



Planning and Regulatory Services Committee

Tuesday, 14 March 2023

SUPPLEMENTARY AGENDA

The undernoted reports have been added to the Agenda for the meeting of the **Planning and Regulatory Services Committee** to be held at **Council Chambers, Council Office, High Street, Elgin, IV30 1BX** on **Tuesday, 14 March 2023** at **09:30**.

BUSINESS

10a) **National Planning Framework 4**

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Report by Depute Chief Executive (Economy, Environment and Finance)

Summary of Planning and Regulatory Services

Committee functions:

Town and Country Planning; Building Standards; Environmental Health; Trading Standards; Weights & Measures, Tree Preservation Orders, and Contaminated Land issues.



**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON
14 MARCH 2023**

SUBJECT: NATIONAL PLANNING FRAMEWORK 4

**BY: DEPUTE CHIEF EXECUTIVE (ECONOMY, ENVIRONMENT AND
FINANCE)**

1. REASON FOR REPORT

- 1.1 The report asks the Committee to note publication and adoption of National Planning Framework (NPF) 4 which along with the Moray Local Development Plan (MLDP) 2020 forms the Development Plan for Moray development management purposes.
- 1.2 This report is submitted to Committee in terms of Section III (E) (2) of the Council's Scheme of Administration relating to the review and preparation of Strategic and Local Plans.

2. RECOMMENDATION

2.1 It is recommended that the Committee agrees:

- (i) to note publication and adoption of NPF4;
- (ii) to note that NPF4 along with the MLDP2020 now form the Development Plan for Moray for development management purposes;
- (iii) to note variances in national and local policy position and the additional guidance proposed in Appendix 1 be presented to future meetings of this Committee;
- (iv) to note that where there is a conflict between a policy in NPF4 and the MLDP2020, NPF4 will prevail until any new local policy position is agreed
- (v) to note the requirements set out in NPF4 for the next MLDP
- (vi) to note the transitional arrangements for the Development Plan;

(vii) that a further report on Development Management validation requirements is considered at a future meeting of this Committee; and

(viii) that a members briefing is arranged to allow further discussion on key issues highlighted in this report

3. BACKGROUND

- 3.1 NPF4 was adopted and published on 13 February 2023 and now forms part of the Development Plan for Moray. The NPF is a key part of the new planning system in Scotland, which is plan-led and decisions on planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.
- 3.2 The draft NPF4 was published for consultation on 10 November 2021. Significant changes and improvements have been made to the final version of NPF4 from the draft version which was considered at a meeting of this Committee on 1 March 2022 (para 9 of minute refers). A revised draft was laid before Parliament on 8 November 2022
- 3.3 NPF4 introduces a suite of policies aiming to bring greater consistency in decision making across Scotland and reducing the need for local policies within Local Development Plans, which are to be more place based with a greater focus on delivery to bring about change. As well as the suite of policies, NPF4 sets out extensive new requirements for local development plans, with a new evidence based approach to be scrutinised through a Gatecheck. NPF4 is accompanied by a delivery plan/programme setting out a range of support work being progressed to support its delivery.
- 3.4 Some planning applications will have been prepared and submitted prior to the adoption of NPF4, without being in a position to give full consideration of its policies or providing all the information needed for full assessment against NPF4. Effective delivery needs to be supported by national or local guidance yet to be prepared. However, in anticipation of the direction of travel, officers in Moray have progressed action on a number of policy fronts such as community wealth building and carbon offsetting which will be reported to a future meeting of this Committee.

4. PROPOSALS

- 4.1 NPF4 consists of 3 parts;
- Part 1- A national spatial strategy for Scotland, with regional spatial priorities set out
 - Part 2- National Planning Policy, with development management policies and local development plan requirements set out in 3 chapters- Sustainable Places, Liveable Places and Productive Places.

- Part 3- Annex providing further detail on matters such as minimum all tenure housing land requirements and the six qualities of a successful place.
- 4.2 NPF4 states that we will plan our future in line with 6 overarching spatial principles;
- Just Transition- empower people to shape their places and ensure the transition to net zero is fair and inclusive
 - Conserving and recycling assets- make productive use of existing buildings, places, infrastructure and services, locking in carbon and minimising waste
 - Local Living-support local liveability and improve community health and wellbeing
 - Compact urban growth- limit urban growth and optimise use of land to provide services and resources
 - Rebalanced development-target development to create opportunities for communities and investment in areas of past decline and manage development sustainably in areas of high demand
 - Rural revitalisation- encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities.
- 4.3 A series of 18 national developments are included in the NPF. These are significant developments of national importance that will help to deliver the spatial strategy. Their designation means that the principle of the development does not need to be agreed in later consenting processes providing more certainty for communities, business and investors. There are no specific national developments identified in Moray, although a number of projects are identified as being “Scotland wide”, such as “National Walking, Cycling and Wheeling Network”.
- 4.4 The national spatial strategy is broken down into regional strategies with very limited reference to Moray which appears to be included within both the North and North East “regions”;
- (i) Within the North, the strategy recognises that carbon emissions are partly offset from land use and forestry as the area acts as a net carbon sink overall. Challenges include outmigration, particularly the loss of younger people and further population decline is a future risk. People depend on the car and more limited access to services creates disadvantage, despite the quality of life. Increased house prices affects affordability, without intervention, access to affordable homes, jobs and services that enable local people, including young people, to stay in their communities could become more challenging. Fuel and transport poverty and poor digital connectivity are particular challenges. Pockets of deprivation remain both in urban and rural areas where there is a need for alternatives to low skilled and low paid jobs.
- Priorities identified are;
- Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient connections.

- Maintain and help grow the population by taking a positive approach to rural development that strengthens networks of communities.
- Support local economic development by making sustainable use of the areas' world-class environmental assets to innovate and lead greener growth.

(ii) Within the North East, it is recognised as a centre for the skills and expertise needed to meet climate change commitments, evolving through a just transition to move industry and business away from the oil and gas sector towards a cleaner, greener future. Land use and forestry are key in carbon sequestration and significant parts of the coast will be vulnerable to future climate impacts. Affordability and choice of homes is an acute problem, with many communities in need of regeneration to build on their identity and natural assets. High quality productive agricultural land with other land based industries and the strong fishing industry and globally significant energy sector are all referenced as assets.

Priorities identified are;

- Plan infrastructure and investment to support the transition from oil and gas to net zero and decarbonising connectivity
- Focus regeneration on the principles of local living and 20 minute neighbourhoods
- Support continued economic diversification and innovation.

