

7. National Planning Policy Guidance and its Application

The plan has been prepared in accordance with the Town and Country Planning (Scotland) Act 1997 and takes on board appropriate national planning guidance. This guidance and advice is provided in a number of forms such as National Planning Policy Guidelines (NPPGs), Circulars and Planning Advice Notes. Each has its own purpose but NPPGs, which are statements of planning policy on land use and related matters of national importance have particular relevance. They cover a broad spectrum of topics and not all guidance they contain is of direct relevance to the North East. An assessment of these has been carried out and is explained through the schedule set out below.

The references in the table relate to the draft Written Statement.

National Planning Policy Guideline	Requirement	Strategy	Topic			
			Working in the North East	Living in the North East	Looking after the North East	Moving about the North East
2: Business & Industry (para 54)	Allocate land to provide for a marketable supply of general industrial and business class land throughout the plan period. There should be a choice and range of sites in terms of quality, size and location.	Para 1.13, Page 5 (provides a summary of the requirements)	Employment Land Policy 1 Page 9			
	Ensure that the allocation takes full account of the need to protect sensitive and important environmental assets;	Para 1.2, Page 3. Also bullet 3, para 1.4, Page 3 (the main principles and aims of the plan)	Para 2.3.2, Page 10. Para 2.3.3, Page 10. Employment Land Policy 2, Page 12. Para 2.4.2, Page 12. Para 2.4.5, Page 13. Employment Land Policy 3, Page 13.		Para 4.1.1 and 4.1.2, Page 26. Environment Policies 1 - 5	
	Justify the allocation by reference to the overall strategy and indicate the spatial distribution of the supply, taking into account the full spectrum of industrial and business needs;		Section 2.3 generally			
	Indicate and clearly justify the priority, if any, to be given to particular types of economic development;	Para 1.7, Page 4	Employment Land Policy 2 and 3. Also see supporting text.			
	Make provision for storage and distribution uses within the allocation for industry and business, except where accessibility and amenity issues require a separate allocation;		Employment Land Policy 1, 2 and 3. Also see supporting text.			
	Take account of the interaction between location, transport and the environment	Para 1.17, Page 6 (employment). Para 1.19, Page 6 (housing). Para 1.21, Page 6 (transport)	Para 2.3.2, Page 10. Para 2.1.3, Page 8	Para 6.2.1, Page 15	Para 4.1.1 and 4.1.2, Page 26	Para 5.1.3, Page 36

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3: Land for Housing (para 83)	Provide for a minimum 5 year supply of land which is effective or capable of becoming effective to meet the Plan requirement;	Para 1.18, Page 6		Para 3.2.5, page 16. Housing Policy 2, page 16.		
	Continue to give priority to the re-use of brownfield land for housing;	Para 1.4 Page 3. Para 1.14 & 1.15, Page 5. Para 1.19 Page 6		Para 3.2.4, Page 15. Housing Policy 1, Page 16 (provides for use of brownfield land for housing.)		
	Review land allocations for non-housing uses, particularly for industry, to identify new opportunities for residential development;			Not a strategic issue in the North East		
	Identify priority areas for urban regeneration;	Para 4.11, Page 5.	Para 2.4.3, Page 13. Employment Policy 3, Page 13	Para 3.2.4, Page 15. Housing Policy 1, Page 16		
	Identify suitable greenfield locations having regard to both energy conservation and efficiency where specified amounts of new housing can be built either adjacent to existing settlement without affecting their environment and amenity adversely or in new settlements and where public transport is or is to be made available concurrently;	see Para 1.17 Page 6		Housing Policy 4 Page 19		
	Identify any shortfall in the provision of affordable housing;			Section 3.5 Page 22. Housing Policy 8 Page 23		
	Identify those areas of the countryside where exceptionally new housing – isolated, sporadic or small groups – would be allowed;			Para 3.2.9, Page 17. Housing Policy 3, page 18. Housing Policy 4, Page 19. Para 3.3.2, Page 20. Housing Policy 6, Page 20. Para 3.3.3, Page 2.		
	Prevent the coalescence of settlements and ribbon development;	Implied - see Para 1.4 page 3	Para 2.4.2, Page 12	Para 3.2.3-4, Page 15		
	Protect green belts;		Para 2.3.3, Page 10		Para 4.2.12-17, Pages 29-30. Environment Policies 4 & 5 'green Belt' Page 30	
	Minimise loss of prime quality agricultural land				Para 4.2.6, Page 27. Environment Policy 2, Page 28	
Protect the natural and built heritage of national importance, including archaeological sites.	Para 1.3 and 1.4 page 3			Section 4.2 and Environment Policies 2 and 3 Pages 26-30		

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4: Land for Mineral Working (para 92)	Safeguard mineral deposits from development which would inhibit their subsequent extraction;				Para 4.3.5, Page 32. Environment Policy 2, Page 28	
	Define preferred areas for mineral working, in relation to other strategic priorities and subject to detailed evaluation in local plans or individual applications;				Para 4.3.4 Page 32. Environment Policy 7, Page 32. Appendix two	
	Define areas where, because of environmental and other considerations, proposals to work minerals are likely to conflict with other policy considerations;				Environment Policy 7, Page 32. Appendix Two	
	Set the framework for local plans including priorities for development control.				Environment Policy 7, Page 32.	

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5: Archaeology & Planning (para 21)	Relevant general protection policies for nationally important remains and their settings; for unscheduled sites of regional and local importance and their settings; and also for landscapes of historic importance;				Para 4.1.2, Page 26. Para 4.2.4, Page 27. Environment Policy 2, Page 28	
	General policies requiring the excavation and recording of such sites where the primary aim of preservation has not been achieved.				Para 4.2.5, Page 27	

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6: Renewable Energy	Define, in relation to other strategic priorities, search areas for renewable energy developments : this action should be focused on the Grampian Region;				Para 4.3.11 - 15, Page 34. Environment Policy 9, Page 34	
	Safeguard areas considered suitable for renewable energy projects from developments which would inhibit their subsequent exploitation and which could be accommodated elsewhere;				Para 4.3.11 - 15, Page 34. Environment Policy 9, Page 34	
	Define areas where, because of environmental and other considerations, renewable energy developments are likely to prove difficult to reconcile with other policy considerations;				Para 4.3.11 - 15, Page 34. Environment Policy 9, Page 34. Appendix two	
	Set the framework for local plans including priorities for development control.	Para 1.27, Page 7			Para 4.3.11 - 15, Page 34. Environment Policy 9, Page 34. Appendix two	

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7: Planning and Flooding (para 55,56 & 57)	Set out policies to avoid or manage the great of flooding. A policy of avoidance should be considered first in areas of risk. A policy of managing the threat should only be considered provided certain safeguards can be met (see paragraph 47)				Para 4.2.8 Page 28. Para 7.2.9, Page 28. Environment Policy 2, Page 28	
	Seek to minimise land at risk of flooding when providing land for different types of development including housing and business uses;	Para 1.20, Page 6. Para 1.3 and 1.4, Page 3			Para 4.2.8 Page 28. Para 4.2.9, Page 28. Environment Policy 2, Page 28	
	Identify locations where local plans should give detailed attention to flood risk.				Not considered to be necessary - advice from SEPA etc on individual planning applications.	
	Flood plains and other low-lying land should be safeguarded from further development;	Para 1.3 and 1.4 Page 3			Not considered to be necessary - advice from SEPA etc on individual planning applications.	
	Policies should consider the possible long term relocation of some existing development, in extreme cases, so that the flood plain can flood naturally;				Not considered to be necessary - advice from SEPA etc on individual planning applications.	
	Policies should enhance existing flood defence and coast protection schemes and introduce proposals for new protection schemes.				Para 4.2.8-10, Page 28-29. Environment Policy 3, Page 28-29	

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8: Town Centres & Retailing	Set out the policy for supporting and enhancing town centres, including an assessment of how far the existing town centres might be able to meet the demands for new shopping floorspace and other uses, while contributing to consumer choice and access to new formats;	Para 1.12, Page 5. Para 1.16, Page 5		Para 3.6.3, 3.6.4, Page 23. Housing Policy 1, Page 24		
	Indicate whether, as part of the sequential approach, there is scope for retail developments outwith town centres; if so, indicate their scale and general location, ensuring co-ordination with expected housing, employment, or other planned developments including transport infrastructure.			Housing Policy 1 Page 24		
	New Retail and commercial development should be in locations that support more sustainable transport choices and reduce the need to travel. Locating development in or next to existing town centres will ensure that a range of shopping and other facilities can be reached for those without access to the car. (page 8 para 19)	Para 1.12, Page 5. Para 1.16, Page 5		Para 3.6.3, Page 23		Para 5.1.3, Page 36
	Reflect the criteria set out in this guideline against which retail and commercial leisure development proposals out with town centres should be assessed.			Housing Policy 1 Page 24		

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9: Roadside Facilities on Motorways and Trunk Roads	Indicate where on the motorway and other trunk road network there are opportunities for service areas;					No new services are required
	Indicate which lengths of the trunk road network are constrained by environmental and other considerations;					Improvements to road infrastructure are set out in the report of survey and the Local Transport Strategies.
	Indicate where there is a need for other facilities short of service area provision.					No new services are required
	Set out their strategies for enhancing and promoting the facilities in wayside and bypassed settlements to contribute to meeting the needs of travellers					Local Plan issue

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10: Planning & Waste Management	Provide a strategic view of waste management with regard to the level of waste arisings and implement SEPA's forthcoming national waste strategy (until that is available, the constituent waste disposal plans);				Para 4.3.6 - 4.3.10, Page 33	
	Identify the strategic areas suitable for waste treatment and disposal facilities;				Environment Policy 8, Page 33. Appendix two	
	Implement the findings of any joint working with other planning authorities in establishing the network of treatment and disposal installations consistent with the 1994 Regulations and the Sustainable Development Strategy;				See Report of Survey	
	Take account of the 'proximity principle' to reduce waste movements if possible, favouring access to facilities by rail over road where the potential exists;				Para 4.3.8, Page 33	Para 5.1.2, Page 36. Transport Policy 1, Page 38
	Safeguard the natural and built environment including designated areas, green belts, open countryside and the coast; and	Para 1.3 and 1.4 Page 3			Environment Policy 1, page 26, Environment Policy 2, Page28. Environment Policy 5, Page 30, Environment Policy 8, page 33. Appendix two. Plus supporting text	
	Guide other new developments in order that their amenity and environmental quality is not impaired by waste management facilities.				Para 4.3.8, Page 33	

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11: Sport, Physical Recreation & Open Space	Define the importance of sport and recreation as part of the plan's strategic long term vision for its area;	Para 1.12 and 1.13, Page 5		Section 3.7		
	Provide guidance for Local Plans for more detailed policies, including the approach to defining levels of provision of open space and the most popular facilities;			Housing Policy 1, Page 24		
	Identify existing facilities with strategic implications and deficiencies;			Para 3.7.3, Page 25. Sport and Recreation Policy 2, Page 25		
	Identify the scope for major or new improved facilities and initiatives with a dispersed catchment (e.g. regional parks);			Housing Policy 1, Page 24		
	Identify the general locations for facilities of strategic or national importance;	Para 1.20, Page 6.		Housing Policy 1, Page 24		
	Identify sensitive environmental areas where provision for sport or recreation would be inappropriate;				Environment Policy 1, Page 26, Environment Policy 2, Page 28	
	Show that the advice given by the Scottish Sport Council, Scottish Natural Heritage and other specialist bodies has been taken into account.			Implicit throughout the plan. See also the report of survey		

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12: Skiing Developments	Include policies which provide for the further development of existing ski centres, in accordance with the Area Guidelines;			Para 3.7.3, Page 25. Housing Policy 2, page 25		
	Set out the criteria against which new ski developments will be considered;			Para 3.7.3, Page 25. Housing Policy 2 page 25		
	Provide for associated off-slope development in nearby settlements.			Sport and Recreation Policy 2, Page 25		

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13: Coastal Planning (para 53)	Distinguish between the developed, undeveloped and isolated coast;			Housing Policy 3, Page 29. Para 3.2.10, Page 28		
	Set out general policies for the protection of the coastal environment, including in particular Special Areas of Conservation and Special Protection Areas;				Environment Policy 3, Page 29	
	Indicate priority locations for investment in enhancement and regeneration;				Para 4.2.10-11, Page 28-29. Environment Policy 3, Page 29	
	Identify areas at risk from coastal erosion and flooding and set out their policy in relation to the location of new development in such areas;				Environment Policy 3, Page 29	
	Suggest priority areas where a co-ordinated approach to coastal zone management could be pursued.				Local Plan issue	

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14: Natural Heritage (para 69)	Include policies for the protection and, where appropriate, enhancement of areas designated as being of national or international importance for natural heritage, and provide an indication of the broad locations of Natura 2000 areas (including potential SPA's and SAC's);	Para 1.3 and 1.4 page 3			Environment Policy 1, Page 26. Also see the report of survey	
	Include policies for protecting and enhancing the character of landscapes of regional importance, including any areas of importance for their wild land character;	Para 1.3 and 1.4 page 3			Environment Policy 2:	
	Include policies for the protection and, where appropriate, enhancement of any sites identified as being of regional importance for nature conservation;	Para 1.3 and 1.4 page 3			Environment Policy 1, Page 26	
	Provide for the conservation of biodiversity and the protection and enhancement of the natural heritage outwith designated areas; and				Para 4.2.2, Page 28. Environment Policy 2, Page 28	
	Identify appropriate strategic opportunities for promoting enjoyment and understanding of the natural heritage.				Para 4.2.7, Page 28. Environment Policy 2, page 28	

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15: Rural Development	Reflect the rural development strategy emerging from the community planning process, indicating how the land use component of the needs for social, economic development, environmental protection and conservation can be reconciled;		Para 2.3.1, Page 10			
	Consider whether an area-based approach, using the suggested typology, would lead to a more effective delivery of policies and services; and			Section 3.4, page 20. Housing Policy 6, page 21.		
	General presumption against developments in commuter areas. LPA's should steer development to locations which would reinforce public transport links. In remote areas the car is likely to remain the main mode. Wherever possible advantage should be taken of existing infrastructure. (page 16 para 49)	Para 1.3 and 1.4 page 3	Para 2.1.3, Page 8. Para 2.3.1 Page 10. Employment Policy 2, Page 12. Section 2.4. Employment Policy 3, Page13.	Para 3.2.3, Page 15. Para 3.2.4, Page 15. Section 3.3. Housing Policy 6, Page 21.		Para 5.1.2, Page 36. Para 5.1.3 Page 36. Section 5.2. Transport Policy 1, Page 38
	Support and promote the co-ordination of policies on housing, business, infrastructure, sustainable transport, tourism and the environment with the relevant interests.					Para 5.1.1, Page 36

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16: Opencast Coal	In identifying, within structure plans, broad areas where opencast coal and related minerals developments may be acceptable, planning authorities should reflect all the factors covered in this policy guideline.				Not applicable in the North East	

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17: Transport & Planning (para 75)	Structure plans should take into account the requirements of the National Air Quality Strategy, the need to meet statutory air quality objectives and the objectives of the council's local Transport Strategy and Road Traffic Reduction Act report.					Transport Policy 3, Page 39. Para 5.4.3, Page 39	
	Proposals for development and transport investment should indicate likely timescales in relation to one another.					See Local Transport Strategies	
	The need for developer contributions needs to be set out.					Transport Policy 3, Page 39. Para 5.4.1, Page 39	
	Policies and proposals need including that are designed to contribute to reducing the need to travel, particularly by car and to increase the choice of means of travel available, in consultation with neighbouring structure plan authorities to ensure cross-boundary consistency	Para 1.3 and 1.4 page 3					Transport Policies 1 and 3, Pages 38 and 39
	Planning of housing, employment, retail, leisure and other land uses needs to be within the context of the objective above and walking cycling, pub transport and road networks (relationship between landuse and transport)	Para 1.3 and 1.4 page 3. Also Para 1.21 page 6	Section 2.3, Page 10. Employment Policy 2, Page 12 and Policy 3, Page 13	Section 3.2, Page 15. Section 3.6, Page 23			Section 5.1, Page 36
	A landuse / transport strategy that takes into account the nature, scale and design of infrastructure and has regard to the implications for the natural and built environment.	Para 1.3 and 1.4 page 3					Section 5.1, Page 36
	Strategic consideration of management measures complementing the landuse strategy. Charging regimes, parking standards, traffic management and calming						Section 5.4 Page 39, Transport Policy 3, Page 39

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18: Planning & the Historic Environment (para 56)	Indicate the main elements of the historic environment of relevance for strategic planning purposes;				Para 4.2.4, Page 27. Environment Policy 2, Page 28	
	Set out general policies for their protection, conservation and enhancement of the historic environment;				Para 4.2.4, Page 27. Environment Policy 2, Page 28	
	Identify priority locations where an integrated approach to the protection, conservation and positive management of the historic environment should be pursued.				Para 4.2.4, Page 27. Environment Policy 2, Page 28	