

THE HIGHLAND COUNCIL
PLANNING, DEVELOPMENT AND INFRASTRUCTURE
COMMITTEE

Agenda Item	10
Report No	PDI 27/14

20th AUGUST 2014

NATIONAL PLANNING FRAMEWORK 3 AND SCOTTISH PLANNING POLICY

Report by Director of Development and Infrastructure

Summary

This report details how recently finalised national planning strategy and policy will affect Highland. The National Planning Framework (NPF3) and Scottish Planning Policy (SPP) were published on 23rd June 2014 and will influence Highland planning strategy, policy and decisions on individual planning applications and appeals. Outcomes of Committee's previous comments on the earlier consultation documents are explained.

1 Background

- 1.1 The National Planning Framework (NPF3) and Scottish Planning Policy (SPP) were published by the Scottish Government on 23rd June 2014. NPF3 sets the spatial development framework for Scotland as a whole. It outlines development priorities for the next 20-30 years and identifies a series of national developments. SPP provides the policy context for addressing spatial planning matters. It sets out national planning policies that reflect Scottish Minister's priorities for development and land use. Together, NPF3 and SPP have direct implications for the preparation of development plans and also for the determination of planning applications and appeals through the development management process.
- 1.2 Members will recall the [report](#) presented to Committee in May 2013 on the content of the Main Issues Report of NPF3 and draft SPP. Members will also recall the Members' workshop on the two documents in June 2013, and the [report](#) on the Council response to the Scottish Government's consultation presented to Committee in August 2013, the final opportunity for the Council to make representations to Scottish Government on the content of the two documents.
- 1.3 Council Officers have now reviewed the documents to evaluate how The Highland Council's comments were taken on board and implications of the documents for future development. The full detailed review is set out in Appendix A, containing detail of how the finalised NPF3 has taken account of the Council's comments at Main Issues Report stage, and the implications of the published SPP for The Council.

2 Key outcomes

2.1 NPF3

NPF3 is divided into four sections that address the Spatial Strategy through the creation of *A Successful, Sustainable Place*; *A Low Carbon Place*; *A Natural Resilient Place*; and *A Connected Place*. Council comments on these sections at Main Issues Report consultation stage were set out following this structure. In summary, the finalised NPF3 has taken account of our comments to differing extents; below are the key points, whilst Table 1 in Appendix A provides more detail of our Main Issues Report comments:

- We suggested that Inverness be recognised as the gateway to the Highlands. Inverness and the Highlands is now recognised as a distinct city region.
- We highlighted a range of areas with existing and future potential for onshore support for offshore renewables. Specific reference is now made to areas in Highland with important onshore assets, for example Kishorn and Nigg.
- We raised the issue that the Orkney, Pentland Firth and North Caithness Area of Coordinated Action was not portrayed positively. This has now been taken into account.
- We highlighted that the focus on central belt rail improvements, and in particular the potential for High Speed Rail investment, should not be prioritised over more pressing infrastructure improvements. This focus remains in the finalised NPF3, albeit that the Highland Mainline and Inverness to Aberdeen rail links are now recognised.
- We noted that the marine dimension of Scotland's territory was underplayed, and this remains the case in the finalised NPF3.

Our suggestions for additional Areas of Coordinated Action on the North West Coast and an Island Arc have not been included in the finalised NPF3.

2.2 SPP

SPP follows the structure set out in NPF3. In summary, the finalised SPP has taken account of Council comments to the draft version to differing extents; below are the key issues, whilst Table 2 in Appendix A outlines how the new SPP will affect Highland:

- We raised the issue that too much weight was given to economic benefits, and that other benefits, e.g. environmental, could be impacted as a result. The finalised SPP continues to place substantial weight on economic benefits, but is careful to define them within the context of Sustainable Development.
- On the matter of town centres, SPP emphasises the need for their diversification, and includes a new recommendation that Planning Authorities undertake regular town centre health checks (e.g. every two years).
- We noted that in the consultation documents there was insufficient protection of isolated coast. The new SPP is less explicit, no longer referring to isolated coast, but rather referring to *largely unspoiled areas of*

the coast that are generally unsuitable for development. There is now less certainty, weight or steer for local authorities in how to decide what marine developments are appropriate.

