

Your ref:
Our ref: A3903140

October 2012

Dear Stakeholder

NATIONAL PLANNING FRAMEWORK – A PLAN FOR SCOTLAND Ambition, Opportunity, Place

The Scottish Government has begun work on Scotland's third National Planning Framework (NPF3). This document will be an important part of the Scottish planning system. It can have implications for: the way your authority area develops over the next 30 years; your planning authority's development plan; and on how planning decisions are made.

The Scottish Government is committed to encouraging interest and wide public involvement in the preparation of NPF3. Over autumn 2012, the Scottish Government is seeking views from a wide range of stakeholders on what should be contained within NPF3 and has prepared the following resource pack for those who wish to contribute to the discussion.

This resource pack contains the following information:

- A brief guide to the planning system;
- Summary information on Scotland's Third National Planning Framework;
- Background information on National Planning Framework 2 (the existing NPF);
- Information on the review of the Scottish Planning Policy;
- Questionnaire and associated map;
- Respondee Information Form (to use with the questionnaire).

This is the first stage in the preparation of NPF3. As well as preparing this resource pack, the Scottish Government is holding a number of stakeholder events around the country in November. Should you wish to attend one of these events, then please contact us directly. You can find out more on the Scottish Government's NPF webpage: www.scotland.gov.uk/npf3

Please return the questionnaire, and the map if you have used it, plus the Respondee Information Form to either of the following addresses (return envelope provided):

- E-mail to: NPFTeam@scotland.gsi.gov.uk
- Post to: NATIONAL PLANNING FRAMEWORK TEAM
SCOTTISH GOVERNMENT
PLANNING AND ARCHITECTURE DIVISION
AREA 2-J SOUTH
VICTORIA QUAY
EDINBURGH
SCOTLAND
EH6 6QQ

Your response by 14 December 2012 would be appreciated.

Should you wish to discuss any of the issues raised in this letter, then do not hesitate to contact the NPF3 Team directly.

National Planning Framework 3 Team

A GUIDE TO THE PLANNING SYSTEM

Why do we have a planning system?

Sometimes new buildings, changes to the use and appearance of existing buildings, and other changes in the way land is used are needed. These activities are called 'development'. The planning system is used to make decisions about future development, and the use of land in our towns, cities and countryside. It decides where development should happen, where it should not and how development affects its surroundings.

The planning system should help build a growing economy, but at the same time protect our environment for future generations and make sure that communities can enjoy a better quality of life.

Different bodies have a role in the planning system. At a national level, the Scottish Government develops legislation, national policy and advice on planning. Ministers develop the **National Planning Framework**. Scottish Ministers also approve strategic development plans and make decisions on certain types of **planning** applications **and** appeals.

However, the operation of the planning system is primarily the responsibility of planning authorities. Their key roles include:

- Preparing development plans, master plans and development briefs;
- Processing and deciding on applications for planning permission;
- Acting as the Local Review Body in certain cases; and
- Taking enforcement action against breaches of planning requirements.

Community Councils have a formal role also. They are consulted when development plans are being prepared, during pre-application consultation on applications for major and national developments and when a planning application is submitted.

There are three main parts to the planning system:

- **Development Plans** - which set out how places should change and also set out the policies used to make decisions about planning applications.
- **Development Management** - making decisions about planning applications.
- **Enforcement** - making sure that development is carried out correctly and taking action when development happens without permission or when conditions have not been followed.

What are development plans?

The development plan sets out how places should change and what they could be like in the future. It says what type of development should take place where, and which areas should not be developed. It sets out the best locations for new homes and businesses and protects places of value to people or wildlife.

The plan also helps development to take place quickly by describing how any new or improved facilities, such as roads, schools and parks, will be provided.

Councils and national park authorities must prepare a development plan for their area at least every five years. Development plans must comply with the **National Planning Framework**. The law says that the development plan should be the starting point in making any planning decisions.

What is development management?

Development management is the process of deciding whether to grant or refuse planning permission. Your council will normally deal with applications for planning permission. You need planning permission for any new development.

Some developments, for example changes to existing developments such as certain house extensions, are classed as permitted development and don't need permission from the council.

Developments are put into one of three categories: local, major or national. Local developments include changes to individual houses and, for example, smaller developments for new retail. Most applications for planning permission are for local developments. Major developments include those of 50 or more homes, certain waste, water, transport and energy-related developments, and larger retail developments. National developments are mainly large public works (for example, the replacement Forth crossing) and identified in the National Planning Framework.

How are decisions on planning applications made?

