

Appendix F: Approaches to Strategic Planning Policy in Great Britain

Proposed SPPS Principles & Policies	Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)	
Core Planning Principles					
CPP-1	Sustainable Development	<p>The planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. Planning authorities should take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that could contribute to economic growth. Development plans should promote a pattern of development which reduces the need to travel and encourages active travel and travel by public transport, taking into account the likely availability of public transport in rural areas. Development plans should also require the siting, design and layout of all new development to limit likely greenhouse gas emissions, particularly by limiting resource and energy requirements. The design of new development should address the causes of climate change by minimising carbon and other greenhouse gas emissions and should include features that provide effective adaptation to the predicted effects of climate change. Development should therefore normally be avoided in areas with increased vulnerability to the effects of climate change, particularly areas at significant risk from flooding, landslip and coastal erosion and highly exposed sites at significant risk from the impacts of storms. When designating land for new residential, commercial and industrial development, planning authorities should</p>	<p>Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas. Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally. The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:</p> <ul style="list-style-type: none"> • develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; • plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and • identify opportunities to use Neighbourhood Development Orders to enable developments that are 	<p>The following principles underpin our approach to planning policy for sustainable development and reflect those principles that we expect all those involved in the planning system to adhere to:</p> <ul style="list-style-type: none"> • putting people, and their quality of life now and in the future, at the centre of decision-making; • engagement and involvement, ensuring that everyone has the chance to obtain information, see how decisions are made and take part in decision-making; • taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today; • respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, • protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources; • tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change; 	<p>The planning system should promote development that contributes to a more economically, socially and environmentally sustainable society.</p>

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		consider the energy and heat requirements of these new developments. New development should be planned to make use of opportunities for decentralised and local renewable or low carbon sources of heat and power wherever possible. - SPP	consistent with their neighbourhood plan to proceed.	<ul style="list-style-type: none"> • applying the precautionary principle. Cost-effective measures to prevent possibly serious environmental damage should not be postponed just because of scientific uncertainty about how serious the risk is; • using scientific knowledge to aid decision-making, and trying to work out in advance what knowledge will be needed so that appropriate research can be undertaken; • while preventing pollution as far as possible, ensuring that the polluter pays for damage resulting from pollution. In general the Welsh Government will seek to ensure that costs are met by those whose actions incur them; • applying the proximity principle, especially in managing waste and pollution. This means solving problems locally rather than passing them on to other places or to future generations; • taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime; and • working in collaboration with others to ensure that information and knowledge is shared to deliver outcomes with wider benefits. 	
CPP-2	Health and Well-being	SPP looks at open space and physical activity, which is not covered in the NI proposed core policies, but in the land use policies. The Scottish Government's principal objective for regeneration policy is to promote the sustainable transformation of communities across Scotland by creating the right environment for private and public investment; through targeted action in the most disadvantaged communities, and by devolving power to the local level. - NPF2	NPPF approaches health and wellbeing from a more social angle than the NI policies, which focus on green infrastructure, noise and air quality. These latter two topics are covered briefly in the NPPF separately.	Development plans are important vehicles for the promotion of environmental protection and should enable consideration of the effects which proposed developments, and transport demand associated with them, may have on air or water quality and the effects which air or water quality may have on proposed developments. Local planning authorities should take account of such quality objectives when preparing development plans and should work closely with pollution control authorities in the preparation of these plans and when determining planning applications. Development plan policies should have regard to any relevant Noise Action Plan, including the need to protect urban 'quiet areas' against an increase in noise. Local planning authorities should adopt policies for lighting, including the control of light pollution, in their development plans.	Planning has an important role in realising sustainable development. It contributes by encouraging and approving development that is of a good quality and: <ul style="list-style-type: none"> • creates environments that help to promote health by offering opportunities for physical activity, passive recreation and social interaction;...Green infrastructure is important to the health and well-being of our communities and natural processes which provide a wide range of services on which our society and economy depends.

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CPP-3	Shared Spaces	N/A	<p>Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> • opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity; • safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and • safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. <p>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. The Local Green Space designation will not be appropriate for most green areas or open space.</p>	<p>Planning policies, decisions and proposals should...*</p> <p>Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare</p>	<p>Not really a separate theme of the draft documents. Focus is more on open space and health and open space provision through other policies on green infrastructure, green belt and town centres.</p>
CPP-4	Spatial Planning	<p>The Government is committed to reducing regional disparities. This will involve targeted investment in connectivity and environmental quality to ensure that each part of Scotland is well placed to participate successfully in the modern economy. A more even spread of economic activity will help to relieve pressures in high growth areas such as Edinburgh, provide additional opportunities in areas such as Ayrshire, Inverclyde, West Dunbartonshire and Dundee, and improve the overall efficiency of the Scottish economy. Communities undergoing regeneration should enjoy good access to the opportunities created in strategic growth areas. - NPF2</p>	<p>Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans. Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas – for instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of this Framework. As part of this process, they should consider producing joint planning policies on strategic matters and informal strategies such as joint infrastructure and investment plans.</p>	<p>An effective way to achieve regeneration is to foster integrated communities within the existing settlement pattern by promoting mixed use development, comprising appropriate combinations of housing (including affordable housing), employment, retailing, education, leisure and recreation uses and open space. Such developments should be promoted through, and fully justified in the development plan.</p>	<p>Development plan spatial strategies should provide a long-term context for development in cities, towns and rural areas, guiding new development to the right places. Spatial strategies and development management decisions should promote a sustainable pattern of growth appropriate to the area, taking account of the scale and type of development pressure and the need for growth and regeneration.</p>

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CPP-5	Plan-led System	<p>Development plans...should indicate where development, including regeneration, should happen and where it should not. They must be accessible to the communities they serve and should be concise and written in plain language. There is a statutory duty on development plans to contribute to sustainable development. The processes of engagement, information gathering, analysis and assessment (in relation to preparation of development plans) should be geared towards the date of submission of the plan to Ministers. - SPP</p>	<p>Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:</p> <ul style="list-style-type: none"> ● Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development; ● Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence; ● Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and ● Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework. 	<p>LDPs should provide a firm basis for rational and consistent decisions on planning applications and appeals. They are fundamental to planning for sustainable development. LDPs should be clear and concise, setting out a vision-based strategy for the plan area that has regard to the Wales Spatial Plan. Local policies likely to provide the basis for determining planning decisions, or for determining conditions to be attached to planning permissions, should be set out in the LDP. Policies on non-land use matters should not be included. It is for each local planning authority to determine the content of the LDP for its area, in accordance with the legislation and having regard to national policy and to local circumstances. However, national planning policies in Planning Policy Wales and Minerals Planning Policy Wales should not be repeated. Instead the LDP should explain how they apply to the local area.</p>	<p>Plans should be informed by sound evidence about the key economic issues, challenges and opportunities within the plan area.</p>

