answer.**

**Q13. Should PDR for EV charging infrastructure in roads apply to parties other than local authorities? Please explain your answer.**

**Q14. If so, would such PDR for other parties need to be linked to some arrangement with local authorities or other form of authorisation? Please explain your answer.**

**Q15. What conditions and limitations would need to be placed on any additional PDR for EV charging infrastructure in roads? Please explain your answer.**

**Q16. In relation to extending PDR for EV charging infrastructure in roads, what issues need to be considered regarding existing PDR, and rights to access the roads network, for infrastructure which are available to other sectors, such as electricity undertakers? Please explain your answer.**

#### Changes to Existing Petrol Stations

- 2.43 We can envisage that in future existing stations selling petrol and diesel may wish to convert to EV charging hubs. This would likely involve a change to the buildings and structures on site – e.g. solar canopies and battery storage.

- 2.44 We are considering PDR providing for such conversions, subject to conditions/limitations providing that:
- the area of physical development on site not be increased;
  - replacement buildings and structures can be no higher than existing (distinguishing between occupied buildings and structures such as canopies and equipment housing); and
  - no changes to the access arrangements to the road, unless otherwise agreed with the planning authority.
- 2.45 We recognise within this broader approach to such PDR, additional conditions and limitations, or further specification of those identified above, may be required.

**Q17. Do you agree in principle with having PDR for changing existing petrol/diesel stations to EV charging only? Please explain your answer.**

**Q18. If so, what, if any, further specification of the conditions and limitations identified, or additional ones, would be required for such? Please explain your answer.**

### **Box 1: Existing PDR: Class 9E – Wall-Mounted EV Chargers in Off-street Parking Areas**

#### **Class 9E**

- (1) The installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles.
- (2) Development is not permitted by this class if the electrical outlet (including its casing) would—
  - (a) exceed 0.5 cubic metres; or
  - (b) face onto and be within 2 metres of a road.
- (3) Development is not permitted by this class in the case of land within—
  - (a) a site of archaeological interest;
  - (b) a national scenic area;
  - (c) a historic garden or designed landscape;
  - (d) a historic battlefield;
  - (e) a conservation area;
  - (f) a National Park; or
  - (g) a World Heritage Site.
- (4) Development is permitted by this class subject to the conditions that—
  - (a) any name plate of the charging point provider or the energy supplier on the outlet (including its casing) must be no longer than 70 centimetres;
  - (b) there must be no more than 2 name plates attached to the outlet (including its casing);
  - (c) where 2 name plates are attached to the outlet (including its casing), each name plate must be facing in opposite directions;
  - (d) any name plate must not be illuminated.
- (5) Development is permitted by this class subject to the conditions that when no longer needed as a charging point for electric vehicles—
  - (a) the development must be removed as soon as reasonably practicable; and
  - (b) the wall on which the development was mounted or into which the development was set must, as soon as reasonably practicable, and so far as reasonably practicable, be reinstated to its condition before that development was carried out.



## **Box 2: Existing PDR: Class 9F – EV Charging Upstands in Off-street Parking Areas**

### **Class 9F**

- (1) The installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles.
- (2) Development is not permitted by this class if the upstand and the outlet (including its casing) would—
  - (a) exceed 1.6 metres in height from the level of the surface used for the parking of vehicles;
  - (b) be within 2 metres of a road; or
  - (c) result in more than one upstand being provided for each parking space.
- (3) Development is not permitted by this class in the case of land within—
  - (a) a site of archaeological interest;
  - (b) a national scenic area;
  - (c) a historic garden or designed landscape;
  - (d) a historic battlefield;
  - (e) a conservation area;
  - (f) a National Park; or
  - (g) a World Heritage Site.
- (4) Development is permitted by this class subject to the conditions that—
  - (a) any name plate of the charging point provider or the energy supplier on the upstand or outlet (including its casing) must be no longer than 70 centimetres;
  - (b) there must be no more than 2 name plates attached to the upstand or outlet (including its casing);
  - (c) where 2 name plates are attached to the upstand or outlet (including its casing), each name plate must be facing in opposite directions;
  - (d) any name plate must not be illuminated.
- (5) Development is permitted by this class subject to the conditions that when the development is no longer needed as a charging point for electric vehicles—
  - (a) the development must be removed as soon as reasonably practicable; and
  - (b) the land on which the development was mounted or into which the development was set must, as soon as reasonably practicable, and so far as reasonably practicable, be reinstated to its condition before that development was carried out.