- We said that the 10-20% margin for a generous housing land supply was too prescriptive. New SPP states that this margin is flexible to area context. Therefore our 25% margin is appropriate for Highland.
- SPP still limits affordable housing provision to 25%. To address specific rural needs, there is the introduction of a *Rural Exceptions Policy* where planning consent can be granted for small sites for affordable housing that would otherwise be refused.
- We said that reference to the role of local designations in safeguarding valued assets should be portrayed more positively. SPP does not portray local designations more positively, and sets out clear guidelines about the limit of their role and scope.
- We queried the explicit statement to support the growth of aquaculture, noting the potential risks to sustainability and the environment. The SPP now suggests a set of criteria to be included in plans to aid decision making, taking account of impacts and environmental sensitivity.
- We suggested that SPP include pluvial flood risk areas, and make reference to specific drainage requirements, and this is now included.
- We raised concerns about the proposed approach to identifying wild land, the proposed large areas and the proposed weight apportioned to them in the spatial framework for onshore wind energy. These areas remain large and, whilst not a national designation, they are treated as such in the way they are categorised in SPP for spatial framework purposes as *Group 2: Areas of significant protection: Other nationally important mapped environmental interests*. The implications of wild land in SPP cannot be fully interpreted until [SNH](#) publish their Wild Land Area descriptions and Policy Guidance, anticipated later this year.
- We supported the proposed increase in community separation distance for wind farm developments and suggested more technical detail could be provided in SPP. The finalised SPP reverts to the previous distance, and indicates that Planning Authorities should determine the extent based on landform and other features that restrict views out from the settlement.

3 Resource Implications

- 3.1 It is not anticipated that there will be any direct resource implications for The Council. However SPP may influence the balance of our work, bearing in mind resource constraints – for example, in terms of the various types of audit and assessment undertaken to inform development plan preparation.

4 Equality and Climate Change Implications

- 4.1 It is not anticipated that there will be any equality or climate change implications for The Council. The Scottish Government are the responsible authority for undertaking relevant assessments of NPF3/ SPP during the course of preparing the documents.

5 Implications

5.1 Legal and Risk implications

It is not anticipated that there will be any legal or risk implications for The Council. The Scottish Government are the responsible authority for undertaking relevant assessments of NPF3/ SPP during the course of preparing the documents. In preparing a local development plan the planning authority is required by law to take into account the National Planning Framework.

5.2 Rural implications

Scottish Planning Policy addresses a range of development-related rural issues at strategic and policy level. These are explained in Appendix A: Table 2, 'Promoting rural development'.

5.3 Gaelic implications

There are no Gaelic implications arising from this paper.

Recommendation

The Committee is asked to:

- note the content of the finalised NPF3 and SPP and the outcome of the Council's previous representations; and
- agree that officers take account of this new national context in development plan formulation and development management practice.

Designation: Director of Development and Infrastructure

Date: 5th August 2014

Authors: Scott Dalgarno (Development Plans Manager) and Craig Baxter (Graduate Planner)

Background Papers:

- Finalised NPF3 is available on the Scottish Government website at: <http://www.scotland.gov.uk/Publications/2014/06/3539>
- Finalised SPP is available on the Scottish Government website at: <http://www.scotland.gov.uk/Topics/Built-Environment/planning/Policy>
- Comments submitted on the NPF3 Main Issues Report are available on the Scottish Government website at: <http://www.scotland.gov.uk/Publications/2013/08/7893>
- Comments submitted on the draft SPP are available on the Scottish Government website at: <http://www.scotland.gov.uk/Publications/2013/08/1205>