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<p>CPP-6 Design, Place Making and Stewardship</p>	<p>Through development plans, supplementary guidance and engagement with applicants, agents and communities on individual proposals, planning authorities should be clear about their expectations on quality and standards early in the planning process. Local design policies should enable informed judgements on development proposals, but should not create a rigid or formulaic approach to decision making. Design is an important consideration and planning permission may be refused, and the refusal defended at appeal or local review, solely on design grounds. - SPP</p>	<p>Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> ● will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; ● establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; ● optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; ● respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; ● create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and ● are visually attractive as a result of good architecture and appropriate landscaping. 	<p>Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals. The design principles and concepts that have been applied to these aspects should be reflected in the content of any design and access statement required to accompany certain applications for planning permission and listed building consent which are material considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.</p>	<p>The planning system should take every opportunity to encourage good quality development by taking a design-led approach to planning. The design-led approach should be applied at all levels – at the national level in the National Planning Framework, at the regional level in strategic development plans, at the local level in local development plans and at site and individual building level in master plans. Planning should focus on positive placemaking [following these qualities: distinctive, welcoming, adaptable, resource efficient, safe and pleasant, easy to move around and beyond].</p>
<p>CPP-7 Stakeholder Engagement</p>	<p>Planning authorities must ensure that communities are given the opportunity to get involved in the preparation of development plans. Planning authorities and developers should ensure appropriate and proportionate steps are taken to engage with communities when planning policies and guidance are being developed, when development proposals are being formed and when applications for planning permission are made. Individuals and community groups should ensure that they focus on planning issues and utilise available opportunities for engaging constructively with developers and planning authorities. SPP</p>	<p>Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process.</p>	<p>Local planning authorities should provide for the involvement of the general public, community councils, voluntary bodies, the business community and all other relevant stakeholders in the preparation of LDPs, in dealing with both cross-boundary and local issues.</p>	<p>Engagement should be meaningful, early and proportionate. Support or concern expressed on matters material to planning should be given careful consideration in developing plans and proposals and determining planning applications.</p>

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CPP-8	Local Democratic Accountability	Confidence in the planning system needs to be reinforced through: the efficient and predictable preparation of plans and handling of applications; transparency in decision-making and reliable enforcement of the law and planning decisions. - SPP	Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.	In line with the presumption in favour of sustainable development ... applications for planning permission, or for the renewal of planning permission, should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise. Factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. Material considerations must also be fairly and reasonably related to the development concerned. Unless otherwise specified, a planning permission runs with the land and it is seldom desirable to provide for any other arrangement. The planning system does not exist to protect the private interests of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest.	Scottish Ministers expect the planning service to perform to a high standard and to pursue continuous improvement. The service should: make decisions in a timely, transparent and fair way to provide a supportive business environment and engender public confidence in the system;
Additional?	Community Planning	N/A	Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning.	Community strategies should provide the overarching strategic framework for all the other plans and strategies for the local authority, including the LDP. Community strategies and LDPs need to be complementary. LDPs should express, in appropriate land use planning terms, those elements of the community strategy that relate to the development and use of land, provided that the elements of the community strategy are in conformity with national and international policy and obligations.	Greater integration between land use planning and community planning is crucial and development plans should reflect close working with Community Planning Partnerships.
Additional?	Quality Outcomes	There should be a clear focus on the quality of outcomes, with due attention given to the sustainable use of land, good design and the protection and enhancement of the built and natural environment. Through development plans, supplementary guidance and engagement with applicants, agents and communities on individual proposals, planning authorities should be clear about their expectations on quality and standards early in the planning process. Local design policies should enable informed judgements on development proposals, but should not create a rigid or formulaic approach to decision making. Design is an important consideration and planning permission may be refused, and the refusal defended at appeal or local review, solely on design grounds. - SPP	In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.	Factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. Material considerations must also be fairly and reasonably related to the development concerned. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest.	Planning should take a positive approach to enabling quality development and making efficient use of land to deliver long-term benefits for people while protecting and enhancing natural and cultural resources. Good quality places promote well-being, a sense of identity and pride, and greater opportunities for social interaction. Planning has an important role in realising sustainable development. It contributes by encouraging and approving development that is of a good quality. The planning system should take every opportunity to encourage good quality development by taking a design-led approach to planning.
Land-Use Planning Policies					

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PP-1 Archaeology and Built Heritage	When preparing development plans or considering development proposals with a potentially significant impact on historic character, planning authorities should consider the capacity of settlements and the surrounding areas to accommodate development without damage to their historic value. Authorities should also consider whether further and more detailed assessment is required to establish the capacity of an area for and its sensitivity to change. Relevant assessments include conservation area appraisals, townscape audits and landscape character assessments. When significant elements of the historic environment are likely to be affected by development proposals, developers should take the preservation of this significance into account in their proposals. The amount of information and analysis required should relate in scale to the possible impact on the historic environment. The presence and potential presence of archaeological assets should be considered by planning authorities when allocating sites in the development plan and when making decisions on planning applications. Where preservation in-situ is not possible planning authorities should, through the use of conditions or a legal agreement, ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. If archaeological discoveries are made during any development, a professional archaeologist should be given access to inspect and record them.	Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account: <ul style="list-style-type: none"> • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; • the desirability of new development making a positive contribution to local character and distinctiveness; and • opportunities to draw on the contribution made by the historic environment to the character of a place. 	The Welsh Government's objectives in this field are to: <ul style="list-style-type: none"> • preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically to • protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism; • ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to • ensure that conservation areas are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders. 	The planning system should: <ul style="list-style-type: none"> • promote the care and protection of the designated and non-designated historic environment, including the individual assets, related settings and the wider cultural landscape. • enable change to the historic environment which is informed by a clear understanding of the importance of built heritage assets and their viability over the long term. Change should be sensitively managed to avoid or minimise any adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are retained. Enabling development may be acceptable where it can be shown to be the only means of retaining a historic asset and it comprises the minimum necessary to enable its conservation and reuse. Sometimes, the importance of the asset may mean that change may be difficult or not possible. Assets should be protected from demolition or other work that would adversely affect it or its setting.
PP-2 Control of Outdoor Advertisements	N/A	Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.	The test in considering an advertisement's impact on amenity is whether it will adversely affect the appearance of the building, or of the immediate neighbourhood, where it is to be displayed. Local planning authorities should therefore consider the local characteristics of the neighbourhood, including its scenic, historic, architectural or cultural features. No advertisement sign should be displayed without the consent of the landowner, and it is an offence to erect or paint signs on any part of a public highway. When considering planning applications for advertisements in conservation areas, local planning authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of the area.	N/A