### 3. Changes of Use in Centres

#### Strategic Context

- 3.1. Scotland's city, town and local centres are vital assets – providing a focus for economic, cultural and social interaction, and having a key role to play at the heart of place-based strategies and in supporting the establishment of 20-minute neighbourhoods. But our centres also face significant challenges – many of which are long-standing, complex and have been exacerbated by the Covid-19 pandemic.
- 3.2. Recognising this, in July 2020 the Scottish Government established a Review Group chaired by Professor Leigh Sparks, which was asked to develop ideas and recommendations as to how we can make our town centres greener, healthier and more equitable. The Scottish Government also established a City Centre Recovery Task Force in March 2021, chaired by the Cabinet Secretary for Finance and the Economy, run in partnership with Scotland's seven cities through the Scottish Cities Alliance. The Task Force sought to identify immediate recovery priorities that could support making our city centres vibrant, living places; green and connected places; safe places; and also working places, for their businesses, investors, residents, visitors, commuters, and other users of the city centre.
- 3.3. The Town Centre Review Group published its report, [A New Future For Scotland's Town Centres](#), in February 2021. Reflecting the multi-faceted nature of the issues facing our centres, the report made a range of recommendations spanning multiple policy areas including taxation, transport, housing and planning. Scottish Government and COSLA issued a [joint response to the report in April 2022](#). The City Centre Recovery Task Force published its report, [At the Heart of Economic Transformation](#), in March 2022. The Task Force's report identified a range of potential actions and priorities to support city centre recovery. Like the Town Centre Review Group, the Task Force's suggested actions are cross-cutting, involving a range of policy areas.
- 3.4. The core recommendations the Review Group made in respect of planning focussed on policy-based measures rather than deregulatory tools such as PDR or the UCO. In particular, it advocated strengthening national planning policy status of centres through the fourth National Planning Framework (NPF4).

#### Emerging Planning Policy Context

- 3.5. NPF4 was published in draft by the Scottish Government in November 2021 for a period of public consultation which ran until 31 March 2022. The document contains several draft policies that are intended to support the resilience and recovery of Scotland's centres. In particular:
  - Draft Policy 24: Centres
  - Draft Policy 25: Retail
  - Draft Policy 26: Town Centre First Assessment
  - Draft Policy 27: Town Centre Living

- 3.6. The planning system in Scotland is plan-led. This means that policies contained in development plans are the starting point for decisions on applications for planning permission. By law, planning applications are determined in accordance with the development plan unless material considerations indicate otherwise<sup>9</sup>.
- 3.7. Unlike its predecessors, NPF4 will – once adopted by the Scottish Ministers – be part of the statutory development plan against which planning applications are determined. It will therefore influence planning decisions more directly than previous iterations of the NPF. Accordingly, the NPF4 is considered the most important lever for achieving Scottish Government’s long-term planning policy objectives for our city, town and local centres.
- 3.8. Given the scale of the challenge, it is important that we consider all the tools at our disposal which could play a part in supporting the health of Scotland’s centres – including potential changes to the UCO and/or PDR. That is the focus of this Chapter, and reflects the commitment (made in the [joint SG-COSLA response to the Review Group’s report](#)) to seek views on how UCO or PDR changes could support recovery. But given the future role and status of the NPF4, any UCO or PDR amendments need to complement, rather than counteract, the draft policies it contains and the plan-led approach it promotes.
- 3.9. It is also important to underline that the planning system (whether planning policies or deregulatory tools such as the UCO or PDR) is not the only mechanism that has the potential to support Scotland’s centres. This is reflected in the cross-cutting nature of the recommendations and actions identified in the Town Centre Review Group and City Centre Recovery Task Force reports. The measures set out below should be viewed in this context.