Appendix A:

TABLE 1: HOW NPF3 ADDRESSED COUNCIL COMMENTS ON THE MIR

We said:	How NPF3 has addressed our comment:
NPF3 Section 1: Spatial Strategy	
A more objective assessment of Scotland's Strengths, Weaknesses, Opportunities and Threats (SWOTs) is needed	Some prescriptive analysis of Scotland's 'SWOTs' is included in the upbeat narrative
The importance of sustaining a healthy natural environment is underplayed	The importance of sustaining a healthy natural environment is only partially highlighted in this section (section 1.7) but further in section 4
Scottish Government's commitment to protect nationally important landscapes should cover other important, non-designated landscapes	Reference to nationally important landscapes no longer features in this section
The marine dimension of Scotland's territory is underplayed	The marine dimension of Scotland's territory continues to be underplayed in this section, but features in later sections
More background on Scotland should feature before the aspirational vision of the document	The structure of the section remains the same, with Ambition, Opportunity and Place sections featuring first; some prescriptive analysis of Scotland's 'SWOTs' is included in the upbeat narrative
NPF3 Section 2: A Successful Sustainable Place	
Greater recognition of the role of Inverness as the gateway to the Highlands is needed. Inverness is missing from the Settlement Strategies section	Inverness is recognised as a hub for the Highlands and Islands and is identified as a distinctive city region, and Settlement Strategies are no longer included
Reference to Enterprise Areas should specifically mention there are 4 types of Enterprise Area, with 15 strategic sites across the country	Enterprise areas are covered in NPF3, and are briefly referred to in Sections 2 and 6 of the document, but the specific number and types are not
Other large scale projects at Beechwood Campus in Inverness and Inverness Airport Business Park/ Tornagrain new town could be included as national developments	Suggestions for additional national developments were not taken forward in NPF3; Tornagrain is mentioned in 'Inverness and the Inner Inner Moray Firth' city region section, Inverness Airport is identified for strategic improvements but the Airport Business Park is not mentioned
NPF3 Section 3: A Low Carbon Place	
The role of heat mapping should be explicitly referred to	The opportunities for district heating and the role of heat mapping are explicitly mentioned in Section 3.7

<p>We noted concerns about aspects of wild land identification and mapping methodologies</p>	<p>The Areas of Wild Land remain large; some adjustments made but not all our concerns been addressed, although we do now have greater certainty as a result of the mapping being provided and referred to in NPF3/SPP. The implications of wild land cannot be fully interpreted until SNH publish their Wild Land Area descriptions and Policy Guidance, anticipated later this year</p>
<p>National development of onshore infrastructure for offshore renewables should be more specific. Potential for Highland areas should be explicitly mentioned</p>	<p>NRIP sites and potential sites and the Transmission Network are identified on the map 'A low carbon place'; 'balloons' no longer feature on the maps, but reference to offshore and associated onshore development, to specific areas in Highland, and to the Pilot Marine Spatial Plan are referred to in the text</p>
<p>NPF3 could designate a range of projects to help strengthen energy security</p>	<p>Not clearly defined in NPF3</p>
<p>Emphasis of the potential of west coast sites at Kishorn and Arnish for renewables could be achieved through the creation of an Area of Coordinated Action</p>	<p>Specific reference to Kishorn is made in NPF3, but not to Arnish; no additional area of coordinated action is identified in NPF3</p>
<p>NRIP could refer specifically to smaller ports and harbours and to the role of EMEC and initiatives like Nigg Skills Academy</p>	<p>Referring to NRIP, NPF3 now includes reference to smaller ports and harbours, as well as explicitly to Nigg Skills Academy</p>
<p>There is a risk that competing demands between e.g. wind energy and woodland planting may occur in attempting to achieve a low carbon place. A clearer steer is needed on how to balance these demands</p>	<p>Brief mention is made to competing demands in section 3.39, but not a clear steer</p>
<p>More detail on how the aim of improved energy efficiency has been woven into NPF3 is needed</p>	<p>Brief reference to reducing energy demand by 12% by 2020 is made in section 3.8, but this falls short of contextualising improving energy efficiency- with the focus remaining on meeting renewable generation targets</p>
<p>NPF3 needs to distinguish between different types of community involvement in renewable schemes</p>	<p>Brief mention of community energy projects; community benefit referred to in SPP</p>
<p>National technical guidance for shale gas and coal bed methane is needed for these emergent sectors</p>	<p>Coal bed methane is referred to, but no reference is now made to shale gas. NPF3 refers to SPP framework, which covers both shale gas and coal bed methane</p>