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PP-3	Coastal Development	<p>New land-based development in coastal areas should not normally be permitted where it will require significant new defences against coastal erosion or coastal flooding, unless defences are planned as part of a long term settlement strategy. Planning authorities should work closely with Marine Planning Partnerships and neighbouring authorities to ensure that development plans and regional marine plans are complementary, particularly with regard to the inter-tidal area but also for the wider coastal zone. Development plans should identify coastal areas likely to be suitable for development, areas subject to significant constraints and areas which are considered unsuitable for development such as the isolated coast. The identification of coastal locations which are suitable for development should be based on a clear understanding of the physical, environmental, economic and social characteristics of the coastal area and the likely effects of climate change. Development plans should protect the coastal environment, indicate priority locations for enhancement and regeneration, identify areas at risk from coastal erosion and flooding, and promote public access to and along the coast wherever possible.</p> <p>Where relevant, development plans should also identify areas where managed realignment of the coast may be appropriate, setting out the potential benefits such as habitat creation and new recreation opportunities. Planning authorities should take the likely effect of proposed development on the marine environment into account when preparing development plans and making decisions on planning applications.</p>	<p>Local planning authorities should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:</p> <ul style="list-style-type: none"> • be clear as to what development will be appropriate in such areas and in what circumstances; and • make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. Shoreline Management Plans should inform the evidence base for planning in coastal areas. The prediction of future impacts should include the longer term nature and inherent uncertainty of coastal processes (including coastal landslip), and take account of climate change. 	<p>Local planning authorities should clearly establish what the coast means for them and develop, or apply, specific policies which reflect the characteristics of their coastlines. In doing so local planning authorities should acknowledge the interrelationships between the physical, biological and land use characteristics of their coastal areas and the impacts of climate change. In preparing their development plans local planning authorities will be expected to take into account other plans and policies with implications for the coastal area. They will need to consider landward and seaward pressures - and the impacts of these pressures - on coastal systems. Development plans should normally only propose coastal locations for development which needs to be on the coast. Proposed developments of national or regional importance that require a coastal location should be included in the development plan. Before major developments are permitted it will be essential to demonstrate that a coastal location is required. Where development is considered to satisfy this test it should be designed so as to be resilient to the effects of climate change over its lifetime. New coastal development should not generally be permitted in areas which would need expensive engineering works, either to protect developments on land subject to erosion by the sea or to defend land which might be inundated by the sea.</p>	<p>The planning system should support a holistic approach to coastal planning by working closely with neighbouring authorities and Marine Planning Partnerships to ensure that development plans and marine regional plans are complementary.</p>

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PP-4	Development in the Countryside Development on prime agricultural land should not be permitted unless it is an essential component of the settlement strategy or is necessary to meet an established need, for example for major infrastructure development, where no other suitable site is available. Small scale development directly linked to rural businesses, including housing, may also be permitted. Renewable energy generation development or minerals extraction may be acceptable where restoration proposals will return the land to its former status.	Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: <ul style="list-style-type: none"> ● support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; ● promote the development and diversification of agricultural and other land-based rural businesses; ● support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and ● promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. 	The expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts on local amenity. Local planning authorities should adopt a positive approach to development associated with farm diversification in rural areas, irrespective of whether farms are served by public transport. While initial consideration should be given to adapting existing farm buildings, the provision of a sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist. In planning for housing in rural areas it is important to recognise that development in the countryside should embody sustainability principles, benefiting the rural economy and local communities while maintaining and enhancing the environment. There should be a choice of housing, recognising the housing needs of all, including those in need of affordable or special needs provision. In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled. New house building and other new development in the open countryside, away from established settlements, should be strictly controlled. All applications for new rural enterprise dwellings should be carefully examined to ensure that there is a genuine need. It will be important to establish whether the rural enterprise is operating as a business and will continue to operate for a reasonable length of time. New rural enterprise dwellings should be located within or adjoining the existing farm / business complex or access.	In all rural areas, planning should encourage development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality. The character of rural areas and the challenges they face vary greatly across the country, from pressurised areas of countryside around towns and cities to remote and sparsely populated areas. In accessible or pressured rural areas, where there is a danger of an unsustainable growth in long-distance car-based commuting or suburbanisation of the countryside, a more restrictive approach to new housing development is appropriate, and plans should generally: <ul style="list-style-type: none"> • guide most new development to locations within or adjacent to settlements; • set out the circumstances in which new housing outwith settlements may be appropriate; and • respond to any significant demand for holiday or second homes through the housing land allocation.