4.5 The suite of policies include progressive new policies on a number issues, including;

- Climate Mitigation and Adaptation
- Biodiversity
- Community Wealth Building

4.6 The policies in NPF4 are summarised in **Appendix 1** along with new requirements for the Local Development Plan and the table highlights some differences between national and local planning policies as a baseline. Officers have reviewed all the policies within NPF4 and as of the date of publication, all policies with the exception of Policy 25 Community Wealth Building will be applied to planning applications until the draft Community Wealth Building Strategy is approved in May 2023.

4.7 The new requirements for local development plans, particularly information to be gathered as part of the Evidence Report and for the place based approach were included with the annual Development Plan Scheme approved at the meeting of this Committee on 20 December 2022 (para 11 of minute refers).

4.8 Moray Council's indicative Regional Spatial Strategy (RSS) was approved at a meeting of this Committee on 15 September 2020 (para 15 of minute refers). The final version of the RSS will be progressed during 2023 and reported to this Committee in early 2024. Engagement on the RSS will take place through the wider Local Development Plan engagement exercise. The RSS will provide the strategic spatial strategy for the new Local Development Plan,

directing growth and investment, safeguarding our environment, setting out strategic projects to support the transition to net zero.

- 4.9 The first iteration of the NPF4 Delivery Programme has been prepared. This is an important tool which sets out the approach for implementing the Framework and includes key actions to be taken forward over the short to medium term. The Delivery Programme will be continually reviewed and formally updated by the Scottish Government as implementation progresses. The Programme will be reviewed and updated six months after the adoption of NPF4 and then annually thereafter. Some key actions include better alignment of infrastructure funding, skills and resourcing of planning and digital transformation of the planning system.
- 4.10 Scottish Government expects planning authorities to adopt their LDP's within 5 years of the date of NPF4 being adopted and review every 10 years thereafter. The programme for the new LDP20227 was approved through the Development Plan Scheme report to this Committee on 20 December 2022 (para 11 of minute refers). The need for local policies must be justified through the Evidence Report and Gatecheck process for the new Local Development Plan.
- 4.11 Copies of NPF4 and the Delivery Programme have been placed on CMIS.

5. TRANSITIONAL ARRANGEMENTS

- 5.1 In a letter published on 8 February 2023, Fiona Simpson, Chief Planner confirmed that from 13 February 2023, on adoption and publication by Scottish Ministers, NPF4 will form part of the statutory development plan, along with the LDP applicable to the area at that time and its supplementary guidance. The letter also sets out transitional arrangements and how NPF4 should be applied, including;
- LDP's already adopted will continue to be part of the development plan. Existing LDP land allocations will be maintained.
 - Whether an LDP has been adopted prior to or after the publication of NPF4, legislation states that in the event of any incompatibility between a provision of NPF and a provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 section 24(3)).
 - Across Scotland, there is a substantial amount of supplementary guidance associated with Strategic Development Plan and LDP's. Supplementary guidance associated with LDP's which was in force before 12 February 2023 will continue to be in force and be part of the development plan
 - As the development plan system transitions to one without supplementary guidance, the Planning (Scotland) Act 2019 (Commencement No11 and Saving and Transitional Provisions) Regulations 2023 provide for local authorities to continue to prepare and adopt Supplementary Guidance adopted under those provisions is to be treated as forming part of the development plan for the area to which the LDP relates.
 - It will be important for the first round of "new style" LDP's to be prepared in a timely fashion. Every planning authority is expected to have a new style

plan in place within around 5 years of the new development plan regulations coming into force, which is anticipated in spring 2023.

- Legislation provides for planning authorities to prepare LDP's that include policies and proposals for development and use of land in their area. There is no legal requirement for LDP's to be directly compatible with NPF4, although in preparing LDP's there will be a statutory requirement that planning authorities take the NPF into account.
- NPF4 must be read and applied as a whole. Conflicts between policies are to be expected. Factors for and against development will be weighed up in the balance of planning judgement.
- In the event of any incompatibility between a provision of NPF and a provision of an LDP, whichever of them is the later in date is to prevail. Provisions that are contradictory or in conflict would be likely to be considered incompatible.
- Application of planning judgement to the circumstances of an individual situation remains essential to all decision making, informed by principles of proportionality and reasonableness.

6. VALIDATION

- 6.1 The statutory validation requirements are set out in the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2013 and these cover a basic set of requirements including a completed form, planning drawings, necessary fee, ownership certificate, design statement or a design and access statement where required. Major planning applications also need to be accompanied by a Proposal of Application Notice (PAC) report. In 2017, it was agreed that validation should be extended to cover access and parking details, private water supply and drainage requirements and supporting information regarding tree protection and removal.
- 6.2 NPF4 introduces an additional set of statements required to support planning applications and officers will need to update validation requirements to reflect this. Planning statements support major planning applications and large local planning applications and these can include a reference to how they comply with NPF4 and MLDP2020. A separate report will be prepared for a future meeting of this Committee setting out these requirements in terms of best practice and promoting quality supporting information.

7. NEXT STEPS

- 7.1 **Appendix 1** identifies a number of policy topics where either new guidance is required or existing guidance will need to be updated to aid interpretation of NPF4. The Delivery Programme supporting NPF4 refers to regulations and guidance to be published on a range of matters, however, timescales are vague resulting in uncertainty which it is proposed to fill with local guidance. Key guidance and regulation on Local Development Plan procedures and content are awaited.
- 7.2 A number of policies within NPF4 are highlighted as presenting a different position to the MLDP2020 policies and a briefing session will be arranged for members of this Committee and the Local Review Body.

8. SUMMARY OF IMPLICATIONS

(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))

The NPF when adopted will form part of the LDP which is a vital aspect of supporting and facilitating the Council's priority for economic growth. The Plan also aims to deliver other key objectives including the delivery of affordable housing and conservation and enhancement of our high quality natural and historic environment.

(b) Policy and Legal

NPF4 has been published and adopted on 13th February and becomes part of the Development Plan for Moray in terms of decision making. Under the legislation, development management decisions must be made in accordance with the Development Plan unless there are material considerations indicate otherwise.

The new planning system in Scotland introduces significant new statutory requirements for planning authorities.

(c) Financial implications

The new policies and local development plan requirements introduce a range of new statutory requirements and a more delivery and infrastructure focussed approach. A significant number of new areas of evidence are required to be collated some of which will require use of the local development plan revenue budget as set out in the Development Plan Scheme report to the meeting of this Committee in December 2022 (para 11 of minute refers).

