



**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON
30 MAY 2023**

SUBJECT: PLANNING POLICY GUIDANCE- MORAY DEVELOPMENT PLAN

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

1. REASON FOR REPORT

- 1.1 This report asks Committee to approve planning policy guidance for National Planning Framework 4 (NPF4) policies 2, 17 and 25 to support delivery of the Moray Development Plan.
- 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:

- (i) approves the planning policy guidance for NPF4 Policy 2 as set out in Appendix 1;**
- (ii) approves the planning policy guidance for NPF4 Policy 17 Rural Homes as set out in Appendix 2;**
- (iii) approves the planning policy guidance for NPF4 Policy 25 as set out in Appendix 3; and**
- (iv) agrees that the planning policy guidance set out in Appendix 1-3 will be used as a material consideration in the determination of planning applications.**

3. **BACKGROUND**

- 3.1 NPF4 was published and became operational on 13th February 2023. A report on NPF4 was considered and agreed at the meeting of this Committee on 14 March 2023 (para 10a) of minute refers). A number of policy topics were identified and agreed in the report as requiring additional guidance to aide delivery or interpretation of NPF4 policies in the local context.
- 3.2 The guidance is intended to be an evolving technical guide/aid for developers and officers which may/will be updated as further clarification on policy requirements emerge or national level guidance is provided.

4. **PROPOSALS**

- 4.1 **Appendix 1** sets out guidance to support delivery of NPF4 Policy 2 Climate change and adaptation. The guidance sets out the information required from developers to ensure the policy test that “development proposals will be sited and designed to minimise greenhouse gas emissions as far as possible” is fully considered in the development management process. A section on useful links, a glossary of terms and a template for applicants to complete will also be included. The guidance requires that all planning applications within the identified threshold will be required to submit the following information;
- Whole life carbon assessment
 - Carbon management and reporting plan
 - Carbon sequestration statement
 - Renewable energy and heat decarbonisation statement
 - Barriers to net zero statement
- 4.2 **Appendix 2** sets out guidance to interpret NPF4 Policy 17 Rural Homes which requires that the Local Development Plan should set out a tailored approach to rural housing and reflect locally appropriate delivery approaches. Moray Council’s tailored approach is set out in Policy DP4 Rural Housing of the Moray Local Development Plan 2020 and other relevant policies. The guidance clarifies the local approach to what constitutes an “allocated” site in terms of NPF4 Policy 17.
- 4.3 The guidance in **Appendix 2** also provides detailed local policy interpretation for a wide range of rural housing scenarios including homes for retiring farmers, homes for essential needs workers for rural businesses, enabling development for historic assets and crofts/ woodland crofts
- 4.4 **Appendix 3** sets out guidance to support NPF4 Policy 25 Community Wealth Building, which requires developers to submit a Community Wealth Building Plan with their application. The Plan is required to set out details and targets to increase spend within the local economy including maximising opportunities within the local supply chain and maximising local employment and training opportunities. Applicants are required to ensure opportunities are also maximised within areas of greatest inequality and to set out how they will

address barriers to employment. A template for applicants to complete will also be included.

- 4.5 While thresholds are set out within the guidance, a proportionate and reasonable approach will be taken to implement the guidance. Implementation of the guidance will provide evidence which will inform the new Local Development Plan and potential local policy approaches.

5. SUMMARY OF IMPLICATIONS

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

The Development Plan plays an important role in delivering the Corporate Plan and 10 year Plan in terms of supporting economic growth, providing land for business and housing, safeguarding our environment and plays an important prevention role in terms of health and well-being. The additional guidance aims to support these key aims.

(b) Policy and Legal

The MLDP2020 and NPF4 taken together form the statutory Development Plan for Moray. The new planning system supported through the Planning (Scotland) Act 2019 has a delivery focus which is a statutory requirement for planning authorities to support.

(c) Financial implications

There are no direct financial implications arising from this report.

(d) Risk Implications

The guidance provides a consistent approach to the implementation of 3 of the policies within NPF4. There is a risk that without guidance in place, the aims of the NPF4 policies will not be realised.

(e) Staffing Implications

Supporting delivery of the guidance has staffing implications for the Strategic Planning and Development and Development Management sections to ensure the aspirations of NPF4 are met.

(f) Property

None.

(g) Equalities/Socio Economic Impact

No Equality Impact Assessment is required for this report.

(h) Climate Change and Biodiversity Impacts

The Climate Change and Adaptation guidance is aimed at supporting delivery of NPF4 Policy 2 in the absence of national guidance.

The Community Wealth Building guidance aims to source and make greater use of local supplies, suppliers and skills with resultant carbon savings.

The Rural Housing guidance aims to ensure a more sustainable pattern of development in rural areas, directing development to areas which support the spatial strategy in the local development plan.

(i) Consultations

The Depute Chief Executive (Economy, Environment and Finance), the Head of Economic Growth and Development, the Head of Financial Services, the Legal Services Manager, the Development Management and Building Standards Manager, the Principal Climate Change Strategy Officer, the Equal Opportunities Officer and Lissa Rowan (Committee Services Officer) have been consulted and

6. CONCLUSION

6.1 NPF4 was published and became operational on 13 February 2023. A number of policy areas have been identified where further local guidance and interpretation is required. This report sets out guidance to support delivery and interpretation of policies 2, 17 and 25 in NPF4.

6.2 Implementation of the guidance will be reviewed and updated if/when national guidance is published.

Author of Report: Gary Templeton, Strategic Planning and Development Manager, Eily Webster, Principal Planning Officer and George Gunn, Climate Change Officer

Background Papers:

Ref: National Planning Framework 4