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PP-5	Economic Development	<p>The planning system should support economic development in all areas by:</p> <ul style="list-style-type: none"> • taking account of the economic benefits of proposed development in development plans and development management decisions, • promoting development in sustainable locations, particularly in terms of accessibility, • promoting regeneration and the full and appropriate use of land, buildings and infrastructure, • supporting development which will provide new employment opportunities and enhance local competitiveness, and • promoting the integration of employment generation opportunities with supporting infrastructure and housing development. <p>The planning system should also be responsive and sufficiently flexible to accommodate the requirements of inward investment and growing indigenous firms. Planning authorities should ensure that there is a range and choice of marketable sites and locations for businesses allocated in development plans, including opportunities for mixed use development, to meet anticipated requirements and a variety of size and quality requirements. Marketable land should meet business requirements, be serviced or serviceable within 5 years, be accessible by walking, cycling and public transport, and have a secure planning status.</p>	<p>Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> • set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; • set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; • support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. <p>Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;</p> <ul style="list-style-type: none"> • plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; • identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and • facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. 	<p>It is essential that the planning system considers, and makes provision for, the needs of the entire economy and not just those uses defined under parts B1-B8 of the Town and Country Planning Use Classes Order. The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development. To this end, the planning system, including planning policies, should aim to ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses. In applying these and other considerations, local planning authorities should aim to steer economic development to the most appropriate locations, rather than prevent or discourage such development. Effective planning for the economy requires local planning authorities to work strategically and co-operatively steering development and investment to the most efficient and most sustainable locations, regardless of which local authority area they are in.</p>	<p>The planning system should:</p> <ul style="list-style-type: none"> • through the development plan, set out a spatial strategy to deliver sustainable economic growth. This should harness the strengths and qualities of cities, towns and rural areas; • foster a business environment which is supportive to new investment across Scotland while protecting and enhancing the quality of the natural and built environments as assets of national importance; • attach significant weight to economic benefit of proposed development as a material consideration, particularly the creation of new jobs, recognising and responding to economic and financial conditions; and • support infrastructure delivery and innovation in the energy, transport, construction, digital, waste, water and environmental management sectors to support the transition to a low carbon economy.

Proposed SPPS Principles & Policies	Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)	
PP-6	Flood Risk	<p>Planning authorities must take the probability of flooding from all sources – (coastal, fluvial (water course), pluvial (surface water), groundwater, sewers and blocked culverts) and the risks involved into account when preparing development plans and determining planning applications. Development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere should not be permitted. The area of impermeable surface should be kept to a minimum in all new developments. Prospective developers should take flood risk into account before committing themselves to a site or project. Planning authorities should avoid any indication that a grant of planning permission implies the absence of flood risk. By 2015 flood risk management plans will be in place across Scotland which should then be taken into account when development plans are prepared. Flood risk management measures should target the sources and pathways of flood waters and the impacts of flooding. Where possible, natural features and characteristics of catchments should be restored so as to slow, reduce or otherwise manage flood waters. Flood risk management measures should avoid or minimise detrimental effects on the ecological status of the water environment. In all cases opportunities for habitat restoration or enhancement should be sought. Proposals for development which would require new flood risk management measures should only be promoted through the development plan.</p>	<p>Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. A sequential approach should be used in areas known to be at risk from any form of flooding. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:</p> <ul style="list-style-type: none"> • within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and • development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems. 	<p>Local planning authorities should recognise when assessing development proposals located within areas of flood hazard that the development is still at risk from flooding which may threaten human life and cause substantial damage to property, even where mitigation measures are proposed. Planning authorities should therefore adopt a precautionary approach when formulating development plan policies on development and flood risk, and when considering planning applications. In this context, the principle should be applied on the basis that climate change is likely to increase the risk of coastal and river flooding as a result of sea-level rise and more intense rainfall and reduce service levels provided by surface water drainage infrastructure. Local planning authorities should take a strategic approach to flood risk and consider the catchment as a whole. They should ensure that new development is not exposed unnecessarily to flooding. Development proposals should seek to reduce, and certainly not increase, flood risk arising either from river and/or coastal flooding or from additional run-off from development in any location.</p>	<p>The planning system should promote:</p> <ul style="list-style-type: none"> • the protection and improvement of the water environment, including rivers, lochs, estuaries, wetlands, coastal waters and groundwater, in a sustainable and co-ordinated way; • a precautionary approach to flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), rising ground water, reservoirs and drainage systems (sewers and culverts) through: <ul style="list-style-type: none"> – flood avoidance: by safeguarding flood storage capacity and locating development away from functional flood plains and medium to high risk areas; – flood reduction: assessing flood risk and undertaking natural and structural flood management measures, including flood protection, minimising the area of impermeable surface, restoration of natural features and characteristics, and avoiding the construction of new or opening up existing culverts; and • requirements for Sustainable Urban Drainage Systems (SuDS). <p>To achieve this the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity. Alterations and small-scale extensions to existing buildings are outwith the scope of this policy, provided they would not have a significant effect on the storage capacity of the functional floodplain or local flooding problems.</p>

Proposed SPPS Principles & Policies		Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
PP-7	Housing in Settlements	<p>The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. Local authorities should define the housing market areas that will be used in determining housing requirements by following one of the approaches set out in the Housing Need and Demand Assessment guidance. Housing market areas may significantly overlap and will rarely coincide with local authority boundaries. Local authorities are therefore encouraged to co-operate regionally in housing market partnerships, which may also include other organisations such as housing associations and developers. The scale, nature and distribution of the housing requirement for an area identified in the local housing strategy and development plan should be based on the outcome of the housing need and demand assessment. Wider strategic economic, social and environmental policy objectives should also be taken into account when determining the scale and distribution of the housing requirement and the housing supply target for an area.</p>	<p>To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> • plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); • identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and • where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time. 	<p>Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local planning authorities should promote:</p> <ul style="list-style-type: none"> • mixed tenure communities; • development that is easily accessible by public transport, cycling and walking, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances; • mixed use development so communities have good access to employment, retail and other services; • attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk; • greater emphasis on quality, good design and the creation of places to live that are safe and attractive; • the most efficient use of land; • well designed living environments, where appropriate at increased densities; • construction of housing with low environmental impact by using nationally prescribed sustainable building standards; reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and • 'barrier free' housing developments, for example built to Lifetime Homes standards. 	<p>The planning system should:</p> <ul style="list-style-type: none"> • identify a generous supply of land for each housing market within the plan area to support the achievement of housing supply targets across all tenures, maintaining at least a 5-year supply of effective housing land at all times; and • enable provision of a range of attractive well-designed, energy efficient, good quality housing in accessible locations. Planning authorities should actively manage the housing land supply... They should work with housing and infrastructure providers to prepare an annual housing land audit as a tool to monitor the availability of effective housing land, the progress of sites through the planning process, and housing completions, to ensure a generous supply of land for house building is maintained and there is always enough effective land for at least 5 years...Local development plans should clearly set out the scale and distribution of the affordable housing requirement for their area. Where the HDNA and local housing strategy process identify a shortage of affordable housing, the plan should set out how this will be addressed. Planning authorities should consider whether it is appropriate to allocate some small sites specifically for affordable housing.