#### Potential changes to the UCO

- 3.10. As noted in paragraph 3.4, the Town Centre Review Group’s planning recommendations focussed on policy-based measures. However, it also suggested that Scottish Government should consider “the desirability of a revision perhaps to a more general Town Centre Use Class”. It is not entirely clear from the Review Group’s report what such a use class would entail or how it is envisaged to work. However, it is important to stress that the UCO is not a spatial tool; its provisions apply across Scotland and any changes would therefore apply in all locations, not just in centres. For reference, the current UCO and applicable PDR are set out in Table 1 at the end of this Chapter.
- 3.11. Notwithstanding this important caveat, in our view a “general town centre use class” would – in broad terms – involve the establishment of a new class which brings together a variety of uses which are commonly found in (or associated with) city, town and local centres but which currently sit in separate use classes. The effect of doing so would be that any changes of

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<sup>9</sup> Section 25 of the Town and Country Planning (Scotland) Act 1997

use within this broader, merged use class would not involve development and hence not require planning permission. The UK Government has recently taken forward such a measure through the introduction of a new “Commercial, Business and Service” use class, which is known as Class E<sup>10</sup>.

- 3.12. We consider that such a proposal has some potential merit. By bringing uses together and allowing movement between them, the introduction of an expanded/merged use class would give businesses and other occupiers greater flexibility to adapt more rapidly to changing circumstances, community needs and customer demands. This would potentially help centres become more agile and responsive. It would also recognise that centres have changed considerably since the UCO was introduced, as have the business models of those operating there and the challenges they face. In many cases, buildings do not fit neatly into a single use class: they may have a number of concurrent uses or be in different uses at particular times of day. A merged use class would enable such changes to take place without planning permission needing to be sought. It therefore has the potential to promote diverse and mixed uses in our centres, in line with the Review Group’s recommendations and policies in Draft NPF4, and give confidence to businesses, developers and investors.
- 3.13. If a new, merged use class were to be taken forward, a critical consideration is what uses should be included within it. Arguably uses falling within Class 1 (shops), Class 2 (financial and professional services), Class 3 (food and drink), Class 4 (business), Class 7 (hotels and hostels), Class 10 (non-residential institutions) and Class 11 (assembly and leisure) can be characterised as “town/city centre uses”. Indeed, a number of sui generis<sup>11</sup> uses (e.g. theatres, pubs, hot food takeaways, flats, student accommodation) are also features of centres, as are residential uses within Classes 8, 8A and 9.
- 3.14. Clearly, there are a number of ways a merged class could be taken forward, with various possible permutations in terms of the uses included in a new class. In determining whether uses could or should be included in a merged use class, it is important to underline that any change of use falling within such a class would not be subject to planning control. This includes changes to – but also changes from – those uses contained within a new class. Not only would such changes of use not require planning permission, it would not be possible for planning authorities to control or mitigate associated impacts (e.g. noise, transport) through planning conditions or obligations. Other regimes – including building standards, licensing and environmental health – would continue to apply, however.

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<sup>10</sup> Class E brings together the English equivalents of Class 1 (shops), Class 2 (financial and professional services), Class 3 (food and drink), class 4 (business) and certain uses from Class 10 (non-residential institutions) and Class 11 (assembly and leisure)

<sup>11</sup> Sui generis – in a class by itself. So, for example, a change of use of a building to use as a theatre or from use as a theatre is not excluded from ‘development’ by the UCO. Whether such changes are ‘development’ depends on whether the change of use is material in the circumstances of the case.