The important role of hydro electricity should be explicitly recognised and supported in SPP	Specific mention is now made to hydro energy generation
NPF3 Section 4: A Natural Resilient Place	
Lochaber area should be recognised as the 'Outdoor Capital of the UK'. The Caledonian Canal should also be considered as a key asset and mapped as such	Lochaber is noted as an important area for outdoor activities, but not as the 'Outdoor Capital of the UK'; the Caledonian Canal is referred to as an asset in NPF3, but is not mapped
The designation of a national route is supported. An overview should address sustainable management, like Scotland's Great Trails approach. The cycling and walking network mapped as a series of dots across all of Scotland is too vague to be meaningfully interpreted	The national network of long distance routes continues to be mapped as a series of green dots, and, among others, Scotland's Great Trails are referred to
The challenges to planning for sustainable catchment management at a national level should be carefully considered (to avoid overlaps with other requirements; to ensure suitability of approach)	Sustainable catchment management is referred to, but the challenges for planning to deliver this are not explored in detail
NPF3 Section 5: A Connected Place	
Strategic road improvements should be included as national developments, and key transport routes mapped	Key transport routes are not included as national developments; key transport routes are mapped
The importance of the A82 should be recognised and prioritised for upgrading as part of a NW coast Area of Coordinated Action	The A82 is now referred to, but the NW coast Area of Coordinated Action is not included
The Highland Mainline and Inverness – Aberdeen rail links should be recognised and should assume greater urgency in the planning period than longer term developments like High Speed Rail	The Highland Mainline and Inverness – Aberdeen rail links are now referred to, but there is no indication of them being prioritised over other developments. High Speed Rail remains a priority for the longer term
A digital infrastructure roll-out should be emphasised as a priority, with particular focus on short term delivery of next	The roll out of digital infrastructure to the highland region is detailed as a national priority and its benefits for rural communities are outlined- it does however fall short of emphasising the need for short

generation broadband to Highlands and Islands	term delivery for the Highland and Islands region
Wick John O'Groats Airport was named incorrectly in MIR, and Skye airport could be included as part of a NW coast Area of Coordinated Action	Wick John O'Groats Airport is no longer included in the Connected Place Map, and Skye airport proposals are no longer mentioned; no additional area of coordinated action is identified in NPF3
The costs and benefits of a High Speed Rail link should be assessed against needs like improvements to the Highland Mainline	This point is not addressed in NPF3 and High Speed Rail improvements are still included as a National Development. The issue of rail improvements in the rest of Scotland is only indirectly mentioned in section 5.18, and vaguely in section 5.19
Other Comments	
Orkney, Pentland Firth and N Caithness Area of Coordinated Action should be presented more positively	The Orkney Pentland Firth and North Caithness Area of Coordinated Action is now presented in a more positive light and takes account of the MIR comments
Inverness and the Inner Moray Firth should be identified as a distinct City Region. Additional Areas of Coordinated Action in NW coast and Island Arc Areas should be included	Inverness and Inner Moray Firth is a distinct City Region. Suggestions for NW Coast, and Island Arc Areas of Coordinated Action have not been carried forward in NPF 3