Proposed SPPS Principles & Policies	Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)	
PP-8	Minerals	<p>Planning authorities should have regard to the availability, quality, accessibility and requirement for mineral resources in their area when preparing development plans. Authorities should liaise with operators and neighbouring planning authorities and use verifiable sources of information to identify appropriate search areas. These search areas, or where appropriate specific sites, should be identified and safeguarded in development plans and the criteria to be satisfied by development proposals set out. The same safeguarding principles should apply to land allocated for development which is underlain by minerals and where prior extraction of the mineral would be beneficial. When preparing development plans, authorities should consider the appropriateness of existing search areas. Where there is no developer interest, planning authorities should modify or delete the search area from the plan, taking into account possible long term requirements, the need to avoid sterilisation of resources and the views of the industry. Planning authorities should decide, in consultation with local communities, whether they intend to identify locations for coastal exporting quarries in the development plan. Planning authorities should also facilitate the recycling and re-use of material in waste tips and construction and demolition wastes at appropriate general industrial locations or minerals sites. Commercial peat cutting raises particular environmental concerns, and will only be acceptable in areas of degraded peatland which has been significantly damaged by human activity and where the conservation value is low and restoration is not possible.</p>	<p>In preparing Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> • identify and include policies for extraction of mineral resource of local and national importance in their area, but should not identify new sites or extensions to existing sites for peat extraction; • so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously; • define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas; • safeguard: – existing, planned and potential rail heads, rail links to quarries, wharfrage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and – existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material. • set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place; 	<p>NPPW does not repeat mineral policies set out in Minerals Planning Policy Wales.</p>	<p>Relates to resources, not just minerals - The planning system should:</p> <ul style="list-style-type: none"> • recognise the continuing role of indigenous coal, oil and gas in maintaining a diverse energy mix and improving energy security; • safeguard workable resources and ensure that an adequate and steady supply is available to meet the needs of the construction, energy and other sectors; • minimise the impacts of extraction on local communities, built and natural heritage, and the water environment; and • secure the sustainable restoration of mineral sites to a relevant use after working has ceased.

Proposed SPPS Principles & Policies	Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
	<p>All areas of peatland that retain a high level of natural heritage conservation interest, archaeological interest or are of value as carbon stores should be protected through development plans and development management decisions.</p>	<ul style="list-style-type: none"> • set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality; • when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and • put in place policies to ensure worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place, including for agriculture (safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources), geodiversity, biodiversity, native woodland, the historic environment and recreation. 		
PP-9	<p>Natural Heritage</p> <p>Planning authorities should ... support opportunities for enjoyment and understanding of the natural heritage. Planning authorities should take a broader approach to landscape and natural heritage than just conserving designated or protected sites and species, taking into account the ecosystems and natural processes in their area. Planning authorities should seek to prevent further fragmentation or isolation of habitats and identify opportunities to restore links which have been broken. Where possible, planning authorities should seek benefits for species and habitats from new development including the restoration of degraded habitats. The natural and cultural components of the landscape should be considered together, and opportunities for enhancement or restoration of degraded landscapes, particularly those affecting communities, should be promoted through the development plan where relevant. Landscapes and the natural heritage are sensitive to inappropriate development and planning authorities should ensure that potential effects, including the cumulative effect of incremental changes, are considered when preparing development plans and deciding planning applications. There will be occasions where the sensitivity of the site or the nature or scale of the proposed development is such that the development should not be permitted. However, designation does not necessarily imply a prohibition on development.</p>	<p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services; • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; • preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and • remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. 	<p>The Welsh Government's objectives for the conservation and improvement of the natural heritage are to:</p> <ul style="list-style-type: none"> • promote the conservation of landscape and biodiversity, in particular the conservation of native wildlife and habitats; • ensure that action in Wales contributes to meeting international responsibilities and obligations for the natural environment; • ensure that statutorily designated sites are properly protected and managed; • safeguard protected species, and to • promote the functions and benefits of soils, and in particular their function as a carbon store. It is important that biodiversity and landscape considerations are taken into account at an early stage in both development plan preparation and development management. Since natural heritage issues are not confined by administrative boundaries they must be addressed strategically through consultation and collaboration with adjoining planning authorities. Moreover, in addressing these issues local planning authorities need to work with other stakeholders, in particular, the Countryside Council for Wales (CCW) and the voluntary sector. 	<p>The planning system should:</p> <ul style="list-style-type: none"> • facilitate positive change while maintaining and enhancing distinctive character; • conserve and enhance designated or protected sites and species, taking account of the need to maintain healthy ecosystems and work with the natural processes which provide important services to communities; • seek to protect soils from damage such as erosion or compaction; • protect and enhance ancient and semi-natural woodland as an important and irreplaceable resource, together with other native or long established woods, hedgerows and individual trees with high nature conservation or landscape value; • seek benefits for species and habitat biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats; and • support opportunities for enjoying and learning about natural heritage...Natura 2000 sites: Any development plan or proposal likely to have a significant effect on these sites which is not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications for its conservation objectives.