(d) Risk Implications

There is a risk that if not properly realised, the Scottish Government's ambitions for the new planning system in Scotland will not be fulfilled.

(e) Staffing Implications

Implementation of the policies in NPF4 will add to the workload of officers within Strategic Planning and Development (SP&D) and Development Management and other services supporting the planning function, including Transportation, Consultancy and Legal.

The policies on Climate Mitigation and Adaptation, Biodiversity and Community Wealth Building will require support from the Climate Change officers and Community Wealth Building officer within SP&D.

Preparing new guidance and updating existing guidance will put significant pressure on the Strategic Planning and Development and Development Management sections as well as Transportation and Consultancy and will need to be balanced with other work priorities.

(f) Property

The new policies will have implications for building projects which the Council is involved in whether a Council asset or part of a partnership project.

(g) Equalities/Socio Economic Impact

No Equality Impact Assessment is required for this report.

(h) Climate Change and Biodiversity Impacts

NPF4 sets out a suite of nationally consistent policies, including bold new policies aimed at significantly reducing carbon emissions and reversing biodiversity loss. These policies will be further supported through the Regional Spatial Strategy and Local Development Plan for Moray and their subsequent delivery.

Guidance and procedures will be introduced nationally and locally to support delivery of NPF4 policies and the new requirements for local development plans.

(i) Consultations

The Depute Chief Executive (Economy, Environment and Finance), the Head of Economic Growth and Development, the Head of Financial Services, the Development Management and Building Standards Manager, the Legal Services Manager, the Senior Engineer (Transportation), the Principal Climate Change Strategy Officer, the Equal Opportunities Officer, the Consultancy Manager and Tracey Sutherland (Committee Services Officer) have been consulted and are in agreement with the contents of the report. Any comments received have been incorporated into the report.

9. CONCLUSION

9.1 NPF4 has been adopted and published by the Scottish Government following an extensive consultation. NPF4 and the Moray Local Development Plan 2020 now form the statutory Development Plan for Moray.

9.2 NPF4 sets out national policies to be used in determining planning applications and also sets out requirements for local development plans to take account of.

9.3 To support delivery of NPF4, some areas of existing planning policy guidance require to be reviewed and updated and for some policy topics, new guidance will require to be prepared. Implementation of NPF4 will require awareness raising and assistance to developers/communities regarding its revised and new content.

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Background Papers:
Ref:

NPF4 Policy	Policy aims	MLDP2020 policies	Policy variances	LDP2027 requirements	Additional guidance/ interpretation required
1 Tackling the climate and nature crises	<p>To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.</p> <p>When considering all development proposals significant weight will be given to the global climate emergency and nature crisis.</p>	<p>PP1 Placemaking PP2 Sustainable Economic Growth DP1 Development Principles EP1 Natural Heritage Designations EP2 Biodiversity EP4 Countryside Around Towns EP7 Forestry, Woodlands and Trees.</p> <p>A number of other policies in the MLDP2020 reflect this</p>	<p>This policy reflects a number of the policies contained within the MLDP. Not a variance or conflict with existing policies but a requirement to reflect the emphasis on climate change and the nature crisis.</p>	<p>The LDP will ensure the spatial strategy will reduce emissions and adapt to current and future risks of climate change by promoting nature recovery and restoration in the area.</p>	<p>The Development Management decision making process will reflect the stronger position on climate change and nature but no specific additional guidance required.</p> <p>This policy requirement will be reflected in a number of the existing MLDP and other NPF4 policies, which will require further guidance as detailed below.</p> <p>Chief Planners letter of 8/2/23 states that it will be for the decision maker to determine whether the</p>

		overarching policy			significant weight to be applied tips the balance in favour for, or against a proposal on the basis of its positive or negative contribution to the climate and nature crises.
2 climate mitigation and adaptation	<p>To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.</p> <p>The policy requires development proposals to be designed to minimise greenhouse gas emissions, adapt to current and future climate change risks, and allow for retrofit measures and adaption to climate change.</p>	DP1 Development Principles	This policy reflects a number of the policies contained within the current MLDP. A stronger push towards full lifecycle greenhouse gas emissions and the need to adapt to future climate change risks.	The LDP spatial strategy will be designed to reduce, minimise or avoid greenhouse gas emissions. The 6 spatial principles should form the basis for the spatial strategy, helping guide development and create sustainable locations. The strategy will be informed by an understanding of the impacts of the proposals on greenhouse gas emissions.	<p>Guidance to set out how lifecycle greenhouse gas emissions will be calculated and how “as far as possible” will be assessed. Developers to submit a siting & design statement to detail energy assessment to demonstrate how carbon dioxide emissions will be reduced and adaptable to current and future risks.</p> <p>Chief Planners letter of 8/2/23 states that the emphasis is</p>

					<p>on reducing emissions as far as possible, rather than eliminating all emissions. For development proposals that may generate significant emissions, such as some national or major developments, it is reasonable to expect quantitative information to be provided. The guidance "carbon management guidance for projects and programmes" includes useful information and highlights established methodologies which may be of assistance.</p> <p>Guidance on calculation, mitigation and offsetting to be</p>
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					presented to May P&RS Committee.
3 Biodiversity	<p>To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.</p> <p>Development, at all levels should conserve, restore and enhance biodiversity based on national and local guidance.</p>	<p>PP1 Placemaking EP2 Biodiversity</p> <p>The LDP will protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy; Avoid, Minimise, Restore and Offset.</p>	<p>Places greater emphasis on biodiversity issues. The existing LDP policies encourage biodiversity protection and enhancement through new development, specifically policy EP2.</p>	<p>LDP required to promote nature recovery and nature restoration across area, create nature networks, ecological connectivity, restore degraded habitats and measures to increase biodiversity including populations of priority species.</p> <p>Significant biodiversity enhancements are provided, in addition to mitigation</p> <p>Community benefits of the biodiversity enhancements to be considered.</p>	<p>Ecological study being commissioned to inform Evidence Base for LDP2027 and to update guidance on biodiversity, identify habitats and species of conservation concern and mitigation and ecological networks.</p> <p>.</p> <p>Chief Planners letter of 8/2/23 refers to final version of NatureScot guidance which was published in February 2022. Further guidance may also be required on an accepted methodology for calculating and</p>