TABLE 2: HOW SPP AFFECTS HIGHLAND COUNCIL BUSINESS

SPP requirement	How requirement links to existing Council business	Delivery	Timescale & priority
A Successful, Sustainable Place			
Promoting town centres			
Identify network of centres in plan areas	Highland-wide Local development Plan (HwLDP) & Area Local Development Plans (LDPs)	<ul style="list-style-type: none"> ▪ Development Plans apply criteria to identify centres (SPP pg. 19, par. 62 – 67); ▪ Development Management use plans to inform decision-making 	In line with development plan preparation
Undertake town centre health checks & produce town centre strategies	Town Centre Action Plans (Nairn, Tain & Fort William); Inverness City Centre Action Plan and Development Brief	<ul style="list-style-type: none"> ▪ Development Plans consult on action plans as Supplementary Guidance (SG); ▪ Development Plans apply criteria in future health checks set out in SPP (pg. 68, annex A); ▪ Development Management use action plans to guide development 	Government advise two-yearly checks and strategy preparation
Apply sequential town centre first approach	Covered by existing HwLDP Policy 40 'Retail Development'	<ul style="list-style-type: none"> ▪ Development Plans carry out HwLDP review to include town centre approach criteria (SPP pg.20, par. 68); ▪ Area Local Development Plans (LDPs) apply sequential approach; ▪ Development Management require applicants to provide evidence of sequential approach to development, and consider out-of-town development in line with criteria set in SPP (pg. 30, par. 73) 	In line with development plan preparation and review; ad hoc for development proposals
Promoting rural development			
Prevent suburbanisation of countryside	HwLDP and Supplementary Guidance (e.g. Housing in the	<ul style="list-style-type: none"> ▪ Development Plans review policies in HwLDP and IMF LDP; ▪ Development Management use LDP policies to 	In line with development plan preparation and review; ad hoc for

SPP requirement	How requirement links to existing Council business	Delivery	Timescale & priority
around major urban areas	Countryside); Area LDPs	guide development	development proposals
Maintain and grow remote and fragile communities	Chief Executive Office preparing rural-proofing tool; HwLDP Policies 34-37; Area LDPs	<ul style="list-style-type: none"> ▪ The Council preparing Council-wide policy; ▪ Development Plans identify relevant settlements through fragile areas mapping and apply policies flexible to enable development; ▪ Development Management take account of policies (e.g. IMF "Other Settlements") to guide decision making 	In line with development plan preparation and review; ad hoc for development proposals
Supporting business and employment			
Business Land Audits required	Interim audit recently (2014) updated, with further work planned to complete	<ul style="list-style-type: none"> ▪ Development Plans to undertake through Information and Research Team 	'Regularly'- no timeframe specified, but required to inform development plan reviews: every five years
Plans aligned with local economic strategies and priorities	Multiple HwLDP policies cover this; Area LDPs allocate sites relevant to local area context	<ul style="list-style-type: none"> ▪ Development Plans allocate sites flexible for range of business needs, that generate significant freight movement, informed by Business Land Audits; ▪ Development Management promote pre-application discussions for efficient handling of applications; ▪ Development Management take account of place-making in processing applications 	In line with development plan preparation and review; ad hoc for development proposals
Enabling delivery of new homes			
Housing Need and Demand Assessment	Highland-wide assessment undertaken 5-yearly	<ul style="list-style-type: none"> ▪ Development Plans Information and Research Team and Housing Team collaborate; findings underpin LDPs 	Assessments updated every five years
Housing Supply Target (10-20%)	Area LDPs set targets for housing market areas,	<ul style="list-style-type: none"> ▪ Development Plans incorporate HNDA findings to set targets in LDPs 	Every five years in line with development plan

SPP requirement	How requirement links to existing Council business	Delivery	Timescale & priority
margin advised, but flexible to area context)	based on HNDA with 25% margins		reviews/ preparation
Housing Land Audit	Draft 2013 Audit prepared	<ul style="list-style-type: none"> ▪ Subject to sufficient staff resource, an aspiration of the Council is to undertake audits bi-annually 	Bi-annual
Development Plan Action Programme	Prepared in line with LDPs	<ul style="list-style-type: none"> ▪ Development Plans team prepare alongside LDPs 	Every five years in line with development plan reviews/ preparation
Identify affordable housing needs	Informed by HNDA ; HwLDP Policy 32; Developer Contributions SG	<ul style="list-style-type: none"> ▪ Development Plans identify needs in LDPs 	Every five years in line with development plan reviews/ preparation
Identify developer contributions for affordable housing	HwLDP Policy 32; included in Area LDPs ; Developer Contributions SG	<ul style="list-style-type: none"> ▪ Area LDPs translate HwLDP Policy 32 	Every five years in line with development plan reviews/ preparation
Valuing the historic environment			
Framework to protect and enhance historic environment	HwLDP Policy 57; Highland Historic Environment Strategy ; LDPs translate HwLDP	<ul style="list-style-type: none"> ▪ Development Plans translate HwLDP Policy into Area LDPs; ▪ Development Management use Highland Historic Environment Strategy, SPP guidance pg. 34-35, and HwLDP policy to inform decision making 	Every five years for development plan reviews/ preparation; ad hoc for development management
A low carbon place			
Delivering heat and electricity			
Support development of heat networks	Scottish Heat Map for Highland region to inform future Development Plans	<ul style="list-style-type: none"> ▪ Development Plans identify networks and apply policies informed by Scottish Heat Maps; ▪ Development Management use LDPs to 	Every five years for development plan reviews/ preparation; ad

SPP requirement	How requirement links to existing Council business	Delivery	Timescale & priority
	and Policies	manage relevant proposals	hoc for development management
Community benefit (CB)- LAs may wish to negotiate to secure CB	Highland Council Community Benefit Policy ; Scottish Government Guidance	<ul style="list-style-type: none"> ▪ The Council's CB policy has recently been revised (June, 2014), continuing to promote negotiation of CB and ward managers will negotiate CB on behalf of communities who wish The Highland Council to do so 	Ad hoc as communities approach The Council for negotiation
Planning for onshore wind energy			
Revise Spatial Framework to reflect SPP methodology	Currently identified and outlined in Interim SG , which follows old methodology; Highland Renewable Energy Strategy (HRES)	<ul style="list-style-type: none"> ▪ Development Plans revise SG including Spatial Framework (including community separation distance, wild land and peatland resources); ▪ Development Plans revise HRES in line with SG revision; ▪ Development Management use revised Spatial Framework for wind energy proposals 	Draft revisions to committee November 2014
Identify where strategic capacity for wind farms and greatest potential	We have been working on the identification of this as part of evolving our Interim SG (e.g. landscape and visual cumulative assessment)	<ul style="list-style-type: none"> ▪ Development Plans to revise SG to take into account new SPP requirements including what is and is not to be part of the spatial framework 	Draft revisions to committee November 2014
Achieve objectives of zero waste plan	Policy 70 in HwLDP requires that all proposals conform with Zero Waste Plan; Area LDP site allocations' conformity checked through Strategic Environmental Assessment	<ul style="list-style-type: none"> ▪ Development Plans to implement HwLDP into Area LDPs; ▪ Development Plans to assess proposed site allocations in Area LDPs against Zero Waste Plan objectives; ▪ Development Management to assess development proposals against HwLDP Policy 70 	Every five years for development plan reviews/ preparation; ad hoc for development management

SPP requirement	How requirement links to existing Council business	Delivery	Timescale & priority
A natural, resilient place			
Include new SNH Wild Land Areas (WLA) in LDPs for protection	HwLDP Policy 57 and Appendix 2 for 'wild areas'	<ul style="list-style-type: none"> ▪ Development Plans to incorporate new SNH WLAs as nationally important feature (Wild areas currently identified as a locally/ regionally important feature) in revision of HwLDP and update of relevant text; ▪ Development Management take account of revised HwLDP to guide decision-making; ▪ (SNH preparing WLAs descriptions and revising policy guidance, which will assist Developers and Development Management to assess proposals) 	Late 2014/ early 2015 for development plan review and SNH documents; ad hoc for Development Management
Sites of international to local importance identified and protected in LDPs	Suite of HwLDP policies Section 21 (51; 55; 57-63; 74-78) translate legislation and policy to safeguard important areas	<ul style="list-style-type: none"> ▪ Development Plans take account of designations and HwLDP policies in preparing LDPs; ▪ Development Management take account of important sites identified in LDPs to guide decision-making 	Every five years for development plan reviews/ preparation; ad hoc for development management
Green infrastructure networks enhanced	HwLDP Policy 74; Green Networks SG	<ul style="list-style-type: none"> ▪ Development Plans apply Policy 74 in Area LDPs and refer to SG; ▪ Development Management to assess development proposals against HwLDP Policy 74 and SG 	Every five years for development plan reviews/ preparation; ad hoc for development management

SPP requirement	How requirement links to existing Council business	Delivery	Timescale & priority
Policies should protect peatland	HwLDP Policy 55	<ul style="list-style-type: none"> ▪ Development Plans apply Policy 55 to Area LDPs; ▪ Development Management assess proposals against HwLDP Policy 55 	Every five years for development plan reviews/ preparation; ad hoc for development management
Support aquaculture development	HwLDP Policy 50; Aquaculture Framework Plans currently in use	<ul style="list-style-type: none"> ▪ Planners in Coastal team preparing to begin review of existing guidance and preparation of new supplementary guidance 	Development Management apply existing guidance to development ad hoc; Coastal team Planners review and prepare new guidance soon
Support integration of terrestrial and marine planning; Engage with regional marine planning process	HwLDP Policy 49; Integrated Coastal Zone Management Plans; Coastal Development Strategy; THC a key partner in Pentland Firth and Orkney Waters Pilot Marine Spatial Plan (PFOW Pilot MSP)	<ul style="list-style-type: none"> ▪ Development Plan team to ensure integrated planning with existing coastal plan, emerging PFOW Pilot MSP and links between LDPs. 	Every five years for development plan reviews/ preparation; ad hoc for development management
Plans should undertake Strategic Flood Risk Assessments (SFRA)	HwLDP Policy 64	<ul style="list-style-type: none"> ▪ Development Plans to review HwLDP Policy 64 to ensure in line with SPP 2014 risk framework; ▪ Development Plans apply, where appropriate, new SFRA for emerging LDPs; ▪ Development Management to apply risk framework; ▪ Development Management to take account of other proposal-specific factors as set out in SPP (par. 264, pg. 60) 	Every five years for development plan reviews/ preparation

SPP requirement	How requirement links to existing Council business	Delivery	Timescale & priority
A connected place			
Spatial strategies support development that enables active travel	HwLDP Policy 56 and 77; Core Paths Plan	<ul style="list-style-type: none"> ▪ Development Plans translate HwLDP policies into LDPs; ▪ Development Management assess proposals against HwLDP Policy 56 & 57 	Every five years for development plan reviews/ preparation; ad hoc for development management
Appraise impacts on transport network using Development Planning and Management Transport Appraisal Guidance (DPMTAG)	LDP Transport Appraisals	<ul style="list-style-type: none"> ▪ Development Plans collaborate with other Council departments to undertake appraisals 	Every five years for development plan reviews/ preparation
Plans should support roll-out of digital communications	HwLDP 45 and 46	<ul style="list-style-type: none"> ▪ Development Plans to update HwLDP policies to reflect changes in SPP 2014 (set out in par. 295-297, pg. 66 of SPP); ▪ Development Management to assess proposals in line with Scottish Government's World Class 2020 document (currently in preparation) 	Every five years for development plan reviews/ preparation