Proposed SPPS Principles & Policies	Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
	<p>Planning authorities should apply the precautionary principle where the impacts of a proposed development on nationally or internationally significant landscape or natural heritage resources are uncertain but there is sound evidence for believing that significant irreversible damage could occur. Where the precautionary principle is justified, modifications to the proposal which would eliminate the risk of irreversible damage should be considered. The precautionary principle should not be used to impede development unnecessarily. Where development is constrained on the grounds of uncertainty, the potential for research, surveys or assessments to remove or reduce uncertainty should be considered.</p>			<p>National: Development that affects a National Park, National Scenic Area, Site of Special Scientific Interest or National Nature Reserve should only be permitted where:</p> <ul style="list-style-type: none"> • it will not adversely affect the integrity of the area or the qualities for which it has been designated; or • any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance...Local designations should be clearly identified and protected through the development plan. The reasons for designation should be clearly explained and the function and continuing relevance of local designations should be considered when development plans are prepared...The presence or potential presence of a legally protected species is an important consideration in decisions on planning applications. If there is evidence to suggest that a protected species is present on site or may be affected by a proposed development, steps must be taken to establish whether it is present, the requirements of the species must be factored into the planning and design of the development, and any likely impact on the species must be fully considered prior to the determination of the application.
PP-10	<p>Open Space, Sport and Outdoor Recreation</p> <p>Planning authorities should take a strategic and long term approach to managing the open space in their area, assessing both current and future needs and protecting all spaces which can help to meet them. Authorities should undertake an audit of the open space resource in their area and how well it meets the needs of the community. The audit should cover all types of open space, public and privately owned, including spaces owned by schools and voluntary clubs. Informal open space should be assessed as well as parks and formal facilities. The audit should take account of the quality, community value, accessibility and use of existing open space, not just the quantity. authorities should prepare an open space strategy which sets out the vision for new and improved open space and addresses any deficiencies identified. The open space strategy should provide the justification for seeking contributions from developers, and should be taken into account when preparing development plans and deciding planning applications. Open space audits and strategies should be reviewed regularly, linked to development plan preparation.</p>	<p>Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. 	<p>Planning authorities should provide the framework for well-located, good quality tourism, sport, recreational and leisure facilities. The areas and facilities provided in both rural and urban areas should be sensitive to the needs of users, attractive, well-maintained, and protected from crime and vandalism. They should be safe and accessible, including to deprived or disadvantaged communities and to people whose mobility is restricted, by a variety of sustainable means of travel, particularly walking, cycling and public transport. Development for tourism, sport and leisure uses should, where appropriate, be located on previously developed land. The planning system should ensure that adequate land and water resources are allocated for formal and informal sport and recreation, taking full account of the need for recreational space and current levels of provision and deficiencies, and of the impact of developments related to sport and recreation on the locality and local communities.</p>	<p>Open space is referenced in several policies including those on design, green infrastructure, green belt and community health.</p>

Proposed SPPS Principles & Policies	Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
PP-11 Renewable Energy	<p>The.... [renewable energy] targets are not a cap. Planning authorities should support communities and small businesses in developing such [renewable energy project] initiatives in an environmentally acceptable way. Planning authorities should support the development of a diverse range of renewable energy technologies, guide development to appropriate locations and provide clarity on the issues that will be taken into account when specific proposals are assessed. Development plans should support all scales of development associated with the generation of energy and heat from renewable sources, ensuring that an area's renewable energy potential is realised and optimised in a way that takes account of relevant economic, social, environmental and transport issues and maximises benefits. Development plans should support the wider application of medium and smaller scale renewable technologies such as decentralised energy supply systems, community and household projects. Development plans should also encourage microgeneration projects including those associated with or fitted to existing buildings. Planning authorities should ensure that the development plan or supplementary guidance clearly explain the factors that will be taken into account in decision making on all renewable energy generation developments. Factors relevant to the consideration of applications will depend on the scale of the development and its relationship with the surrounding area, but are likely to include impact on the landscape, historic environment, natural heritage and water environment, amenity and communities, and any cumulative impacts that are likely to arise. When granting planning permission, authorities should include conditions for the decommissioning of developments, including their ancillary infrastructure, and for site restoration.</p>	<p>To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:</p> <ul style="list-style-type: none"> ● have a positive strategy to promote energy from renewable and low carbon sources; ● design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts; ● consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources; ● support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and ● identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources. Any development proposals within Community Forests in the Green Belt should be subject to the normal policies controlling development in Green Belts. 	<p>Local planning authorities should facilitate the development of all forms of renewable and low carbon energy to move towards a low carbon economy ... to help to tackle the causes of climate change Specifically, they should make positive provision by:</p> <ul style="list-style-type: none"> - considering the contribution that their area can make towards developing and facilitating renewable and low carbon energy, and ensuring that development plan policies enable this contribution to be delivered; - ensuring that development management decisions are consistent with national and international climate change obligations, including contributions to renewable energy targets and aspirations; - recognising the environmental, economic and social opportunities that the use of renewable energy resources can make to planning for sustainability ...; and - ensuring that all new publicly financed or supported buildings set exemplary standards for energy conservation and renewable energy production. 	<p>Development plans should support the development of wind turbines at locations where impacts on the environment and communities can be satisfactorily addressed. Strategic development plan spatial strategies should identify capacity for strategic onshore wind farm developments as well as cumulative impact pressures. Local development plans should clearly set out the potential for wind turbine and wind farm development of all scales as part of the spatial framework.</p>

Proposed SPPS Principles & Policies	Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
PP-12 Telecoms, Public Services and Utilities	<p>Planning authorities should support the expansion of the electronic communications network, including telecommunications, broadband and digital infrastructure, through the development plan and development management decisions, taking into account the economic and social implications of not having full coverage or capacity in an area. All components of the equipment should be considered together, including antennas, any supporting structure, equipment housing, cable runs, fencing, planting, landscaping, access, power supply and land lines. The following series of options should be considered when selecting sites and designing base stations:</p> <ul style="list-style-type: none"> • installation of smallest suitable equipment, • concealing and disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques, • mast or site sharing. • installations on buildings and existing structures, and • installation of ground based masts. <p>Planning authorities should not question whether the service to be provided is needed nor seek to prevent competition between operators, but must determine applications on planning grounds. The planning system should not be used to secure objectives that are more properly achieved under other legislation. To demonstrate to planning authorities that the known health effects have been properly addressed, applications for planning permission involving antennas to be employed in an electronic communications network should be accompanied by a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation.</p>	<p>In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate. Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.</p>	<p>Planning policies, decisions and proposals should:</p> <ul style="list-style-type: none"> • Play an appropriate role in securing the provision of infrastructure to form the physical basis for sustainable communities (including water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies and distribution networks and telecommunications), while ensuring proper assessment of their sustainability impacts 	<p>The planning system should support:</p> <ul style="list-style-type: none"> • development which helps to deliver the Scottish Government's commitment to world class digital connectivity; and • the provision of digital communications infrastructure which is sited and designed to keep environmental impacts to a minimum. The planning system should support the transformational change to a low carbon economy and be consistent with national objectives and targets, including deriving: <ul style="list-style-type: none"> • the equivalent of 100% of electricity demand from renewable sources by 2020; • 11% of heat demand from renewable sources by 2020; and • 30% of overall energy demand from renewable sources by 2020. <p>Planning should support a broad mix of energy generation installations and supply infrastructure at appropriate locations, prioritising development in accordance with the following hierarchy:</p> <ol style="list-style-type: none"> i. energy efficiency; ii. electricity and heat recovery; iii. electricity and heat from renewable and non-renewable fuel sources where greenhouse gas emissions can be significantly reduced.
PP-13 Tourism	<p>Mentioned briefly in several areas of the SPP in relation to rural economy, coastal planning, flood risk, landscape and natural heritage and renewable energy.</p>	<p>Tourism is mentioned briefly with respect to vitality of town centres and a prosperous rural economy.</p>	<p>The planning system should encourage sustainable tourism in ways which enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and those of local communities. In addition to supporting the continued success of existing tourist areas, appropriate tourist-related commercial development in new destinations, including existing urban and industrial heritage areas, should be encouraged. In rural areas, tourism-related development is an essential element in providing for a healthy, diverse, local and national economy. Here too development should be sympathetic in nature and scale to the local environment and to the needs of visitors and the local community.</p>	<p>Planning authorities should consider the potential to promote opportunities for tourism and leisure facilities in their development plans. This may include new development or the enhancement of existing facilities....Other references to tourism are scattered throughout other policies such as coastal management and business/economy.</p>

