

Local Development Planning

Part C

Draft Guidance on Local Development Planning

PART C - Draft Guidance on Local Development Planning

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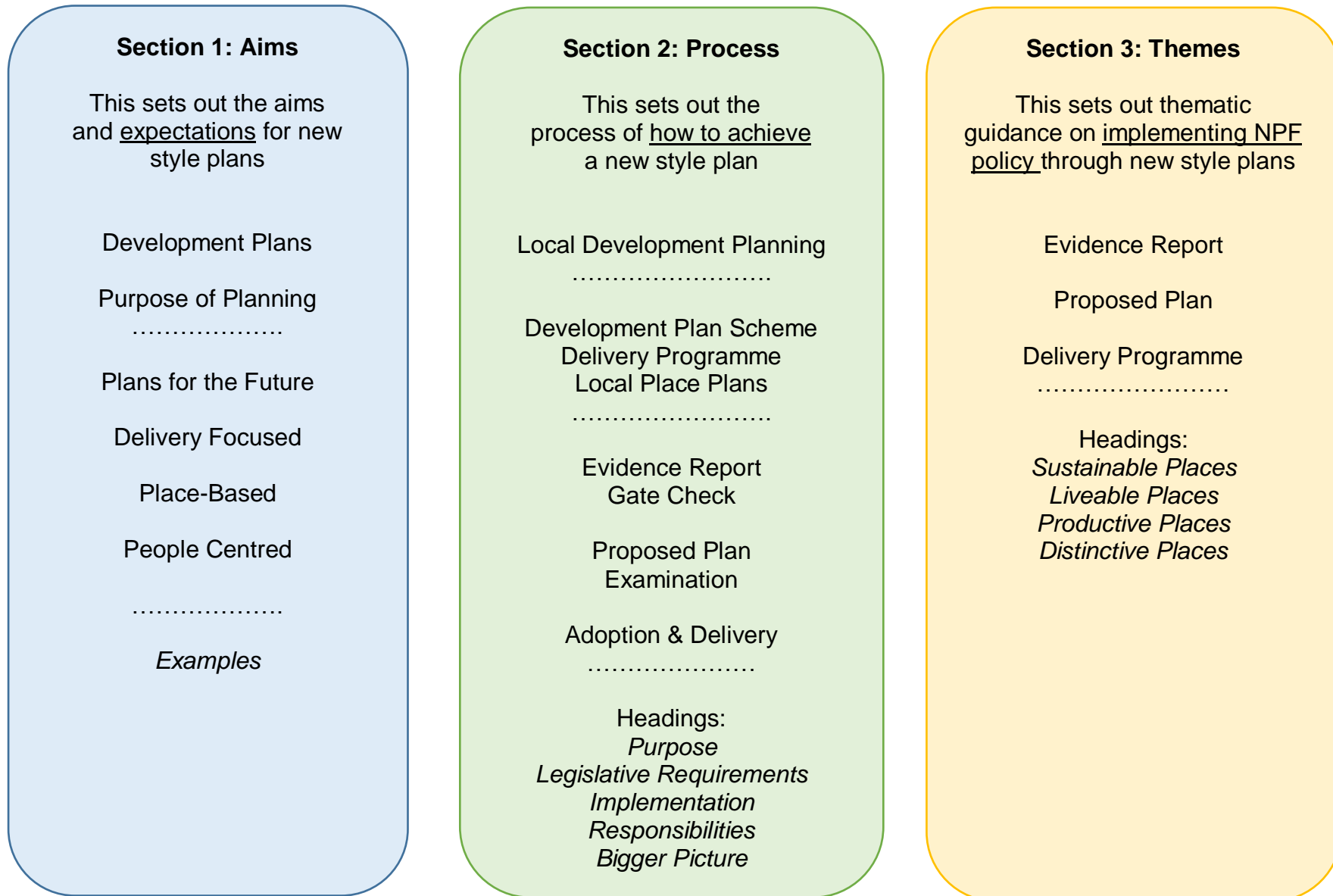
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Introduction

1. This Draft Guidance is structured in 3 sections. Each has a different purpose in guiding the preparation of new style Local Development Plans (LDPs). An overview is provided in Figure 1.
 - Section 1 sets out the aims and expectations for new style plans. It provides an indication of what they should be like in the future.
 - Section 2 sets out the process of how to achieve a new style plan. It covers the legislative requirements, how these are met and responsibilities.
 - Section 3 sets out detailed thematic guidance on how new style plans are expected to implement the draft National Planning Framework 4 (NPF4) policies for the development and use of land.
2. The three parts to this Draft Guidance should be considered together with the draft NPF4 and relevant legislation to give a full understanding of all requirements and guidance for LDPs. The guidance is intended to assist and support planning authorities and others with an interest in LDPs, rather than to create additional requirements. Authorities are expected to consider how the guidance can be applied in a proportionate and place-based way and to use their discretion in establishing the components of the advice which are relevant to their plan preparation.
3. This Guidance will be a live document, providing flexibility for it to be reviewed and updated as the new development planning system is implemented and lessons are learnt from practice. Creative solutions and innovation, led by planning authorities and others, will be shared as they emerge.

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Figure 1 – New Style Plans



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Section 1: Aims

Section 1 – Aims of New Style Plans

4. This section sets out the overall aims for plans prepared under the [Town and Country Planning \(Scotland\) Act 1997](#), as amended by the [Planning \(Scotland\) Act 2019](#).

Development Plans

5. Development planning is required by law to manage the development and use of land in the long term public interest. It does this by setting out how our places will change into the future, including where development should and shouldn't happen. Development plans consider where our new homes and workplaces will be built, how services and facilities will be provided, such as education and travel, and identify the places we value and should therefore protect. Plans have a role in co-ordinating and aligning many different sectors and interests to achieve the desired change for places and communities.
6. The planning system in Scotland is plan-led. The law says that decisions on planning applications are to be made in accordance with the Development Plan, unless material considerations indicate otherwise.
7. The statutory Development Plan for any place in Scotland consists of the National Planning Framework (NPF), which covers all of the country, and the Local Development Plan (LDP) for the planning authority area where the place is.

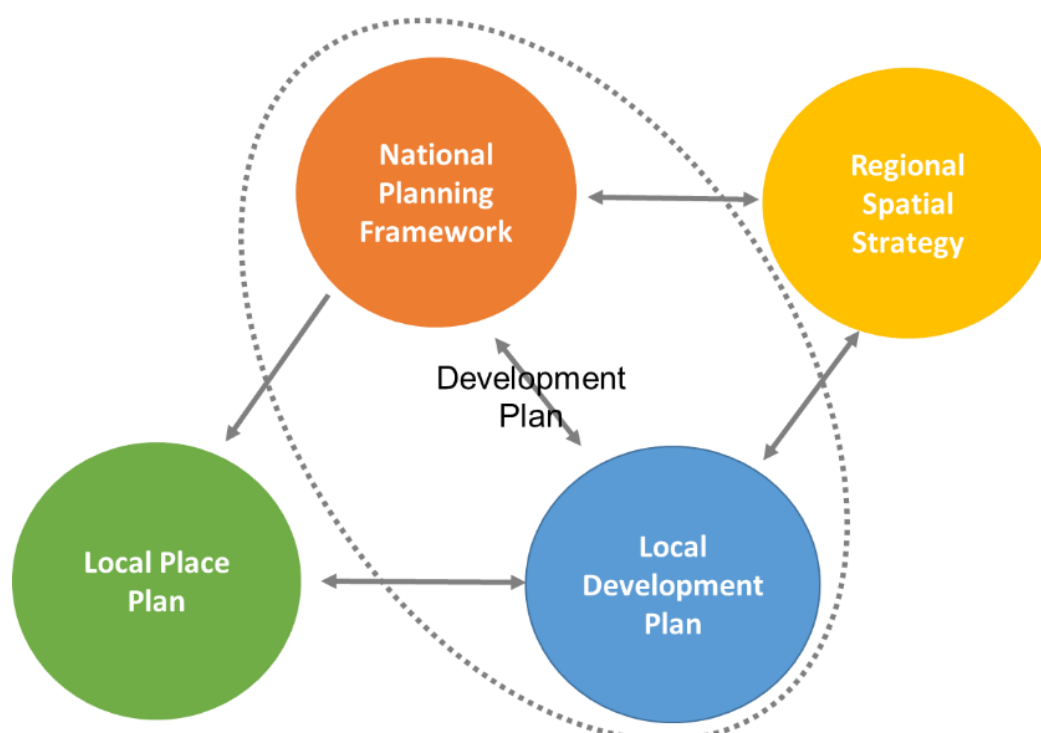


Figure 2 – Statutory Development Plan and Related Plans

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Section 1: Aims

8. The Development Plan will be informed by plans at other scales: Regional Spatial Strategies (RSS) that address strategic development, often across local authority boundaries; and Local Place Plans (LPPs), community-led plans that focus on places within local authorities' areas, which may include particular neighbourhoods.

Purpose of Planning

9. The purpose of planning is to manage the development and use of land in the long term public interest. This includes contributing to sustainable development, and the achievement of the National Performance Framework [National Outcomes](#). There are 11 national outcomes that describe the kind of Scotland we want to see. Draft NPF4 Policy 1 looks to address this with a plan-led approach to sustainable development.
10. The cross-cutting nature of development planning means it [contributes to all outcomes](#). Plans at all scales have a role in co-ordinating and aligning many different sectors and interests to achieve the desired change for places and communities.



Figure 3 – National Performance Framework

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Section 1: Aims

Plans for the Future

11. It is a legal requirement for planning authorities to prepare an LDP. They should consider the ambitions and outcomes for an area, looking 20 years ahead. Plans should be developed through collaboration and based on robust evidence so that they are **deliverable**. They should be **place-based**, with the inclusion of a clear Spatial Strategy reflected more in a collection of maps, site briefs and masterplans than in written text and policy. Plans should be relevant and accessible to the **people** with an interest in that place. They should be prepared in a different way, look different and be used differently to before.

Delivery Focused

12. **LDPs should be a toolkit to support delivery of development** that meets people's needs and aspirations of a place and the long term public interest. To be deliverable, a plan must be clear about what is sustainable, desirable and achievable. The LDP should support decisions to invest in a place, identifying priorities and making strong links between these and the Delivery Programme.
13. To achieve a delivery focussed system, it is crucial for it to run as a key theme through each aspect of plan preparation and implementation. LDPs should also be informed by, and become well embedded in, a wider context of local, regional and national planning activity, and particularly implementation.
14. Embedding an Infrastructure First approach is key to plans that deliver on outcomes. This means putting infrastructure considerations at the heart of spatial planning decisions to ensure that Development Plans are deliverable and to encourage longer term strategic planning. An Infrastructure First approach to development planning means that infrastructure considerations should be an integral part of the plan preparation process. Each stage has a role to play. Plans need to be based on an understanding of infrastructure requirements and investment needs early on to support site selection and then delivery, so that ambitions are realised.
15. The ongoing digital transformation of planning aims to support a planning system that is more inclusive and efficient as part of this.

Place-Based

16. **LDPs should tell a clear and compelling story about the future of places.** They should implement national policies in the NPF to show what they mean for change and development in a particular place. There isn't one way to tell the story of a place, and different tools – including graphic and digital approaches - will work better in different places. There should however be universal focus on clarity, succinctness and accessibility for everyone who will use the plan. There is no single example of a plan that can be held up as 'the perfect plan'. Annex A highlights different approaches to presentation and graphic communication. This is intended to provide ideas and prompt thinking for authorities exploring how to present new place-based LDPs.

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Section 1: Aims

17. The **Place Principle** promotes a joined-up and collaborative approach to decisions about a place's assets and services to overcome organisational and sectoral boundaries. Development planning has a leadership role to play in putting this approach into practice. By working with others across the public, private, third and community sectors, development planning can help to make sure that development is deliverable and able to be implemented to meet the needs and aspirations of a place.
18. **Local Outcomes Improvement Plans** (LOIPs) must be taken into account in preparing LDPs. They are significant because they aim to meet the diverse aspirations and challenges of their places. The 2019 Act removed the requirement for an LDP to provide a vision statement. This was to avoid creating any potential conflict or confusion with a separate vision for an area, in the expectation that the plan will contribute to the priority outcomes set out in the LOIP. Plans should explain how this relates to development and land use to ensure the alignment is strong.
19. A focus on place also provides a route for better public engagement with development planning. People are more likely to take an interest in the LDP if it is clearly relevant to the places they live, work and spend their time.

People Centred

20. **The preparation of an LDP should be collaborative** to best meet the needs and aspirations of the different people who have an interest in a place and should be prepared with the involvement of local people. At a local level, aspirations of communities of either place or interest are not neatly segmented. Identifying and understanding the differing needs and aspirations of all people in society will be key to the delivery of an effective LDP as part of a place-based approach that also supports health and wellbeing. Decision-makers, communities and developers should have a clear understanding of such needs.
21. Whilst planning authorities have a duty to prepare an LDP, to achieve the intended outcomes for people, a wide range of stakeholders will need to play a role. Putting the Place Principle into practice and delivering on LOIPs involves a wide range of public, private, community and third sector people and organisations, who all have a stake in the future of our places from the national to the neighbourhood scale. This is where development planning has a coordinating role between a wide range of interests including, but not limited to, those listed below. Bringing different interests together to collaborate is a useful way to exchange experiences and perspectives, and can help break down barriers.
 - Housing
 - Transport
 - Natural environment
 - Economic development
 - Health
 - Energy
 - Education
 - Community wellbeing
 - Community governance
 - Regional governance
 - National government

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Section 1: Aims

22. Local Place Plans (LPPs) have an important role to play in voicing the aspirations of local people. Where they have been prepared, the community's proposals are able to be incorporated into the LDP. This will help LDPs reflect their communities' place-based aspirations. Regulations on LPPs have been laid in the Scottish Parliament and are due to come into force in January 2022.
23. Planning authorities should ensure that appropriate and proportionate steps are taken to engage with communities and the public at large during the preparation of the LDP. Authorities' plans for engagement should ensure that collaborative, meaningful and proportionate steps will be taken to engage people. They should take into account who may be directly, or indirectly, impacted by proposals, providing opportunities for a diverse range of people to express their views.
24. Innovative approaches to engagement, for example community-led design or the [Place Standard Tool](#) should be used to stimulate early engagement and inform the Evidence Report. Where needed, mediation initiatives tailored to the unique circumstances, can also be used. Further detail on effective community engagement will be included in separate guidance.
25. There is an opportunity for LDPs to address community wealth building priorities by reflecting a people-centred approach to local economic development, addressing economic disadvantage and inequality, and providing added social value.

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Section 2: Process

Section 2 - Process

26. This section sets out the process for preparing a Local Development Plan (LDP) under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019. It replaces Circular 6/2013 on Development Planning. It provides a route through the stages of the process using the following headings:

Purpose – this will outline the contribution to a plan being deliverable, place-based and people-focused.

Legislative Requirements – outlining the statutory requirements of the 1997 Act as amended and referencing secondary regulations (subject to this public consultation).

Implementation – outlining further guidance on the Scottish Ministers' expectations for how legislative requirements should be put into practice.

Responsibilities – outlining key stakeholders involved*, including statutory requirements for engagement. Further detail on effective community engagement will be set out in separate guidance.

Bigger Picture – outlining related processes and activities*.

*Suggestions in the guidance should not be seen as exhaustive – local circumstances may inform other stakeholders or activities being involved.

27. Whilst this section focuses on the process for preparing plans, that preparation should be carried out with the intention that the plans will be **delivery focused**, **place-based** and **people-centred**, as outlined in section 1 of this guidance. LDPs should be:
- a toolkit to support delivery of development;
 - presented as a collation of site briefs and masterplans with minimal policy wording, looking ahead to 20 years in the future; and
 - prepared collaboratively.

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Section 2: Process

Local Development Planning

Purpose

28. The purpose of planning as applied to development planning by section 3ZA of the 1997 Act (as amended) is to manage the development and use of land in the long term public interest. It does this by setting out how our places will change into the future, including where development should and shouldn't happen. Development Plans consider where our new homes and workplaces will be built, how services and facilities will be provided, such as education and travel, and identify places we value that we should protect and enhance. Plans therefore have a role in co-ordinating and aligning many different sectors and interests to achieve the desired change for places and communities.
29. The statutory 'Development Plan' comprises the National Planning Framework (NPF) and the Local Development Plan (LDP)¹. The Development Plan is the statutory basis for deciding planning applications, in that applications must be determined in accordance with the plan unless material considerations indicate otherwise.
30. This guidance focuses on the preparation process of the LDP.

Legislative Requirements

31. Planning authorities are required by law to prepare an LDP for all parts of their district (section 16(1)). They may prepare more than one LDP for the same area, as long as the purposes of the plans are different (section 16(3)). The boundaries for such different plans need not be the same (section 16(4)). Two or more planning authorities may prepare a joint LDP applying to part or all of their areas (section 16(5)).
32. LDPs must be prepared at intervals of no more than 10 years or when required by the Scottish Ministers (section 16(1)(a)). Planning authorities must keep the plan under review and in doing so, monitor changes in a range of characteristics set out in legislation (section 16(1)(b), section 16(8)(a)). These characteristics are set out at Annex B (section 15(5)). They must also monitor the impact of policies and proposals contained in LDPs (section 16(8)(b)).
33. In preparing the LDP planning authorities have a duty to have regard to their adopted Regional Spatial Strategy (section 14ZB(2)) and must take into account the plans listed below (section 16(2)(a)):
 - the NPF;
 - any Local Outcomes Improvement Plan for the area, and
 - any registered Local Place Plan for the area.

¹ For LDPs in place under the previous planning system, the Development Plan will comprise the NPF, LDP and any statutory Supplementary Guidance.

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Section 2: Process

34. The LDP must contain a Spatial Strategy that is a detailed statement of the planning authority's policies and proposals as to the development and use of land (section 15(1)(a)). This must take account of the matters listed in Annex B. The LDP can contain any other matter which the planning authority considers is appropriate to include (section 15(1)(c)) but it must include:
- targets for meeting the housing needs of people living in the area to which it relates (section 15(1A));
 - a statement of the planning authority's policies and proposals as to the provision of public conveniences (section 15(2A)), and
 - a statement of the planning authority's policies and proposals as to the provision of water refill locations (section 15(2B)).
35. In preparing the LDP planning authorities must have regard to the following matters, as well as to any other information and considerations that appear relevant to them (section 16(2)(c)).
- the desirability of preserving disused railway infrastructure for the purpose of ensuring its availability for possible future public transport infrastructure (section 16(2)(aa));
 - the list prepared under section 16E of the 1997 Act of people in the authority's area seeking land for self-build housing (section 16(2)(ab)); and
 - any such information and considerations as may be prescribed (section 16(2)(b)).
36. Regulations set out additional information and considerations that regard must be given to (draft regulation 8(1)). These include:
- the resources available or likely to be available for carrying out the plan policies and proposals;
 - any other LDP prepared for a different purpose in the area;
 - any LDP for an adjoining area;
 - any Regional Spatial Strategy prepared for the area, or an adjoining area;
 - any regional transport strategy relating to the area;
 - any local transport strategy relating to the area;
 - any river basin management plan relating to the area;
 - any Local Housing Strategy relating to the area;
 - the national waste management plan; and
 - where the LDP adjoins land in England any relevant plans.
37. Regulations also require regard to be had to objectives of preventing major accidents and limiting the consequences of accidents for human health and the environment (draft regulation 8(2)(a)), particularly in relation to: establishments² covered by the Directive on the control of major accident hazards (draft regulation 8(2)(b)(i)); protecting areas of particular natural sensitivity (draft

² 'establishments' are sites requiring hazardous substances consent under the Planning (Hazardous Substances) (Scotland) Act 1997 – also known as major-accident hazard sites.

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regulation 8(2)(b)(ii)); and taking additional technical measures so as not to increase risks (draft regulation 8(2)(b)(iii)).

38. The LDP must include a proposals map that describes and illustrates the policies and proposals of the plan spatially (draft regulation 6(1)), and it must be sufficiently detailed to identify the location of proposals for development (draft regulation 6(2)). Other maps, diagrams, illustrations and descriptive matter thought appropriate by the planning authority can also be included.
39. Where the LDP contains plans, policies or proposals for development on land owned by the planning authority, the plan must include as an appendix a schedule which identifies that land, and references the relevant plans, policies or proposals (section 15(3)).

Part B of this consultation, the Proposals for Regulations, propose changes to legislative requirements relating to the preparation and content of LDPs.

Implementation

40. There are 3 key parts to local development planning, as shown in Figure 4.
 - **Evidence** and the gathering of data and information,
 - **Plan preparation** and
 - **Delivery** of the plan.



Figure 4 – Local Development Plan Process: Evidence, Plan, Deliver

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Section 2: Process

41. The figure shows that plan preparation is one part of development planning activity. Early evidence gathering and later implementation of the policies and proposals also contribute to achieving the intended outcomes. The 10 year period for review of an LDP includes ensuring a robust evidence base and delivery of the plan. Whilst the adoption of a plan is a significant milestone, it is not the end point, it is a step towards its delivery.
42. The LDP should not take 10 years to prepare. It is expected that plan preparation should take around 3-4 years, allowing more time for a focus on the delivery of the plan in the remaining years and subsequent monitoring and evidence gathering to inform the next plan.
43. Local guidance can be prepared on key matters to support the LDP. It would be a material consideration to be afforded weight as to be determined by the decision maker.
44. The diagram shows 5 stages in plan preparation:
 - Evidence Report
 - Gate Check
 - Proposed Plan
 - Examination and
 - Adoption and Delivery.
45. There are also additional statutory duties to prepare a **Development Plan Scheme** and a **Delivery Programme**, and to invite communities to prepare **Local Place Plans**. These tools can support project planning, stakeholder engagement and community involvement in the plan. This guidance provides further information on each of these duties and stages.

Responsibilities

46. It is the responsibility of the planning authority to prepare the LDP. A wide range of stakeholders should be encouraged to collaborate, including within a local authority and with wider sectors and groups. This is likely to include:
 - an authority's economic development, transport, education and housing teams;
 - local communities, community councils and relevant communities of interest;
 - voluntary organisations and the third sector;
 - business owners, landowners and developers;
 - infrastructure and service providers, including public health teams and healthcare providers and public transport providers;
 - national and regional agencies.

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Section 2: Process

47. Regulations set out those agencies referred to as 'key agencies'. It includes:

- Historic Environment Scotland;
- Scottish Natural Heritage, known as Nature Scot;
- Scottish Environmental Protection Agency;
- Scottish Water;
- Scottish Enterprise (only in its area of jurisdiction);
- Highlands and Islands Enterprise (only in its area of jurisdiction);
- South of Scotland Enterprise (only in its area of jurisdiction);
- Regional Transport Partnerships (only in relevant areas of jurisdiction);
- Crofters Commission (only in crofting counties); and
- Health Boards.

Part B of this consultation, the Proposals for Regulations, propose changes to legislative requirements relating to Key Agencies at paragraph 32.

48. Whilst forming parts of the Scottish Government, the following should have the same level of involvement in the development planning process:

- Transport Scotland;
- Scottish Forestry; and
- Marine Scotland.

49. As a matter of good practice, the planning authority is expected to engage with a range of people at all stages in the preparation of the LDP. The authority should engage with the public at large and seek the views of particular organisations and societal groups, including key agencies, children and young people, disabled persons, Gypsy/Travellers and community councils.

50. Detail on requirements to engage with groups at a particular stage is outlined later in this guidance. Statutory guidance on effective community engagement is currently being prepared. This will be subject to public consultation in due course.

Bigger Picture

51. There are a number of different assessments which must be undertaken to support the preparation of the LDP. These assessments are an integral part of the plan making process and should inform and be informed by the plan as it is prepared. They include:

- Strategic Environmental Assessment;
- Public Sector Equality Duty Assessment;
- Fairer Scotland Duty Assessment;
- Island Communities Impact Assessment, where appropriate; and
- Habitats Regulations Appraisal

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Section 2: Process

Strategic Environmental Assessment

52. Strategic Environmental Assessment (SEA) is a statutory requirement that aims to ensure the environment is a primary consideration in the preparation of qualifying public plans, programmes and strategies. The [Environmental Assessment \(Scotland\) Act 2005](#) requires those preparing qualifying plans, including the LDP, to undertake an SEA. As well as being a statutory requirement, SEA can be beneficial when preparing an LDP, offering a better understanding to the plan's environmental context and providing a means to taking steps to avoid, mitigate or reduce significant adverse effects, where possible, or enhance positive ones. Improving the consultation process lies at the heart of SEA, ensuring the public and those who will be consulted are provided with the relevant environmental information relating to the plan to allow them to make informed choices.
53. Annex C includes an overview of the SEA process alongside the LDP plan preparation stages for context.

Public Sector Equality Duty Assessment

54. The Equality Act 2010 (section 149) places a duty on public authorities to: eliminate discrimination, harassment and victimisation; advance equality of opportunity; and to foster good relations between persons who share a protected characteristic (age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation) and those who do not. This is known as the Public Sector Equality Duty (PSED).
55. Although the 2010 Act is largely reserved, Scottish Ministers have supplemented the general duty (PSED) by placing detailed requirements on Scottish public authorities through the [Equality Act 2010 \(Specific Duties\) \(Scotland\) Regulations 2012](#). The 2012 Regulations are aimed at supporting the Scottish public authorities to improve implementation of the PSED by requiring them to: report progress on mainstreaming equalities; propose and publish equality outcomes; assess policies and practices from the perspective of equalities; and publish employee information on pay and occupational segregation.
56. Specifically regulation 5 of the Scottish Specific Duties requires that a listed authority must make such arrangements as it considers appropriate to review and, where necessary, revise any policy or practice that it applies in the exercise of its functions to ensure that, in exercising those functions, it complies with the equality duties. Further information is available in the [Equality and Human Right Commission \(EHRC\) Guidance](#).

Fairer Scotland Duty Assessment

57. The Fairer Scotland Duty places a legal responsibility on particular public bodies in Scotland to actively consider how they can reduce inequalities of

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outcome caused by socio-economic disadvantage when making strategic decisions.