- 3.15. Accordingly, we do not think it would appropriate or desirable to include uses more likely to have significant negative impacts on those around them – also known as ‘bad neighbour’ uses. We are also not minded to include Class 4: if this formed part of the same merged class as Class 1, it would allow (amongst other things) out-of-centre office blocks to change to retail use. Such a scenario could undermine emerging policy in the Draft NPF4, notably Policies 24 and 25. Although we are not minded to include Class 4 if a merged use class were taken forward, we are considering the potential for a PDR for a change of use to Class 4 (see paragraphs 3.20 to 3.23).
- 3.16. As an indicative proposal we could bring together Classes 1, 2 and 3 into a single class. Going further, certain uses in Class 10 (e.g. art galleries) and class 11 (e.g. gyms) could also be included. We would welcome respondents’ thoughts on such a merged use class, and whether it would help to support our wider aspirations for Scotland’s centres – including helping to tackle vacant units. It should be noted that there are already PDR for a change of Class 2 and Class 3 units to Class 1 (see Table 1). These PDR can provide for, amongst other things, the creation of “pop up” shops including within vacant premises.
- 3.17. The additional flexibility that a merged use class would offer has the potential to offer multiple benefits. But, as the text above alludes to, such a substantial change to the UCO is not without risks. In summary, we consider the key issues are that:
- The flexibilities offered by a new, expanded use class would apply in all areas – not just centres.
  - The lack of planning control could lead to the loss of certain uses (e.g. retail) in particular locations, resulting in concentrations or clustering of uses rather than a diverse mix of uses.
  - Although other regulatory regimes would continue to apply, planning would not be able to control or mitigate impacts on existing premises that could arise where changes of use take place (e.g. where a retail unit located below a flat becomes a restaurant).
- 3.18. We are keen to hear respondents’ views on how significant these issues are; this will help inform our consideration of whether, on balance, the benefits of a merged use class justify making the change. We would also welcome views on other potential changes to the UCO that might help to support Scotland’s city, town and neighbourhood centres.

**Q19. Do you consider that a merged use class bringing together several existing classes would help to support the regeneration, resilience and recovery of Scotland’s centres?** Please explain your answer.

**Q20. What do you consider to be the key risks associated with such a merged use class, and do you think that non-planning controls are sufficient to address them?** Please explain your answer.

**Q21. Are there any other changes to the UCO which you think would help to support Scotland's centres?** Please explain your answer.

- 3.19. Ultimately, it may be that the flexibilities offered by a merged use class would be beneficial in some locations but less so in others; any changes to the UCO would apply across Scotland. As noted in paragraph 1.14, because Masterplan Consent Areas (MCA) can grant planning permission (and other consents) for specified forms of development, they have the potential to offer similar flexibilities to the UCO or PDR. However, these would only apply to the particular area or site covered by the MCA scheme and so can be tailored to the specific needs and pressures it faces. We would welcome views on the potential role that MCA could play in supporting development and change in centres.

**Q22. Do you agree that MCA could be a useful tool to provide more extensive planning freedoms and flexibilities in Scotland's centres?** Please explain your answer

- PDR for provision of workspace
- 3.20. As Scotland recovers from the pandemic, the increase in hybrid and other working patterns is likely to lead to a growth in the need for smaller-scale, decentralised workspaces. Such spaces have the potential to help nurture local enterprise, entrepreneurship and innovation. Furthermore, the provision of small-scale workspaces would potentially help to aid the revitalisation of centres by attracting a greater range of occupiers and users, as well as boosting footfall. They could also have a role to play in establishing 20-minute neighbourhoods and tackling vacancy.
- 3.21. For this reason, we are considering the case for providing greater flexibility to change the use of existing buildings to offices/workspaces. As noted in paragraph 3.15, we are not minded to include class 4 in a merged use class if such a measure were to be taken forward. This is partly because it could lead to the loss of offices and other workspaces falling within class 4. However, an alternative approach could be to support provision of workspaces through a new PDR granting planning permission for a change of use to class 4 (but not the other way round).
- 3.22. We are therefore considering the introduction of a new PDR for certain buildings (e.g. those within Class 1, 2 and 3 - or within a merged class if that were introduced) to change to Class 4. We are conscious that a blanket PDR could have the unintended consequence of undermining established office locations where authorities are keen to promote and retain such uses. For that reason, if a PDR providing for a change of use to class 4 were taken forward we envisage this would be subject to a maximum floorspace limit (e.g. 300 square metres).
- 3.23. We would welcome views on the merits of such a PDR, what existing uses it should apply to, whether 300 square metres would be an appropriate



maximum floorspace threshold and what (if any) additional conditions such a PDR should be subject to.

**Q23. Do you think that a PDR providing for a change of use to Class 4 (business) would help to support the regeneration, resilience and recovery of centres – as well as the establishment of 20-minute neighbourhoods? Please explain your answer.**

**Q24. If a PDR of this nature were taken forward, what existing uses should it apply to? Please explain your answer.**

**Q25. Would 300 square metres be an appropriate maximum floorspace limit? Please explain your answer.**

**Q26. What (if any) additional conditions or limitations should such a PDR be subject to? Please explain your answer.**

#### PDR for moveable outdoor furniture

- 3.24. The requirement for greater physical distancing during the pandemic saw many cafés, restaurants and other businesses make use of outside areas in order to accommodate customers in a way that complied with public health advice.
- 3.25. In some instances this has involved placing moveable structures (e.g. tables, chairs, umbrellas, heaters and other furniture) on pavements. Unless the planning authority is of the view that such use of the land and structures do not constitute development for planning purposes, planning permission would be required<sup>12</sup>. Where structures are placed on a public road (including the pavement – see paragraph 2.34), consent from the relevant roads authority would also need to be sought under section 59 of the Roads (Scotland) Act 1984. Licensing controls may also apply.
- 3.26. As well as enabling businesses to operate safely during the pandemic, the use of outdoor spaces can help make places more vibrant and welcoming. The last two years have also shown that there is an appetite for outdoor socialising, eating and drinking in a Scottish climate. It should be noted that in response to the pandemic, the Welsh Government introduced temporary PDR for outdoor serving provision (subject to conditions). Rather than introduce specific PDR, the Scottish Government instead issued [guidance](#) which encouraged planning authorities to relax planning control and take a pragmatic approach to enforcement action. This guidance is expected to be withdrawn at the end of September 2022.

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<sup>12</sup> Note that class 15 of the GPDO grants planning permission for temporary use of land and the erection or placing of moveable structures for the purpose of that use for up to 28 days in a calendar year.

- 3.27. We are keen to learn relevant lessons from the pandemic and therefore propose to introduce a new PDR that would permit the placing of moveable furniture on a public road adjacent to food and drink premises (Class 3).
- 3.28. We recognise that structures placed on pavements can create obstructions, which might affect certain groups disproportionately. For example, disabled people and older people. This is highlighted in Transport Scotland's Research Report Inclusive [Design in Town Centres and Busy Street Areas](#), as well as in the draft Equality Impact Assessment at Annex C. As noted above, placing furniture on a road (the definition of which includes the pavement) requires consent under the Roads (Scotland) Act 1984. This would continue to be the case even if planning permission were granted through a PDR. As such, we consider that matters such as safety and inclusive access can be addressed even if planning permission is granted through a PDR.
- 3.29. We also recognise that there could be amenity impacts on neighbouring uses: for example as a result of noise. As above, we would welcome views on whether such issues can be adequately controlled through other regimes and/or conditions or limitations on any new PDR.

**Q27. Do you agree with the proposed introduction of a PDR for moveable furniture placed on the road outside of (Class 3) food and drink premises?**

**Q28. Are there any conditions or limitations that you think such a PDR should be subject to?** Please explain your answer.

**Q29. Are there any uses other than (Class 3) food and drink premises which you consider such a PDR should apply to?** Please explain your answer.

**Q30. Do you agree that important matters such as safety and inclusive access could continue be controlled through other regimes that would continue to apply?** Please explain your answer.

#### PDR for provision of residential accommodation

- 3.30. The Town Centre Review Group highlighted the role that town centre living can potentially play in helping our centres to thrive. The footfall associated with a resident population can, amongst other things, help to underpin the viability of shops, services and other facilities located within centres. Draft NPF4 (see draft policy 27) encourages and supports town centre living, making clear that proposals for new residential development in city/town centres should be supported.
- 3.31. Accordingly, we have given consideration to whether PDR could complement this emerging planning policy position. We are aware that in recent years, the UK Government has introduced PDR for the conversion of various types

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