Proposed SPPS Principles & Policies	Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
PP-14 Town Centres and Retailing	<p>Development plans should identify a network of centres, and explain the role of each centre in the network. The network will, depending on circumstances, include town centres, commercial centres and other local centres, and may take the form of a hierarchy. Within the network the individual role of each centre should support and be supported by the role of other centres. The development plan can also specify a centre's function, for example a centre restricted to the sale of bulky goods. The development plan should enable gaps and deficiencies in provision of shopping, leisure and other services to be remedied by identifying appropriate locations for new development and regeneration. Commercial realities should be taken into account when development plans are prepared. Planning authorities should be responsive to the needs of town centre uses, identifying suitable and viable sites in terms of size, location and availability within a reasonable time period, indicating how and when constraints could be resolved. Opportunities for improving the physical quality and sustainability of town and commercial centres should also be identified in the development plan, providing the framework for the development of town centre strategies. When considering the format, design and scale of proposals, developers, owners and occupiers should take into account the setting of the centre. New development should integrate successfully and create effective links with the surrounding urban fabric.</p> <p>When preparing policies and deciding applications, planning authorities should consider the scale of the developments and their likely impact, including cumulative impact on the character and function of the centre, the amenity of nearby residents and anti-social behaviour and crime. All retail, leisure and related developments should be accessible by walking, cycling and public transport. Town and commercial centres should be accessible at all times to all sectors of the community. The sequential approach should be used when selecting locations for all retail and commercial leisure uses unless the development plan identifies an exception. It should also apply to proposals to expand or change the use of existing developments where proposals are of a scale or form sufficient to change their role and function.</p>	<p>Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> ● recognise town centres as the heart of their communities and pursue policies to support their viability and vitality; ● define a network and hierarchy of centres that is resilient to anticipated future economic changes; ● define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations; ● promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres; ● retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive; ● allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites; <ul style="list-style-type: none"> ● allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre; ● set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres; ● recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and ● where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity. 	<p>Development plans should encourage a mix of uses in town centres and other appropriate places to add activity and choice of places in which to live. Development plans should identify the range of facilities and activities that communities wish to be provided and maintained in urban locations. Plans should encourage the clustering of complementary enterprises in industrial and commercial areas so as to reduce traffic generation. In rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities and be identified as the preferred locations for most new development including housing and employment provision. The approach should be supported by the service delivery plans of local service providers.</p>	<p>The planning system should promote town centres first for a mix of uses including cultural and community facilities, retail, leisure, entertainment, recreation, as well as homes and businesses. Development plans, monitoring and decision making should all support successful town centres.</p>

Proposed SPPS Principles & Policies	Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
PP-15 Transportation and Land Use	<p>The planning system should support a pattern of development which reduces the need to travel, facilitates travel by public transport and freight movement by rail or water, and provides safe and convenient opportunities for walking and cycling. The planning system should support the installation of infrastructure to support new technologies, such as charging points for electric vehicles. Authorities should ensure that the local transport strategy and development plan are complementary, and should work with Regional Transport Partnerships to ensure consistency between the development plan and regional transport strategy. The existing transport network, environmental and operational constraints, proposed or committed transport projects and demand management schemes should be taken into account in development plans and development management decisions. When preparing a development plan, planning authorities should appraise the pattern of land allocation, including previously allocated sites, in relation to transport opportunities and constraints based on the current or programmed capacity of the transport network and sustainable transport objectives. Development should be supported in locations that are accessible by walking, cycling and public transport, making best use of or adding to existing networks and creating new networks. Significant travel-generating uses should be in locations which are well served by public transport and the amount of associated car parking permitted should be controlled to encourage more sustainable travel choices.</p>	<p>Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport. Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:</p> <ul style="list-style-type: none"> ● accommodate the efficient delivery of goods and supplies; ● give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; ● create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; ● incorporate facilities for charging plug-in and other ultra-low emission vehicles; and ● consider the needs of people with disabilities by all modes of transport. 	<p>Local authorities should promote public transport as a means to achieve environmental objectives, to assist in relieving congestion and to encourage social inclusion. Local authorities should safeguard existing public transport interchanges from development that would compromise their continued use. Near major public transport interchanges in city, town and district centres, planning authorities should allocate available sites for uses that maximise the accessibility potential of the site, including high density residential development, employment, shopping and leisure uses. Local authorities should identify in development plans and RTPs the need for additional interchange sites and improvements to existing interchanges, including measures to promote personal safety. In rural areas, interchange sites should be identified at nodes where the transfer between local and long distance public transport services can take place. Park-and-ride should normally be considered as one element of a comprehensive planning and transport strategy designed to improve the relative attractiveness of public transport and reduce the overall dependence on cars. Where the RTP has identified a requirement for park-and-ride facilities, planning authorities should identify suitable sites in the development plan. Local authority support for bus services, passenger rail services or proposals for associated facilities should be consistent with locational policies. Where additional public transport would be required to allow development to proceed, an appropriate policy should be included in the development plan and RTP.</p>	<p>The planning system should support patterns of development which:</p> <ul style="list-style-type: none"> • optimise the use of existing infrastructure; • reduce the need to travel; • facilitate travel by public transport and freight movement by rail or water; • provide safe and convenient opportunities for walking and cycling; and • enable the integration of transport modes.