58. In the application of the Duty, particular importance is placed on involving relevant communities, especially people with experience of poverty, throughout all stages of the assessment. Due to their unique understanding of the issues they face, any decisions that take into account their expertise, how they might be affected by different options and what would work best for them will ultimately be most effective in addressing inequality.
59. To assist with implementation of the Duty, the Scottish Government published [interim guidance](#) for public bodies in March 2018.

Island Communities Impact Assessment

60. A relevant authority must prepare an Island Communities Impact Assessment in relation to a policy, strategy or service which, in the authority's opinion, is likely to have an effect on an island community which is significantly different from its effect on other communities (including other island communities) in the area in which the authority exercises its functions. Further guidance is available in the [Guidance and Toolkit](#).

Habitats Regulations Appraisal

61. Under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) all competent authorities must consider whether a plan or project could have a 'likely significant effect' on a European site. If so, they must carry out an 'appropriate assessment' (AA). In Scotland, when preparing a plan that could impact on a European site, advice must be sought from NatureScot which is identified in the 1994 Regulations as a nature conservation body, and which oversees the statutory requirements.

Question 15

Do you agree with the general guidance on Local Development Plans?

Yes / No / No View

Please explain why you agree or disagree.

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Section 2: Process

Development Plan Scheme

Purpose

62. The Development Plan Scheme (DPS) is an important communications tool. It is key to supporting deliverable and people-focussed plans by letting stakeholders know when and how they can get involved in the plan and keep them informed of progress. It is part of the wider project management of development planning that should be ongoing. The DPS is especially important for achieving collaboration, with a role in helping stakeholders manage their responsibilities and input.

Legislative Requirements

63. A planning authority must prepare and publish a DPS at least annually, or when directed to do so by Scottish Ministers (section 20B(2)). The DPS must set out the planning authority's programme for preparation and review of the LDP (section 20B(3)). This includes timetabling (section 20B(4)(a)) and what is involved in each stage of preparation or review (section 20B(4)(b)).
64. The DPS must also include a Participation Statement (section 20B(4)(c)). This should outline when consultation is likely to take place, with whom and its likely form, including the steps to be taken to involve the public at large. When preparing the DPS, planning authorities are required to seek the views of the public on what the content of the Participation Statement should be, and have regard to any views expressed (section 20B(4A)). This allows interested stakeholders to have a say in how they can be most effectively consulted, so that authorities can tailor their approach to improve its effectiveness.
65. As soon as possible after the planning authority has adopted the DPS it must send two copies to the Scottish Ministers, publish it, and place a copy in any public library in the area to which it applies (section 20B(5)). The timetabling must state the month of expected publication of the Evidence Report, Proposed Plan and submission of the proposed LDP to the Scottish Ministers (draft regulation 21(1)(a)).

Part B of this consultation, the Proposals for Regulations, propose changes to legislative requirements relating to Development Plan Schemes at paragraph 29.

Implementation

66. The DPS is important to project management and communication. Its style, presentation and content should reflect its outward facing role. It should be easily located, particularly on planning authority websites, and be accessible for non-planning professionals.

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67. The Participation Statement should include targeted methods to reach under-represented groups, help to make public participation inclusive, ensure that wider public engagement directly feeds into the development of the LDP, and promote proactive engagement at all stages of the plan's preparation.
68. Planning authorities may find it helpful to ask key stakeholders how they can best support plan preparation and implementation. This will include key agencies given their duty to cooperate in the preparation of the Proposed Plan.
69. The planning authority's view on the opportunity and potential scope for the use of mediation should be set out in the Participation Statement. [Circular 2/2021](#) provides guidance on the promotion and use of mediation in the Scottish planning system.
70. The DPS should identify an appropriate programme for evidence gathering and the monitoring and review of evidence, to ensure that evidence is maintained.

Responsibilities

71. Preparation of the DPS is the responsibility of the planning authority. The planning authority should have regard to the views of the public on the content of the Participation Statement. As a tool to bring a range of parties together to collaborate, it can support stakeholders in having the right resources available at the right time to engage in local development planning.

Bigger Picture

72. The DPS should set out the programme for work on the assessments required, including:
 - Strategic Environmental Assessment;
 - Public Sector Equality Duty Assessment;
 - Fairer Scotland Duty Assessment;
 - Island Communities Impact Assessment, where appropriate; and
 - Habitats Regulations Appraisal.
73. The DPS links to a planning authority's project management and communication activities. It is expected that the planning authority will project manage its development planning activity on a rolling basis. The DPS is the external facing part of this and should set out the elements of the work programme in which other local authority and external stakeholders will need to be involved.

Question 16

Do you agree with the guidance on Development Plan Schemes?

Yes / No / No View

Please explain why you agree or disagree.

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Delivery Programme

Purpose

74. The Delivery Programme sets out how an authority proposes to implement its LDP. It is as important a part of the package as the plan itself, representing a firm commitment to the delivery of the plan. It is part of the project management toolkit, helping to focus development planning resources on delivery as well as plan-making. It is instrumental to achieving an outcomes focussed approach to development planning. It should support delivery of the LDP and achievement of its intended outcomes, rather than being focussed on noting progress of particular actions.

Legislative Requirements

75. It is the duty of the head of the planning authority's paid service to prepare the planning authority's Delivery Programme (section 21(4A)). In preparing the Delivery Programme, the authority must consult with and have regard to the views of key agencies (section 21(3)(a)), the Scottish Ministers (draft regulation 22(a)), and anyone named in the programme (draft regulation 22(b)). There is a duty on key agencies to cooperate with the planning authority in its preparation (section 21(5)).
76. As a minimum, the Delivery Programme must set out a list of actions to deliver policies and proposals, the name of the person who is to carry out each action and the timescale for the conclusion of each action (draft regulation 23).
77. A Proposed Plan must be accompanied by a proposed Delivery Programme (section 21(4)). The proposed Delivery Programme must be approved by the full Council of the authority (without delegating that function) before it is published (section 21(4B)).
78. A planning authority must adopt and publish a Delivery Programme within three months of its LDP being adopted (section 21(8)). The Delivery Programme must be kept under review, and updated at least every two years, or if the Scottish Ministers direct the authority to update it (section 21(9)). When published, the Delivery Programme must be sent to the Scottish Ministers, and a copy placed in each public library in the relevant area (section 21(10)).

Part B of this consultation, the Proposals for Regulations, propose changes to legislative requirements relating to the Delivery Programme at paragraphs 30 - 31.

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Implementation

79. Preparation of the Delivery Programme should be considered at the outset of plan preparation and run alongside it. The above legislative requirements for the Delivery Programme should be seen as a minimum.
80. The Delivery Programme should be considered akin to a business plan for the delivery of the LDP, with a shared commitment to achieving the actions identified, clearly linked to the relevant intended outcome(s). It is a corporate document which project manages the timing of the authority's financial investment for the delivery of the plan, and any coordination with private or other funding identified as being required to deliver intended plan outcomes.
81. The links with infrastructure and service delivery are critical and will play a key role in putting infrastructure and service providers at the heart of plan making through the Delivery Programme.
82. An ambitious Delivery Programme has the potential to proactively guide and steer the delivery of the LDP, setting out a clear route to delivery for every site and proposal within the plan. Ideally, it should:
 - clearly indicate how sites are prioritised;
 - specify actions and timescales to deliver sites, including any interventions required, identifying any costs and constraints and a clear pathway to addressing them e.g. funding sources, timescales / phasing;
 - specify how and when developer contributions will be sought, collected and become available over time to support the delivery of development;
 - identify a pathway to delivery for longer term allocations; and
 - link with the Housing Land Audit to monitor progress of the delivery of the deliverable Housing Land Pipeline to meet the Housing Land Requirement.
83. The Infrastructure First approach requires a robust and consistent approach to ensuring the required infrastructure is deliverable. Further detail of the expectations for the Delivery Programme are included in section 3.
84. The Delivery Programme and Housing Land Audit together play an important and complementary role in supporting and driving the delivery of the LDP. The Housing Land Audit should be undertaken annually by each planning authority, monitoring the delivery of land for housing. Separate guidance will be published to establish a common approach to Housing Land Audits.
85. The success of the Delivery Programme in supporting plan implementation relates not just to their content but also to consideration of how they are used and monitored in practice. This includes the extent to which they are influenced and supported by other departments across local authorities and how they are reported and used in decision making by Committees and Members.

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86. The Delivery Programme should be supported by public and private sector interests. It should align, where possible, with wider local authority budgets and should consider not only the capital impacts of proposals, but also revenue costs to the authority and others. It should reflect any financial shortfalls and the proposals to address those; include any bridging or priming required and plan for their management; and monitor risk and implications if funding is not forthcoming as anticipated. Consideration may also be required to be given to the budgets, priorities and programming of interventions required by other stakeholders in the delivery process. This may include identifying collaborative work required across the authority or with other stakeholders.
87. Preparation and review of the Delivery Programme is an ongoing activity that should run in parallel to the preparation of an LDP. This will ensure that, as far as possible, the plan is prepared with a realistic and achievable implementation strategy in mind. Review and renewal of the Delivery Programme will also be ongoing once a plan is adopted, at least every two years.

Responsibilities

88. The planning authority's head of service is responsible for preparing the Delivery Programme. Key Agencies have a duty to cooperate with the planning authority in the preparation of the Delivery Programme. Collaboration is equally important to the preparation of the Delivery Programme as it is to preparation of the LDP itself. Implementation of the LDP requires buy-in from stakeholders within and outwith the relevant local authority, and this input will need to be recognised and timetabled by the Delivery Programme.

Bigger Picture

89. Maintenance of the development planning evidence base will form part of the feedback loop that enables planning authorities to assess progress on implementation of the LDP. It can also help to identify barriers to delivery and ultimately inform the amendment or full review of the LDP as and when appropriate.

Question 17

Do you agree with the guidance on the Delivery Programme?

Yes / No / No View

Please explain why you agree or disagree.

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Local Place Plans

Purpose

90. A Local Place Plan (LPP) is a proposal by a community body about the development and use of land. It can describe what changes people want to see made to the LDP. LPPs aim to improve people's engagement and involvement in the planning system. They are a way for communities to achieve change in their local area by proactively feeding into development planning. Our intention is for local communities to think about how to make their place better, agree priorities, and take action (often working with others) to make change happen.

Legislative Requirements

91. Before preparing an LDP, a planning authority must invite local communities to prepare LPPs (section 15A(a)). They must also publish information about how LPPs are to be prepared and by when, so that they can be taken into account in the preparation of the LDP (section 15A(b)(i)). Information about the assistance available to local communities to help them prepare LPPs should also be published (section 15A(b)(ii)) and it is expected that this would not necessarily depend on local authority support but can extend to wider programmes. Once an LPP has been validated by the planning authority, it must be kept on a register (schedule 19(3)). A map must be made available of the land covered by registered LPPs (schedule 19(4)).
92. Planning authorities must take into account any registered LPP when they are preparing or amending an LDP (section 16(2)(a)(iii)). The Evidence Report must set out how communities have been invited to prepare LPPs and the assistance provided to them (section 16B(3)(d)).

Implementation

A consultation on Local Place Plans took place in Spring 2021 alongside an invitation to comment on a [draft 'How to Guide'](#). [Regulations](#) were laid in the Scottish Parliament in October 2021 and are due to come into force on 22 January 2022. A [consultation analysis report](#), [consultation responses](#) and a [blog](#) are available online.

93. The invitation to local communities to prepare an LPP must be published by the planning authority at the start of each plan preparation cycle. The Development Plan Scheme sets out an authority's programme for preparing an LDP and should also therefore cover how the timing of the LPP invitation factors into this.

Responsibilities

94. LPPs are prepared by community bodies and planning authorities must take into account registered LPPs in preparing the LDP. Whilst the first LPPs are

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being prepared, there could be other community-led plans within planning authority areas which do not comply with the new legal requirements but nonetheless provide a community vision for the development and use of land. Should such community-led plans be submitted to the planning authority, they should be given due weight as expressions of the community's aspiration.

Bigger Picture

95. The [National Performance Framework](#) includes the [outcome](#) that 'people live in communities that are inclusive, empowered, resilient and safe'. It recognises that communities are shaped by the quality and character of the places we live in and the people we live among. Communities are well placed to express their aspirations for the future of their local places. LPPs offer the opportunity for a community-led, but collaborative, approach to creating great local places. LPPs can support community aspirations on the big challenges for a future Scotland such as responding to the global climate emergency and tackling inequalities. It is vital that local people have the opportunity to engage meaningfully and have a positive influence in the future planning of development in their areas.

Question 18

Do you agree with the guidance on Local Place Plans?

Yes / No / No View

Please explain why you agree or disagree.

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Evidence Report

Purpose

96. The purpose of the Evidence Report is to improve the quality and effectiveness of plan making given the significant implications of plans for people, places and finances. The aim is to front load the work and use the evidence to clearly inform what to plan for before the Proposed Plan looks at where development should take place. The Evidence Report is not expected to contain all the detail of evidence, it should provide a summary and the analysis of what the evidence means for the plan.
97. The Evidence Report should be informed by the views of those who are anticipated to be affected by the plan, and involved in its implementation. It provides an early, independent review as part of the project management of the plan. This stage should check that the future LDP will be based on sound evidence and therefore more likely to achieve its outcomes.

Legislative Requirements

98. Planning authorities are required to prepare an Evidence Report that contains sufficient information to enable the planning authority to prepare an LDP. It must set out the authority's views on the matters listed at Annex B (section 16B(3)(a)). These are the same matters that must be taken into account in forming the Spatial Strategy for the LDP later at Proposed Plan stage (section 15(1)(a)). They cover the characteristics of the land use and population of the plan area as well as housing, education and infrastructure matters, amongst others. There are other legislative requirements for matters which must be considered in the preparation of the plan, linked to specific policy topics. These are detailed in section 3 of this guidance.
99. In preparing the Evidence Report, the planning authority must assess the sufficiency of play opportunities in its area for children to establish needs and demands to be met and communities' aspirations (section 16D).
100. The Evidence Report must also set out the following:
 - a summary of the action taken by the planning authority to support and promote the construction and adaptation of housing to meet the housing needs of older people and disabled people in the authority's area, and analysis of the extent to which the action has helped to meet those needs (section 16B(3)(b));
 - a summary of the action taken by the planning authority to meet the accommodation needs of Gypsy/Travellers in the authority's area, and an analysis of the extent to which that action has helped to meet those needs (section 16B(3)(c)), and
 - how the authority have invited local communities to prepare LPPs, and what assistance they have provided (section 16B(3)(d)).

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101. The planning authority must seek the views of particular groups of people, and have regard to those views when preparing the Evidence Report (section 16B(2)). These groups are:

- key agencies;
- children and young people (particularly school pupils, youth councillors and youth parliament representatives); and
- the public at large.

102. The Evidence Report must include a statement on how the planning authority has sought particular stakeholders' views, and how these views are taken into account in the report (section 16B(4)). These groups are:

- the public at large;
- disabled people;
- Gypsies and Travellers;
- children and young people; and
- Community Councils.

103. The Evidence Report must be approved by the full Council before it is submitted to the Scottish Ministers (section 16B(5)).

Part B of this consultation, the Proposals for Regulations, propose legislative requirements relating to the Evidence Report at paragraphs 12 – 18.

Implementation

104. The Evidence Report should be a basis upon which an authority can build its LDP. It should include a summary of the baseline data and information needed to inform a deliverable, place-based and people-focused LDP. This early stage is to establish what to plan for, with specific locations being the focus of the later Proposed Plan. Site specific matters should not be included in the Evidence Report. A number of aspects are expected to be part of preparing the Report as outlined below.

Scoping

105. Scoping should cover the matters to be addressed in the Evidence Report. This should include those matters identified at Annex B, and any other matters considered relevant by the planning authority, and cover the relevant baseline information needed to support each issue, the need for further work and the resource and capacity to undertake data gathering and analysis. Scoping could also look at the stakeholders who will need to be involved in collating and reviewing it (further guidance on stakeholders is covered under the responsibilities heading below). It should consider the process and proposed timescales for preparation of the Evidence Report.

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106. As part of the preparation of the Evidence Report, the planning authority should evaluate whether the previous plan has delivered on its outcomes, identify any lessons learnt for the preparation of the new plan and consider the appropriateness of the previous Spatial Strategy. This should not include site specific detail at this stage.

Evidence Gathering

107. The Evidence Report should consider the local, regional and national strategies and policy priorities that could impact the direction and subsequent implementation of the LDP and which will shape the requirements of the evidence base. Other types of data and information likely to be needed to inform the Evidence Report could include:

- any existing Action / Delivery Programme for the LDP;
- infrastructure capacity and planned investment, including: communications, transport and drainage, water, energy, healthcare, education, digital and 'grey', 'green' and 'blue' infrastructure;
- [Place Standard](#) Tool outputs or on-going local initiatives that can help to identify issues and opportunities for the area;
- public health and wellbeing indicators;
- NPF Minimum All-tenure Housing Land Requirements, the Housing Needs and Demand Assessment, Local Housing Strategy, Strategic Housing Investment Plans and recent annual Housing Land Audits;
- assessment of existing and planned travel and transport infrastructure and services available in the plan area for movement of people and freight across all modes of transport, including previous transport appraisal/assessment work that has been undertaken; consideration of local, regional and national transport strategies and plans.
- Strategic Environmental Assessment scoping report ;
- evidence from other impact assessments, including Equality, Fairer Scotland, and where applicable Island Communities Assessments;
- urban capacity studies / Vacant and Derelict land information;
- town centre health check data;
- local and regional economic strategies;
- national strategies relating to climate change and land use.

108. The Evidence Report provides an opportunity to support the Infrastructure First approach by frontloading infrastructure considerations in the preparation of LDPs and undertaking an audit of infrastructure and services.

109. Section 3 of this guidance provides further information on specific evidence requirements for key NPF4 policy matters.

110. Collation of the evidence will involve a range of stakeholders to provide information and inform an assessment of its sufficiency to inform the plan. The aim should be to resolve any issues raised by stakeholders on the sufficiency of the evidence.

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111. A significant proportion of the evidence required will already be produced and in most cases secondary data will suffice. Where required, reasonable steps should be taken to address any gaps in evidence identified. Key areas for this could include information required to implement an Infrastructure First approach and priorities of increasing or particular relevance to the plan area, such as sustainable travel modes and health. As part of the scoping stage, the timescales for collating additional evidence should be considered.

Drafting

112. A suggested template for the structure of the Evidence Report is provided at Figure 5. It is a similar format to the schedule for the summary of unresolved issues used for submitting the required information to Scottish Ministers for examination. The format promotes a consistent approach across Scotland but allows flexibility for authorities to include information appropriate to them. The headings encourage a systematic way of thinking about the evidence – summarising, then analysing and interpreting information that leads to what it means for the plan and to it being outcome focused.

113. The Evidence Report should be collated around issues or topics. This provides authorities with flexibility to determine the matters that are relevant to them. Authorities should ensure that the key topics below are specifically covered in the Evidence Report:

- plan outcomes;
- stakeholder involvement;
- infrastructure and services;
- housing land;
- employment land; and
- climate and environment.

114. The final part of the Evidence Report should bring together the same summary headings from each topic so they can be looked at in the round to make connections across issues. A significant amount of evidence informs the preparation of plans but authorities should take a proportionate approach to the preparation of the Evidence Report. The Evidence Report should be written in plain English, rather than technical jargon, to ensure it is accessible to any reader.

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Figure 5 – Evidence Report Structure

Issue / Topic	e.g. infrastructure, housing etc.
Links to Evidence	<ul style="list-style-type: none">• X (hyperlinks where appropriate)• X• X
Summary of Evidence	
This should provide a summary of the detailed data and information noted above.	
Summary of Stakeholder Engagement	
<p>This should summarise the steps taken by the planning authority to seek the views of all relevant stakeholders.</p> <p>This should also summarise the views expressed, and explain how they have been taken account of in the Evidence Report or the influence they have had.</p>	
Summary of Implications for the Proposed Plan	
This should cover what the evidence means for the plan, e.g. the Spatial Strategy, the Delivery Programme or plan preparation.	
Statements of Agreement / Dispute	
This should include statements from stakeholders highlighting their agreement or the areas they dispute.	

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115. To assist in the Gate Check process, the planning authority should identify where there are any potential gaps in the evidence gathered or uncertainty in data and evidence within the Evidence Report together with an explanation on the authority's reasoning for accepting this evidence and including it in the Evidence Report.
116. Detailed policies and site proposals should not be included in the Evidence Report. Detailed site appraisal will not be appropriate at the Evidence Report stage, however the authority should establish a site appraisal methodology that will be used to appraise sites and inform allocations for the Proposed Plan.

Implications for Proposed Plan

117. In the preparation of the Evidence Report, the planning authority should draw conclusions from the evidence gathered and analyse the evidence to allow the authority to consider the implications of the evidence on the forthcoming preparation of the Proposed Plan, the future Spatial Strategy and the Delivery Programme.

Stakeholder Engagement

118. Planning authorities are expected to undertake early and proactive engagement with stakeholders, including key agencies, to ensure collaborative and transparent evidence gathering.
119. Innovative approaches to engagement, tailored to the unique circumstances and reflecting a broad range of interests, are encouraged. The [Place Standard Tool](#) can be used to stimulate early engagement on the challenges and opportunities of the plan area and inform the Evidence Report.

Timescales

120. A robust Evidence Report should make it easier to prepare a strong, place-based, people focused and deliverable LDP that is rooted in an Infrastructure First approach. The preparation and content of the Evidence Report should be proportionate. Taking time to get this stage of development planning right is, therefore, important.

Responsibilities

121. The planning authority will primarily be responsible for preparing the Evidence Report, but a collaborative approach to development planning is essential from this early stage. Used well, evidence can help stakeholders to engage with the plan.
122. The planning authority will already be aware of relevant stakeholders and stakeholder mapping can help to identify any additional interests or organisations who already hold relevant information. This will be important for identifying internal and external partners who will be required to contribute

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evidence and input. It will help to be clear what is being asked of groups at an early stage. The legislative requirements are likely to be a minimum and there is an important role for the public and stakeholders to both supply information and comment on the data collected.

123. The Evidence Report should include proportionate information about the lived experience of those who live and work in a place, to be considered together with technical data. There is a statutory requirement to seek particular views in preparing the Evidence Report (see paragraphs 101 and 102) but there is not a requirement to consult on it. Forthcoming Scottish Government guidance on Community Engagement should inform the approach taken to engaging the public in the preparation of the Evidence Report. Close Engagement with community groups, for example Community Planning Partnerships and community councils will help to ensure that the Evidence Report provides a strong foundation for a place-based, people focused LDP.
124. Preparation of the Evidence Report can encourage a corporate approach across local authorities by bringing relevant departments into the process early. Within local authorities, reporting to relevant Committees will also help to build corporate consensus for the Proposed LDP. The finalised Evidence Report must be approved by the full Council.
125. The Evidence Report should highlight areas where stakeholders are in agreement or in dispute, and the reasons for these. The aim is to have minimal areas of dispute outstanding so the authority can progress to preparing the Proposed Plan quickly. Highlighting remaining areas of dispute in the Evidence Report will enable those assessing it at the Gate Check to focus their attention on the issue, with a view to potential requests for information or recommendations for improving the Evidence Report

Bigger Picture

126. Whilst the Evidence Report must be prepared at the start of each plan making cycle, authorities are not starting with a blank sheet. Existing LDPs have been prepared on the basis of available evidence that is monitored over time, and all authorities also have an existing Spatial Strategy. The Evidence Report stage aims to improve the consistency in the approach to evidence and plan making across Scotland. By showing the evidence that the plan is based on and what it means for the future of a place, the process can be more transparent and supported by a stronger Delivery Programme.

Strategic Environmental Assessment

127. The Evidence Report preparation should be aligned with the scoping requirements of Strategic Environmental Assessment (SEA). The Evidence Report must set out the planning authority's view on 'environmental characteristics' as per section 15(5) of the 2019 Act (see Annex B for the full list of requirements). In the preparation of the SEA, there is a need to identify and consider existing environmental problems relevant to the plan and to manage

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environmental sensitivities, including but not limited to those identified in section 15(5). The material that informs the scoping report and the Evidence Report can be similar.

128. This provides an opportunity for SEA to be closely aligned with, and to influence the plan's preparation, ensuring the evidence used is not contradictory, and potential aspects of the environment where thresholds could be exceeded are identified, for example air quality, or to consider different approaches. A scoping workshop may be useful to inform the environmental baseline and consider alternative evidence. The relevant environmental indicators are likely to vary from authority to authority – e.g. typically air quality indicators may be more relevant within urban areas, while soils could be a more significant consideration in rural settings.
129. Including the scoping report material as part of the evidence base can offer wider benefits, particularly around the identification of potential reasonable alternatives for the Spatial Strategy, early identification of sensitivities or mitigation measures to avoid adverse effects, and links to the Delivery Programme. This also allows an early opportunity to gain views from the consultation authorities prior to finalising the Evidence Report.
130. The views of key agencies should be sought as part of the Strategic Environmental Assessment.

Question 19

Do you agree with the guidance on the Evidence Report?

Yes / No / No View

Please explain why you agree or disagree.

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Gate Check

Purpose

131. The Gate Check will provide an independent assessment of whether the planning authority has sufficient information to prepare an LDP. It will be carried out by a person appointed by Scottish Ministers, usually a Reporter from the Directorate for Planning and Environmental Appeals. The Reporter may decide there is sufficient information, and the authority may then move to prepare and publish their Proposed Plan. The Gatecheck process should reduce the level of debate arising at the Examination at the end of the plan preparation period.

Legislative Requirements

132. Once a planning authority has approved its Evidence Report, it is to submit it to the Scottish Ministers (section 16B(7)). The Scottish Ministers must then appoint 'a person to assess whether the report contains sufficient information to enable the planning authority to prepare a Local Development Plan' (section 16B(8)).

133. Where the appointed person considers the Evidence Report to contain sufficient information, they must inform the planning authority and the Scottish Ministers accordingly (section 16B(9)). Where they are not satisfied that there is sufficient information, the appointed person must prepare an 'assessment report' which sets out the reasons for not being satisfied and recommendations for improving the Evidence Report (section 16B(10)(a)). A copy of the assessment report must be sent to the planning authority and the Scottish Ministers (section 16B(10)(b)). On receiving an assessment report a planning authority must revise its Evidence Report, and resubmit it to the Scottish Ministers (section 16B(11)). The same process as above is then followed again.

Part B of this consultation, the Proposals for Regulations, propose changes to legislative requirements relating to the Gate Check at paragraphs 15 - 16.

Implementation

134. The Gate Check aims to assess the sufficiency of the evidence. Stakeholder engagement in the preparation of the Evidence Report is therefore vital so that views on its sufficiency can be taken into account. Where there is agreement between stakeholders it is unlikely to be necessary for the Reporter to take a look at the issue in depth. However, where disputes remain, the Gate Check provides an opportunity for the Reporter to consider the different viewpoints and come to a view on the sufficiency of evidence. This may be informed either by requesting further information or by convening a hearing. It is expected that the majority of assessments will be carried out using written submissions, with

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a hearing only used where a particularly complex dispute is identified.

135. Section 3 of this guidance provides further information on specific evidence requirements for key NPF4 policy matters. However this is not exhaustive and it will be for the Reporter to identify whether there are any gaps in evidence which should be addressed.
136. The Gate Check and Examination are distinct steps, but the former will inform the latter. The role of the Gate Check is to confirm the sufficiency of the evidence base on which the Proposed Plan will be developed. It should not be necessary for these issues to be revisited at the Examination, which is to focus on unresolved issues arising from the plan.

Responsibilities

137. The person appointed by Scottish Ministers has the responsibility for carrying out the Gate Check. To discharge this responsibility they will need to communicate with the relevant planning authority, and the other stakeholders involved in the preparation of the Evidence Report.

Bigger Picture

138. The Gate Check has an important relationship to the later LDP Examination but the two are distinct processes with different purposes: the Gate Check should not be seen as a mini or early Examination. The preparation of the Proposed Plan should be closely informed by the baseline evidence in the Evidence Report. The Examination is not an opportunity to revisit the Evidence Report itself. Planning authorities should aim to move quickly from successfully completing the Gate Check to preparation of the Proposed Plan.

Question 20

Do you agree with the guidance on the Gate Check?

Yes / No / No View

Please explain why you agree or disagree.

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Proposed Plan

Purpose

139. The Proposed Plan should identify where new development should take place and where it should not. It can articulate the ambitions and priorities for the future development of the plan area. It should coordinate development and service provision and an Infrastructure First approach should inform its preparation and support its delivery.
140. New style plans are expected to be place-based: there should be greater emphasis on maps, site briefs and masterplans, with minimal policy wording. The reader should be able to find what is relevant to a particular place in one area of the plan. It is envisaged that the policies and proposals within the LDP are to be focused on places and locations. Thematic policies are contained in National Planning Framework, which has the status of the Development Plan in decision making.

Legislative Requirements

141. In preparing the Proposed Plan the planning authority must have regard to the Evidence Report that has successfully completed the Gate Check stage (section 18(1)(a)).
142. Key agencies have a duty to cooperate with a planning authority in the preparation of the Proposed Plan (section 18(10)). Key agencies and other relevant bodies are those set out in secondary legislation and referred to in paragraph 47 above.
143. Planning authorities must have regard to any guidance issued by the Scottish Ministers in relation to effective community engagement (section 16C). They must also promote and facilitate the participation of children and young people under the age of 25 in their preparation of the Proposed Plan (section 16A(1)). As a starting point, this must include schools, youth councils and youth parliament representatives within the authority area (section 16A(2)). The planning authority must publish and maintain up to date information about how children and young people have been involved in LDP preparation (section 16A(3)).
144. The Proposed Plan must be approved by the full Council before being published for consultation (section 18(1B)). This approval cannot be delegated to a committee or officer of the authority (section 18(1C)).
145. The Proposed Plan, the Evidence Report that supports it, and the draft Delivery Programme must be published by the planning authority at the same time (section 18(1)(aa) and section 21(4)). They must also be sent to each key agency (section 18(1)(b)) and good practice will be to send to the other relevant bodies listed in paragraph 48 above. In doing this, a planning authority must

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specify a date no fewer than 12 weeks from the date of publication, by which any representations on the Proposed Plan must be made to the authority (section 18(2)). The 12 weeks is a statutory minimum and it will be for authorities to consider whether additional time is appropriate, for example taking account of general holiday periods.

146. The planning authority must also consult with the key agencies and Scottish Ministers. Section 18(1A) states that a planning authority “for a district all or part of which falls within the boundary identified by the Central Scotland Green Network Partnership are (for so long as such a body is included in the National Planning Framework as a national development) to consult the Network on the Proposed LDP”. The Central Scotland Green Network Partnership’s aims are currently delivered by the Green Action Trust.
147. After the consultation period has ended, the planning authority can modify the Proposed Plan (section 18(3)). In doing this they can take account of representations made to them, any matters arising from consultation with key agencies and Scottish Ministers, and any minor drafting or technical matters. If modifications are made, the planning authority must prepare a Modification Report setting out the modifications and the reasons for making them (section 18(4)(iii)).

Part B of this consultation, the Proposals for Regulations, propose changes to legislative requirements relating to preparation and publication of proposed plans at paragraphs 20 - 23.

Implementation

Spatial Strategy

148. A Spatial Strategy signals future change in an area and should be expressed as a visual that maps change. It should go beyond the existing situation, to provide an indication of the place in 20 years’ time. The Spatial Strategy should actively guide development to locations that create and shape places, taking account of the spatial aspects of the NPF and having regard to any relevant adopted Regional Spatial Strategy. The Spatial Strategy can help the LDP to connect activities in the plan area and align investment across services and sectors over the long term.

Preparation

149. The LDP must take account of the NPF, along with the planning authority’s LOIP, and any registered Local Place Plans. Where applicable the LDP should also look to align with the relevant National Park Plan, and have regard to any relevant adopted Regional Spatial Strategy.

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150. Planning authorities should work corporately, across the local authority, and with stakeholders to prepare a Proposed Plan that takes an Infrastructure First approach to delivering development.
151. A key aspect of this will be the preparation of a Transport Appraisal, which should be completed in time to inform the Proposed Plan, and should be published alongside the Proposed Plan to support consideration of the plan's deliverability. Further detail on transport and infrastructure guidance is provided in section 3 of this draft guidance.
152. The Proposed Plan should focus on places and use place-based site briefs or masterplans to promote development that the planning authority considers to be in the long term public interest. Place-based briefs should identify what is needed to deliver high quality development outcomes. All sites proposed for development in plans should have been assessed for their deliverability – they should not be automatically rolled forward from the previous plan.
153. Any policy wording included in the plan should focus on adding value by providing any necessary detail not provided by the NPF or where national policy does not reflect local circumstances and local variation is therefore considered appropriate.
154. Following the Evidence Report and Gate Check stage, a planning authority may wish to undertake a general Call for Ideas to inform the preparation of the Proposed Plan. This should be open to everyone to propose ideas for any aspect of the plan, it should not be limited specifically to suggestions for development sites or types of development e.g. housing. It is expected that proposals submitted at the Call for Ideas should support the preparation of the full Spatial Strategy within the Proposed Plan.
155. An appraisal of all sites should be undertaken so that sites are assessed using the site appraisal methodology contained in the Evidence Report. This should include sites allocated in an existing LDP, sites proposed through any Call for Ideas and any others the planning authority considers may have potential. No sites should automatically roll forward from one plan to the next without being assessed.
156. Where sites are to be allocated in the Proposed Plan, they should be confirmed as deliverable through the site appraisal process. Sites should be free of constraints as far as possible. Where constraints exist, sites can still be regarded as deliverable providing that the Delivery Programme sets out how constraints will be removed and the timeframe expected for this. Where necessary, additional infrastructure appraisal work may be undertaken to provide greater certainty for the site allocation process as part of the site appraisal.

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Engagement

157. As part of the Development Plan Scheme, the Participation Statement will outline the engagement that will take place in relation to the preparation of the Proposed Plan. The planning authority is expected to consult with children and young people, following on from the participation required in the preparation of the Proposed Plan.
158. A local authority's wider conversations with its communities and stakeholders may also be relevant to inform the preparation of the Proposed Plan. In early engagement, connections and efficiencies can be made with other plans and strategies, such as the Local Outcomes Improvement Plan, Locality Plans, Regional and Local Transport Strategy, Local Housing Strategy, Strategic Housing Investment Plan or Local Economic Strategy to avoid consultation fatigue.
159. In responding to the consultation on the Proposed Plan, stakeholders and the general public should be encouraged to be concise in their representations. Ideally, representations should be limited to no more than 2,000 words plus any limited supporting productions. The representation should clearly explain the issues stakeholders wished to be considered by the planning authority and, if unresolved, by the Reporter at the Examination.
160. Where stakeholders are promoting alternatives to the content of the Proposed Plan, they should provide information on environmental impact and community opinion as part of their representation. There is no automatic opportunity for parties to expand on their representation later in the process, so it is important that they provide their full case and evidence at this stage. This will then form part of the material available to the Reporter at any subsequent Examination.

Approval

161. The Proposed Plan and Delivery Programme should be approved by the full Council, reflecting the collaborative preparation process. This will confirm the plan's status as a corporate tool. As well as being influenced by other service areas, the plan should influence decision making on wider service investment and delivery.

Modification

162. Where authorities make modifications to a Proposed Plan following consultation, a Modification Report is required that sets out the modifications made and explains the reasons for making them. It should demonstrate to stakeholders that have engaged in the process how the changes contribute to the intended outcomes of the LDP. This will support the ongoing dialogue between the planning authority and stakeholders, bringing transparency to decisions about changes where they are made. Where matters have been raised in significant number and changes have not been made, planning

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authorities should explain why this is the case.

163. The requirement to prepare a modified Proposed Plan where modifications are of a prescribed kind (section 18(5)), and the requirement to prepare a new Proposed Plan where modifications would change the underlying aims or strategy of the plan (section 18(8)) are removed from legislation by the 2019 Act.

Responsibilities

164. The planning authority is responsible for preparing the LDP. The planning authority's Chief Planning Officer will have a particularly important role in ensuring that the plan does what it can to fulfil its intended outcomes.

165. This corporate role of the plan should be reflected in the way the plan is prepared, with ongoing close collaboration between planning and other Council services being essential. This collaboration will also need to extend beyond the local authority, to key agencies, communities, infrastructure providers, the development industry and landowners.

Bigger Picture

166. The Proposed Plan must be subject to a number of related assessments, including those listed below. The preparation of these should inform the content of the plan.

- Strategic Environmental Assessment;
- Public Sector Equality Duty Assessment;
- Fairer Scotland Duty Assessment;
- Island Communities Impact Assessment, where appropriate; and
- Habitats Regulations Appraisal.

Strategic Environmental Assessment

167. The SEA should take a thorough but proportionate approach to assessing the content of the Proposed Plan. All sites should be included in the assessment, as well as all reasonable alternatives. The findings should be set out in the Environmental Report, which should be published alongside the Proposed Plan and consulted on.

168. The public should have an opportunity through the consultation process to consider the reasonable alternatives and their environmental effects and make comment on them. The same level of rigour to the assessment of reasonable alternatives should be applied. It is unnecessary to make up alternatives if none exist and responsible authorities should take care to avoid constructing less preferred alternatives to justify their approach.

169. If a planning authority undertakes a Call for Ideas stage, any site may be submitted. However, it is then legitimate for the authority to assess each site

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through the lens of the detailed Spatial Strategy prepared as part of the Proposed Plan.

170. The place-based approach to plans (e.g. on settlement / neighbourhood basis) allows an opportunity to reflect the broad environmental impacts and benefits of the policies and proposals rather than impacts of individual sites, which can both support proportionality in terms of reporting and potentially a more engaging report as a consequence.
171. The use of infographics and or digital framework to present technical information is encouraged to support engagement and ensure those who will be affected, or have an interest in the plan, can understand the likely impacts and associated environmental context.
172. SEA offers an iterative approach to the plan's preparation as the assessment highlights opportunities for improvement through the avoidance of adverse effects, by trying alternative approaches and the use of mitigation.
173. The statutory requirements for the content of an Environmental Report are set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005. It is important when preparing an Environmental Report to ensure all the information listed in this Schedule is present.
174. Section 15(1) of the [UK Withdrawal from the European Union \(Continuity\) \(Scotland\) Act 2021](#) ("the Continuity Act") sets out the duty on certain public authorities to have due regard to five guiding principles on the environment when preparing plans for which an SEA is required. These principles are set out at section 13(1) of the Continuity Act, and are the principle of integration, the precautionary principle, the preventative principle, the rectification at source principle and the polluter pays principle.
175. An SEA process is likely to be the main route for consideration of these guiding principles in line with the duty. As those preparing the LDP identify means to avoid, reduce or mitigate adverse environmental effects and look to monitor the plan implementation, these actions are aligned with the principles and can be set out within the Environmental Report. This should help to support those authorities who have to have regard to the duty, without significant administrative burden.

Question 21

Do you agree with the guidance on the Proposed Plan?

Yes / No / No View

Please explain why you agree or disagree.

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Examination

Purpose

176. The examination is the opportunity for independent consideration of any issues raised during the formal consultation on the Proposed Plan that have not been resolved through modifications.

Legislative Requirements

Appointed Person

177. Where representations have not been resolved, the planning authority is, when submitting the Proposed Plan to the Scottish Ministers, to request that the Scottish Ministers appoint a person to examine the Proposed Plan (section 19(1)). The Scottish Ministers may also decide to appoint a person to examine the plan even if it is not requested of them, if they believe there are unresolved representations to be examined (section 19(3)(b)). Scottish Ministers must notify the planning authority of the appointment of the person to examine the plan (draft regulation 14).

Documentation

178. The authority must submit a number of documents to the Scottish Ministers for the examination:

- the Proposed Plan (section 18(4)(a));
- a summary of unresolved issues and copies of unresolved representations (draft regulation 15(1)(a) and draft regulation 15(1)(b));
- the Environmental Report (draft regulation 15(1)(c));
- the proposed Delivery Programme (section 18(4)(ii) and draft regulation 15(1)(d));
- the Participation Statement at the time the Proposed Plan was published (draft regulation 15(1)(e)) and a report outlining how consultation and involvement of the public have been met or gone further than, what is outlined in it (section 18(4)(a)(i)); and
- the Modification Report, if any modifications have been made following the formal consultation period (section 18(4)(a)(iii)).

179. The summary of unresolved issues is to (draft regulation 15(2)):

- specify the number of and list all unresolved representations, including the name of the people making the representations;
- include a summary of the issues raised in the representations;
- include the authority's reasons (generally expressed in less than 800 words per issue) for not modifying the plan in regard to each issue; and
- be arranged, so far as is practicable, so that the issues appear in the same order as they are set out in the plan.

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180. A form for the summary of unresolved issues is included at Schedule 3 of the draft regulations. A separate form should be used for each group of unresolved issues.
181. When the appointment of a person to examine the plan is made, the planning authority must publish the Proposed Plan (section 19(5A)(a)). If any modifications were made following formal consultation, the authority must also publish the Modification Report (section 19(5A)(b)). The planning authority must also advertise the upcoming examination in a local newspaper and in local public libraries, and notify anyone who made representations during the formal consultation on the Proposed Plan (section 19(6)).

Consideration of Consultation and Involvement of the Public

182. Before considering the Proposed Plan itself, the appointed person must examine whether the consultation and involvement of the public in the preparation of the plan meets or exceeds the requirements of the authority's current Participation Statement (section 19(4)). When assessing planning authority conformity with the participation statement, the reporter should take into account the voluntary nature of mediation when considering whether there are any shortcomings. If the appointed person is not satisfied that the requirements of the participation statement have been fulfilled, they should (section 19A(1)):
- prepare a report outlining why this is the case, and recommending that the planning authority take further steps with regard to consultation or involving the public;
 - submit the report to the Scottish Ministers; and
 - send a copy of the report to the planning authority.
183. The planning authority may, within 4 weeks of receiving the report, make representations to the Scottish Ministers (section 19A(2)). Once those 4 weeks have passed, the Scottish Ministers may either (section 19A(3)):
- direct the planning authority to take further steps with regard to consultation or involvement of the public, as specified in the report, or
 - direct the appointed person to proceed to examination.
184. If the Scottish Ministers choose to direct the planning authority to carry out further consultation or public involvement this decision should have regard to both the recommendations made in the report, and the planning authority's representations on these recommendations (section 19A(4)). Where such a direction is made (section 19A(5)):
- the appointed person is not to proceed to an examination;
 - once the further consultation or involvement of the public has been carried out the planning authority may modify the Proposed Plan to take account of any representations that emerge from it; and

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- the Proposed Plan (modified or not) should be submitted to the Scottish Ministers with:
 - a note of any representations made,
 - a note of whether those representations are taken account of in the Proposed Plan, and
 - a report outlining how the authority has met the recommendations of the appointed person's report with respect to recommended further consultation and involvement of the public.

185. If following further consultation and involvement of the public the planning authority believes that modifications are necessary that would change the underlying aims or strategy of the Proposed Plan, the authority should not modify the Proposed Plan, but prepare a new one (section 19A(6)).

Examination Procedure & Report

186. The form the examination is to take is the discretion of the appointed person, for example whether it should be in public, a hearing or written submissions (section 19(5)).

187. Once the examination has been completed, unless section 19ZA applies (for which see paragraphs 189-190), the appointed person is to prepare a report setting out and giving reasons for their conclusions and recommendations (section 19(8)). The recommendations may include that a planning authority make modifications to the plan, or where they consider a change required is not suitable to be dealt with by modification, they can recommend that the plan, if adopted, be amended in relation to specified matters (section 19(8A)).

188. The examination report should be sent to the planning authority and published (section 19(8)(b) and (c)). Notice of the report and its publication should also be sent to anybody who made unresolved representations on the Proposed Plan, either during the formal consultation or further consultation in the event that the planning authority was earlier found by the Reporter to not have complied with their Participation Statement (section 19(8)(d)). Where the report contains a recommendation for the plan if adopted to be subsequently amended under section 20AA, a copy of the report must be sent to the Scottish Ministers (section 19(8B)).

Housing Land

189. Under section 19ZA, if, having completed the examination, the appointed person is not satisfied that the Proposed Plan allocates sufficient land to meet the Housing Land Requirement included in the Plan, instead of preparing an examination report they may issue a notice that requires the planning authority to prepare another Proposed Plan. The notice must include a statement that the Proposed Plan is unsatisfactory because it fails to address identified housing needs, and explain the appointed person's reasons for coming to that conclusion. A copy of the notice must be sent to the Scottish Ministers,

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published, and sent to anyone who has made unresolved representations on the Proposed Plan.

190. If a planning authority receives such a notice, they may not take any further action in respect of the unsatisfactory plan, and must prepare another Proposed Plan. The Evidence Report already prepared may be used to inform the new Proposed Plan. There is no different process for the Proposed Plan that follows the previously unsatisfactory one.

Modifications

191. On receiving the examination report, the planning authority are to make such modifications as recommended by the appointed person. They may make other modifications, where they appear to them to be necessary having regard to the report (section 19(10)).
192. There are limited circumstances for when a planning authority may decline to make modifications. One such circumstance is when the recommendation would not be acceptable having regard to an environmental assessment carried out by the planning authority on the plan, following modification in response to recommendations (section 19(11)).
193. Others are set out in the Town and Country Planning (Grounds for declining to follow recommendations) (Scotland) Regulations 2009 namely where:
- the modification would have the effect that the plan would not be consistent with the NPF or any adopted National Park Plan;
 - the adoption of the plan as modified would not be compatible with the requirements of Part IVA of the Conservation (Natural Habitats, &c) Regulations, 1994(a); or
 - the recommendation in respect of the modification, is based on conclusions that the appointed person could not reasonably have reached based on the evidence considered in the course of the examination.
194. Where, having considered a proposed recommendation, the authority consider it likely to have a significant effect on a European Site, that authority must undertake an Appropriate Assessment of the plan as if modified by the recommendation. Where that assessment cannot conclude that the plan, were it to be modified by the recommendation, would not adversely affect the integrity of the site, the recommendation should not usually be adopted.

<p>Part B of this consultation, the Proposals for Regulations, propose changes to legislative requirements relating to the examination at paragraphs 24 - 26.</p>

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Implementation

195. The Scottish Ministers will appoint a Reporter of the Directorate for Planning and Environmental Appeals (DPEA) to carry out the examination. For some plans, more than one person may be appointed and small teams of Reporters will examine the plan.

196. Examinations should:

- be accessible and transparent to all stakeholders, including the public;
- examine any unresolved issues raised in representations rather than responding to each individual representation;
- be succinct and proportionate;
- be focussed on the Reporter seeking out the information they feel they need to reach conclusions on the matters at hand. As the onus is on the planning authority and interested parties providing information in advance, further procedure will rarely be required and will be at the discretion of the Reporter; and
- identify any deficiencies in the plan, arising from the Examination of the unresolved issues, and recommend modifications to rectify these or, where this is not possible, require another Proposed Plan where insufficient housing land is allocated to meet the plan's target, or identify post-adoption actions to rectify the deficiency.

197. A key principle of the examination process is that as far as possible, the Reporter should at the outset be furnished with all the information required to reach conclusions and recommendations. As well as the documents that are statutorily required to be submitted to the appointed person, any supporting material should be submitted but these should be concise, proportionate and limited in number.

Summary of Unresolved Issues

198. The intention of Scottish Ministers is that if any individual policy or proposal in the plan is subject to representations, then this will generally be dealt with as a separate issue. But if multiple representations are made on one policy or proposal, these may be grouped into a single issue. Representations relating to a number of closely related sites, for instance around a particular town, may also be grouped into a single issue, particularly where infrastructure and other matters would clearly benefit from being considered in the round. It would be wise for the planning authority to engage with the Directorate for Planning and Environmental Appeals before formal submission of the summary of unresolved issues (e.g. by sending draft committee reports), to ensure that it is fit for purpose.

Conformity with Participation Statement

199. Consideration of conformity with the Participation Statement is restricted by the legislation to examination of the actions of the authority concerning consultation

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and public engagement in respect of the Proposed Plan, rather than the extended plan preparation process. In carrying out this assessment, Scottish Ministers envisage that the Reporter will only refer to existing published documents such as the Participation Statement itself, the authority's statement of conformity with this, and any representations relating to the authority's consultation and public involvement activities. The Participation Statement should take into account any guidance published by the Scottish Ministers regarding best practice in community engagement. Ministers do not expect any additional evidence to be routinely invited on these matters.

Examination Procedure and Further Information

200. The expectation is that examinations will be as succinct as possible. The priority of Ministers is to ensure development plans are place-based, people focused and deliverable. There is no provision, for either those who have made representations or the planning authority, to submit any further material to the Examination unless invited and required to do so by the Reporter. This reinforces the importance of front-loading the process, ensuring that the Reporter, the planning authority and other interested parties have the information they need at the start of the examination.
201. It is the Reporter who will determine the form the Examination is to take. Where they feel they do not have all the information they need to make a proper assessment of an issue they can request further information from any person. This ability is not limited to making a request to the planning authority or people who made representations but could be extended, e.g. to key agencies.
202. The Examination may comprise a range of methods. The majority of issues are expected to be dealt with without any need for further information to be submitted, but where further evidence is requested, this will normally be in written form. Where an oral session is required, this should take the form of a hearing. Different aspects of individual issues may be dealt with using a number of formats.
203. There is not necessarily a link between the importance of an issue and whether the Reporter seeks further representations on it. There may be issues of great significance where the Reporter feels they have all the information they need to reach a conclusion without any further input. Conversely, they may feel unable to make a recommendation on a relatively minor issue without further information.

Scope of Examination

204. The scope of the Examination is limited only to issues raised in unresolved representations. These issues will be set out in the summary of unresolved issues prepared by the planning authority. The Reporter can refine or redefine the issues to be assessed, but at all times these must be limited to issues

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raised in the original representations. There is no provision for parties to widen the scope of the examination by introducing new material to the Examination.

205. Scottish Ministers intend the Reporter, within the bounds of the issues raised in unresolved representations, is primarily to examine the appropriateness and sufficiency of the content of the Proposed Plan. Only if the Proposed Plan is insufficient or inappropriate should they consider other sites or approaches. They are not tasked with making the plan as good as it can be, but with modifying those parts that are clearly inappropriate or insufficient.
206. Reporters require adequate environmental information to be provided to them, together with evidence arising from public engagement, without this they will be unable to recommend modifications to the plan on particular sites.

Costs and Administration

207. Scottish Ministers are responsible for the organisation and administration of the Examination. The Directorate for Planning and Environmental Appeals will provide further information on costs and will invoice authorities directly. A party's individual costs incurred preparing and presenting evidence should be met by that party.

Recommendations

208. Scottish Ministers expect the Reporter to provide conclusions and recommendations for each of the unresolved issues identified at the start of the Examination process, but not on every individual representation. Ministers do not expect the Reporter, within the scope of the Examination, to have to consider making wholesale changes to the plan.
209. For unresolved issues, the Reporter should focus on whether allocations and proposals within the plan accord with the Spatial Strategy, and identify any policies which depart from national policy. The Reporter should consider whether commitments made by stakeholders at Evidence Report and Gate Check stages have been met, or if there are justifiable reasons why these have not been taken forward.
210. In cases where the Reporter identifies deficiencies in the plan, if they have enough information to enable a suitable modification to be drafted or if the necessary information can be obtained in time for the examination to be concluded, they will recommend appropriate modifications to resolve the deficiency. The Reporter is not tasked with making the plan as good as it can be, but with modifying those parts that are clearly inappropriate or insufficient.
211. In limited, exceptional circumstances, the Reporter may identify a serious policy omission or deficiency in the plan, such as inconsistency with the NPF. If this deficiency is not capable of being resolved through the Examination process due to a lack of sufficient information, or if the information required could not be

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provided within the normal timescale for an Examination, the Reporter will highlight the deficiency in the Examination Report.

212. Where such a deficiency is identified, the Reporter will provide a recommendation(s) on actions that could be taken to remedy the deficiency such as recommending that the plan is amended shortly following Adoption.
213. Recommendations to make modifications to a Proposed Plan in an Examination Report are largely binding on planning authorities. Legislation provides for requisite modifications that should be wholly consequent on the Reporter's recommendations, for example to rectify any factual or terminological inconsistencies or necessary adjustments to tables, maps, schedules and text and which are solely required to ensure that the whole of the plan reflects the modification that has been recommended. The planning authority should not make unconnected modifications.
214. The possibility of clear and factual errors having been made by the Reporter is covered in the ability to decline recommendations where they are based on conclusions that could not reasonably have been reached based on the evidence considered at the examination. This however, does not relate to circumstances where the planning authority disagrees with the planning judgement of the Reporter.

Insufficient Housing Land

215. The Reporter may require that a new Proposed Plan is prepared, if they judge that the Proposed Plan under examination does not allocate enough land to meet the housing land requirement for the area.

Responsibilities

216. It is the responsibility of the planning authority to liaise with the Directorate for Planning and Environmental Appeals regarding the timing and documentation for a forthcoming examination. They are also responsible for meeting requirements relating to advertisement and notification of relevant parties for the examination.
217. The Scottish Ministers are responsible for appointing a person to carry out an Examination. It will be for the appointed person to determine the format of the examination and to request any additional information they consider necessary. Where information is requested, this should be provided by the relevant stakeholders within the timescales provided to make sure that the examination can be completed as efficiently as possible. It will be for the appointed person to prepare the examination report, submit it to the planning authority, publish it and notify parties who made unresolved representations that the report has been published and submitted.

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Bigger Picture

218. The LDP Examination and the earlier Gate Check are distinct and separate processes, but nonetheless the Gate Check has an important role in informing the Examination. The role of the Gate Check is to assess the sufficiency of the evidence base on which the Proposed Plan will be developed. The Examination focusses on unresolved issues raised in relation to the Proposed Plan.

Strategic Environmental Assessment

219. The Examination of the plan may result in recommendations to modify the plan. Modifications that have not previously been considered as part of the SEA will have to be reviewed for their environmental implications. If any modifications are considered likely to have significant environmental impacts and they have not been consulted upon previously, they would have to be consulted on to ensure that SEA requirements are satisfied.

220. Fundamental changes at this stage have the potential to result in significant delay. This underlines the importance that is placed on SEA advice to frontloading and including a comprehensive assessment of all reasonable alternatives at Proposed Plan stage.

221. The updated Environmental Report should be published and sent to the Scottish Ministers. How to reflect updates to the Environmental Report is for the planning authority to consider, however the clearest option may be to add an annex or addendum rather than updating the whole Report.

Question 22

Do you agree with the guidance on Local Development Plan Examinations?

Yes / No / No View

Please explain why you agree or disagree.

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Section 2: Process

Adoption & Delivery

Purpose

222. The plan once adopted constitutes part of the Development Plan which is the basis against which to make decisions on planning applications. As diagram 1 indicates, whilst the adoption of a plan is a significant milestone, it is not the end point, it is a step towards delivery.

Legislative Requirements

223. As set out above, where a Proposed Plan is submitted to the Scottish Ministers (usually under section 18(4)), it is likely to be the case that there remain unresolved representations made in respect of the Proposed Plan. In such a case the planning authority is to request that a person is appointed to examine the Proposed Plan. It is however, also possible that no such request is made but nevertheless the Scottish Ministers consider that there are unresolved representations and that an examination should be held. Section 20(1A) prohibits adoption of a Proposed Plan within the period of 28 days after it is submitted to the Scottish Ministers. This allows Ministers 28 days within which they can either appoint a person to examine the plan, or decide not to. Where the planning authority requests that a Reporter is appointed to examine the plan, or if the Scottish Ministers appoint a Reporter to do so without a request, the plan may not be adopted until the planning authority has received an examination report (section 20(1B)).

224. Once the Proposed LDP is adopted by the planning authority, it is constituted as the Local Development Plan. As soon as reasonably possible after having adopted the plan, the planning authority must (section 20A(1)):

- send two copies to the Scottish Ministers;
- publish it;
- place a copy in any local public libraries;
- notify anybody who commented on the Proposed Plan; and
- place an advert in a local newspaper.

225. In circumstances where a recommended modification to the plan was not made, the planning authority must also, as soon as reasonably practicable following adoption, publish a 'recommended-modifications statement' relating to this (section 20A(1A)(a)). This must set out the recommended modification which was not made and explain why it was not made with reference to the grounds for declining the recommendation.

226. In circumstances where as a result of modifications made during the course of the procedure the adopted plan differs from the Proposed Plan originally consulted upon, the planning authority must, as soon as reasonably practicable following adoption, publish a report on modifications (section 20A(1A)(b)). This is to set out those modifications and the reasons for making them. If no

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modifications have been made, a report is not needed. If the planning authority has already published a modifications report following public consultation, a further modifications report need only be published if the plan has changed again.

227. Within 3 months of the plan being adopted, the planning authority must adopt and publish the associated Delivery Programme (section 21(8)).
228. Following adoption, planning authorities must keep the plan under review (section 16(1)(b)). They are required to monitor changes in the characteristics set out in Annex B, and they must also monitor the impact of the policies and proposals in the LDP (section 16(8)).

Implementation

229. The purpose of the recommended-modifications statement and/or report on modifications is to provide a transparent narrative to all stakeholders on how and why the Proposed Plan has changed in its progression towards adoption.
230. To achieve a delivery focussed system, it is expected that the planning authority will focus on supporting the delivery of the plan following adoption. The Delivery Programme is as important a part of the package as the plan itself and should demonstrate a clear route to delivery for sites and proposals in the plan. The section above (paragraphs 74-89) sets out the requirements for the Delivery Programme.

Responsibilities

231. The planning authority is responsible for publishing the adopted LDP, providing the necessary copies, carrying out the relevant advertisement and notification, publishing any associated modifications report and/or recommended modifications report.
232. The requirement for planning authorities to advertise and notify the Scottish Ministers of their intention to adopt the LDP has been removed from legislation. The plan preparation process is a comprehensive one and changes have been made to front load it. The responsibility for preparation of the LDP is at the local level for their local places and communities.

Bigger Picture

233. Publication of the LDP should reflect its status as a corporate tool designed to deliver on local authority priorities across services. Strong communication of the contents of the LDP should make it easy for stakeholders to understand the connections between it and other local authority, community, regional and national strategies and plans. The Delivery Programme that sits alongside the plan is particularly important in supporting the delivery of the plan and in demonstrating how development planning will lead the implementation of an

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Infrastructure First approach to improving Scotland's places.

Strategic Environmental Assessment

234. Once the LDP has been adopted, the Responsible Authority has to prepare and publish a Post Adoption Statement. The Statement outlines how the assessment findings and the comments received at the main consultation, both on the plan and the Environmental Report, have been taken into account. The Statement is designed to improve the transparency of the decision making process within plans. As outlined in SEA guidance, it can be beneficial for plan-makers to undertake some of the preparatory work for the Post Adoption Statement when both the assessment and the consultation process is still relatively fresh in the mind. Ideally, practitioners should aim to undertake this alongside, if not as an integral part of, the process of finalising the plan, while resources are still available.
235. Monitoring is an important requirement within SEA, as it seeks to ensure that unforeseen adverse environmental effects are identified, and remedial action taken where required. In terms of monitoring indicators, paragraph 3.17 of the Scottish Government SEA guidance states 'it is possible to select meaningful indicators from existing monitoring regimes, to save resources and avoid duplication. It is important, if and when selecting a suitable indicator for use in monitoring, that it reflects both the cause and the effect. For example, a development plan might usefully monitor the percentage of sites developed within known flood plains, whereas, monitoring the number of listed buildings within the plan area would provide little insight into a plan's effects'.

Question 23

Do you agree with the guidance on Adoption and Delivery?

Yes / No / No View

Please explain why you agree or disagree.

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Section 3: Thematic Guidance

Section 3 – Thematic Guidance

236. This section is the ‘bridge’ between section 2 of this guidance on ‘process’ and the thematic policy content of NPF4. For the key documents of the plan making process: the Evidence Report, Proposed Plan and Delivery Programme, thematic policy guidance is provided, aligned with the policy themes of NPF4: Sustainable, Liveable, Productive and Distinctive Places. It replaces the expectations for Local Development Plans (LDPs) previously contained in Scottish Planning Policy.

Evidence Report

237. The Evidence Report is expected to be wide ranging in scope, reflecting the range of issues that affect and shape places. The aim is to front load the work and use the evidence to clearly establish what to plan for before the Proposed Plan looks at where development should take place.

238. Section 16B(3) of the Act states what the Evidence Report is to set out, including the planning authority’s views of the list of matters in section 15(5) of the Act. The ‘Proposals for Regulations’ sets out that we do not propose to include minimum evidence requirements in secondary legislation. This is to provide flexibility to planning authorities on the appropriate evidence for their area and for the appointed person to make a judgement of the sufficiency of that evidence based on the views of stakeholders.

239. Figure 6 provides an indicative list of the types of information and evidence that planning authorities may find helpful to inform their Evidence Report. It is not intended to be an exhaustive list, nor is it anticipated that all plans will need to cover everything on it. It is for the planning authority to determine what the most relevant type of information is, and the level of detail required, for the Evidence Report for their area. Further guidance on the information included in Figure 6 that may inform the Evidence Report is provided in the following paragraphs (240 – 310).

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Section 3: Thematic Guidance

Figure 6 – Indicative Lists of sources / types of information to inform the Evidence Report

<p>Sustainable Places</p> <ul style="list-style-type: none"> • National developments identified in the NPF within the plan area, or any other spatial implications of development contributing to a wider national development • Strategic land use tensions • Sources and scale of climate change emissions • Heat related climate risks • Local Biodiversity Action Plan • Socio-economic performance and wellbeing • Regional Spatial Strategy (for plan area or adjoining area) • Any LDP for a different purpose for the LDP area or for an area adjoining the LDP area 	<p>Liveable Places</p> <ul style="list-style-type: none"> • Details of existing 20 minute neighbourhoods, and areas not currently well-served as 20 minute communities • Community facilities • Baseline infrastructure information and data • Audit of Infrastructure <ul style="list-style-type: none"> – Communications digital + telecoms – Transport – Water management – Energy supplies – Health & social care services – Education – Natural infrastructure – Play • Existing and programmed infrastructure provision • Audit of the transport infrastructure and capacity of the area • Regional Transport Strategy • Local Transport Strategy • Baseline transport information and data • HNDA completed in full, and confirmed as robust and credible to inform the Housing Land Requirement • Housing Land Audit • Local Housing Strategy and Strategic Housing Investment Plan • The list of people seeking to acquire land for self-build • Heat mapping
<p>Productive Places</p> <ul style="list-style-type: none"> • Business Land Audits • Employment Land Requirements • Analysis of employment need, local poverty, disadvantage and inequality • Areas of constraint for green energy • National waste management plan • Local waste data • Data on permitted minerals reserves • Data on areas affected by coal mining and development high risk areas • Gaps in digital coverage and details of programmed investment in digital 	

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<p>Distinctive Places</p> <ul style="list-style-type: none">• Town Centre Audits & Strategies• Strategies and action plans relating to the historic environment and assets• Population stats and projections• Vacant & derelict land• Empty buildings at risk• Rural types, population distribution and demographic profile• Local Biodiversity Action Plan• Data on peat and carbon rich soils• Forestry & Woodland Strategy, Native Woodland Survey of Scotland and Ancient woodland Inventory, Tree Preservation Orders• Review of areas designated for their local landscape value and nature conservation interests• Coastal evidence and information	<ul style="list-style-type: none">• Blue Green Infrastructure<ul style="list-style-type: none">– Open Space Strategy– Play Sufficiency Assessment– Core Paths / Access Rights• Strategic Flood Risk Assessment• River basin management plan• Significant health issues• Poor air quality
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Section 3: Thematic Guidance

Sustainable Places

Plan-led approach to sustainable development

240. The Evidence Report should provide information on national developments, identified in the NPF, that affect the plan area. It should identify local spatial implications of:

- the Scotland wide national developments;
- any cross boundary national development that is partly within, or affects the plan area; and
- any national development located solely in the plan area.

241. In line with draft regulation 8(1) in preparing an LDP the planning authority are to have regard to

- any LDP prepared for a different purpose for the LDP area;
- any LDP prepared for an area adjoining the LDP area;
- any RSS prepared for the LDP area or an area adjoining the LDP area; and
- where the LDP area adjoins land in England, any Local Plan published in respect of that land.

242. Strategic land use tensions should be acknowledged in the Evidence Report (see paragraph 319).

Climate Emergency

243. The Evidence Report should consider existing sources and the scale of climate change emissions, and the likelihood and severity of climate risks to the area.

244. The Evidence Report should identify heat related climate risks for infrastructure, places, particular land uses, communities and biodiversity.

Nature Crisis

245. The Evidence Report should be informed by an understanding of the natural assets and existing nature networks in the plan area.

246. The plan should be informed by up-to-date audits, strategies and action plans, including the Local Biodiversity Action Plan where applicable, and take into account statutory Open Space Strategies and Forestry & Woodland Strategies

Design, Quality and Place

247. The Evidence Report should be informed by population statistics and projections, and take account of existing data on socio-economic performance,

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and health and wellbeing, to support the development of place-based proposals.

Question 24

Do you agree with the proposed guidance on the Evidence Report in relation to the section on Sustainable Places (paragraphs 240 – 247)?

Yes / No / No View

Please explain why you agree or disagree.

Liveable Places

20 Minute Neighbourhoods

248. As set out in NPF4 '20 minute neighbourhoods are a method of achieving connected and compact neighbourhoods designed in such a way that all people can meet the majority of their daily needs within a reasonable walk, wheel or cycle (within approx. 800m) of their home'. This concept will apply differently across the country, and the principle can be adjusted to include varying geographical scales from cities and urban environments, to rural and island communities.

249. Successful 20 minute neighbourhoods include a mix of uses and range of features including homes, opportunities for local employment, shops and services, schools and local health services and community facilities, well connected paths, streets and spaces and quality green spaces. Accordingly, given the holistic nature of the 20 minute neighbourhood approach, it is important that this guidance is read and applied as a whole, including the rest of this section on Liveable Places, plus under the headings of Sustainable Places, Productive Places and Distinctive Places.

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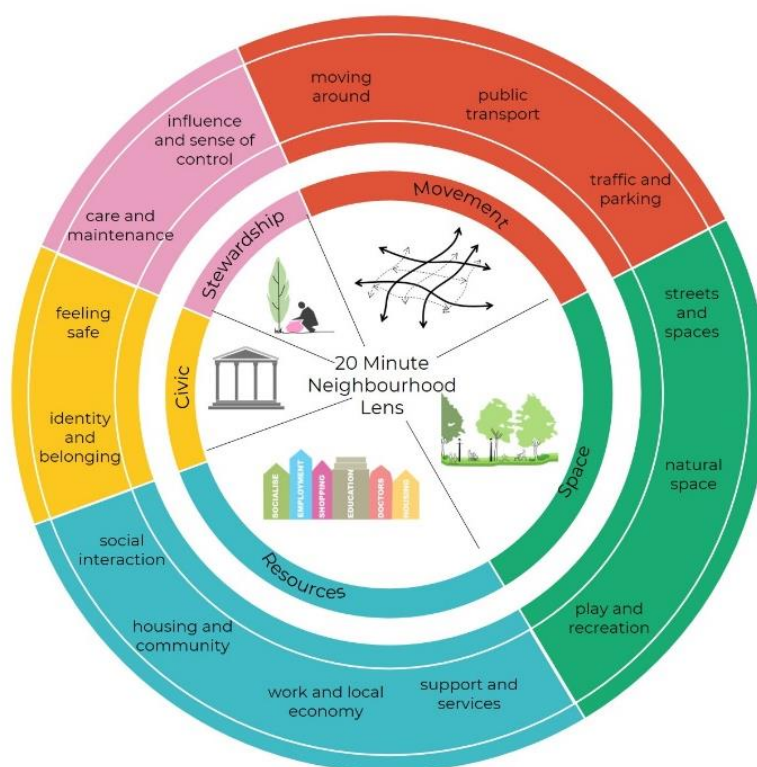


Figure 7 – Features of 20 Minute Neighbourhoods in Scotland

250. Plans should be informed by the Place Principle and place-based working. The Evidence Report should be informed as far as possible and proportionately by baseline information on local liveability about how well neighbourhoods function. This may include what features they have and where, how the local community experiences it, and what the community wants and needs. Crucially, it is not merely about the existence of the features (services, facilities and assets) in a place but the quality of those features, how they operate and complement the other features within the neighbourhood and also how they connect to higher order services to create networks of 20 Minute Neighbourhoods. The Evidence Report should be informed by information on where networks of 20 minute neighbourhoods already exist, and where there are gaps in provision to help identify areas not currently well-served as 20 minute neighbourhoods.
251. Local liveability considerations should include information about community facilities, including facilities that are used by the local community for the purposes of sport, leisure, support services, social interaction, health and well-being, and childcare.

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Infrastructure First

252. An Infrastructure First approach to plan making should be undertaken, based on a process of early engagement and evidence gathering, including with public and private infrastructure providers. Early collaboration, evidence gathering and data sharing also offers potential benefits for infrastructure providers to inform their own plans and strategies.
253. The Evidence Report provides an opportunity to front load infrastructure considerations in the preparation of LDPs. Evidence regarding existing and programmed infrastructure provision should be gathered, analysed and used at the early stages of plan preparation, including details of infrastructure capacity, condition and future investment.
254. The Evidence Report should be informed by an audit of baseline infrastructure information and data including:
- NPF4: relevant aspects of the Spatial Strategy and National Developments;
 - national, regional and local infrastructure investment plans and strategies relating to an area for both the public and private sectors;
 - an audit of existing infrastructure capacity and condition, as well as planned infrastructure, both within a district, but also which serve the district; and
 - data regarding low-carbon infrastructure and how it can be prioritised, where appropriate, including the potential for negative emissions technologies in the area.
255. The audit of infrastructure should address:
- communications - including digital and telecommunications networks and connections;
 - existing and planned transport infrastructure and services - their availability, accessibility and capacity in line with the NTS2 sustainable travel and investment hierarchies, including consideration of freight;
 - water management - supply, drainage systems and sewerage. This should also consider drinking water supply to the area, including areas not connected to public water mains, and how well adapted the drinking water supply is to the increased climate change risk of water scarcity and drought;
 - energy supplies - including electricity and heat networks, distribution and transmission electricity grid networks, and gas supplies;
 - 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;
 - education - including early years, primary, secondary, further and higher education services;
 - green and blue infrastructure; and
 - spaces for play and recreation.

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256. The infrastructure evidence should be used to:

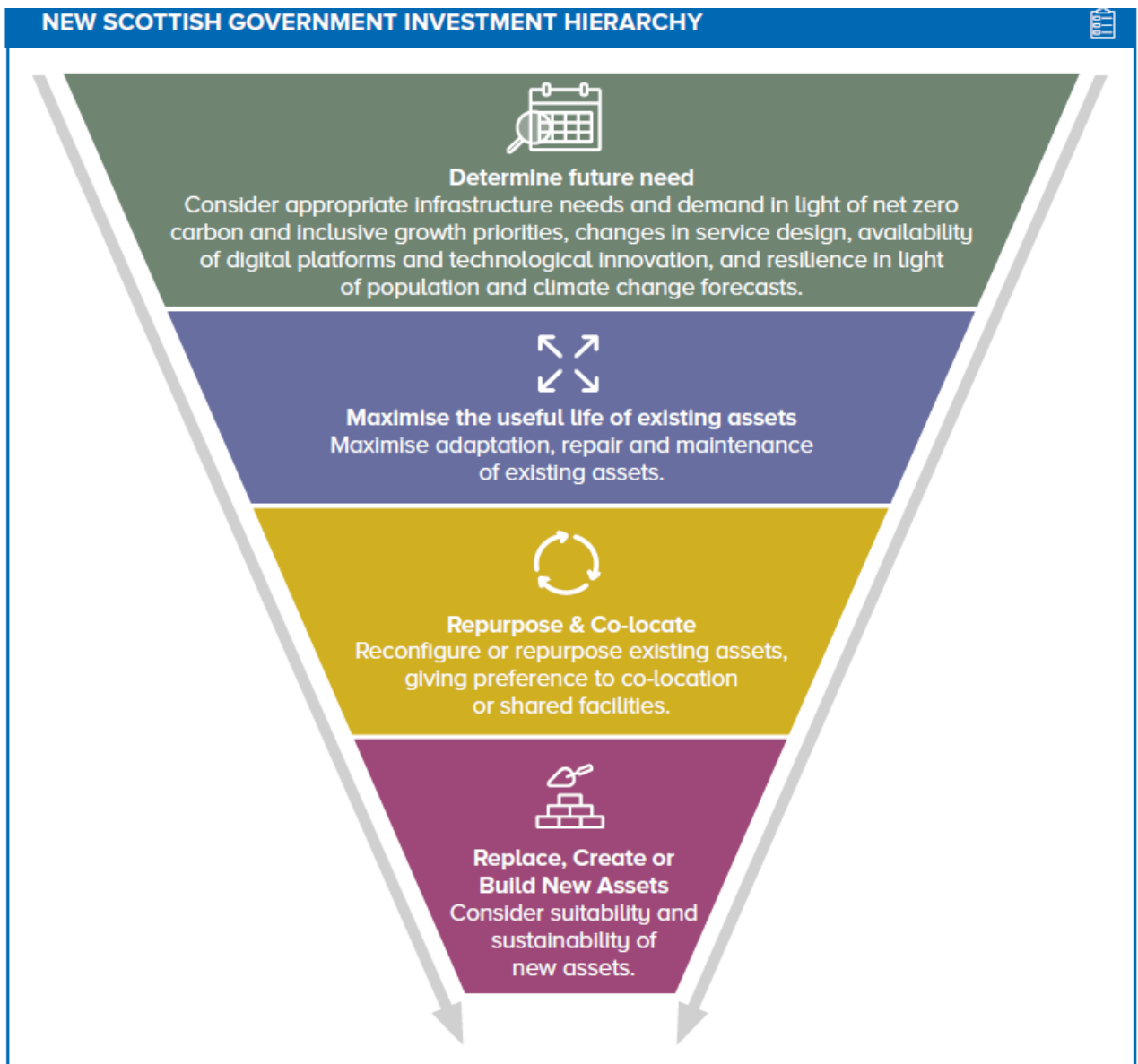
- set the context for the plan being built around an infrastructure first approach and is key for framing and informing early thinking on the Spatial Strategy for the Proposed Plan;
- identify key opportunities and constraints within an area, based on both existing infrastructure provision but also committed future provision; and
- offer opportunities to identify risks for climate change and to support the drive towards a more sustainable use of infrastructure, in line with the Infrastructure Investment Plan and NTS2 sustainable investment hierarchies, and Scotland's transition to net zero.

257. Authorities will be expected to explain how they have or intend to implement an infrastructure first approach. This should include how existing capacity has been used, as far as possible, in line with the Investment Hierarchies set out in the Infrastructure Investment Plan and National Transport Strategy (see Figures 8 and 9).

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Figure 8 – Scottish Government Investment Hierarchy



Source: A National Mission with Local Impact: Infrastructure Investment Plan for Scotland 2021-22 to 2025-26 - gov.scot (www.gov.scot)

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Figure 9 – NTS2 Sustainable Investment Hierarchy



Figure 10 – NTS2 Sustainable Travel Hierarchy



Source: [National Transport Strategy](#)

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Quality Homes

258. The Evidence Report is expected to:

- include a section specifically on housing;
- identify the proposed Housing Land Requirement (HLR);
- provide a transparent and understandable explanation of how the HLR has been established; and
- set out the methodology for assessing sites, including deliverability considerations, to be used when assessing sites prior to their allocation in the Proposed Plan.

259. The LDP must include 'targets for meeting the housing needs of the people living in the part of the district to which it relates' (section 15(1A)) of the 2019 Act. These statutory targets should be expressed as a Housing Land Requirement (HLR).

260. NPF4 Annex B provides a 10-year Minimum All Tenure Housing Land Requirement (MATHLR) for each planning authority area. Planning authorities must take this into account in arriving at their HLR. It is expected that the HLR should at least meet the MATHLR set out in the NPF and that the MATHLR is the minimum amount of land for housing to be included within LDPs. This minimum should be increased where information informing the Evidence Report indicates this is required, for example by reference to updated household projections, local need figures or to reflect a change in local, regional or national policy.

261. The housing section of the Evidence Report and the HLR should be informed by the Housing Need and Demand Assessment (HNDA). It is expected that the HNDA process will be completed in full, in line with published Scottish Government guidance. Where the Scottish Government ([Centre for Housing Market Analysis](#)) is satisfied that the HNDA is robust and credible, the approach used will not normally be considered further at the Gate Check.

262. The planning authority should have regard to the Local Housing Strategy (LHS) in preparing the Evidence Report. This will, in particular, provide relevant information relating to different tenures of affordable and market housing for an area. This should inform the process of setting the all-tenure HLR.

263. The same evidence can be used by the local authority for the LDP process as that used to inform the NPF4 MATHLR unless updated information is relevant. Additional housing information, including the most recent annual Housing Land Audit (HLA), Strategic Housing Investment Plan (SHIP) and the demand for self-build housing having regard to the list of persons seeking to acquire land for self-build housing (section 16E of the Act), should also inform the housing section of the Evidence Report.

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264. The Evidence Report should be informed by the views of the Gypsy / Traveller and Travelling Showpeople community and other information on their housing needs identified in the HNDA and the Local Housing Strategy. Their views should be actively sought, and it may also be helpful to engage with neighbouring authorities.
265. Stakeholders expected to be engaged in the preparation of housing related evidence for the Evidence Report include:
- local authority housing colleagues;
 - social housing providers;
 - private housing providers;
 - landowners;
 - representative bodies of housing providers and landowners; and
 - housing and specific interest groups.
266. The Evidence Report must set out a summary of the action taken by the planning authority to support and promote the construction and adaptation of housing to meet the housing needs of older people and disabled people in the authority's area, and an analysis of the extent to which the action has helped to meet those needs (section 16B(3)(b)(i)).
267. In assessing the Evidence Report at the Gate Check, the Reporter is expected to take a view on whether there is sufficient information in the Evidence Report to establish the HLR.

Sustainable Transport and Travel

268. LDPs must take account of the infrastructure of the district, which includes transport, and how that infrastructure is used (section 5(d) and (e) of the 2019 Act).
269. The relationship between land use and transport is critical, particularly the capacity of existing transport networks, environmental and operational constraints, and proposed or committed transport projects. It is therefore expected that local planning and transport authorities will work closely in the preparation of the LDP. Stakeholders that would be expected to be engaged with to inform the preparation of the Evidence Report include:
- Transport Scotland - particularly on potential issues for the strategic transport network and the Transport Appraisal methodology associated with this;
 - Regional Transport Partnerships – particularly on the planning and delivery of regional transport developments;
 - other neighbouring road authorities - particularly on cross boundary transport issues relating to the local network including on active travel, public transport and local roads;

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- public transport service providers and infrastructure operators - on network provision and future commercial viability.
270. An audit of the transport infrastructure, services and capacity of the area should be undertaken, as part of the wider audit of infrastructure (see paragraph 254).
271. The Evidence Report is expected to be informed by baseline transport information and data, including, but not limited to:
- NPF4: relevant aspects of the Spatial Strategy and National Developments;
 - national and regional transport problems and opportunities outlined in STPR2 Case for Change Reports and continued relevance of these;
 - national strategic transport priorities relating to the area as identified in STPR2; and
 - existing and planned transport infrastructure and services, their availability, accessibility and capacity in line with the NTS2 sustainable travel and investment hierarchies, including consideration of freight.
272. The following information and data is available from Transport Scotland to support planning authorities in aligning land use and transport planning:
- the latest Strategic Transport Projects Review information published on the Transport Scotland website (currently STPR2);
 - Land use and Transport Integration in Scotland (LATIS). LATIS is a service managed and delivered by Transport Scotland, which has a database of transport, land-use and demographic data which is linked to a multi-modal transport and land-use modelling suite. Information from LATIS can provide a robust evidence base from which to appraise LDPs; and
 - other information available on the Transport Scotland website in relation to current and future data, projects and plans.
273. Other data sources should also be used. Information will also be available, including from Regional Transport Partnerships, relevant information or data in local and regional transport strategies, transport appraisals and assessments undertaken in the Plan area, transport service providers and others. Draft regulation 8(1)(e) and (f) require that in preparing an LDP the planning authority are to have regard to any regional transport strategy and any local transport strategy relating to the plan area.

Heat and Cooling

274. Heat mapping should be undertaken to inform the potential for co-locating developments with a high heat demand together with or alongside sources of heat supply.

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Blue and Green Infrastructure, Play & Sport

275. The Evidence Report should be informed by up-to-date blue and green infrastructure audits, strategies and action plans, including statutory duties for Open Space Strategies and Forestry & Woodland Strategies. The audit should identify existing blue and green infrastructure, including access rights and core paths, and areas with an important role in flood water storage or conveyance.
276. The Act sets out at section 16D(1) that 'A planning authority must assess the sufficiency of play opportunities in its area for children in preparing an Evidence Report.'

Further information is provided in the [Consultation Paper on Open Space Strategies and Play Sufficiency Assessments Regulations](#), which is being consulted upon alongside this consultation on Local Development Plans.

Sustainable Flood Risk and Water Management

277. A strategic flood risk assessment (SFRA) should be undertaken to inform choices about the location of development. They should have regard to the flood maps prepared by the Scottish Environment Protection Agency (SEPA), and support the implementation of the relevant objectives and actions of finalised and approved flood risk management plans and river basin management plans. Any significant cross boundary flooding and water issues should be taken into account.
278. Draft regulation 8(1)(g) requires that in preparing an LDP the planning authority must have regard to any river basin management plan relating to the plan area.

Lifelong Health, Wellbeing and Safety

279. The Evidence Report should identify any significant health issues in the plan area. This may be informed by health data such as above average rates of over-weight people, and the prevalence of related disease, or mental health issues. Spatial information may also be useful, such as on the location and type of food retail (including any clusters of hot food takeaways or 'food deserts' where food cannot be purchased within 20 minutes' walk, wheel or cycle (approx. 800m) of the home); land available for local or community food growing, and the availability of local food markets, market gardens, other non-agricultural commercial food growing. Information on access to open space and green networks will also be relevant in relation to health outcomes (see paragraphs 275 – 276).
280. The Evidence Report should include information on the nature and distribution of poor air quality.

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281. As mine gases are hazardous, the Evidence Report should identify areas that are at high risk from historical coal mining. In those areas within Scotland where coal mining has taken place, planning authorities are expected to review the relevant maps produced by the Coal Authority for their area that indicate where there are 'development high risk areas'.
282. Planning authorities should consider the potential impacts of major-accident hazard sites, existing and, where known, proposed, in the vicinity. In particular, draft regulation 8(2) requires that in preparing an LDP planning authorities must have regard to the objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment. The relative proximity of such sites with other development and communities needs to be considered.
283. The Evidence Report should be informed by:
- the location of major –hazard sites, and their consultation zones (maps of consultation zones are provided to planning authorities by the [Health and Safety Executive \(HSE\)](#));
 - any additional, recently granted Hazardous Substances Consents (data from the Planning Register); and
 - any expansion plans for new or existing sites, of businesses / operators using hazardous substances that the planning authority is aware of.

Question 25

Do you agree with the proposed guidance on the Evidence Report in relation to the section on Liveable Places (paragraphs 248 – 283)?

Yes / No / No View

Please explain why you agree or disagree.

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Productive Places

Land and Premises for Business and Employment

284. Business Land Audits should be undertaken regularly by local authorities to inform reviews of development plans, and updated more frequently if relevant. Business Land Audits should monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) of sites within the existing business land supply.
285. Based on Business Land Audits the Evidence Report should establish the requirement for employment land. This should inform the approach to planning land for business and industry and reflect principal economic characteristics of the area, and any anticipated change in them, where necessary using any up-to-date market intelligence and demand forecasting that informs associated local economic strategies.
286. The Evidence Report should include analysis of employment need, local poverty, disadvantage and inequality, to highlight where future business and industry development would provide most benefit.

Sustainable Tourism

287. The Evidence Report should be informed by relevant sector driven tourism strategies and identify any key spatial issues.

Culture and Creativity

288. The Evidence Report should be informed by any relevant Creative Scotland plans and strategies. The planning authority must set out in the Evidence Report their view on the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district (see Annex B).

Green Energy

289. The Evidence Report should be informed by established boundaries relating to National Parks and National Scenic Areas. It should consider the sensitivity of other nationally and internationally important designated sites in line with wider policies set out in NPF.

Zero Waste

290. The Evidence Report should be informed by requirements as set out by Scottish waste regulations, and draft regulation 8(1) requires that the planning authority are to have regard to the national waste management plan in preparing the LDP. The Evidence Report should also be informed by relevant

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circular economy strategies and plans, including consideration of waste and recycling targets, as well as local waste data information.

Sustainable Aquaculture

291. Where the aquaculture industry is active in their area planning authorities should include information in the Evidence Report to inform spatial planning to guide sustainable investment and support the industry. Data is available from planning registers, Marine Scotland's database and SEPA. Planning authorities may also wish to work with the industry in gathering relevant data.

292. In such areas the Evidence Report should be informed by:

- baseline information on the number of existing sites and levels of employment. This will help assess the cumulative impact of fish farms in the area and to indicate the sector's contribution to local economies. (Marine Scotland's database and maps show details of active fishery, shellfish and finfish sites, the planning register will also hold relevant information);
- information on projected growth demand, reflecting Scotland's National Marine Plan which includes industry sustainable production targets to grow the tonnage of marine finfish and shellfish. It should also indicate the likely number of additional pens required in the area to meet demands;
- key environmental constraints, GIS data is available from Marine Scotland showing shellfish waters protected areas;
- information, where available, on sea lice from any risk assessment framework and note any mitigation measures that are in place; and
- any other relevant information to inform considerations around sustainability e.g. locations of fish processing plants / transit distances between farms and processing plants.

Minerals

293. The Evidence Report should include information that can clearly demonstrate if the planning authority is capable of meeting the 10 year landbank of construction aggregate in all market areas. The type of evidence that would be required can include information on existing permitted minerals reserves within the plan area and any relevant elements from the latest Aggregates Survey around usage trends. This information should help inform whether there is a sufficient supply of minerals or whether it is expected that further releases are required. In those areas where there is a history of being reliant on other planning authorities for their supply of construction aggregate, it would be for the planning authority to determine how best to provide evidence of these future supply chains.

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Digital Infrastructure

294. The Evidence Report should identify any gaps in digital coverage to inform the facilitation of improvements in digital connectivity. This may be informed by the roll-out plans of digital communications operators, community groups and others such as the Scottish Government, the UK Government and local authorities.
295. Planning authorities should also ensure they engage with other relevant departments, such as economic development and where appropriate Mobile Network Operator (MNO)s and Wireless Infrastructure Providers (WIPs) to provide details of programmed investment in digital within the area.
296. The Evidence Report should establish the methodology that will be used for site assessment for new digital infrastructure to be included in the Spatial Strategy.

Question 26

Do you agree with the proposed guidance on the Evidence Report in relation to the section on Productive Places (paragraphs 284 – 296)?

Yes / No / No View

Please explain why you agree or disagree.

Distinctive Places

City, Town, Commercial and Local Centres

297. The Evidence Report should be informed by town centre audits for each town centre to harness its strengths, support vitality and viability, tackle weaknesses and improve resilience. Local authorities should work with community planning partners, businesses and community groups as appropriate to prepare the town centre audit. Audits should be regularly updated, to monitor town centre performance, preferably every two years.
298. To inform the Evidence Report as part of town centre audits and strategies planning authorities should gather information on:
- where there are gaps in supply of existing housing and flats (including student and older persons' accommodation or rental accommodation) relative to demand;
 - where there is capacity or opportunities to develop new housing and flats without compromising active use of ground floors and public spaces, or a mix of uses in the area; and

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- any related initiatives that would protect and improve residents' quality of life.

299. Planning authorities should consider if there is need for a retail study to identify where there may be a need for further retail provision.

Historic Assets and Places

300. The Evidence Report should be informed by relevant strategies, action plans and records relating to historic assets and places. These could include: Townscape Audits, Conservation Area Appraisals and Management Plans, potential Compulsory Purchase Orders, [Place Standard](#) assessments, Town Centre Action Plans, the Buildings at Risk Register, Article 4 Directions, and Historic Land Use Assessments. Planning authorities should take the opportunity to consider in consultation with Historic Environment Scotland where designation records could be amended or updated.

Urban Edges and the Green Belt

301. Where relevant a green belt review of any existing or potential green belts should be carried out as part of the evidence to inform plan-making. This may consider the need for any new green belt and should provide evidence to inform any extension or review of precise green belt boundaries.

Vacant and Derelict Land

302. The Evidence Report should identify vacant and derelict land and be informed by the Buildings at Risk Register. Whilst highlighting properties of architectural or historic merit, the Buildings at Risk Register can also include properties which are not necessarily in poor condition but which may simply be standing empty with no clear future use or be threatened with demolition.

Rural Places

303. Where appropriate, the Evidence Report should identify types of rural areas within the plan area based on the urban rural classification, as well as Islands and Sparsely Populated Areas. It should also identify the rural population distribution and demographic profile, including, where relevant, areas where there has been a substantial decline in population over time.

Natural Places

304. The Evidence Report should be informed by details of locally, regionally, nationally and internationally valued natural assets, landscapes, species and habitats within the plan area, informed by relevant plans and strategies such as the Local Biodiversity Action Plan.

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305. A review of any local designations including consideration of their function and continuing relevance, should be carried out as part of the Evidence Report, to inform plan-preparation.
306. LDPs should also be informed by strategic maps/data sets [peatland 2016 Map/ Native Woodland Survey of Scotland// Wildland Map 2014/ James Hutton Land use classification] to identify potential areas of sensitivity for non-statutory areas of national importance.

Peat and Carbon Rich Soils

307. The Evidence report should be informed by an understanding of the likely soil assets in the area. Maps such as the Nature Scot Peatland map and James Hutton Institute land use classification map should be used to inform likely sites of peatland, carbon rich soils and different land use classifications within a plan area.

Trees, Woodland and Forestry

308. The Evidence Report should be informed by the Forestry & Woodland Strategy for the area.
309. The Evidence Report should be informed by relevant inventories, such as the Native Woodland Survey of Scotland and the Ancient Woodland Inventory, alongside records such as Tree Protection Orders, to help identify trees and woodlands of high nature conservation in the plan area.

Coasts

310. The Evidence Report should be informed by coastal evidence and information from Scottish Government's Dynamic Coast maps and reports, SEPA's coastal flood maps and local authorities' coastal change adaptation plans (where these have been prepared).

Question 27

Do you agree with the proposed guidance on the Evidence Report in relation to the section on Distinctive Places (paragraphs 297 – 310)?

Yes / No / No View

Please explain why you agree or disagree.

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Proposed Plan

311. The Proposed Plan is expected to be developed using place-based working. The Place Principle agreed to by Scottish Government and COSLA commits us to taking a collaborative place-based approach to future development. This involves working with stakeholders and local communities to create liveable, healthier and sustainable places that improve lives, builds economic prosperity and contribute to net zero and environmental ambitions.
312. Based on that place-based approach and the Evidence Report, the Proposed Plan should identify where new development should take place and where it should not. Allocations and the scale and nature of development proposed should contribute positively to the character and sense of place of the area in which they are to be located, help meet local needs, and reflect the six qualities of successful places.
313. Draft regulation 6(1) requires an LDP to contain a map or maps, (“the Proposals Map”), describing the policies and proposals set out in the LDP, so far as practicable, to illustrate such policies or proposals spatially. The emphasis of the presentation of the Proposed Plan should be on maps, allocations, masterplans and site briefs. It should contain such other diagrams, illustrations and descriptive matter as the planning authority thinks appropriate for the purpose of explaining or illustrating the proposals in the plan. The reader should be able to find what is relevant to a particular place in one area of the plan.
314. The expectation is there will be minimal thematic policy wording in the Proposed Plan. Thematic policies are contained in the NPF, which has the status of the Development Plan in decision making.
315. As set out in NPF4 each part of Scotland can be planned and developed to create:
- sustainable places, where we reduce emissions and restore and better connect biodiversity;
 - liveable places, where we can live better, healthier lives;
 - productive places, where we have a greener, fairer and more inclusive wellbeing economy; and
 - distinctive places, where we recognise and work with our assets.
316. It is expected that the Proposed Plan will translate these drivers locally, setting out the spatial implications for places and local communities. This section provides further guidance to help planning authorities in determining what goes into their Proposed Plan, including their Spatial Strategy, again following the headings in NPF4.

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Sustainable Places

Figure 11 – Spatial Strategies: Sustainable Places

Approach

- based on draft NPF4's six overarching spatial principles (compact growth, local living, balanced development conserving and recycling assets, urban and rural synergy and just transition) and action area priorities
- based on an understanding of the emissions likely to be generated by the plan's proposals
- takes into account long term future climate risks
- must seek to minimise Green House Gas emissions and maximise emissions reduction
- address risks to investment proposals and infrastructure, as well as people who are most likely to be disadvantaged by climate change
- designed to manage heat related climate risks through development, and retrofit solutions in existing areas for individual buildings and public spaces
- founded on the Place Principle, Creating Places and six qualities
- responds to strategic land use tensions, recognising the need for significant difficult decisions - take account of tackling the twin climate and nature crises and the fundamental role of Scotland's natural and historic environment in supporting our economy, health, wellbeing and resilience to climate change
- takes a design led approach - using new development to improve existing places should be considered as a first priority, ensuring this aligns with goals for net zero and biodiversity
- address community wealth building priorities by reflecting a people-centred approach to local economic development

Identify

- areas where development is unlikely to be supported due to the predicted effects of climate change
- the potential for negative emissions technologies in the area, including emissions capture, storage and carbon utilisation and the Spatial Strategy should support their deployment through safeguarding land and enabling links between parts of the system
- areas for co-locating developments with a high heat demand, large scale thermal storage opportunities and sources of low and zero emission heat supply
- requirements for ancillary infrastructure to support renewable heat solutions (energy centres, grid infrastructure)

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- development that can improve existing places
- where more detailed design briefs, masterplans and design codes are to be prepared to provide most benefit, in accordance with the six qualities, [Place Standard](#) considerations and [Designing Streets](#)

Plan-led Approach to Sustainable Development

317. Draft NPF4 Policy 1 states ‘All local development plans should manage the use and development of land in the long term public interest. This means that new LDPs should seek to achieve Scotland’s national outcomes (within the meaning of Part 1 of the Community Empowerment (Scotland) Act 2015) and the UN Sustainable Development Goals.’
318. Draft NPF4 sets out the national Spatial Strategy, six overarching [spatial principles for Scotland 2045](#) (compact growth; local living; balanced development; conserving and recycling assets; urban and rural synergy; and just transition) and action area priorities. These should be used to guide the preparation of Regional Spatial Strategies, LDPs, and LPPs.
319. The plan’s Spatial Strategy should respond to strategic land use tensions, recognising the need for significant difficult decisions being made. The response to these tensions should take account of Scotland’s commitment to tackling the twin climate and nature crises and the fundamental role of Scotland’s natural and historic environment in supporting our economy, health, wellbeing and resilience to climate change.

Climate Emergency

320. In developing the Spatial Strategy, significant consideration should be given to the global climate emergency. The Spatial Strategy should be based on an understanding of the emissions that are likely to be generated by the proposals of the plan. The Spatial Strategy must seek to minimise new greenhouse gas emissions and maximise emissions reduction. LDPs must also take into account long term future climate risks. The aim should be to manage the risks on a systems based approach, avoid putting people at increased risk as a result of the Spatial Strategy, and avoid non-adapted and mal-adapted development and create places that are flexible for future adaptations that may be necessary. The LDP should identify areas where development is unlikely to be supported due to the predicted effects of climate change, factoring in the need for flexibility to allow for uncertainty. Risks to investment proposals and infrastructure, as well as people who are most likely to be disadvantaged by climate change, should be addressed in the Spatial Strategy as well as the opportunities for managing those risks.
321. The Spatial Strategy should set out the potential for negative emissions technologies in the area, including emissions capture, storage and carbon utilisation. The Spatial Strategy should support their deployment through

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safeguarding land and enabling links between parts of the system, such as to distribution and transmission networks as well as emission sources, as not all industrial and manufacturing processes will be able to fully avoid the release of new greenhouse gas emissions.

322. Heat mapping should inform the potential for co-locating developments with a high heat demand together with or alongside sources of heat supply. Requirements for ancillary infrastructure to support renewable heat solutions should also be identified and supported as part of the Spatial Strategy. This could include, for example, energy centres or transmission and distribution grid infrastructure. In advance of a Local Heat & Energy Efficiency Strategy (LHEES), heat networks should be prioritised to those areas not on the mains gas grid or where the electricity transmission and or distribution network is weak.
323. LDPs should design the Spatial Strategy to manage heat related climate risks through new development, and retrofit solutions in existing areas for individual buildings and public spaces.

Nature Crisis

324. Draft NPF4 Policy 3a states 'Development plans should facilitate biodiversity enhancement, 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; through the creation of new or restoration of degraded habitats; and, through measures to increase populations of priority species. Nature networks, which connect biodiversity rich areas, may include international, national and locally protected sites, and Other Effective Area Based Conservation measures (OECMs).'
325. Buffer Zones should not be established around areas designated for their natural heritage importance.

Design, Quality and Place

326. The Spatial Strategy should be founded on the Place Principle. Creating Places and the six qualities of successful places set out in draft NPF4 should be built-in and used as the guiding principles for a holistic approach to place making.
327. Plans should take a design-led approach. Design considerations should inform the Spatial Strategy and lead to places that are well adapted and resilient to the effects of a warmer climate. Using new development to improve existing places should be considered as a first priority, ensuring this aligns with goals for net zero and biodiversity. Design outcomes should enhance place identity and character, embrace creativity and innovation, reflect connection, culture and community talents from local areas and value the beauty and character of the

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local natural environment, and the essential services it provides to communities.

328. LDPs should provide a clear and strong framework for more detailed design input to follow at development level. The Spatial Strategy should identify where more detailed design briefs, masterplans and design codes are to be prepared to provide most benefit, in accordance with the six qualities, [Place Standard](#) considerations and [Designing Streets](#).

Question 28

Do you agree with the proposed guidance on the Proposed Plan in relation to the section on Sustainable Places (paragraphs 317 – 328)?

Yes / No / No View

Please explain why you agree or disagree.

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Liveable Places

Figure 12 – Spatial Strategies: Liveable Places

Approach

- promotes potential for creating and enhancing 20 minute neighbourhoods
- public convenience provision aligns with wider policies relating to 20 minute neighbourhoods and town centres
- follows an Infrastructure First approach
- includes land for homes in locations that shape existing and create new great places for people to live
- aims to reduce the need to travel by prioritising accessible locations for future development
- follows the sustainable travel and investment hierarchies
- allocations chosen in locations that can best contribute to enhancing and delivering key green networks and priorities
- takes account of the need to tackle geographical disparities in wealth and health, and reduce inequalities
- prioritises investment in communities experiencing deprivation
- informed by land use emissions modelling where appropriate
- informed by heat mapping to inform the potential for co-locating developments with a high heat demand together with or alongside sources of heat supply
- reflects Local Heat and Energy Efficiency Strategy
- aims to create vibrant, healthy and safe places and seeks to tackle health inequalities particularly in places experiencing the most disadvantage

Identify

- identify infrastructure requirements to deliver the Spatial Strategy
- identify opportunities for community facilities in areas where there is no, limited or inaccessible provision
- identify land to meet the Housing Land Requirement in sustainable locations that create quality places for people to live
- identify land to meet established needs for specialist and accessible homes, as well as accommodation for Gypsy Travellers and Travelling Show-people
- identify and designate appropriate areas for infrastructure to support zero emission heating
- identify areas for co-locating developments with a high heat demand, large scale thermal storage opportunities and sources of low and zero emission heat supply
- identify and protect existing blue and green infrastructure (including access rights and core paths, and areas with an important role in flood water storage or conveyance)

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<ul style="list-style-type: none">• identify and protect land with the potential to contribute to managing flood risk• identify land that could be used for localised, temporary greening and / or community food production, especially in urban areas• identify opportunities for play in the community / neighbourhood
Designate <ul style="list-style-type: none">• may designate heat network zones• identify and designate appropriate areas for infrastructure to support zero emission heating
Enhance <ul style="list-style-type: none">• enhance and expand natural (green and blue) infrastructure (strategic and local scales)• maximise the opportunities for play in the community / neighbourhood

20 Minute Neighbourhoods

329. Draft NPF4 Policy 7a states ‘LDPs should support the principle of 20 minute neighbourhoods, including through the Spatial Strategy, development proposals, associated site briefs and masterplans. The approach should take into account the local context for the plan and reflect the particular characteristics of the area. It should set out proposals to support the development and network of 20 minute neighbourhoods by bringing together relevant policies in this NPF to promote development that will contribute to the creation of safe, walkable, liveable and thriving places that provide and encourage sustainable travel options, provide communities with local access to the wide range of facilities, services, work and opportunities for socialising, leisure and play activities that they need to support a healthy and thriving and climate resilient community.’ This concept will apply differently in urban and rural areas and should be guided by the Place Principle and the place-based working that informs the LDP.

330. In developing the Spatial Strategy and identifying land allocations planning authorities should take account of:

- encouraging a mix of uses which can support 20 minute neighbourhoods;
- density or hubs or concentrations of services and facilities (whether based around high streets, centres, or transport interchanges) which can form the heart of 20 minute neighbourhoods;
- access to local employment; facilitating new ways of working, homeworking, and community hubs;
- opportunities for community wealth building;

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- existing buildings including vacant properties and buildings at risk which can be repurposed or reused, in line with circular economy principles;
- planning housing land allocations alongside or together with everyday local community infrastructure including schools, community centres, greenspaces, local shops and healthcare to significantly reduce the need to travel by private car;
- retrofitting new community infrastructure into areas which are heavily dependent on the car, for example by highlighting opportunities for new local facilities close to homes or by prioritising new active travel routes;
- provision of walking, wheeling and cycling infrastructure. Routes should be direct, accessible, safe and pleasant to encourage greater levels of use;
- design led approaches to incorporating blue green infrastructure into existing and new neighbourhoods; and
- ensuring access to local high quality outdoor spaces for play, socialisation, recreation and relaxation.

331. LDPs should set out proposals to support the development and network of 20 minute neighbourhoods to promote development that will contribute to the creation of safe, walkable, liveable and thriving places that encourage sustainable travel options, provide communities with local access to the wide range of facilities, services, work and opportunities for socialising, leisure and play activities that they need to support a healthy and thriving and climate resilient community.

332. Community facilities should be promoted in areas where there is no, limited or inaccessible provision.

333. Plans should also address the need for public conveniences. The LDP is to include a statement of the planning authority's policies and proposals as to the provision of public conveniences. This should recognise that public conveniences are a vital facility, both for local people (especially for women, families, disabled people and older people) and visitors to an area. The approach in the Spatial Strategy to public convenience provision should align with wider policies relating to 20 minute neighbourhoods and town centres.

Infrastructure First

334. LDPs must take account of the infrastructure of the district, and how that infrastructure is used (section 5(d) and (e)). This legislative requirement is central to the infrastructure first approach for development planning. The infrastructure of the district includes communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities.

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335. Draft NPF4 Policy 8a states that LDPs and Delivery Programmes should be based on an Infrastructure First approach. They should:

- align with relevant infrastructure plans and policies; including the Infrastructure Investment Plan (investment hierarchy) and National Transport Strategy (sustainable travel and investment hierarchies), the Strategic Transport Projects Review and the National Marine Plan;
- be informed by evidence on infrastructure capacity, condition, needs and deliverability;
- set out the infrastructure requirements of the Spatial Strategy, informed by the evidence base, and how and by whom this will be delivered; and
- indicate the type, level and location of the contributions (financial or in-kind) that development will be required to make.'

336. There are clear benefits to achieving a consistent and robust approach to infrastructure planning and to providing clarity on infrastructure requirements and deliverability within LDPs. In particular, it can help avoid situations where a lack of infrastructure capacity or issues with infrastructure delivery result in planned development being undeliverable. In addition, it can help avoid disproportionate infrastructure costs falling to a single party.

337. As part of preparing the Proposed Plan, it may be necessary for planning authorities to undertake more detailed infrastructure appraisals to provide greater certainty for site allocations. This appraisal work should build upon the data and evidence established in preparing the Evidence Report in line with the infrastructure first approach. This process will require continued engagement with infrastructure providers.

338. Planning authorities should identify what, how and when required infrastructure will be funded and delivered. Where additional infrastructure is required, a clear and committed pathway to delivery should be included in the Delivery Programme. The pathway to the delivery of planned infrastructure should set out the key considerations and steps required to deliver the infrastructure, e.g. infrastructure costs, lead responsibility, timescales/phasing, funding sources.

339. The Proposed Plan should:

- identify infrastructure requirements to deliver the Spatial Strategy, including the identification of any infrastructure needed to address cumulative impacts identified through an appropriate appraisal, this includes both existing unconsented plan allocations and new/expanded requirements;
- set out what the infrastructure requirements are for each allocated site, including whether the proposed use involves the use of existing infrastructure or the provision of new or enhanced infrastructure capacity. This should be informed by evidence on infrastructure capacity, condition, needs and deliverability; and

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- provide a summary of the planned deliverability and phasing of the required infrastructure, where new or enhanced infrastructure is required (for each allocated site) with direct links to the Delivery Programme which accompanies the LDP (see paragraphs 471 – 476).

340. Where planning authorities intend to seek developer contributions for delivery of infrastructure, including transport infrastructure – the approach to doing so should be set out in the LDP. Plans should indicate the type (financial or in-kind), level and location of the contributions that development is expected to make, including the method of calculation.

Quality Homes

341. The Spatial Strategy of the Proposed Plan should include land for homes in locations that shape existing and create new great places for people to live. Homes should be recognised as an opportunity for placemaking, creating investment in neighbourhoods that will meet community needs and create and sustain liveable places.

342. A place-based plan is expected to:

- identify the HLR which was concluded at the Gate Check;
- identify the MATHLR set out in NPF;
- allocate the amount of land for housing necessary to meet the HLR;
- identify which allocations contribute to which stages of the deliverable Housing Land Pipeline; and
- identify which allocations will help contribute to meeting specific needs including for: affordable housing, further and higher education, older people, disabled people, self-build and Gypsy/Travellers.

343. The Spatial Strategy of the LDP must take account of the:

- housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people (section 15 (5)(ca));
- availability of land in the district for housing, including for older people and disabled people (section 15 (5)(cb));
- desirability of allocating land for the purposes of resettlement (section 15 (5)(cc)); and
- extent to which there are rural areas within the district in relation to which there has been substantial decline in population (section 15 (5)(cf)).

Amount of Land for New Homes

344. Draft NPF4 Policy 9a states 'LDPs should identify a housing target for the area it covers, in the form of a Housing Land Requirement. Representing how much land is required, it should at least meet the 10 year Minimum All-Tenure Housing Land Requirement (MATHLR) set out in [NPF] [Annex B](#).'

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345. The HLR can be met by:

- sites with planning permission and yet to commence;
- sites allocated in the plan, for the development of 4 or more market, affordable or self-provided homes, where the Delivery Programme indicates there is a firm commitment to delivering homes; and
- windfall development, where this is supported by evidence of past delivery and supported by sound assumptions about likely future trends.

Housing Land Pipeline

346. Draft NPF4 Policy 9b requires that LDPs establish a deliverable Housing Land Pipeline that covers the HLR and representing when land will be bought forward. The pipeline should comprise a balance of sites over time as below:

- Short term sites to be commenced in 1 to 3 years, including sites with full planning permission;
- Medium term sites to be commenced in 4 to 6 years, including sites with planning permission in principle and allocations supported by masterplans, site briefs or equivalent;
- Longer term sites to be commenced beyond 7 years, in locations that align with the Spatial Strategy of the plan and have a pathway to delivery identified in the Delivery Programme.

347. Shorter term sites should be substantially delivered before longer term sites are bought forward. The Housing Land Audit and Delivery Programme should be used to manage the deliverable Housing Land Pipeline.

348. The Proposed Plan should ideally include a site brief or masterplan for medium or longer term allocations within the deliverable Housing Land Pipeline. Planning authorities should prioritise design work for sites which require greater coordination of interests and are integral to supporting delivery of the plan's outcomes, including different types of housing (see paragraph 355). This should connect with the Delivery Programme which demonstrates the path to delivery.

349. The LDP may identify broader locations for housing that link to the Spatial Strategy and whilst constrained, may be suitable for the development of new homes in the longer term, beyond the plan period.

350. Where sites in the deliverable Housing Land Pipeline do not progress to delivery as programmed and alternative delivery mechanisms are not possible, longer term deliverable sites should be brought forward. Site de-allocation should be considered where sites are no longer deliverable.

Allocations

351. Draft NPF4 Policy 9c states 'Land should be allocated to meet the Housing Land Requirement in sustainable locations that create quality places for people

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to live. The location of allocations for new homes should be consistent with the principles of 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.’ (See paragraph 453).

352. The location of homes should be in line with the plan’s Spatial Strategy and informed by engagement with public, private and community sector interests. Where appropriate there should be a mix of scales of sites in a range of locations to support a balance of tenures and dwelling types. Where they are proposed, plans should identify the location of Masterplan Consent Areas for new homes and associated infrastructure.
353. All sites for new homes should be assessed using the site appraisal methodology included in the Evidence Report and confirmed at the Gate Check. This includes sites for homes in an existing LDP yet to be consented: no sites should automatically roll forward from one plan to the next. It also includes sites proposed for homes through any Call for Ideas, and any others the planning authority considers may have potential for the delivery of homes.
354. The site appraisal should be undertaken using the site appraisal methodology contained in the Evidence Report, and where sites are to be allocated for housing, they should be confirmed as deliverable. This means that land allocated for new homes should be free of constraints. However, where constraints exist, sites can be regarded as deliverable, providing that the Delivery Programme confirms how constraints will be removed and the timeframe expected for this.

Types of Homes

355. Draft NPF4 Policy 9c states ‘Diverse needs and delivery models should be taken into account across all area’. LDPs should aim to diversify the range and types of homes that are built to meet people’s needs and provide more choice for all. This can be as part of wider proposals or through allocation of sites for specific housing types. Locations may include infill sites and brownfield land and could bring back land and buildings into use (e.g. vacant and derelict land or sites with planning permission which have not been built out), including in town centres. Plans should consider the potential for all types of homes across all tenures including the types of homes below, informed by Local Housing Strategies, and where appropriate make provision for these:
- self-provided homes (including self-, custom- and collective- build homes). Locations should be identified for self-provided homes where evidence of demand has been established in the Evidence Report;
 - accessible and adaptable homes. Plans should have regard to providing land for any requirement established in the Evidence Report for accessible or adaptable homes, including wheelchair housing and

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intergenerational homes, to support independent living particularly although not exclusively among older or disabled people;

- care homes and supported accommodation. Plans should have regard to providing land for supported accommodation and care homes where there is a requirement established in the Evidence Report. New models of living, for example co-housing and intergenerational living, should be actively encouraged;
- Build to Rent homes. Plans should have regard to Build to Rent as part of the range of homes to be delivered. This can support transient populations (students and contract workers) and can also include urban and suburban family homes; and
- Gypsy/Travellers and Travelling Showpeople. As required by draft NPF4 Policy 9c plans should consider and address the temporary and permanent needs of Gypsy/Travellers and Travelling Showpeople, - these needs should be established in the Evidence Report. Collaborative working with adjoining councils is likely to be necessary. Where a need is established, land for temporary and/or permanent sites should be allocated with access to services. Consideration should be given to design of sites, taking account the needs of the community – land allocated for Travelling Showpeople should have adequate space for storing and maintaining equipment. Consideration should also be given to the funding required to enable delivery.

356. In relation to affordable housing, the percentage contribution expected should be identified as part of a masterplan or site brief that is prepared for an area. Draft NPF4 Policy 9h states this should be at least 25% of the total number of homes on a site. The policy provides flexibility for this to be higher where justified by evidence of need. It also provides for locations or circumstances where a lower contribution may be appropriate. This could include, for example, where there is evidence of impact on viability, small scale developments or where a planning authority wishes to incentivise particular types of homes to diversify the supply, for example self-build, accessible or build-to-rent homes.'

Sustainable Transport and Travel

357. NPF4 Policy 10a states LDPs 'should aim to reduce the need to travel unsustainably by prioritising locations for future development that can be accessed by sustainable modes. A plan's Spatial Strategy should be informed by evidence of the area's existing and committed transport infrastructure capacity'.

358. LDPs should implement and ensure development is in line with the sustainable travel and investment hierarchies set out in the [National Transport Strategy](#), (see Figures 8 - 10). The Spatial Strategy should support transport options that focus on reducing inequalities and the need to travel unsustainably. The

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maintenance and safe operation of existing assets, as well as their resilience to climate change should also be considered. Investment promoting a range of measures, including innovative solutions, to make better use of existing capacity should 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.

359. It is expected that a place-based plan will:

- identify how future development can be accessed sustainably, without revenue support from the public sector or how it will be funded and delivered by the private sector;
- allocate land well served by existing or committed infrastructure and services before considering the need for additional infrastructure in line with the NTS2 sustainable travel and investment hierarchies; and
- indicate in site briefs for the proposed allocations how the sustainable travel and investment hierarchies in transport terms have been taken into account.

360. In preparing the Spatial Strategy consideration should be given to the:

- evidence of the area's existing and committed transport infrastructure capacity;
- need to consider strategic and cross boundary transport connectivity at the earliest stage in the plan process;
- resilience of existing and planned transport infrastructure including changing rainfall patterns, flood and storm drainage and temperatures; and
- committed transport infrastructure investment (including active travel) and delivery pathways.

361. A key part of the plan making, will be the preparation of a Transport Appraisal, which should be completed in time to inform the Proposed Plan, and published alongside the Proposed Plan.

362. Draft NPF4 Policy 10b states 'Local development plans should be informed by an appropriate and effective transport appraisal undertaken in line with [Development Planning Transport Appraisal Guidance](#) (DPTAG). Plans should be informed by evidence of the area's transport infrastructure capacity, and by an appraisal of the plan's Spatial Strategy, and reasonable alternatives to it, on the transport network. This should identify any potential cumulative transport impacts and mitigation proposed to inform the infrastructure first approach. The Spatial Strategy should reflect the sustainable travel hierarchy and transport investment hierarchy by making best use of existing infrastructure and services and also help to deliver 20 minute neighbourhoods. Where there is likely to be an impact on the trunk road or rail network, early engagement with Transport Scotland is required.'

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363. The Transport Appraisal should build on the data and evidence established in preparing the Evidence Report for all travel modes. The approach to the Transport Appraisal should be proportionate and will be unique to each plan.
364. Transport Scotland should be involved in discussions on the Transport Appraisal methodology. Further advice is provided within DPTAG and early discussions with Transport Scotland on the nature and scale of appraisal is also advised should the Spatial Strategy or its options have the potential to impact the strategic transport network (including trunk roads). This includes any potential cumulative impact, for example any safety concerns or concerns relating to the efficient operation of the strategic network.
365. It is expected that the Transport Appraisal will:
- appraise the impact of the plan's Spatial Strategy, and reasonable alternatives to it as appropriate, on the transport network, including identifying any potential transport impacts and mitigation proposed to inform the infrastructure first approach;
 - provide a cumulative appraisal of the impact of the Spatial Strategy;
 - be at a scale and level of detail proportionate to the nature of the issues and proposals being considered, including their funding requirements;
 - appraise any strategic transport interventions required to deliver the strategy;
 - identify appropriate mitigation measures to assist in the delivery of the Spatial Strategy in accordance with the NTS2 sustainable travel and investment hierarchies, their funding and provide information on delivery; and
 - inform and align with the Strategic Environmental Assessment Environmental Report and the Delivery Programme.
366. Completing a Transport Appraisal in time for publication of the Proposed Plan is important to support the deliverability of the plan. The Transport Appraisal should feed into the preparation of the Delivery Programme and may also be required to underpin a developer contribution strategy for the infrastructure identified in the plan. Not having this risks the outcomes of the plan being achieved.
367. As set out in paragraphs 334 – 335 the Spatial Strategy should detail what transport infrastructure is required to support planned development. This should include identifying where existing infrastructure capacity is to be used to support the creation of places, but also where new or enhanced infrastructure is required, the likely scale, location and timing of that required infrastructure.
368. Plans should not allocate land for development where transport infrastructure requirements have not been identified or cannot be delivered.
369. In developing the Spatial Strategy planning authorities should look strategically at their walking and cycling infrastructure identifying potential improvements to routes, especially those that join or form part of the national walking and cycling

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network and core path network. Improvements could include creating links, removal of barriers (road crossings/bridges etc.). Plans have a role in supporting the efficient roll out of electric bikes, by identifying potential locations for charging hubs. Plans should safeguard disused railway lines which have the potential to be brought back into use for active travel / green networks. Canals also have a role to play in active travel routes and tourism and plans should support their regeneration. Particular attention should be given to the development of safe, easy and direct key routes to town and city centres, schools, higher education and hospitals which are accessible to all, especially in the context of 20 minute neighbourhoods.

370. Options for the Spatial Strategy should be informed by the baseline data gathered at Evidence Report stage, and be informed by and include the embedding of the sustainable travel and investment hierarchies set out in the National Transport Strategy 2 (see Figures 8 and 9).
371. Plans should consider the need for improved transport interchanges to support new development, where existing infrastructure is inadequate. Plans should allocate land, where appropriate, for multimodal hubs, transport interchanges, freight transfer and distribution facilities and park and ride facilities.
372. Plans should also support key bus priority routes where appropriate. As set out in section 16 of the Act, planning authorities should also have regard to the desirability of preserving disused railway infrastructure for the purpose of ensuring its availability for possible future public transport requirements.
373. Agreement should be reached with Transport Scotland and Network Rail before rail proposals that affect the national rail network are included in a development plan or planning application and it should be noted that further technical assessment and design work will be required before any proposed new road / rail infrastructure can be confirmed as viable. Land should only be safeguarded for new road and rail purposes where approved by Transport Scotland and where it has a clear delivery pathway. The strategic case for new infrastructure should emerge from a complete and robust multimodal transport appraisal in line with Scottish Transport Appraisal Guidance. Where disused railway lines have a reasonable prospect of being reused for sustainable transport these should be considered for safeguarding through the Spatial Strategy.
374. The effective movement of goods is essential for trade and sustainable economic growth and should be considered as appropriate during plan preparation. Plans should locate land for economic development which generates significant freight movements on sites accessible to suitable railheads or harbours or the strategic road network.
375. Planning authorities, airport operators and other stakeholders as appropriate, should work together to address planning and transport issues relating to airports. Plans should identify that Public Safety Zones have been established for a particular airport and the extent of them should be indicated on the relevant maps accompanying plans. Where there is a Public Safety Zone,

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plans should signpost that Circular 8/2002 Control of Development in Airport Public Safety Zones provides policy on development in such areas.

376. Plans should consider identifying very accessible locations, in urban areas, which could support low /no car parking in new developments, taking account of access by active and sustainable modes, type of development and local car ownership levels.
377. Plans have a role in supporting the efficient roll out of electric vehicles by identifying potential locations for charging hubs, especially to support rural communities. Electric vehicle forecourts are likely to become more prominent and preference should be given to the conversion and re-use of petrol stations for this use. Electric vehicles are considered private vehicles and are therefore at the bottom of the NTS2 sustainable travel hierarchy.

Heat and Cooling

378. The Heat Networks (Scotland) Act 2021 sets statutory targets of heat networks for 2027 and 2030, and requires Scottish Ministers to set a further target for 2035. The Act also requires local authorities to determine whether areas are particularly suitable for heat networks – this can be done through the LDP.
379. Draft NPF4 Policy 11a states that LDPs should take into account the area's Local Heat and Energy Efficiency Strategy (LHEES) and areas of heat network potential and any designated heat network zones (HNZ) when allocating land.
380. LHEES will provide a long term framework for decarbonising heat in buildings and improving energy efficiency across each local authority area. LHEES will identify strategic level zones that set out the primary measures for reducing heat emissions from buildings. LHEES will also be the primary means by which potentially suitable heat network zones are initially identified, to be designated by local authorities as required by the legislation. Local authorities may then designate such areas as heat network zones as appropriate or request Scottish Ministers to do this.
381. Allocations and the identification of development opportunities should be informed by heat network zones and other strategic level zones, and take into account the area's LHEES and areas of heat network potential and any designated heat network zones.
382. The LDP:
 - should identify and designate appropriate areas for infrastructure to support zero emission heating, including appropriate space needed for upgrading electricity networks (to support greater network capacity for powering of heat pumps and electric vehicles) and appropriate areas for energy centres and heat storage in areas of heat network potential and in designated HNZ;

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- should identify areas for co-locating developments with a high heat demand, large scale thermal storage opportunities and sources of low and zero emission heat supply; and
- may designate heat network zones.

Blue and Green Infrastructure, Play & Sport

383. Draft NPF4 Policy 12a states LDPs 'should identify and protect blue and green infrastructure, safeguarding existing assets'. This includes access rights and core paths, and areas with an important role in flood water storage or conveyance.
384. This policy states that plans should also 'identify opportunities to enhance and expand provision and access to blue and green infrastructure (at strategic and local scales).' The Spatial Strategy should identify opportunities and proposals for new, enhanced provision, or improved access to blue and green infrastructure including open spaces. The role of and opportunity for green infrastructure at strategic and local scales in contributing towards biodiversity goals, climate change mitigation and adaptation should be considered.
385. The use of unused or underused land for green infrastructure should be encouraged. Plans should identify land that could be used for localised, temporary greening and / or community food production, including community growing spaces, especially in urban areas.
386. In relation to the Spatial Strategy, the policy also states that 'development allocations should be chosen taking account of the areas that can best contribute to enhancing and delivering key green networks and priorities.' This is intended to help target development towards where it can help address gaps in the network and improving access to green networks.
387. Draft NPF4 Policy 12b states LDPs 'should identify new, enhanced provision or improved access to play opportunities for children as part of enhancing and expanding blue and green infrastructure. Blue and green infrastructure should provide opportunities for play and recognise the need for, and provide publicly accessible, outdoor opportunities for formal, informal and incidental play. These facilities should be good quality, accessible and suitable for different ages and abilities, to satisfy current and likely future needs and demand in the community'.
388. The Spatial Strategy should address the wider concept of play and playability through other relevant policy areas, to identify and maximise the opportunities for play in the community / neighbourhood. Plans should prioritise actions in disadvantaged communities, to ensure the adequate provision of publicly accessible, good quality outdoor play opportunities for formal, informal and incidental play help to tackle inequality and improve health and wellbeing outcomes for children in such areas. Plans should recognise the importance of

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quality greenspace for play and the range of health and wellbeing benefits this creates for children and young people.

Flood Risk and Water Management

389. Draft NPF4 Policy 13a states LDPs 'should strengthen community resilience to the current and future impacts of climate change, including opportunities to implement natural flood risk management and blue green infrastructure. Plans should take into account the probability of flooding from all sources. New development proposals in flood risk areas, or which can impact on flood risk areas, should be avoided. A cautious approach should be taken, regarding the calculated probability of flooding as a best estimate, not a precise forecast.'
390. Land with the potential to contribute to managing flood risk should be identified and protected within the Spatial Strategy. This should include areas that have been identified for managed retreat/relocation arising from the formal flood risk management planning process.

Lifelong Health, Wellbeing and Safety

391. Draft NPF4 Policy 14a states LDPs 'should aim to create vibrant, healthy and safe places and should seek to tackle health inequalities particularly in places which are experiencing the most disadvantage. The provision of health facilities and infrastructure to meet the needs of the community should also be a key consideration.'
392. The Spatial Strategy should take account of the need to tackle geographical disparities in wealth and health, and reduce inequalities, including gender economic inequality, provide good quality paid work and fair opportunities for work. Plans should seek to distribute economic activity and development more equitably and prioritise areas locally where growth lags behind for new business and industry opportunities. Plans should aim to build on the lessons from initiatives on community wealth-building in order to boost local job creation by developing resilient people, communities and places.
393. Reducing inequality is a significant action in addressing health. LDPs should prioritise investment in communities experiencing deprivation to help address the socio-economic-environmental challenges faced by those communities and link that to increased adaptation and resilience to the risks from climate change faced by those communities.
394. LDPs should reflect health concerns and risks to health present in the area and not increase the risk of exposure to those through intensification of the hazard or exposing more people to it, or introducing new hazards that cannot be appropriately mitigated. This includes risks related to a warmer climate as well as environmental, air quality (particularly in urban areas), and industrial hazards. Where appropriate land use emissions modelling should be used to inform the Spatial Strategy. Land use decisions should consider how to deliver improvements and reduce risks to health as a preventative measure that can

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improve health and wellbeing as well as avoid adverse impacts and costs of ill health to individuals, families, the NHS and the wider economy.

395. In developing the Spatial Strategy attention should be paid to the Coal Authority's development high risk areas as a means to avoid future risks to human health.
396. Draft Development Planning regulation 8(2) requires that in preparing an LDP planning authorities have regard to the objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment. Draft regulation 8(2) also sets out that in preparing an LDP the planning authority are also to have regard to the need in the long term:
- to maintain appropriate safety distances between establishments covered by the Directive and residential areas, buildings and areas of public use, recreational areas and, as far as possible, major transport routes;
 - to protect areas of particular natural sensitivity or interest in the vicinity of establishments, where appropriate through appropriate safety distances or other relevant measures; and
 - in the case of existing establishments, to take additional technical measures in accordance with regulation 5 of the Control of Major Accident Hazards Regulations 2015³ so as not to increase the risks to human health and the environment.
397. The Spatial Strategy should take account of the location of major-accident hazard sites, existing and, where known, proposed, in the vicinity and their potential impacts. In developing the Spatial Strategy and considering land allocations, planning authorities can use [HSE's Planning Advice Web App](#), or where that is not suitable, [HSE's Land Use Planning Methodology](#) underpinning the app, to ascertain the sensitivity levels / developments (in particular zones) that HSE would not advise against granting planning permission.
398. Plans should support lifelong eating well and healthy weight through supporting diversity in healthy, affordable local food and drink retail, local food growing and local food and drink manufacturing. Plans should take steps to increase food diversity and physical activity where significant issues are identified. Food deserts should be designed out and concentrations or clusters of outlets selling less nutritious foods, in particular for take-away purposes, should be avoided and not allowed to be created where they are within walking distance of schools.
399. Plans should support and encourage active lifestyles at all ages, through active travel, play and recreation. LDPs should seek to ensure that communities experience the health and wellbeing benefits of a high quality, nature positive local environment, with access to natural spaces. They should seek to tackle

³ S.S.I. 2015/181

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environmental health inequalities, including those associated with air pollution, impacts of climate change and access to quality greenspace.

400. The Act requires LDPs to include a statement of the planning authority's policies and proposals as to the provision of water refill locations.

Question 29

Do you agree with the proposed guidance on the Proposed Plan in relation to the section on Liveable Places (paragraphs 329 – 400)?

Yes / No / No View

Please explain why you agree or disagree.

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Productive Places

Figure 13 – Spatial Strategies: Productive Places

Approach

- supports a green economic recovery
- supports the ability of businesses and industry to be flexible to respond to rapid or significant economic change
- support the sustainable growth of the tourism sector
- maximises the sustainable and inclusive growth of regional and local visitor economies
- recognises and supports opportunities for jobs and investment in the creative sector, culture, heritage and the arts
- seeks to ensure that an area's full potential for electricity and heat from renewable sources is achieved
- supports the circular economy
- guides new aquaculture development to locations that reflect industry needs and takes into account wider marine planning. / in accordance with relevant national and regional marine plans and take into account SEPA guidance in its Finfish Aquaculture Sector Plan
- takes into account current and future improvements to digital connectivity

Identify

- identify proposals to meet requirements for employment land, infrastructure and investment
- identify and safeguard sites for any nationally important clusters of industries handling hazardous substances
- identify appropriate locations for significant business clusters (Enterprise Areas, business parks, science parks, large and medium-sized industrial sites and high amenity sites)
- identify land for new business and industrial development (range of sites)
- identify opportunities for sustainable tourism development
- identify areas viewed as potentially suitable for wind energy development
- identify appropriate locations for new infrastructure to support the circular economy and meet identified needs
- identify and safeguard existing waste management sites
- identify a landbank of permitted reserves for construction aggregates of at least 10 years at all times in relevant market areas through the identification of areas of search (criteria based approach may be taken, particularly where a sufficient landbank already exists or substantial unconstrained deposits are available)

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- identify requirements for additional digital infrastructure

Encourage

- opportunities for home-working, live-work units, micro-businesses and community hubs
- additional onshore wind energy development

Land and Premises for Business and Employment

401. Plans should support a green economic recovery and recognise the significant job growth potential in low-carbon, circular economy and nature-based sectors. The Spatial Strategy should support the ability of businesses and industry to be flexible to respond to rapid or significant economic change.
402. Draft NPF4 Policy 16a states LDPs 'should set out proposals to meet requirements for employment land, infrastructure and investment in a way which supports a greener, fairer and more inclusive wellbeing economy.'
403. The Spatial Strategy should identify sites for any nationally important clusters of industries handling hazardous substances within their areas. These should be safeguarded from development which, either on its own or in combination with other development, would compromise their continued operation or growth potential.
404. The Spatial Strategy should identify appropriate locations for significant business clusters. This could include sites identified in the National Renewables Infrastructure Plan, Enterprise Areas, business parks, science parks, large and medium-sized industrial sites and high amenity sites. The future risks arising from climate change should be taken into account when identifying major development sites and significant business clusters.
405. The Spatial Strategy should identify land for new business and industrial development. New sites should be identified where existing sites no longer meet current needs and market expectations. Where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of viable business or alternative uses should be considered, taking careful account of the potential impacts on existing businesses on the site. Flexibility and resilience for business and industry should be built into site allocation. Plans should allocate a range of sites for business, taking account of: current market demand; location, size, quality; infrastructure capacity and additional requirements; whether sites are serviced or serviceable within five years; the potential for a mix of uses; digital connectivity; and accessibility to transport networks by walking, wheeling, cycling and public transport and their integration with and access to existing transport networks.

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406. Plans should encourage opportunities for home-working, live-work units, micro-businesses and community hubs. In the past industrial and business areas have tended to be located at a distance from residential areas. As our economy continues to evolve, there may be scope for greater integration of work and living as inter-related land uses which will also support our ambition for net zero. This can help to tackle inequalities by providing more accessible, local job opportunities which reduce the need to travel. The Spatial Strategy and site allocations should factor this in.

Sustainable Tourism

407. Draft NPF4 Policy 17a states LDPs ‘should support the resilience of the tourism sector, including by identifying proposals for tourism development which reflect sector driven tourism strategies.’

408. Opportunities for sustainable tourism development should be included within the Spatial Strategy. Sites for tourism uses should be allocated to reflect sector driven tourism strategies including the [Covid-19 Tourism Recovery Programme](#) and Scotland Outlook 2030. The Spatial Strategy should maximise the sustainable and inclusive growth of regional and local visitor economies.

409. In allocating sites for tourism proposals planning authorities should consider their resilience to change such as the ability to adapt to the effects of climate change. Plans should ensure that tourism proposals do not exceed the ‘carrying capacity’ of locations by avoiding adverse impacts on the host environment and communities including their access to housing and community facilities; and linking existing and future locations with infrastructure including physical and digital links and active travel or recreational routes. New tourism uses for redundant tourism facilities should be encouraged.

Culture and Creativity

410. Policy 18a of draft NPF4 states LDPs ‘should recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts.’

411. The benefits of culture, the creative industries and the historic environment to tourism and the economy as well as place, sense of community, identity, and health and wellbeing, should be recognised.

Green Energy

412. Draft NPF4 Policy 19a states LDPs ‘should seek to ensure that an area’s full potential for electricity and heat from renewable sources is achieved. Opportunities for new development, extensions and repowering of existing renewable energy developments should be supported.’

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413. Plans should encourage additional onshore wind energy development. Plans should identify areas falling within National Parks and National Scenic Areas, where new wind farms will not be supported. The remainder of the area should be viewed as potentially suitable for wind energy development, recognising the sensitivity of other nationally and internationally important designated sites in line with wider policies set out in the National Planning Framework and subject to development management considerations.

Zero Waste

414. Draft NPF4 Policy 20a states LDPs 'should identify appropriate locations for new infrastructure to support the circular economy and meet identified needs in a way that moves waste as high up the waste hierarchy as possible.'

415. Suitable sites for resource / waste management infrastructure include those which have been identified for employment, industry or storage and distribution, former mineral sites and derelict or degraded land. Support should be provided to resource/waste management facilities and/or industries that maximise the value of secondary resources to the economy and move waste as high up the waste hierarchy as possible. Planning authorities should work with industry stakeholders to help facilitate co-location and to integrate energy efficiency and waste innovations within the construction and business environments. Links with heat networks and the relationship with the relevant LHEES should also be taken into account.

416. Existing waste management sites should be safeguarded for current and future use unless the facility is no longer required or that the capacity can be met through an alternative facility or technology of equal or improved standard.

Sustainable Aquaculture

417. Draft NPF4 Policy 21 states LDPs 'should guide new aquaculture development to locations that reflect industry needs and take account of environmental impact, including cumulative impacts, and wider marine planning.'

418. The Spatial Strategy should be in accordance with relevant national and regional marine plans and take into account SEPA guidance in its Finfish Aquaculture Sector Plan.

Minerals

419. Draft NPF4 Policy 22a states LDPs 'should support the 10 year landbank 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.'

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420. To support the sustainable extraction of minerals, plans should identify a landbank of permitted reserves for construction aggregates of at least 10 years at all times in relevant market areas through the identification of areas of search. Such areas can be promoted by developers or landowners as part of the plan preparation process or by planning authorities where they wish to guide development to particular areas. As an alternative, a criteria-based approach may be taken, particularly where a sufficient landbank already exists or substantial unconstrained deposits are available.
421. Plans should consider if those areas identified as being at development high risk by the Coal Authority are actually suitable for its proposed future development. Any suggested mitigation measures introduced to minimise the risk to human health, such as that from mine gas release, need to be fit for purpose.

Digital Infrastructure

422. Draft NPF4 Policy 23a states LDPs ‘should support the delivery of digital infrastructure, particularly in areas with gaps in connectivity and barriers to digital access.’
423. LDPs should take into account current and future improvements to digital connectivity in the Spatial Strategy. Plans should reflect the infrastructure roll-out plans of digital communications operators, community groups and others, such as the Scottish Government, the UK Government and local authorities.
424. Plans should help facilitate modern communications and requirements for additional infrastructure should be identified in the Spatial Strategy, taking into account options for:
- mast or site sharing where they present the best option (consistent with the conditions set out in the Electronic Communications Code);
 - installation on buildings or other existing structures;
 - installing the smallest suitable equipment, commensurate with technological requirements;
 - installation of ground-based masts; and
 - where the local authority can make their own suitable property available to MNOs and WIPs

and siting and design considerations:

- natural and historic environment, and visual and landscape character impacts; and
- concealing or disguising masts, antennas, equipment housing and cable runs using careful design and camouflage techniques where appropriate.

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Question 30

Do you agree with the proposed guidance on the Proposed Plan in relation to the section on Productive Places (paragraphs 401 – 424)?

Yes / No / No View

Please explain why you agree or disagree.

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Distinctive Places

Figure 14 – Spatial Strategies: Distinctive Places

Approach

- supports sustainable futures for city, town and local centres / provides a sustainable network of settlements
- seeks to provide a proportion of housing land requirements in city and town centres
- protects and enhances locally, regionally, nationally and internationally valued historic assets and places
- encourages the re-use and adaptation of existing historic environment assets and places, through active regeneration
- any changes to the boundary of the green belt should be considered during plan preparation, whether land releases to accommodate planned growth, or to extend, or change the area covered as green belt
- redirects development pressure to the most appropriate sustainable locations, making effective use of land and supporting regeneration - prioritising the re-use or re-development of brownfield land first, before new development takes place on greenfield sites
- seeks to re-use vacant and derelict land and redundant buildings as a priority
- supports the sustainability and growth of rural communities and economies
- actively promotes sustainable working and living in rural Scotland and the islands (where relevant)
- seeks to manage rural development in accessible or pressured rural areas, where there is a danger of unsustainable growth in long-distance car-based commuting or suburbanisation of the countryside
- supports new development in remote rural and island areas, where it can help support community resilience and sustain fragile populations
- supports a strategic approach to nature - in which wildlife sites, corridors, and stepping stones, landscape features, watercourses, and green and blue spaces come together to form integrated nature networks, supporting ecological connectivity
- in allocating land for future development, planning authorities should consider opportunities to safeguard and restore biodiversity and natural assets, and to use nature based solutions to support health and wellbeing
- protects locally, regionally, nationally and internationally valued soils
- considers how to adapt our coastline to the impacts of climate change

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Identify

- identify network of centres (city centres, town centres, local centres, commercial centres, emerging or new centres)
- identify opportunities to support new housing in city and town centres
- identify sites for, or requirements for, retail provision where a need is identified
- identify all historic environment designations at the appropriate scale together with key issues/historic environment/cultural heritage projects such as Conservation Area Regeneration Schemes (CARS)
- identify where appropriate, the detailed boundary of any green belt
- identify how vacant and derelict land, together with existing properties that are not in use, can be used for future development
- identify where site briefs or design guides can be prioritised and produced to proactively promote the development of vacant and derelict land
- make provision for housing in rural areas (rural approach to 20 min neighbourhoods)
- identify suitable sites for at a range of scales for the purposes of rural resettlement (small-scale housing, including crofts and woodland crofts, and other development which supports sustainable economic growth)
- identify and protect locally, regionally, nationally and internationally valued natural assets, landscapes, species and habitats
- safeguard land which is highly suitable for particular uses such as food production or flood management
- identify and protect key ecological features, including priority species and habitats
- identify existing woodland and potential for its protection, enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity
- identify areas of largely developed coast that are a major focus of economic or recreational activity; areas subject to significant constraints; and largely unspoiled areas of the coast that are generally unsuitable for development

Enhance

- identify opportunities or proposals to enhance town centres
- set out proposals and actions to protect, restore and enhance biodiversity, including through the promotion of wildlife corridors to support improved ecological connectivity, the creation of new, improved or extended habitats, and through other measures to increase and safeguard populations of priority species and habitats
- identify and set out proposals as to the development of forestry and woodlands

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City, Town, Commercial and Local Centres

425. Draft NPF4 Policy 24a states LDPs should ‘support sustainable futures for city, town and local centres and identify a network of centres. This should reflect the principles of 20 minute neighbourhoods and the town centre vision, and take into account how they are connected by public transport.’
426. The Spatial Strategy should identify a network of centres, which may be organised as a hierarchy, and is likely to include:
- city centres;
 - town centres;
 - local centres;
 - commercial centres; and
 - emerging or new centres.
427. Plans should identify as town centres (including city centres and neighbourhood centres within cities) those centres which display:
- a diverse mix of uses, including shopping;
 - a high level of accessibility;
 - qualities of character and identity which create a sense of place and further the wellbeing of communities;
 - wider economic and social activity during the day and in the evening; and
 - integration with residential areas.
428. Plans should identify as commercial centres those 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. The LDP should specify the function of individual commercial centres, for example where retail activity may be restricted to the sale of bulky goods.
429. Emerging or new centres may be designated within key new developments or land releases, or within existing neighbourhoods.
430. Whether centres are city, town or local centres is a matter of scale, to be determined by the planning authority. Plans should explain how centres in the network can complement each other. In remoter rural and island areas, it may not be necessary to identify a network of centres.
431. Using the findings of town centre audits, local authorities, should work with partners, including the local community and landowners, to develop town centre strategies for each centre included in the network. These should identify development opportunities including gap sites, brownfield land, re-use of empty properties (and redundant or vacant upper floors), buildings at risk, as well as ways to enhance the vibrancy of each town centre. The spatial elements of town centre strategies should can be included in the Proposed Plan.

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432. The plan should set out a long term vision for the future of city centres within the plan area. City centres are a significant asset for Scotland's economy, but they have experienced exceptional challenges that suggest that a broader mix of uses will be appropriate in the future. The Spatial Strategy should consider their future role and highlight the types of use that should be supported in city centres. A renaissance in city centre living, the night-time economy and cultural activities, tourism, recreation and hospitality, continuing but potentially restructured retail and expanded service provision together with enhanced community infrastructure are expected to be key considerations for creating future-proofed city centres within the Spatial Strategy.
433. Plans should set out how centres can address any significant changes in their roles and functions over time, where change is supported by a town centre strategy. LDPs should reimagine town centres and respond to challenges and opportunities arising for them to support social, economic and climate priorities. In addition to retail, LDPs should consider the broader role of town centres as important places that support an inclusive economy, our wellbeing and quality of life, and as key elements of the identity of our place. Plans should set out how centres can accommodate development.
434. Plans should identify opportunities or proposals to enhance town centres based on the relevant strategy. Plans should also promote the re-use of historic buildings, integration of blue-green infrastructure, such as urban trees and green roofs, in the design of centres to tackle problems such as air pollution, flood risk and urban heat island effects, helping to ensure centres are safe and pleasant places to live, work and visit.
435. Where a need has been identified for further retail provision, planning authorities should take a positive, proactive approach, in partnership with the private sector, in identifying sites which accord with the sequential approach, and are in line with the size, scale and format of new development needed. This could 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 town centre first and the 20 minute neighbourhood principle. Where a need is identified, suitable sites, or the requirement for such provision should be identified in the plan, or masterplans brought forward to coordinate development in an area.
436. Draft NPF4 Policy 27a states 'Town centre living should be encouraged and supported. Planning authorities should seek to provide a proportion of their housing land requirements in city and town centres and be proactive in identifying opportunities.'
437. Based on town centre audits and strategies development plans should identify opportunities for living in city and town centres. A mix of unit types, sizes and tenures should be promoted to ensure there is variety of town centre living accommodation, catering to a range of needs. Where family housing is incorporated in the plan, provision should be made to ensure there are

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sufficient equitable opportunities for children to play safely, meet friends and relax.

Historic Assets and Places

438. Draft NPF4 Policy 28a states LDPs ‘and their spatial strategies should identify, protect and enhance locally, regionally, nationally and internationally valued historic assets and places.’
439. All historic environment designations in the plan area should be identified at the appropriate scale together with key issues / historic environment / cultural heritage projects such as Conservation Area Regeneration Schemes (CARS).
440. Planning authorities should encourage the re-use and adaptation of existing historic environment assets and places, through active regeneration, in support of delivering the Spatial Strategy. This includes taking into account as a priority, Buildings at Risk identified within their area.
441. Historic environment assets and cultural heritage assets are a vital contributor to placemaking. LDPs should take account of the capacity of settlements, their surrounding areas and landscapes to accommodate development without significant impact to their cultural significance. This includes both direct impacts on historic environment assets or places, their setting and the character of existing settlements as well as identifying, where appropriate, opportunities to enhance all elements of the historic environment and contribute to place making objectives.

Urban Edges and the Green Belt

442. Green belts can be used as a settlement management tool around towns and cities to help to direct growth to the most appropriate, sustainable locations. Green belts can have a role in protecting and enhancing the character, landscape and natural setting and identity of settlements, providing outdoor access to green networks which link urban and rural areas and supporting nature networks. A green belt will not be necessary for most settlements, as other policies can provide an appropriate basis for directing development to the right locations, and protecting landscapes and green networks.
443. Draft NPF4 Policy 29a states LDPs ‘should consider using green belts where appropriate in some of the most accessible or pressured rural or peri-urban areas, where there is significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside. In such circumstances green belts can provide a more restrictive approach to development, to benefit quality of life and environment in our cities and towns, increase urban density and minimise the need to travel using unsustainable modes.’
444. LDPs may use green belts as a settlement management tool, around a city, town or village to support the Spatial Strategy by:

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- redirecting development pressure to the most appropriate sustainable locations, making effective use of land and supporting regeneration (prioritising the re-use or re-development of brownfield land first, before new development takes place on greenfield sites);
- protecting, enhancing and providing access to multifunctional blue and green networks and open space;
- helping address climate change mitigation and adaptation e.g. safeguarding and enhancing natural capital that can support carbon capture (tree planting) and water management and storage (e.g. safeguarding floodplain capacity and areas that do or could provide key flood risk management services to safeguard communities); and
- protecting and enhancing the character, landscape setting and identity of existing settlements.

445. Draft NPF4 Policy 29a also states ‘Green belts should be identified or reviewed when preparing plans with detailed boundaries clearly identified’. Any changes to the boundary of the green belt should be considered during the preparation of the Spatial Strategy, whether land releases to accommodate planned growth as part of the Spatial Strategy, or to extend, or change the area covered as green belt.

446. LDPs should show the detailed boundary of any green belt, giving consideration to:

- the form of the green belt, which should be appropriate to the location - it may encircle a settlement or take the shape of buffers, corridors, strips or wedges;
- excluding existing settlements, major educational and research uses, major businesses and industrial operations (including existing mineral extraction operations), airports and Ministry of Defence establishments; and
- establishing clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads. Hedges and field enclosures, or back gardens will rarely provide a sufficiently robust boundary.

Vacant and Derelict Land and Empty Buildings

447. Draft NPF4 Policy 30a states LDPs ‘should seek to re-use vacant and derelict land and redundant buildings as a priority including in proposals to creatively and sustainably re-purpose buildings and structures.’

448. The Spatial Strategy should aim to help regenerate areas blighted by vacant and derelict land and buildings by prioritising development on these sites. Planning authorities should prioritise the use of vacant and derelict land and buildings, in line with circular economy principles and the NTS2 investment hierarchy ahead of greenfield land through a ‘brownfield first’ approach.

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449. Potential redevelopment uses of brownfield land could include renewable energy, green infrastructure / naturalisation, leisure and recreation, community growing or city farms, employment and investment and housing. Temporary and permanent uses should be considered to achieve long term positive outcomes.
450. The Spatial Strategy should identify how this land, together with existing properties that are not in use, can be used for future development. Decisions about the Spatial Strategy should avoid creating redundancy in the system, for example town centre vacancies arising from out of town development such as retail or business parks. In line with the principles of a circular economy, the strategy should address 'end-of-life' buildings and sites. Priority should be given to establishing new uses for vacant and derelict land in, or adjacent to, areas where there are high levels of deprivation and/or disadvantage, for example: as identified in the Scottish Index of Multiple Deprivation.
451. LDPs should actively enable the reuse of vacant and derelict land. The LDP should identify where site briefs or design guides can be prioritised and produced to proactively promote the development of vacant and derelict land, including for either temporary or permanent uses.

Rural Places

452. Draft NPF4 Policy 31a states LDPs 'should set out proposals to support the sustainability and growth of rural communities and economies. Plans should identify accessible, intermediate and remote areas across mainland and islands. The Spatial Strategy should set out an appropriate approach to development in areas of pressure and decline, including proposals for future population growth. It should also be informed by an understanding of population change over time.'
453. The Spatial Strategy should actively promote sustainable working and living in rural Scotland and the islands. It should support growth of the rural economy, by promoting economic activity, innovation, and diversification while ensuring that the distinctive character of the rural area, the service function of small towns and natural and historic environment assets and cultural heritage are safeguarded and enhanced. The Spatial Strategy should make provision for housing in rural areas, taking account of the different development needs of different rural areas and the local communities within those. The resource implications of the proposed pattern of development, including facilitating access to local community services and support for public transport, should be understood and used to inform a rural approach to the concept of 20 minute neighbourhoods. The Spatial Strategy should also seek to protect and enhance the services provided by the natural environment, safeguarding land which is highly suitable for particular uses such as food production or flood management. It should promote a regenerative approach to managing the natural assets which underpin Scotland's rural economy and the wellbeing of communities, building stocks of natural capital.

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454. The Spatial Strategy should seek to manage rural development in accessible or pressured rural areas, where there is a danger of unsustainable growth in long-distance car-based commuting or suburbanisation of the countryside. A more restrictive approach to new housing development may be appropriate in such locations, plans should generally guide most new development to locations within or adjacent to settlements. In some most pressured areas, the designation of green belts may be appropriate.
455. In areas of intermediate accessibility and pressure for development, plans should be tailored to local circumstances, seeking to provide a sustainable network of settlements that provide for additional housing requirements, economic development, and the varying proposals that may come forward, while taking account of the overarching objectives and other elements of the plan.
456. New development in remote rural and island areas should be supported by the LDP, where it can help support community resilience and sustain fragile populations. This should encourage sustainable development that will provide employment and connect dispersed communities through provision for appropriate development, especially housing, community-owned energy and digital infrastructure. Such development should seek to safeguard and invest in important environmental assets such as historic assets, landscape and wildlife habitats that underpin continuing tourism visits, local identity and quality of place. It should include provision for small-scale, housing, including crofts and woodland crofts, and other development which supports sustainable economic growth in a range of location taking account of environmental protection policies and addressing issues of location, access, siting, design and environmental impact; where appropriate, allow the construction of single houses outwith settlements in accordance with rural and environmental policies.
457. The Spatial Strategy should identify proposals based on the different development needs, with the aim of supporting repopulation. This will inform consideration of suitable sites at a range of scales including for the purposes of rural resettlement where areas have depopulated, and allocate sites that will support rural living and working.

Natural Places

458. Draft NPF4 Policy 32a states LDPs 'should identify and protect locally, regionally, nationally and internationally valued natural assets, landscapes, species and habitats. These assets and areas should be safeguarded in the Spatial Strategy in a way which corresponds with the level of their statutory status. Strategies should also be designed to better connect nature rich areas through establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area.'
459. A strategic approach to nature - in which wildlife sites, corridors, and stepping stones, landscape features, watercourses, and green and blue spaces come together to form integrated nature networks, supporting ecological connectivity -

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is essential to protect and restore Scotland's biodiversity and the natural services we all rely on. It is also essential to allow ecosystems and natural processes to adapt and respond to climate change and to support the role of natural habitats in reducing emissions and storing carbon.

460. The Spatial Strategy should identify and protect key ecological features, including priority species and habitats. It should prevent fragmentation or isolation of habitats and identify opportunities to restore and enhance links which have been broken, including as part of wider green networks and active travel routes. In allocating land for future development, planning authorities should consider opportunities to safeguard and restore biodiversity and natural assets, and to use nature based solutions to support health and wellbeing. Planning authorities should also identify existing woodland and potential for its protection, enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity.
461. The Spatial Strategy should set out proposals and actions to protect, restore and enhance biodiversity, including through the promotion of wildlife corridors to support improved ecological connectivity, the creation of new, improved or extended habitats, and through other measures to increase and safeguard populations of priority species and habitats. It should identify which of the appropriate measures to enhance biodiversity as set out in national guidance are relevant in particular to the area as well as any additional measures to be considered.
462. LDPs should set out the circumstances in which developer contributions to enhancing biodiversity may be required, the likely levels of contribution and/or the methods for their calculation.

Peat and Carbon Rich Soils

463. Draft NPF4 Policy 33a states LDPs 'should protect locally, regionally, nationally and internationally valued soils.'

Trees, Woodland and Forestry

464. Draft NPF4 Policy 34a states LDPs' should identify and protect existing woodland and potential for its enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity, helping to protect nature networks. The Spatial Strategy should identify and set out proposals for the development of forestry and woodlands in their area, in associated Forestry and Woodland Strategies, including; their development, protection and enhancement, resilience to climate change, and the expansion of woodlands of a range of types to provide multiple benefits to the physical, cultural, economic, social and environmental characteristics of the area, in accordance with The Right Tree in the Right Place guidance.' In its preparation, the plan also should take into account the Control of Woodland Removal Policy.

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Coasts

465. Draft NPF4 Policy 35a states LDP 'spatial strategies should consider how to adapt our coastline to the impacts of climate change. Plans 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 that a precautionary approach to flood risk including by inundation should be taken. An appropriate strategy for development should be set out that reflects the diversity of coastal areas and communities. This should take account of opportunities to use nature-based solutions to improve the resilience of coastal communities and assets.'
466. LDPs should identify areas of largely developed coast that are a major focus of economic or recreational activity; areas subject to significant constraints; and largely unspoiled areas of the coast that are generally unsuitable for development.

Question 31

Do you agree with the proposed guidance on the Proposed Plan in relation to the section on Distinctive Places (paragraphs 425 – 466)?

Yes / No / No View

Please explain why you agree or disagree.

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Delivery Programme

467. The Delivery Programme must be kept under review and updated at least every two years, or if the Scottish Ministers direct the authority to update it. Further guidance on the process for the preparation of the Delivery Programme is included within section 2 of this draft guidance (paragraphs 74 – 89).

Design, Quality and Place

468. The Delivery Programme should identify where more detailed design briefs, and design codes will be prepared to provide most benefit.

469. To encourage the reuse of vacant and derelict land the Delivery Programme should set out the sequencing and interventions required to support future development, and consider whether Masterplan Consent Areas will encourage the reuse of vacant and derelict land.

Infrastructure First

470. The Delivery Programme should address the infrastructure requirements for each allocation covering (see paragraph 82):

- what the required infrastructure for each allocated site is;
- indicative infrastructure costs;
- planned timing / phasing of delivery;
- who is responsible for delivery and what actions are required from different parties for its delivery;
- funding sources / mechanisms to enable delivery, with relevant timescales and level of commitment;
- where developer contributions are sought, details of the contribution mechanism being used; and
- reference to how development viability has been factored into the funding approach.

Quality Homes

471. The Delivery Programme should link closely with the Housing Land Audit. They will both have important roles to play in monitoring the deliverable Housing Land Pipeline and supporting the delivery of homes. Whilst the Delivery Programme is to be updated at least every two years the Housing Land Audit should be prepared and published annually. A common approach to monitoring housing land will be established through national planning guidance.

472. The Delivery Programme should set out a clear pathway to facilitate the delivery of homes, particularly where action is needed to overcome identified constraints.

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Section 3: Thematic Guidance

473. The Housing Land Audit should monitor the progress of the deliverable Housing Land Pipeline to achieve the HLR. It should demonstrate the land available for homes and the homes that have been built (see paragraph 84 of section 2).
474. Where monitoring identifies that land is developed (i.e. homes are completed by the developer) ahead of assumed programming, allocations programmed for later in the pipeline should be bought forward. Additional allocations should be considered by way of amendment or review of the plan.
475. Where monitoring identifies that land is not developed in line with assumed programming, planning authorities and development interests should work collaboratively in taking action to enable delivery. If this is not successful, de-allocation of the site should be considered by way of amendment or review of the plan. Draft NPF4 Policy 9b sets out that 'Where sites in the deliverable Housing Land Pipeline do not progress to delivery as programmed and alternative delivery mechanisms are not possible, longer term deliverable sites should be bought forward. Site deallocation should be considered where they are no longer deliverable. The Delivery Programme and Housing Land Audit should be used to manage the development pipeline.'
476. There is an important link between the Local Housing Strategy (LHS) and the LDP. The LHS must be reviewed on a 5 year timescale, therefore the LHS will be reviewed at some point within the LDP timeframe and will be a useful sense-check on whether the HLR remains appropriate and deliverable.

Sustainable Transport and Travel

477. The deliverability of new transport infrastructure or public transport services, and by whom it will be delivered are key and should be considered at the earliest stage possible, and feed into to the consideration of the Spatial Strategy and its options.
478. The Delivery Programme should be informed by the Transport Appraisal. The Transport Appraisal will also be important in underpinning a developer contribution strategy for the infrastructure identified in the plan. Not having this risks the outcomes of the plan being achieved.
479. Consideration should be given to potential funding mechanisms and sources for capital and revenue funding, for transport infrastructure in the plan, including developer contributions.
480. The Delivery Programme may also identify where a Masterplan Consent Area may be brought forward to facilitate the development of a transport interchange, improve capacity and use of the interchanges without the need for developers to apply for planning permission.
481. Where public transport services required to serve a new development cannot be provided commercially, a contribution from the developer towards an agreed level of service may be appropriate. The Delivery Programme should set out how this will be delivered, and the planning authority should coordinate

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discussions with the public transport provider, developer, Transport Scotland where appropriate, and relevant regional representatives at an early stage in the process.

482. In rural areas the plan should be realistic about the likely viability of public transport services and innovative solutions such as demand-responsive public transport and small-scale park and ride facilities at nodes on rural bus corridors should be considered.

Question 32

Do you agree with the proposed thematic guidance on the Delivery Programme (paragraphs 467 – 482)?

Yes / No / No View

Please explain why you agree or disagree.

483. Whilst section 3 expands on the national planning policies in draft NPF4, providing thematic, topic based guidance – a final important key message is that plans focus on their vital role as place-based documents with a strong delivery focus (see section 1). Plans should coordinate different policy agendas and apply them locally to translate and show what they mean on the ground in different places in their area, to secure positive outcomes for people and places.

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Annex A – Examples of Place-Based Plans

General Principles

LDPs are expected to be place-based, visual plans. Pages 26 and 27 of the best practice guide [Designing for a Changing Climate: Planning Reform](#) by Architecture & Design Scotland outline general principles for content and graphic communication for development plans.

Examples of Place-Based Plans

The plans below are examples of the graphic form that LDPs could take. It is the illustrative, place-based content that is highlighted as good practice, the content of the plan will be a matter for each planning authority to determine of their own accord, in line with the guidance in full.

The Highland Council

The collage consists of four distinct planning documents. The top-left document is the 'Highland Indicative Regional Spatial Strategy for Highland 2050', featuring a map of the Highland region with various zones highlighted in green and orange. The top-right document is the 'Applecross Community Land Use Plan', which includes a colorful illustration of a village scene and a map of the Applecross area. The bottom-left document is the 'FW2040 Fortwilliam Strategic Plan', showing a detailed map of the Fortwilliam area with various zones and infrastructure. The bottom-right document is a map of the Applecross area, showing the coastline and surrounding land.

Strategic Spatial information using Storymap for Highland iRSS. Highland Place Principles established collaboratively and local area plans written flexibly around them, eg Inverness, Fortwilliam & Applecross.

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Loch Lomond & The Trossachs National Park Authority

Loch Lomond & Trossachs National Park

Map 1: Area covered by this guidance and strategy summary

Map 2: Balmaha Strategic Principles

Development Form Illustrations:

- WALKING PROSPECT - use the opportunities to enhance** an existing open space to create development potential.
 - Traditional boundary walls
 - Traditional setbacks
 - Lighting opportunities for planning
 - Traditional stone/brickwork
 - Close proximity to traditional stone wall
 - Traditional building typology, massing and scale
 - Traditional landscaping design
- WALKER GROUP - an arrangement of built form** (4-6 units) in a traditional form, with a traditional form type.
 - Traditional boundary walls
 - Traditional setbacks and boundary treatment
 - Traditional stone/brickwork
 - Lighting opportunities for planning
 - Close proximity to traditional stone wall
 - Traditional building typology, massing and scale
 - Traditional landscaping design
- LANDSCAPE GROUP - a development of 4-6 units** in a traditional form, with a traditional form type, with a traditional form type.
 - Traditional boundary walls
 - Traditional setbacks and boundary treatment
 - Traditional stone/brickwork
 - Lighting opportunities for planning
 - Close proximity to traditional stone wall
 - Traditional building typology, massing and scale
 - Traditional landscaping design

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LL&TNP Illustrations for Vision, Area Development Framework Diagrams, Balmaha Strategic Principles and Development Form Illustrations

Illustrations at vision, priority and local area level using mix of photography, maps, diagrams and illustrations to clearly convey key information. Plan informed by community plans, developed collaboratively, and used as a tool to shape partnership work and housing delivery across rural geographies.

North Ayrshire Council

North Ayrshire

Strategic Growth Areas & Balmaha

Local Development Plan 1 - Your Plan Your Future

Irvine

Infographic Data:

- 39,517 ESTIMATED POPULATION** (2016) - 100% of the local North Ayrshire population
- 4.5% UNEMPLOYMENT** (2016) - National health employment (2016) - 4.5% (2016) - 4.5% (2016) - 4.5% (2016)
- MALE LIFE EXPECTANCY 69yrs** (2016) - Life expectancy to reach 69 years of age (2016) - 69 years (2016) - 69 years (2016)
- FEMALE LIFE EXPECTANCY +9yrs** (2016) - Life expectancy to reach 78 years of age (2016) - 78 years (2016) - 78 years (2016)
- 103 per 1,000** (2016) - Life expectancy to reach 103 years of age (2016) - 103 years (2016) - 103 years (2016)
- Over 65s** (2016) - Over 65s (2016) - Over 65s (2016) - Over 65s (2016)
- 0.55 DEPENDENCY** (2016) - Dependency ratio (2016) - 0.55 (2016) - 0.55 (2016)
- Smoking** (2016) - Smoking (2016) - Smoking (2016) - Smoking (2016)
- Education** (2016) - Education (2016) - Education (2016) - Education (2016)



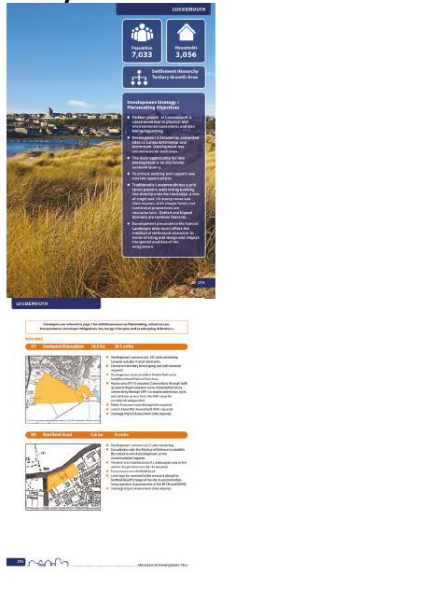
North Ayrshire LDP, Strategic Growth Areas, Priority Place Briefs, Infographic Data. Use of photography and infographics for data, strategic briefs for allocated sites. Collaborative approach to site assessment using place standard with input from communities, agencies and development industry.

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Aberdeen City

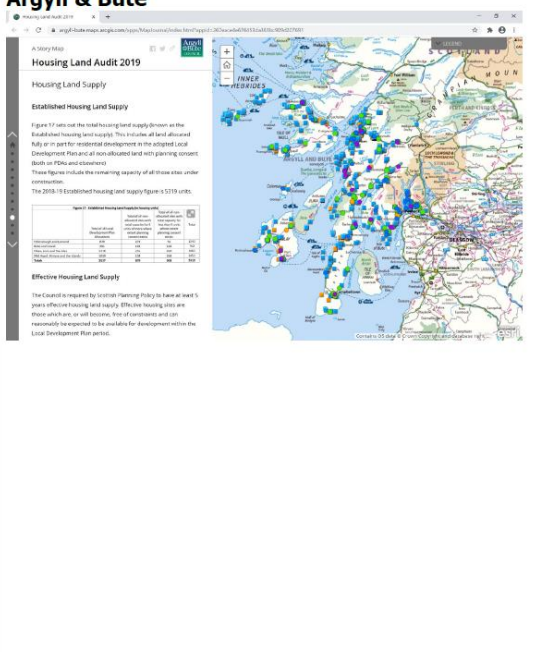
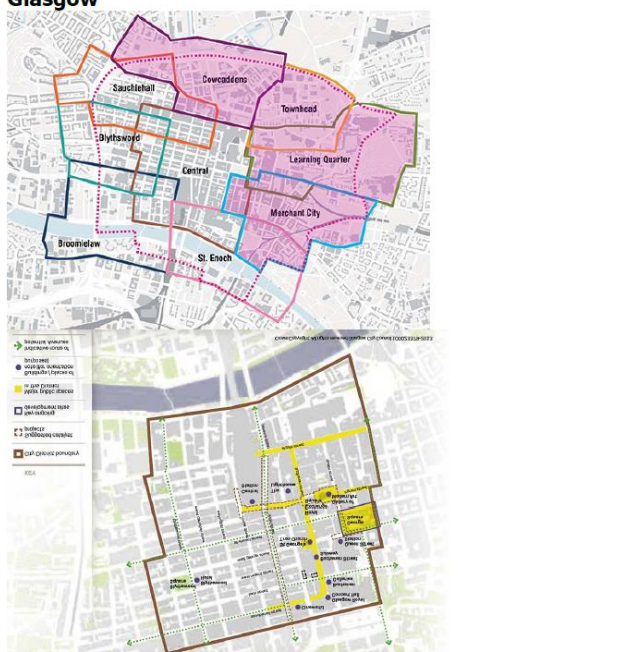
City of Edinburgh

Moray Council

 <p>Aberdeen City</p> <p>Figure 1: Masterplan Zones</p> <p>Note - The developments/masterplans in various Masterplan Zones of Edinburgh, Moray and other are now authoritatively addressed that they are outlined from this stage. However, their infrastructure requirements are still listed in Appendix 2.</p> <p>Countdowns</p> <p>Area: 100% (100%)</p> <p>Population: 100 (100%)</p> <p>Development: 100 (100%)</p> <p>2025: 100 (100%)</p> <p>2030: 100 (100%)</p> <p>2035: 100 (100%)</p> <p>2040: 100 (100%)</p> <p>2045: 100 (100%)</p> <p>2050: 100 (100%)</p>	 <p>City of Edinburgh</p> <p>Spatial Strategy, Priority Area and Local Place Briefs for allocated sites</p>	 <p>Moray</p> <p>Settlement Statements and strategic briefs for priority sites</p>
<p>Strategic Illustration of Aberdeen Masterplan Zones and Area Visualisation</p> <p>Illustrations at strategy and local area level. Masterplan led approach to priority developments setting out requirements and partnership approach to delivery</p>	<p>City of Edinburgh Council - Spatial Strategy, Priority Area and Local Place Briefs for allocated sites</p> <p>Strategic, Priority area and Site allocation diagrams using a range of maps, photography, diagrams and use of briefs for key sites to influence for place quality in applications.</p>	<p>Moray LDP Settlement Statements and strategic briefs for priority sites</p> <p>Strategic, Priority area and Site allocation diagrams using a range of maps, photography and infographics. Quality Audit approach to influence for place quality in proposals.</p>

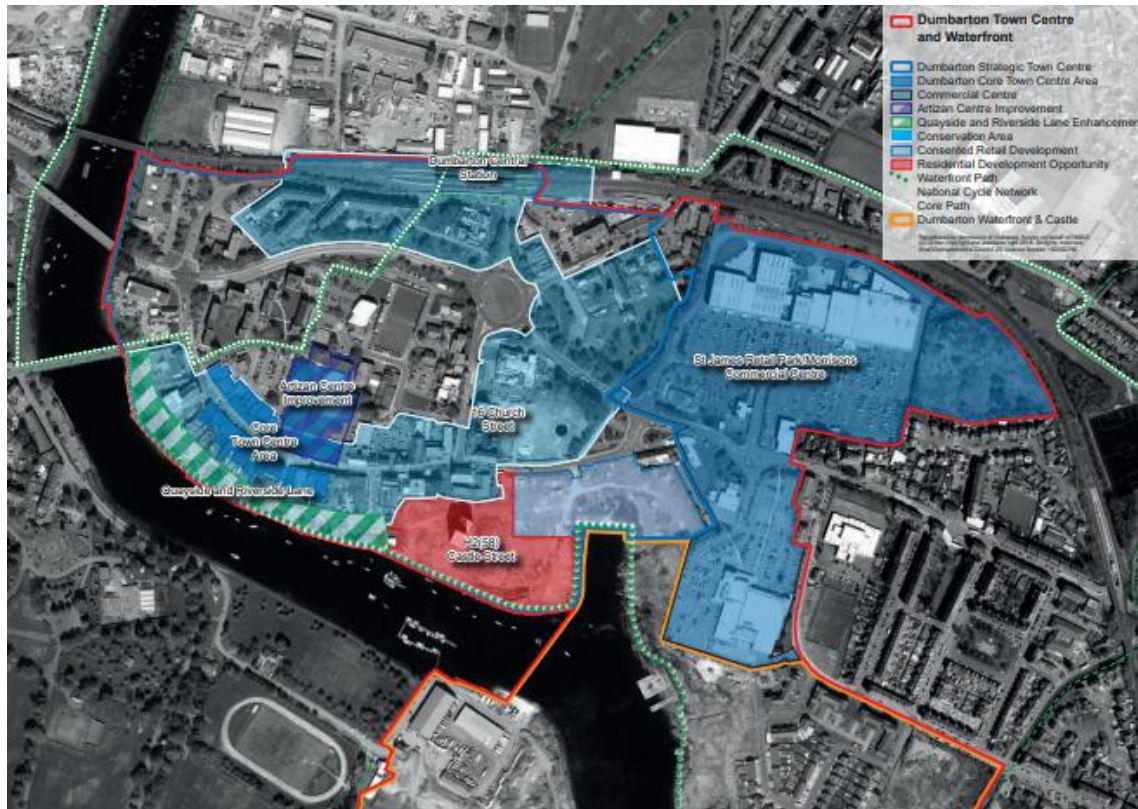
Argyll & Bute Council

Glasgow City Council

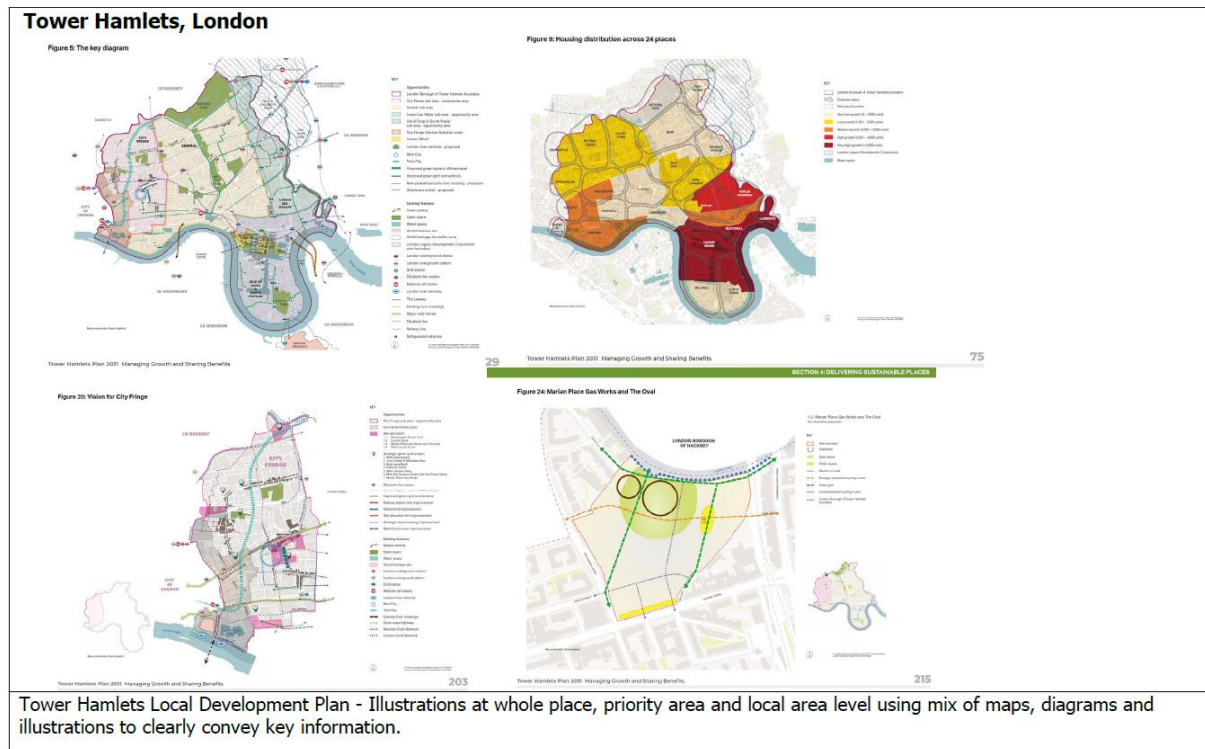
 <p>Argyll & Bute</p> <p>Housing Land Audit 2019</p> <p>Housing Land Supply</p> <p>Established Housing Land Supply</p> <p>Figure 1.1 sets out the total housing land supply shown on the Established housing land supply. This includes all land allocated fully or in part for residential development in the adopted Local Development Plan and unallocated land with planning consent (both in PDs and elsewhere).</p> <p>These figures include the remaining capacity of all those sites under construction.</p> <p>The 2018-19 Established housing land supply is 5219 units.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Established Housing Land Supply (Units)</th> </tr> </thead> <tbody> <tr> <td>2018-19</td> <td>5219</td> </tr> <tr> <td>2019-20</td> <td>5219</td> </tr> <tr> <td>2020-21</td> <td>5219</td> </tr> <tr> <td>2021-22</td> <td>5219</td> </tr> <tr> <td>2022-23</td> <td>5219</td> </tr> <tr> <td>2023-24</td> <td>5219</td> </tr> <tr> <td>2024-25</td> <td>5219</td> </tr> <tr> <td>2025-26</td> <td>5219</td> </tr> <tr> <td>2026-27</td> <td>5219</td> </tr> <tr> <td>2027-28</td> <td>5219</td> </tr> <tr> <td>2028-29</td> <td>5219</td> </tr> <tr> <td>2029-30</td> <td>5219</td> </tr> <tr> <td>2030-31</td> <td>5219</td> </tr> <tr> <td>2031-32</td> <td>5219</td> </tr> <tr> <td>2032-33</td> <td>5219</td> </tr> <tr> <td>2033-34</td> <td>5219</td> </tr> <tr> <td>2034-35</td> <td>5219</td> </tr> <tr> <td>2035-36</td> <td>5219</td> </tr> <tr> <td>2036-37</td> <td>5219</td> </tr> <tr> <td>2037-38</td> <td>5219</td> </tr> <tr> <td>2038-39</td> <td>5219</td> </tr> <tr> <td>2039-40</td> <td>5219</td> </tr> <tr> <td>2040-41</td> <td>5219</td> </tr> <tr> <td>2041-42</td> <td>5219</td> </tr> <tr> <td>2042-43</td> <td>5219</td> </tr> <tr> <td>2043-44</td> <td>5219</td> </tr> <tr> <td>2044-45</td> <td>5219</td> </tr> <tr> <td>2045-46</td> <td>5219</td> </tr> <tr> <td>2046-47</td> <td>5219</td> </tr> <tr> <td>2047-48</td> <td>5219</td> </tr> <tr> <td>2048-49</td> <td>5219</td> </tr> <tr> <td>2049-50</td> <td>5219</td> </tr> </tbody> </table> <p>Effective Housing Land Supply</p> <p>The Council is required by Scottish Planning Policy to have at least 5 years effective housing land supply. Effective housing sites are those which have an unexpired period of completion and are reasonably expected to be available for development within the Local Development Plan period.</p>	Year	Established Housing Land Supply (Units)	2018-19	5219	2019-20	5219	2020-21	5219	2021-22	5219	2022-23	5219	2023-24	5219	2024-25	5219	2025-26	5219	2026-27	5219	2027-28	5219	2028-29	5219	2029-30	5219	2030-31	5219	2031-32	5219	2032-33	5219	2033-34	5219	2034-35	5219	2035-36	5219	2036-37	5219	2037-38	5219	2038-39	5219	2039-40	5219	2040-41	5219	2041-42	5219	2042-43	5219	2043-44	5219	2044-45	5219	2045-46	5219	2046-47	5219	2047-48	5219	2048-49	5219	2049-50	5219	 <p>Glasgow</p> <p>Glasgow City Centre Strategy Diagrams</p> <p>Illustrations for priority areas within the city centre regeneration area. Product of a collaborative process Y(our) City Centre Districts.</p>
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<p>Storymap of Housing Land Supply</p> <p>Housing Land Audits have moved over to 'online storymap' format, which seeks to be more of a visual presentation of information</p>	<p>Glasgow City Centre Strategy Diagrams</p> <p>Illustrations for priority areas within the city centre regeneration area. Product of a collaborative process Y(our) City Centre Districts.</p>																																																																		

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West Dunbartonshire Council



Tower Hamlets Council



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Annex B – Section 15(5) Matters

The list below is of those matters identified in [section 15\(5\)](#) of the 1997 Act, as amended, which the planning authority must set out their view on in the Evidence Report and which must be taken into account when preparing the LDP's Spatial Strategy.

- the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district;
- the principal purposes for which the land is used;
- the size, composition, health and distribution of the population of the district;
- the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people;
- the availability of land in the district for housing, including for older people and disabled people;
- the desirability of allocating land for the purposes of resettlement;
- the health needs of the population of the district and the likely effects of development and use of land on those health needs;
- the education needs of the population of the district and the likely effects of development and use of land on those education needs;
- the extent to which there are rural areas within the district in relation to which there has been a substantial decline in population;
- the capacity of education services in the district;
- the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district;
- the infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities);
- how that infrastructure is used;
- any change which the planning authority thinks may occur in relation to any of the matters mentioned above.

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Annex C – Local Development Plan Process

KEY STAGE	LOCAL DEVELOPMENT PLAN	STRATEGIC ENVIRONMENTAL ASSESSMENT	OTHER APPRAISAL / ASSESSMENT
Evidence Gathering			
<p>Early Preparation</p>	<p>Development Plan Scheme (DPS):</p> <ul style="list-style-type: none"> - Prepared at least annually (or when directed by Scottish Ministers) - Includes Participation Statement - Adopted by planning authority <p>Invitation to local communities to prepare Local Place Plans</p>	<p>Programme for work on SEA set out in DPS</p>	<p>DPS sets out programme for work on assessments including:</p> <ul style="list-style-type: none"> - Public Sector Equality Duty Assessment - Fairer Scotland Duty Assessment - Island Communities Impact Assessment (where relevant)
<p>Evidence Report</p>	<p>Gather and collate appropriate evidence</p> <p>Seek views of key agencies, children and young people, and the public at large in the preparation of the Evidence Report.</p> <p>Prepare Evidence Report</p> <p>Approval of Evidence Report by full Council</p> <p>Submission to Scottish Ministers</p>	<p>Scoping workshop</p> <p>Collect Environmental Baseline</p> <p>Prepare Scoping Report</p> <p>Submit Scoping Report to Consultation Authorities</p>	<ul style="list-style-type: none"> - Habitats Regulations Appraisal

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Gate Check	Scottish Ministers appoint person to assess Evidence Report Gate Check of Evidence Report Requests for further information and / or hearings (where appropriate) If evidence considered sufficient, appointed person informs planning authority and Scottish Ministers If evidence not sufficient, appointed person prepares "assessment report".		
Plan Preparation			

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<p>Proposed Plan</p>	<p>Preparation of Proposed Plan, including Spatial Strategy</p> <p>Call for Ideas</p> <p>Site Assessment</p> <p>Delivery Programme: - Consult with key agencies, Scottish Ministers and anyone named in the Programme during preparation - Approved by full Council before publication</p> <p>Proposed Plan approved by full Council.</p> <p>Publish Proposed Plan, Evidence Report and Delivery Programme together.</p> <p>Consultation: - 12 weeks statutory minimum - consult with key agencies and Scottish Ministers - consult with Central Scotland Green Network Partnership (where appropriate)</p> <p>Modification of Proposed Plan (where appropriate) and preparation of Modification Report</p>	<p>Site assessment</p> <p>Identification of reasonable alternatives</p> <p>Assess any local policies</p> <p>Prepare Environmental Report</p> <p>Consultation on Environmental Report alongside Proposed Plan</p>	<p>Transport Appraisal prepared and published with Proposed Plan</p> <p>Required Assessments: - Public Sector Equality Duty Assessment - Fairer Scotland Duty Assessment - Island Communities Impact Assessment (where relevant) - Habitats Regulations Appraisal</p>
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<p>Examination</p>	<p>Publish Proposed Plan and Modification Report (where appropriate)</p> <p>Preparation of summary of unresolved issues (Schedule 3)</p> <p>Where unresolved representations, appointment of person to examine plan</p> <p>Examination of Proposed Plan</p> <p>Preparation of Examination Report and Recommendations</p> <p>Modification of LDP (where necessary)</p>	<p>Amend Environmental Report as required following Examination</p> <p>Submit amended Environmental Report to Scottish Ministers</p>	
<p>Delivery</p>			
<p>Adoption</p>	<p>Adoption of LDP by planning authority.</p> <p>Publish LDP</p> <p>Publish Report on Modifications or 'Recommended Modifications Statement' (where applicable)</p> <p>Adopt and publish Delivery Programme within 3 months of LDP being constituted</p>	<p>Prepare Post Adoption Statement</p> <p>Publish Post Adoption Statement</p>	
<p>Monitoring & Delivery</p>	<p>LDP kept under review – monitor changes in Annex B characteristics, monitor</p>	<p>Monitoring</p>	

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	<p>impact of policies / proposals.</p> <p>Delivery Programme: - kept under review and updated at least every 2 years, or if the Scottish Ministers direct the authority to update it</p> <p>Housing Land Audit: - prepared annually by each planning authority</p>		
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Riaghaltas na h-Alba
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