					measuring biodiversity enhancement, including a possible biodiversity metric or other tool.
4 Natural Places	<p>To protect, restore and enhance natural assets making best use of nature-based solutions.</p> <p>Development will not be supported which will have an unacceptable impact on the natural environment including European protected areas or species, any nationally protected areas or local designations. The Precautionary Principle will be applied in accordance with the relevant legislation.</p>	EP1 Natural Heritage Designations	No policy variations	<p>The LDP will protect locally, regionally, nationally and internationally important natural assets on land and along coasts.</p> <p>The spatial strategy should safeguard them and take into account the objectives and level of their protected status in allocating land for development.</p> <p>A revised ecological study will ensure relevant, up to date information to ensure a robust decision making process.</p>	As above, Ecological study will review existing sites and identify linkages between ecological sites.
5 Soils	<p>To protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development.</p> <p>The policy aims to protect important soil reserves and ensure a mitigation hierarchy is followed; Avoid,</p>	EP16 Geodiversity and Soil Resources	New emphasis on local and culturally important soils. Increased important on Prime Agricultural Land.	The LDP should protect locally, regionally, nationally and internationally valued soils, including land of lesser quality that is culturally or locally important for primary use.	<p>Guidance and a template will be required to identify locally and culturally important soils.</p> <p>Soil Statement to be part of planning</p>

	<p>Minimise. Any development on Prime Agricultural Land, or land that is local or culturally important will only be supported in limited circumstances. Likewise limited development opportunities will be supported on peatland, carbon rich soils and priority peatland habitats.</p>				<p>statement required from applicant demonstrating consideration of policy requirements. Phasing plan to include soil working and areas for storage.</p> <p>New LDP to set out policy position on rural housing and plot sizes minimise disturbance to soils on undeveloped land,</p>
6 Forestry, woodland and trees	<p>To protect and expand forests, woodland and trees.</p> <p>Developments that enhance, expand and improve woodland and tree cover will be supported.</p> <p>Development will be limited when it impacts on ancient woodland, native woodland or general woodland removal.</p>	EP7 Forestry, woodland and Trees DP1 Development Principles	The LDP should identify and protect existing woodland and potential for enhancement, expansion and ecological connectivity	Review existing guidance and reflect NPF4 position. The Forestry and Woodland Strategy should identify potential areas for woodland expansion and enhancement.	An updated Forestry and Woodland Strategy is being prepared along with review of the existing guidance.

7 Historic assets and places	To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.	EP8 – Scheduled Monuments & Unscheduled Archaeological sites of Potential National Importance EP9 – Conservation Areas EP10 – Listed Buildings EP11 – Battlefield, Gardens & Design Landscapes	No policy variations. MLDP has more detail on what is acceptable.	The LDP should support the sustainable management of the historic environment, identify, protect and enhance valued historic assets and places.	Review guidance on specific detailed matters required i.e. windows etc. More detailed guidance on energy saving in listed buildings will be required in the new LDP First phase of Conservation Area reviews currently ongoing. Future phases subject to budget.
8 Green belts	To encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably. The policy allows for limited development within the greenbelt, subject to a number of requirements being met.	EP4 – Countryside Around Towns	The existing MLDP2020 policy, Countryside Around Towns, is restrictive in terms of some types of development. This national policy, potentially allows different types of development within this designation i.e. an increase in residential housing for key workers in primary industry and renewable energy developments	The New LDP will include policy title to reflect NPF4 i.e. Greenbelt rather than Countryside Around Towns. There will be significant weight attached to the existing MLDP2020 policy regarding Countryside Around Towns. There is significant pressure around towns to develop housing and the current policy	A review of the existing Countryside Around Town boundaries is currently under way. The Countryside Around Town boundaries are deemed to Be Green belts.

				has been successful in controlling this.	
9 Brownfield, vacant and derelict land and empty buildings	<p>To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.</p> <p>This policy positively supports the redevelopment of previously developed land and buildings.</p>	DP6 – Mixed use (MU and opportunity sites (OPP)	<p>NPF4 places a greater emphasis on the development of brownfield, vacant and derelict land and empty buildings. Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.</p> <p>Developers will need to assess biodiversity on brownfield sites that have naturalised.</p> <p>Demolition of buildings is the least preferred option.</p>	<p>The LDP is required to set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.</p> <p>Local development Plan is required to identify a target for brownfield contribution as part of the housing land requirement.</p>	<p>Work to identify brownfield opportunities/sites is currently ongoing, this will provide information for the next LDP.</p> <p>Biodiversity Statements will be required to take into account the biodiversity value of brownfield land which has naturalised.</p>
10 Coastal development	<p>To protect coastal communities and assets and support resilience to the impacts of climate change.</p> <p>This policy aims to ensure that any development that is proposed is required for a coastal location and does not place any adverse risk to people or places. Any development that requires</p>	EP17 – Coastal Change DP1 – Development principles iii) h	The NPF4 has specific detail on coastal areas and the requirement to assess climate change.	LDP spatial strategy should consider how to adapt coastlines to the impacts of climate change. Strategies should reflect the diversity of coastal areas and opportunities to use nature based solutions. Need to identify areas of developed and undeveloped coast and align with national, sectoral and regional marine plans.	Review the r Coastal Protection Zones in tandem with the review of Special Landscape Areas.

	further coastal protection measures should be discouraged, unless it is specific coastal defence infrastructure. Projected climate change patterns must be assessed as part of any proposed development.			A local policy will be required to be more specific about acceptable uses within the Moray Coastal area.	
11. Energy	To encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).	DP9 – Renewable Energy	<p>The NPF4 positively supports all forms of renewable energy including ancillary infrastructure.</p> <p>Increased emphasis on maximising net economic impact, including local and community socio-economic benefits, such as employment, associated business and supply chain opportunities.</p> <p>A list has been included in NPF4 to address impacts on various receptors but no spatial strategy.</p> <p>Greater leniency toward landscape and visual impact of wind energy proposals than MLDP.</p>	The LDP must reflect the full potential for electricity and heat from renewable, low carbon and zero emission sources by a range of opportunities for energy development including battery storage.	<p>Moray Onshore Wind Energy Guidance to be replaced with Landscape Sensitivity Study.</p> <p>Guidance required on assessing economic impacts and on what we expect in terms of community benefit.</p> <p>Guidance on community wealth building including community benefit for energy proposals</p> <p>Members/public need to be aware that Policy 11 states that significant</p>

					landscape and visual impacts from wind energy proposals “are to be expected”.
12 Zero waste	<p>To encourage, promote and facilitate development that is consistent with the waste hierarchy.</p> <p>The LDP will identify locations for waste management infrastructure.</p> <p>The policy aims to support proposals that observe the waste hierarchy. Furthermore, proposals that generate waste are expected to show how it will be managed. A list of requirements are detailed in regard to new waste infrastructure and for landfill sites.</p>	No directly related policy in the current LDP.	<p>This is a new policy requirement with a firm emphasis on the waste hierarchy and the management of produced waste.</p> <p>Development proposals will seek to reduce, reuse or recycle materials in line with the waste hierarchy.</p> <p>Development proposals must demonstrate a sustainable approach to waste including minimisation of waste and reuse of materials. Furthermore, materials with low embodied energy should be used and materials with minimal reprocessing.</p> <p>It must be demonstrated how much waste will be generated and how this will be managed for new development proposals.</p> <p>New proposals for waste infrastructure will only be supported if it can be</p>	<p>The new LDP to identify appropriate locations for new waste management infrastructure.</p> <p>The new policy requirements will have to be integrated into the new LDP, either through new policies and/or through the spatial strategy.</p>	<p>Guidance will be required for developers in order to ensure the waste hierarchy is followed.</p> <p>Guidance/checklist – number of criteria for different development types.</p>

			<p>demonstrated that a number of criteria can be met in regard to adverse impacts.</p> <p>Likewise, development for new or extended landfills, gas capture from landfills, and proposals for energy from waste facilities will have to demonstrate compliance with a number of criteria.</p>		
13 Sustainable transport	To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.	PP1 Placemaking ii) Healthier, Safer Environments	<p>The NPF4 contains a stronger approach to sustainable travel options including the sustainable travel hierarchy approach. This is also reflected in the new emphasis on local living and 20 minute neighbourhoods.</p> <p>Development proposals will have to ensure that sustainable transport options have been fully assessed and justified through a robust transport assessment.</p>	<p>The new LDP should prioritise locations for future development that can be accessed by sustainable modes of transport. Make best use of existing infrastructure and services.</p> <p>Place based approach to consider how to reduce car use and promote 20 minute neighbourhoods. The LDP should be informed by a transport appraisal to deliver an infrastructure first approach.</p> <p>The emphasis on sustainable travel options will have to be integrated into the new LDP, either through new policies and/or through the spatial strategy.</p>	<p>Guidance on travel plans to ensure robustness and deliverability.</p> <p>Review of car parking standards in new LDP</p> <p>An updated approach to sustainable travel will be included in a revised Quality Audit.</p> <p>Work ongoing to identify best approach for 20 minute neighbourhoods/ local living in Moray.</p>

14. Design, quality & place	<p>To encourage, promote and facilitate well designed development that makes successful places by taking a design led approach and applying the Place principle.</p> <p>Supports well-designed development that consistently delivers the 6 qualities of a successful place (healthy, pleasant, distinctive, connected, sustainable and adaptable) through a design-led approach.</p>	<p>PP1 Placemaking DP1 Development Principles EP5 Open Space</p>	<p>Policy 14 is high level and does not provide the detail necessary to deliver 6 qualities of a successful place on the ground without further local guidance or policy.</p> <p>Women's safety is prioritised.</p> <p>Applies to all development; there is no threshold.</p> <p>Distinctiveness refers specifically to local architectural styles.</p> <p>Other characteristics of distinctiveness are cited in Annexe D which is referenced in criteria b).</p>	<p>LDP's should be place based and spatial strategy should be underpinned by the six qualities of successful places. LDP's should provide clear expectations for design, quality and place taking account of the local context, characteristics and connectivity of the area.</p> <p>LDP's should also identify where more detailed guidance is expected by design frameworks, briefs, masterplans and design codes.</p>	<p>Quality Audit (QA):</p> <p>Reformat to reflect 6 Qualities of a Successful Place.</p> <p>Add threshold for QA. Update to include prioritisation of women's safety, suicide risk, local living and an environmental/ carbon category to reflect that high quality development needs to address the transition to net zero and nature crisis.</p> <p>Guidance needs to define how to assess development proposals that are poorly designed are detrimental to the amenity of a surrounding area.</p>

15. Local Living & 20 minute neighbourhoods	To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.	PP1 Placemaking, criteria (iii) Healthier, Safer Environments PP3 Infrastructure and Services	New policy area. Wheeling definition in glossary refers to wheelchair users only rather than the wider wheeling context inferred in the policy.	LDP's should support local living, including 20 minute neighbourhoods within settlements through the spatial strategy. The approach should take into account the local context, consider the varying settlement patterns and reflect the particular characteristics and challenges faced by each place.	National guidance to be published early 2023. Local approach being developed for Moray. Consultation on what constitutes local living/20 minute neighbourhoods to be undertaken to inform the LDP Evidence Report. NPF4 definition of 20 minute neighbourhood implies not just 20 mins walk, but 20 mins cycle (active travel method) and this should be applied until the next LDP is adopted..
16. Quality homes	To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing	DP1 Development Principles DP2 Housing	Development proposals of 50 or more homes or smaller developments if required by local policy to be accompanied by Statement of Conformity. NPF4 introduces potential lower contribution than 25% for	Identify Housing Land Requirement (HLR) that exceeds 10 year Minimum All Tenure Housing Land Requirement (MATHLR). Identify land beyond 10 years.	Develop threshold and template for Statement of Conformity explaining contribution to meeting housing

	needs of people and communities across Scotland.		<p>affordable housing where evidence on impact on viability is provided, proposals are small scale, or to incentivise particular types of homes needed to diversify the supply (e.g. self-build or wheelchair accessible homes). Contribution is to be provided in accordance with local policy or guidance.</p> <p>Support proposals that are not allocated for housing in the LDP but are otherwise consistent with the spatial strategy and other policies such as local living and 20 minute neighbourhoods. Householder proposal criteria is limited and requires further guidance.</p>	<p>Establish deliverable housing land pipeline phased over the short (1-3 years), medium (4-6 years) and long term (7-10 years). Deallocate where sites are no longer deliverable which will be informed by monitoring through the annual Housing Land Audit.</p> <p>Allocate land for Gypsy/Travellers and Travelling Showpeople where need is identified.</p> <p>Statement of Conformity.</p>	<p>targets, enhancing local infrastructure and improving residential amenity.</p> <p>Guidance on affordable and accessible housing requirements in new LDP and guidance on circumstances where lower contribution of affordable housing may be acceptable .</p> <p>The Chief Planners letter of 8/2/23 clarifies that new style LDP's must set out the Local Housing Land Requirement which is expected to exceed the Minimum All Housing Land Requirement set out in NPF4. If an LDP reaches Examination without sufficient</p>
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					sites identified to meet the HLR a planning authority can be required to prepare another Proposed LDP. New guidance on housing land audits will be published in 2023.
17. Rural homes	Deliver more high quality, affordable and sustainable rural homes in the right locations linked to service provision.	DP4 Rural Housing EP3 Special Landscape Areas (SLAs) EP10 Listed Buildings	Doesn't allow single houses in the countryside except in remote rural areas unless it meets one of the eight criteria in Policy 17. No cognisance of pressurised/sensitive areas or greenbelts/CAT. Reuse of brownfield land where a return to a natural state has not or will not happen. Not permitted in LDP2020. Reuses a redundant or unused building – does not specify what type of building (i.e. steading or large farm shed) or whether this is a one for one. Policy 17 refers to <i>proposal for new homes in rural areas ...</i> Supports rural housing proposals where it is demonstrated to be necessary to support the sustainable management of a viable rural business or croft or	LDP should set out tailored approach to rural housing. Where relevant provide proposals for future population growth including provision for small scale housing such as crofts and woodland crofts and if appropriate, the resettlement of previously inhabited area. Previously inhabited areas suitable for resettlement to be identified in the spatial strategy.	LDP 2027 local policy required to reflect Moray context and align with NPF4. LDP2020 Policy DP4 has been successful. Need to define rural character areas. Interim guidance required for all policy variances. Guidance on siting and design – this is not provided within policy 17 however is provided in the MLDP2020. New plan will consider the need to Identify areas for resettlement . .

			<p>where there is an essential need for a worker to live permanently at or near their place of work. This is not permitted through LDP2020.</p> <p>Single home for the retirement succession of a viable farm holding. This is not permitted through LDP2020.</p> <p>Development proposals to consider how it will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and transport needs.</p> <p>House does not need to be unfit for one for one replacement.</p> <p>Policy 17 is at odds with policy 9 brownfield, vacant and derelict land and empty buildings that does not support development on greenfield sites not allocated or explicitly supported by policies in the LDP.</p>		<p>Need to reflect in review of developer obligations supplementary guidance and consider if there are any exemptions for policy variances?</p> <p>Enabling development criteria and process set out in PPG for EP10 Listed Buildings. This could be used for rural homes.</p> <p>Guidance needed on retiring farmers and agricultural need</p>
18. Infrastructure first	Encourage, promote and facilitate an infrastructure first approach to land use planning where potential impacts are understood early in the planning process as part of an evidenced	PP3 Infrastructure and Services	Policy 18 does not define the types of infrastructure that developer obligations will be sought from (i.e. healthcare is not cited).	LDP and Delivery Programme to be informed by evidence on infrastructure, capacity, condition, needs and deliverability. LDP to set out infrastructure requirements to deliver spatial	Developer obligations supplementary guidance provides detail required to implement policy 18. LDP Delivery

	approach. Use existing infrastructure assets sustainably, prioritising low carbon solutions.			<p>strategy, informed by evidence base and identify infrastructure priorities and where, how, when and by whom they will be delivered.</p> <p>Indicate type, level (or method of calculation) and location of financial or in-kind contributions, and types of development they will be required from.</p> <p>Infrastructure providers will be required to undertake condition surveys to inform evidence base – this does not neatly align with LDP and can take a significant amount of time and resources.</p>	<p>Group set up to bring together infrastructure providers to help align infrastructure with development. Review of Developer Obligations SG currently underway. Guidance to define ‘in-kind’ contributions and when these will be acceptable. Similarly, investment by infrastructure providers is not aligned with development at a national level which makes the infrastructure first approach challenging.</p>
19. Heating and cooling	LDPs should take account of the area’s Local Heat and Energy Efficiency Strategy. Spatial strategy to take into account areas of heat network potential and any	None	New policy.		<p>No local policy required. Guidance on carbon assessments, etc. to set out advice on what information is</p>

	<p>designated Heat Network Zones (HNZ). Development proposals within or adjacent HNZ identified in LDP will only be supported where they are designed and constructed to connect to the existing heat network.</p> <p>Support for proposals that retrofit a connection to a heat network.</p> <p>Only support proposals where they are designed and constructed to allow for cost-effective connection to a heat network that is planned for a later date.</p>				<p>to be included in a Heat and Power Plan (i.e. how energy recovered from the development will be used to produce electricity and heat).</p> <p>LDP to identify and map any HNZ and identify development proposals that will be expected to connect into the HNZ.</p>
20. Blue and green infrastructure	<p>Protect and enhance blue and green infrastructure and their networks. Blue and green infrastructure are an integral part of early design and deliver multiple functions including climate mitigation, nature restoration, biodiversity enhancement, flood prevention and water management so that communities benefit from</p>	<p>PP1 Placemaking E5 Open Space EP12 Management and Enhancement of the Water Environment DP1 Development Principles</p>	<p>Policy 20 requires management and maintenance plans to cover funding arrangements for their long-term delivery and upkeep and parties responsible for these.</p>	<p>LDPs to be informed by up to date audits and/or strategies. Spatial strategy to identify and protect blue and green infrastructure assets and networks, and enhance and expand provision which may include retrofitting. Priorities for connectivity to other blue and/or green infrastructure assets, including cross boundary needs and opportunities, to be identified.</p>	<p>Open Space Strategy (OSS) currently being reviewed to inform Evidence Report for the new LDP. Play Sufficiency Assessments to be carried out in 2023 on provision of new green/blue infrastructure within development proposals.</p>

	<p>accessible, high quality blue, green and civic spaces.</p> <p>Encourage permanent or temporary use of unused or underused land as green infrastructure. Design to take account of existing and new provisions to ensure appropriate type, quantity, quality, accessibility and is multi-functional and well integrated into the development.</p>				<p>Interpretation required to define situations where the removal of green or blue infrastructure will not result in a deficit (i.e. brownfield within an ENV). Conditions to secure long term maintenance in perpetuity</p>
21. Play, recreation and sport	<p>Encourage, promote and facilitate spaces and opportunities for play, recreation and sport. Improve physical and mental health through provision of, and access to, outdoor recreation, play and sports facilities, and create more equitable access to these.</p> <p>New provision to be well-designed, high quality, accessible and inclusive. Proposals that include new streets and public realm to be inclusive and enable</p>	EP5 Open Space PP1 Placemaking	<p>NPF4 states that development proposals that result in the loss of outdoor sports facilities will only be supported where they are ancillary to the principal use of the site as an outdoor facility and can demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area. LDP 2020 policy EP5 is stronger in that it specifically states that housing will not be permitted on protected green space.</p>	<p>LDP to identify sites for sports, play and outdoor recreation for people of all ages based on an understanding of the needs and demands of the community informed by the PSA and OSS. Spaces can be incorporated as part of expanding blue and green infrastructure. Long term management and maintenance plans covering funding arrangements and responsible parties required.</p>	<p>Guidance to be prepared on situations where development on green space will be permitted where it results in the loss of outdoor recreational facilities.</p> <p>OSS to include a threshold to ascertain whether there is an excess of a certain type of space in the area.</p>

	children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood.				<p>Update PPG to include examples of spaces for relaxation, stimulating environments, range of play experiences including opportunities to connect with nature, and appropriate types of greenery (e.g. sensory). Guidance on examples of inclusive streets and public realm that are inclusive and allow opportunities for children to play.</p> <p>Planning conditions to cover long term maintenance as per policy 20.</p>
22. Flood risk and water management	Strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and	EP12 Management and Enhancement	Policy 22 is not explicit about no underground storage. This has been successfully implemented through LDP2020 EP12 and has	LDP to strengthen community resilience to current and future impacts of climate change by avoiding development in areas at flood risk as a first principle.	Update of Supplementary Guidance on Flood Risk Assessment and Drainage

	future development to flooding. Use water resources efficiently and sustainably. Create benefits for people and nature through the wider use of natural flood risk management.	of the Water Environment	multiple benefits for flood risk and nature. Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk – no threshold provided. Thresholds are provided in LDP policy EP12.	Resilience to be supported by managing need to bring previously uses sites in built up areas into positive use, planning for adaptation measures, and identifying opportunities to implement improvements to the water environment. LDP to take into account the probability of flooding from all sources and make use of relevant flood risk and river basin management plans for the area. Precautionary approach to be taken, regarding calculated probability of flooding as a best estimate not a precise forecast. Alternative suitable land use to be considered for areas where climate change is likely to result in increased flood exposure that becomes unmanageable.	Impact Assessment for New Development is currently being undertaken. Guidance on Dynamic Coast issues will be included or be subject of separate guidance. Update to continue to include guidance on no underground storage and thresholds specified in LDP policy EP12.
23. Health and safety	Protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.	PP1 Placemaking PP3 Infrastructure and Services DP1 Development Principles EP5 Open Space	MOD noise contours not addressed through policy 23. Health Impact Assessment may be required were proposals likely to have a significant adverse effect on health. Development proposals to be designed to take into account suicide risk – no details of the type of proposals or	LDP spatial strategy to tackle health inequalities, particularly in most disadvantaged places. Identify health and social care services and infrastructure needed, including potential for colocation of complementary services, in partnership with Health Boards and Health and Social Care Partnership (HSCP).	Local policy for MOD noise contours/impact. Impact on health to be considered through Quality Audit. A review of the QA is currently being undertaken.

		EP14 Pollution, Contaminatio n and Hazards	circumstances for this provided in NPF4.	LDP to create healthier places through opportunities for exercise, healthier lifestyles, land for community food growing and allotments and awareness of location of concern for suicide. Spatial strategies to maintain appropriate distances between sites with hazardous substances and areas where the public are likely to be present and areas of particular natural sensitivity or interest.	Guidance on the type or proposals that have increased risk of suicide to be prepared and incorporated into QA. Chief Planners letter of 8/2/23 refers to guidance on suicide risk within Creating Hope Together (Scotland's Suicide Prevention Action Plan 2022-2025) with further guidance published by the Welsh Government.
24. Digital infrastructu re	Encourage, promote and facilitate the rollout of digital infrastructure across Scotland to unlock the potential of all places and the economy.	PP3 Infrastructure and Services	Policy 24 and LDP policy PP3 have the same intentions – to ensure development is future proofed for digital connectivity. However, policy 24 does not specifically state that developments must provide evidence of digital connectivity.	LDP's should support the delivery of digital infrastructure, including fixed line and mobile connectivity, particularly in areas with gaps in connectivity and barriers to digital access.	Guidance on development requirements to provide further clarity on type of connectivity to be provided as part of a planning application (i.e. utilities plan) and ensure good

					connectivity is provided Further information required regarding R100 rollout and investment plans by providers. Lack of information, different funding streams and timelines and land ownership issues are barriers to an infrastructure first approach.
25 Community Wealth Building	<p>To encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.</p> <p>Policy aims to support development proposals which contribute to local or regional community wealth building strategies and where they are consistent with local economic priorities.</p>	None.	New policy area.	LDP's should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities, identify community assets, set out opportunities to tackle economic disadvantage and inequality and seek to provide benefits for local communities.	Community Wealth Building Strategy (draft) being reported to May 2023 ED&I Committee with supplementary planning guidance to support this policy. Draft Community Wealth Building consultation paper being reported to same Committee.

					Need to consider thresholds to be applied.
26 Business and Industry	<p>To encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as homeworking, live work units and micro businesses.</p> <p>Introduces a requirement that major developments for manufacturing or industry will be accompanied by a decarbonisation strategy to demonstrate how greenhouse gas emissions from the process are appropriately abated.</p>	<p>DP5 Business and Industry</p> <p>DP6 Mixed use and opportunity sites</p>	<p>MLDP 2020 policy provides guidance for different types of employment land. NPF4 does not differentiate types of employment land and acceptable uses. No reference to Mixed Use sites.</p> <p>NPF4 introduces references to homeworking, live-work units and micro businesses.</p> <p>NPF4 sets out criteria for development proposals for business, general industrial and storage and distribution uses outwith designated sites will only be supported where there are no suitable alternatives allocated in the LDP and the proposal is compatible with the surrounding area. Conflict with LDP policy which has a locational need criteria.</p> <p>Policy does not cover rural business proposals.</p>	<p>LDP's should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services.</p> <p>Allocations should take account of local economic strategies and support broader objectives of delivering a low carbon and net zero economic recovery and a fairer and more inclusive wellbeing economy.</p>	<p>Need to set out a template or guidance on information to be contained in decarbonisation strategy and to clarify that it includes more than "bricks and mortar", for example movement patterns.</p>
27 City, town, local	To encourage, promote and facilitate development in our	DP7 Town Centres	NPF4 policy gives more clarity on the types of uses generating	LDP's should support opportunities to enhance city	Guidance required to set out if non

and commercial centres	<p>city and town centre, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long term economic, environmental and societal changes and by encouraging town centre living.</p> <p>Specified non retail uses will not be supported outwith centres unless a Town Centre First Assessment has been undertaken to sequentially assess other options, the scale cannot be altered to allow it to be accommodated in the centre and the impacts have been assessed and conclude that there will be no significant impact on the viability or vitality of the centre.</p> <p>Assessment to include economic impact including displacement, consider supply chains, environmental impact of transporting goods and staff.</p>		<p>significant footfall which should support the Town Centre First approach, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities and public spaces.</p> <p>NPF4 policy gives strong support to town centre living, through new build and re-use of vacant buildings and re-use of vacant upper floors. Residential use at ground floor level within centres will only be supported where the proposal will retain an attractive and appropriate frontage, not adversely affect the vitality and viability of a shopping centre and not result in a concentration of dead frontages.</p> <p>Town Centre living proposals will take into account the residential amenity where it is within the same built structure as a hot food premises, live music venue, amusement arcade/ centre, casino or licensed premises (except hotels, restaurants, cafes or off licences and there is a common or shared access with a</p>	<p>and town centres and existing commercial centres. LDP's should identify a network of centres that reflect the principles of 20 minute neighbourhoods and the town centre vision.</p> <p>LDP's should be informed by evidence on where clustering of non- retail uses may be adversely impacting on the wellbeing of communities and consider and if appropriate identify, any areas where drive through facilities may be acceptable where they would not negatively impact on the principles of local living or sustainable travel.</p>	<p>retail uses are having an impact upon health.</p> <p>Chief Planners letter of 8/2/23 refers to new guidance to be prepared on drive throughs and the relationship to policy 27d) within the forthcoming local development plan guidance.</p>
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	The policy aims to control non retail uses such as hot food takeaways, betting offices and high interest money lending premises where these undermine the amenity of an area or the health and well-being of communities, particularly in disadvantaged areas. Drive-throughs will only be permitted where they are specifically supported in the LDP.		licensed premise or other use likely to be detrimental to residential amenity.		
28 Retail	To encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes.	DP7 Town Centres	<p>No reference in NPF to loss of neighbourhood facilities in NPF.</p> <p>NPF policy supports retail in rural areas where it is ancillary related to farm shops, craft shops and shops linked to petrol stations where it serves local needs, supports local living and jobs, impacts are acceptable and service provided throughout the year.</p>	LDP consider where new retail provision may be needed, where a retail study identifies a deficiency in terms of quality and quantity, when creating new communities.	None.
29 Rural development	To encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area	PP2 Sustainable Economic Growth	Policy supports proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy, including farms, craft,	LDP's should identify the characteristics of rural areas within the plan area, including the existing pattern of development, pressures,	None.

	and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.	<p>DP1 Development Principles</p> <p>DP5 Business and Industry</p> <p>DP8 Tourism Facilities and Accommodation</p>	<p>woodland crofts where use of good quality agricultural land is minimised and business viability is not affected.</p> <p>Support for diversification of existing businesses, production and processing facilities such as sawmills, local food production, essential community services and infrastructure, reuse of redundant or unused buildings, enabling development to support future of a historic asset, reuse of brownfield sites, development to support new ways of working, improvement or restoration of natural environment.</p>	environmental assets, community priorities and economic needs of each area. Spatial strategy should set out an appropriate approach to development in rural areas to reflect the identified characteristics.	
30 Tourism	<p>To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.</p> <p>Support provided for new or extended tourist facilities or accommodation identified in the LDP.</p>	DP8 Tourism Facilities and Accommodation	<p>Onus is on LDP to identify locations for tourist facilities or accommodation rather than demonstrate a locational need as required by LDP2020.</p> <p>No reference to retaining tourist accommodation for that purpose.</p> <p>NPF requires that development proposals that involve the change of use of a tourism</p>	LDP's should support the recovery, growth and long term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of the communities, visitors, the industry and the environment. Relevant national and local sector driven tourism strategies	<p>Carbon guidance.</p> <p>Guidance on hutting is available through New Hutting Developments- Good Practice Guidance on the Planning, Development and Management of Huts and Hut Sites"-</p>

	<p>NPF4 policy introduces the need to take into account the contribution made to the local economy. The policy also introduces criteria to consider “impacts on communities, for example by hindering the provision of homes and services for local people” and “measures taken to minimise carbon emissions.”</p>		<p>related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism related facilities in the area.</p> <p>NPF sets out criteria which doesn’t support development proposals for the reuse of existing buildings for short term holiday letting, including the loss of residential accommodation where such loss is not outweighed by demonstrable economic benefits.</p> <p>Introduces criteria requiring proposals to set out measures taken to minimise carbon.</p>	<p>should also be taken into account.</p> <p>The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate.</p>	<p>Reforestation Scotland.</p> <p>Guidance on assessing economic benefits and that a current business is no longer viable.</p>
31 Culture and Creativity	<p>To encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.</p>	Aspects of PP1 and EP5	<p>NPF introduces further detail on public art and cultural facilities than the MLDP2020.</p> <p>NPF requires dev proposals involving a significant change of existing or creation of new public open spaces will make provision for public art.</p> <p>NPF requires proposals for creative workspaces or other</p>	<p>LDP’s should recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts.</p>	<p>Guidance and possible link to developer obligations for public art.</p> <p>Open Space Strategy is being updated.</p>

			<p>cultural uses that involve temporary use of vacant spaces or property will be supported.</p> <p>NPF states that proposals resulting in loss of an arts or cultural venue will only be supported where there is no longer a sustainable demand for the venue and after marketing the site for 12 months no viable interest.</p> <p>No threshold for public open space or quality/ quantity of open space, see EP5 in MLDP2020.</p>		
32 Aquaculture	To encourage, promote and facilitate aquaculture development and minimise any adverse effects on the environment, including cumulative impacts.	None.	None.	<p>LDP's should guide new aquaculture development in line with the National and Regional Marine Planning.</p> <p>Discussion with key stakeholders required on whether there is any potential for aquaculture along Moray Coast.</p>	None.
33 Minerals	To support the sustainable management of resources and minimise the impacts of the extraction of minerals on	DP 10 Minerals	LDP policy supports extensions to existing quarries, re-opening of dormant quarries and reserves underlying a proposed development site where it would	LDP's should support a landbank of construction aggregates of at least 10 years at all times in the relevant market areas, whilst promoting	None

	<p>communities and the environment.</p> <p>NPF refers to development proposals for exploring, developing and producing fossil fuels will not be supported other than in exceptional circumstances. Any exceptions are required to be consistent with national policy on energy and targets for reducing greenhouse gas emissions. No support for the development of unconventional oil and gas.</p>		<p>be beneficial to extract prior to development.</p>	<p>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.</p>	
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