Proposed SPPS Principles & Policies		Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
		<p>A travel plan is a package of measures aimed at promoting more sustainable travel choices and reducing reliance on the car, and should be encouraged for all significant travel generating developments.</p> <p>Development plans or supplementary guidance should explain when a travel plan will be required in support of an application for planning permission.</p>		<p>Where development can only take place with improvements to public transport services, local authorities should consider the use of planning conditions and/or planning obligations. Local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Local authorities should develop an integrated strategy on parking to support the overall transport and locational policies of the development plan. Local authorities should consider parking issues on a joint basis with neighbouring authorities, utilising existing collaborative bodies such as regional planning fora or transport consortia. They should jointly establish maximum levels of parking for broad classes of development, together with a threshold size of development above which such levels will apply. These maximum standards should be set in collaboration with interested organisations. Local authority groupings will need to ensure that their parking standards reflect local transport provision, are adopted by individual authorities as supplementary planning guidance, and are kept under review. As part of the overall approach to parking, local authorities should gear their charging policies for on-street parking and off-street parking, where it is under their control, to complement their land use policies.</p>	
PP-16	Waste Management	<p>All development plans must identify appropriate locations for required waste management facilities, where possible allocating specific sites, and provide a policy framework which facilitates the development of these facilities. Authorities within area waste plan areas should coordinate their approach to waste management planning policy and land allocations. Residential, commercial and industrial properties should be designed to provide for waste separation and collection. Waste management should be incorporated into masterplans or development briefs guiding the development of major sites. Locations for new installations, for community composting and bring facilities should be identified in development plans or supplementary guidance. Where facilities of more than local importance are required, taking account of economies of scale, authorities should work together to identify appropriate locations. Existing waste handling installations should be safeguarded in development plans and allocations on adjacent sites should not compromise waste handling operations, which may operate 24 hours a day and partly outside buildings.</p>	<p>Waste management is only briefly referred to in the NPPF probably to avoid duplication of existing waste management policy in other documents.</p>	<p>Waste should be managed (or disposed of) as close to the point of its generation as possible, in line with the proximity principle. The waste hierarchy, the proximity principle and regional self-sufficiency should all be taken into account during the determination of the BPEO [best practicable environmental option] for the network of waste management installations that provides the best solution to meet environmental, social and economic needs. Each local authority should consider what facilities are required to manage all waste streams generated within its area, although it may be necessary for some facilities (such as facilities for managing special or clinical waste) to be shared. Local authorities should co-operate through joint working arrangements¹² to produce regional waste plans in order to provide Wales with an integrated and adequate framework or network of facilities that is actually achieved, thus meeting the requirements of the EC Directive. Local authorities should encourage any necessary movement of waste by rail and water rather than by road wherever economically feasible and have regard to the proximity principle.</p>	<p>The planning system should:</p> <ul style="list-style-type: none"> • support the delivery of new waste management infrastructure needed to increase capacity to manage all waste sustainably; • contribute to the achievement of Scotland's zero waste targets; and • for all new developments, not just waste facilities, support resource efficiency and waste prevention, reduction, reuse, recycling and energy recovery over waste disposal in accordance with the waste hierarchy.

Proposed SPPS Principles & Policies		Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
Additional?	Green Infrastructure	N/A	N/A	N/A	The planning system should: <ul style="list-style-type: none"> • protect and enhance green infrastructure, including open space and green networks, to provide multiple benefits; • promote integrated, long-term management of green infrastructure, assessing current and future needs and opportunities and preventing fragmentation; and • promote and protect easy and safe access to green infrastructure, including core paths and other important routes, having regard to statutory access rights under the Land Reform (Scotland) Act 2003.
Additional?	Quality Residential Environments	Where the housing need and demand assessment and local housing strategy identify a shortage of affordable housing, it should be addressed in the development plan as part of the housing land allocation. As with market led housing the need for affordable housing should be met, where possible, within the housing market area where it has arisen. Planning authorities may allocate sites specifically for affordable housing to meet requirements identified in the housing need and demand assessment and local housing strategy. Where an authority believes that the planning system has a role to play in the provision of affordable housing, the development plan should be clear on the scale and distribution of the affordable housing requirement for the area and should outline what is expected from prospective developers. Policies on affordable housing provision should be realistic and take into account considerations such as development viability and the availability of funding. As far as possible the tenure of housing should not be discernible from its design, quality or appearance.	To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: <ul style="list-style-type: none"> • plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); • identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and • where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time. 	Local planning authorities should consider the following criteria in deciding which sites to allocate for housing in their development plans: <ul style="list-style-type: none"> • the availability of previously developed sites and empty or underused buildings and their suitability for housing use; • the location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility; • the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure; • the scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language, and to provide sufficient demand to sustain appropriate local services and facilities; • the physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account the possible increase of such risk as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes; • the compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; • the potential to reduce carbon emissions through co-location with other uses. Employment and residential uses can be compatible and local planning authorities should have regard to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not unduly compromised. 	N/A

Proposed SPPS Principles & Policies		Scottish SPP (2010) and NPF2 (2009)	English NPPF (2012)	Welsh PPW (2012)	Scottish SPP and NPF3 (draft, expected 2014)
Additional?	Business and Employment	N/A	N/A	Local planning authorities should also seek to support the development of innovative business and technology clusters. Development plan policies need to identify potential networks and cluster areas, making clear the criteria used to categorise them and the links to policies relating to the creation of the transport, environmental and telecommunications infrastructure needed to support such networks. Local planning authorities should take into account the possibility that certain kinds of businesses may be especially important in providing opportunities for social groups disadvantaged within the labour market.	The planning system should: <ul style="list-style-type: none"> • take full account of the economic benefits of proposed development; • promote business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments as national assets; and • allocate sites that meet the diverse needs of the different sectors and sizes of business which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities.