

**12 March 2024**

**National Planning Framework 4:**

***A high-level summary and policy reference guide.***

**Prepared for GPCC by Ken Robertson (GPCC member and EACC Secretary)**

**Preamble**

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**National Planning Framework 4 (NPF4): Published by Scot Gov**

<https://www.gov.scot/about/how-government-is-run/directorates/local-government-and-housing-directorate/>

[National Planning Framework 4 - gov.scot \(www.gov.scot\)](https://www.gov.scot/about/how-government-is-run/directorates/local-government-and-housing-directorate/)

### **(1) Context**

*This has a direct bearing on the way we use our space and so a direct bearing on our communities of place. One way or another, NPF4 reaches into every community and to almost every aspect of a community council's ongoing agenda.*

### **Annex A**

'National Planning Framework 4 (NPF4) is our national spatial strategy for Scotland. It sets out our spatial principles, regional priorities, national developments and national planning policy.'

[National Planning Framework 4 \(www.gov.scot\)](https://www.gov.scot/about/how-government-is-run/directorates/local-government-and-housing-directorate/) (162pp)

'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.'

### **Our Purpose**

'To focus on creating a more successful country with opportunities for all of Scotland to flourish through increased wellbeing, and sustainable and inclusive economic growth.'

### **Our Values**

'We are a society which treats all our people with kindness, dignity and compassion, respects the rule of law, and acts in an open and transparent way.'

## National Outcomes

- **Children and Young People:** We grow up loved, safe and respected so that we realise our full potential
- **Communities:** We live in communities that are inclusive, empowered, resilient and safe
- **Culture:** We are creative and our vibrant and diverse cultures are expressed and enjoyed widely
- **Economy:** We have a globally competitive, entrepreneurial, inclusive and sustainable economy
- **Education:** We are well educated, skilled and able to contribute to society
- **Environment:** We value, enjoy, protect and enhance our environment
- **Fair Work and Business:** We have thriving and innovative businesses, with quality jobs and fair work for everyone
- **Health:** We are healthy and active
- **Human Rights:** We respect, protect and fulfil human rights and live free from discrimination
- **International:** We are open, connected and make a positive contribution internationally
- **Poverty:** We tackle poverty by sharing opportunities, wealth and power more equally

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. The investment hierarchy influences the approach to NPF4 overall and features specifically in instructions for LDPs in Policy 18 'Infrastructure First'.

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**.

The statutory development plan for any given area of Scotland consists of the National Planning Framework and the relevant Local Development Plan(s)

### **Plan Hierarchy:**

The Town and Country Planning (Scotland) Act 1997 prescribes four different plans, at different scales:

#### **National Planning Framework (NPF)**

The National Planning Framework sets out the Scottish Ministers' policies and proposals for the development and use of land.

The NPF must have regard to any adopted regional spatial strategy.

NPF4 is part of the statutory development plan.

#### **Regional spatial strategies (RSS)**

The Planning (Scotland) Act 2019 introduced a new duty requiring the preparation of regional spatial strategies.

A planning authority, or authorities acting jointly will prepare these long-term spatial strategies for the strategic development of an area.

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.

#### **Local development plans (LDPs)**

Planning authorities must prepare one or more LDPs for their area.

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.

LDPs are part of the statutory development plan.

#### **Local place plans (LPPs)**

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.

LPPs are not part of the statutory development plan, but have an important role to play in informing LDPs.

## (2) National Planning Policy

[Part 2 – National Planning Policy - National Planning Framework 4 - gov.scot](#)  
[www.gov.scot](http://www.gov.scot)

The policy framework is structured under the three themes.

Planning is complex and requires careful balancing of issues.

1] 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.

2] 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.

>>> **Statement of Policy**, followed by:

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

(**Policy connections** then cross reference **policy intents** and **policy impacts**.)

‘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.’

(continued)

### (3) The Policy Statements

Here is an overview. Pick any aspect of your community's 'place' and you will find a guiding principle here.

	<p><b>36 Part 2 – National Planning Policy</b>  <b>Sustainable Places</b></p>	<ol style="list-style-type: none"> <li>1. Tackling the climate and nature crises</li> <li>2. Climate mitigation and adaptation</li> <li>3. Biodiversity</li> <li>4. Natural places</li> <li>5. Soils</li> <li>6. Forestry, woodland and trees</li> <li>7. Historic assets and places</li> <li>8. Green belts</li> <li>9. Brownfield, vacant and derelict land and empty buildings</li> <li>10. Coastal development</li> <li>11. Energy</li> <li>12. Zero waste</li> <li>13. Sustainable transport</li> </ol>
	<p><b>Liveable Places</b></p>	<ol style="list-style-type: none"> <li>14. Design, quality and place</li> <li>15. Local Living and 20 minute neighbourhoods</li> <li>16. Quality homes</li> <li>17. Rural homes</li> <li>18. Infrastructure first</li> <li>19. Heat and cooling</li> <li>20. Blue and green infrastructure</li> <li>21. Play, recreation and sport</li> <li>22. Flood risk and water management</li> <li>23. Health and safety</li> <li>24. Digital infrastructure</li> </ol>
	<p><b>Productive Places</b></p>	<ol style="list-style-type: none"> <li>25. Community wealth building</li> <li>26. Business and industry</li> <li>27. City, town, local and commercial centres</li> <li>28. Retail</li> <li>29. Rural development</li> <li>30. Tourism</li> <li>31. Culture and creativity</li> <li>32. Aquaculture</li> <li>33. Minerals</li> </ol>
<p><b>94 Part 3 – Annexes</b></p>		<ol style="list-style-type: none"> <li>A – How to use this document</li> <li>B – National Developments Statements of Need</li> <li>C – Spatial planning priorities</li> <li>D – Six qualities of successful places</li> <li>E – Minimum all-tenure housing land requirement</li> <li>F – Glossary of definitions</li> <li>G – Acronyms</li> </ol>

Here are the lead-ins to each of the Policy Statements. They convey the essence of what is and what is not supportable in proposals or plans to change the 'place' around you.

### (3.1) Sustainable Places

#### **Tackling the climate and nature crises**

##### **Policy 1**

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

#### **Climate mitigation and adaptation**

##### **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.

#### **Biodiversity**

##### **Policy 3**

- a) Development proposals will contribute to the enhancement of biodiversity, including...
- 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....criteria....

#### **Natural places**

##### **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....
- 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....
- 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....

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

## **Soils**

### **Policy 5**

a) Development proposals will only be supported if they are designed and constructed...in....

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.....

c) Development proposals on peatland, carbon-rich soils and priority peatland habitat will only be supported for....

d) Where development on peatland, carbon-rich soils or priority peatland habitat is proposed, a detailed site-specific assessment will be required to identify....

e) Development proposals for new commercial peat extraction, including extensions to existing sites, will only be supported where....

## **Forestry, woodland and trees**

### **Policy 6**

a) Development proposals that enhance, expand and improve woodland and tree cover will be supported.

b) Development proposals will not be supported where they will result in...

c) Development proposals involving woodland removal will only be supported where they will achieve....

d) 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....

## **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....

b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated....

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve....

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance....

e) Development proposals in conservation areas will ensure that existing natural and built features....

- 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....
- g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable....
- h) Development proposals affecting scheduled monuments will only be supported where....
- i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where....
- j) Development proposals affecting nationally important Historic Battlefields will only be supported where....
- k) Development proposals at the coast edge or that extend offshore will only be supported where....
- l) Development proposals affecting a World Heritage Site or its setting will only be supported where proposals do not....
- 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....
- o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible.....

## **Green Belts**

### **Policy 8**

Development proposals within a green belt designated within the LDP will only be supported if:

they are for ....

and the following requirements are met....

## **Brownfield, vacant and derelict land and empty buildings**

### **Policy 9**

a) 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.

b) 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.

c) 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.



d) 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.

## **Coastal development**

### **Policy 10**

a) Development proposals in developed coastal areas will only be supported where the proposal...

b) Development proposals in undeveloped coastal areas will only be supported where they...

c) Development proposals for coastal defence measures will be supported if...

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.

## **Energy**

### **Policy 11**

a) Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. These include...

b) Development proposals for wind farms in National Parks and National Scenic Areas will not be supported.

c) 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.

d) Development proposals that impact on international or national designations will be assessed in relation to Policy 4.

e) In addition, project design and mitigation will demonstrate how the following impacts are addressed...

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....

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

## **Zero waste**

### **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...
- 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...
- d) Development proposals for waste infrastructure and facilities (except landfill and energy from waste facilities) will be only supported where....
- e) Development proposals for new or extended landfill sites will only be supported if....
- 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....

## **Sustainable transport**

### **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....
- 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....
- 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....

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.....

### (3.2) Liveable Places

#### **Design, quality and place**

##### **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 / Pleasant / Connected / Distinctive / Sustainable / Adaptable.

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.

#### **Local Living and 20 minute neighbourhoods**

##### **Policy 15**

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....

#### **Quality homes**

**(set in the context of a Local Housing Land Requirement, as identified by the Local Development Plan, based on the projected 10 year Minimum All-Tenure Housing Land Requirement (MATHLR))**

##### **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....
- 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....
- 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....
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where....
- g) Householder development proposals will be supported where they do not....
- 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.

## **Rural homes**

### **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 (and)....
- 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....
- d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal....

## **Infrastructure first**

### **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...

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

## **Heat and cooling**

### **Policy 19**

- a) 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.
- b) Proposals for retrofitting a connection to a heat network will be supported.
- c) 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.
- d) 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.
- e) Development proposals for energy infrastructure will be supported where they....
- f) 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.

## **Blue and green infrastructure**

### **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....

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.

## **Play, recreation and sport**

### **Policy 21**

a) Development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal....

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....(as 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....

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....

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.

## **Flood risk and water management**

### **Policy 22**

a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for....

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....

Additionally, for development proposals meeting criteria part iv (redeveloped sites in built-up areas), where flood risk is managed at the site rather than avoided, these will also require....

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....

e) Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

## **Health and safety**

### **Policy 23**

a) Development proposals that will have positive effects on health will be supported. This could include, for example....

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....

e) Development proposals that are likely to raise unacceptable noise issues will not be supported....

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 (...) will consider the associated risks and potential impacts....
- 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).

## **Digital infrastructure**

### **Policy 24**

- a) Development proposals that incorporate appropriate, universal, and future-proofed digital infrastructure will be supported.
- b) Development proposals that deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity, will be supported.
- c) 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.
- d) Development proposals that deliver new connectivity will be supported where there are benefits of this connectivity for communities and the local economy.
- e) Development proposals for digital infrastructure will only be supported where:
  - i. the visual and amenity impacts of the proposed development have been minimised through....
  - ii. 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
  - iii. there is no physical obstruction to aerodrome operations, technical sites, or existing transmitter/receiver facilities.

## **(3.3) Productive Places**

### **Community wealth building**

#### **Policy 25**

- a) 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....
- b) Development proposals linked to community ownership and management of land will be supported.



## **Business and industry**

### **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....
- c) Development proposals for business and industry uses will be supported where they are compatible with....
- 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....
- 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.

## **City, town, local and commercial centres**

### **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....
  - 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....

### **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.... It should.... identify.... demonstrate...(and) consider supply chains....and the environmental impact of....

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....
- 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.... (specified commercial activities).

### **Retail**

#### **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 will:
  - 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....
- 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....

## **Rural Development**

### **Policy 29**

- a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including....
- 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....
- c) Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal....
- d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal....

## **Tourism**

### **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....
- d) Proposals for huts will be supported where the nature and scale of the development is compatible with....and....
- 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.

## **Culture and creativity**

### **Policy 31**

- a) Development proposals that involve a significant change to existing, or the creation of new, public open spaces will make provision for public art....
- b) Development proposals for creative workspaces or other cultural uses that involve the temporary use of vacant spaces or property will be supported.
- c) Development proposals that would result in the loss of an arts or cultural venue will only be supported where....
- d) 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....

## **Aquaculture**

### **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....
- c) Development proposals for fish farms will demonstrate that operational impacts (including....) 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....
- 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.

## **Minerals**

### **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....
  - 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....
  - c) Development proposals that would sterilise mineral deposits of economic value will only be supported where....
  - d) Development proposals for the sustainable extraction of minerals will only be supported where they....
  - e) Development proposals for borrow pits will only be supported where....
- (END)

*See also:*

[Part 2 – National Planning Policy - National Planning Framework 4 - gov.scot](http://www.gov.scot/Part-2-National-Planning-Policy-National-Planning-Framework-4)  
[\(www.gov.scot\)](http://www.gov.scot/)

Annex A: How to use the statement of National Planning Policy.

Annex B: Statements of Need in respect of 18 National Developments.

Annex C: Spatial Planning Priorities by geographic breakdown.

Annex D: Six Qualities of Successful Places.

Annex E: Minimum All-Tenure Housing Land Requirement.

Annex F: Glossary of Definitions.

Annex G: Acronyms.

Footnotes.