The way in which the council will deal with an application will depend on whether it is a local, major or national development. In all cases the council must make decisions in line with the development plan unless '**material considerations**' justify going against the plan.

A **material consideration** is a planning issue which is relevant to the application and can include national policy, comments by the public and by organisations the council has consulted, the design of the proposal, and the effect on the environment.

Once the council has reached its decision, it will issue a decision notice unless the application is to be decided by Ministers.

Enforcement

If you build something without planning permission, or if you don't follow the conditions attached to a planning permission, the council can use their enforcement powers. Enforcement is important because it makes sure that everyone stays within planning law and the conditions of their planning permission.

All councils have to publish a planning enforcement charter setting out how the enforcement system works, the council's role in enforcement and the standards it has set itself.

You can get more information on the planning system from the Scottish Government website – www.scotland.gov.uk/planning.

SCOTLAND'S THIRD NATIONAL PLANNING FRAMEWORK

Introduction

The Scottish Government has begun work on Scotland's third National Planning Framework (NPF3). This document will be an important part of the Scottish planning system. It can have implications for: the way your authority area develops over the next 30 years; your planning authority's development plan; and on how planning decisions are made.

What is NPF3?

The National Planning Framework (NPF) sits at the top of the hierarchy of Scottish development plans. Once published in June 2014, NPF3 will set out the Scottish Government's strategic development priorities over the next 20-30 years. It can designate 'national developments'.

Derek Mackay MSP, Minister for Local Government and Planning has indicated that he wants NPF3 to be about ambition, opportunity, and place with supporting economic recovery and the transition to a low carbon economy as key themes.

What does being a national development mean?

The NPF is used to identify certain projects as "national developments". National developments are essential to Scotland's strategic spatial development. Major strategic transport, water and drainage and waste management infrastructure projects may fall within this category of development.

Many of these will already have been the subject of consultation and debate as part of the development of other strategies and programmes. Identification in the NPF should be the mechanism for establishing the need for such developments. The purpose of the designation is to facilitate the developments through the consenting process.

Some national developments don't go through the planning system.

What are the implications for my local authority's decision making?

On a strategic level, development plans will be required to accord with NPF3.

Where a planning application is required for a national development, there are some additional steps in the planning process. These are:

- there must be pre-application consultation, including with the local community;
- the local authority must hold a pre-determination hearing; and
- the authority's decision on the application must be made by the full council

When and how can I get involved?

The Scottish Government's timetable for the preparation of NPF3 is set out below.

What?	When?	How can I get involved?
Participation Statement, Strategic Environmental Assessment Scoping report and call for national developments	September – December 2012	<ul style="list-style-type: none"> • Respond to the questionnaire • Attend Scottish Government seminars across the country
Main Issues and Environmental Report	March – June 2013	<ul style="list-style-type: none"> • Respond to the Scottish Government with your comments • Attend Scottish Government seminars across the country
Proposed NPF3	September 2013	<ul style="list-style-type: none"> • Scrutiny by the Scottish Parliament
NPF3	June 2014	

The Scottish Government is preparing NPF3 in a similar way to that of development plans. There are therefore two main opportunities to engage. During autumn 2012, there will be an opportunity to be involved in framing the issues which will inform the Main Issues Report stage. The range of questions which could be asked include:

- What should Scotland look like in 30 years time?
- How can we plan for Scotland's economic recovery?
- Are there opportunities in your area?
- What infrastructure do we need?
- What are the ideas for national developments?

In March 2013, the Scottish Government will publish a Main Issues Report. This will set out a preferred option plus reasonable alternatives. As with your local authority's development plan, this stage is the main opportunity for consultation. The range of questions could include:

- Has the Government identified the right options for development?
- Are there better alternatives?
- Are we making the most of our opportunities?

Where can I get more information?

You can also get additional, updated information on the dates of events in your area from the Scottish Government's Participation Statement which can be found at www.scotland.gov.uk/npf3

NATIONAL PLANNING FRAMEWORK 2 – SUMMARY FOR INFORMATION

Key aims of the strategy for Scotland's spatial development to 2030 are:

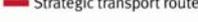
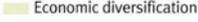
- To contribute to a wealthier and fairer Scotland by supporting sustainable economic growth and improved competitiveness and connectivity;
- To promote a greener Scotland by contributing to the achievement of climate change targets and protecting and enhancing the quality of the natural and built environments;
- To help build safer, stronger and healthier communities, by promoting improved opportunities and a better quality of life; and
- To contribute to a smarter Scotland by supporting the development of the knowledge economy.

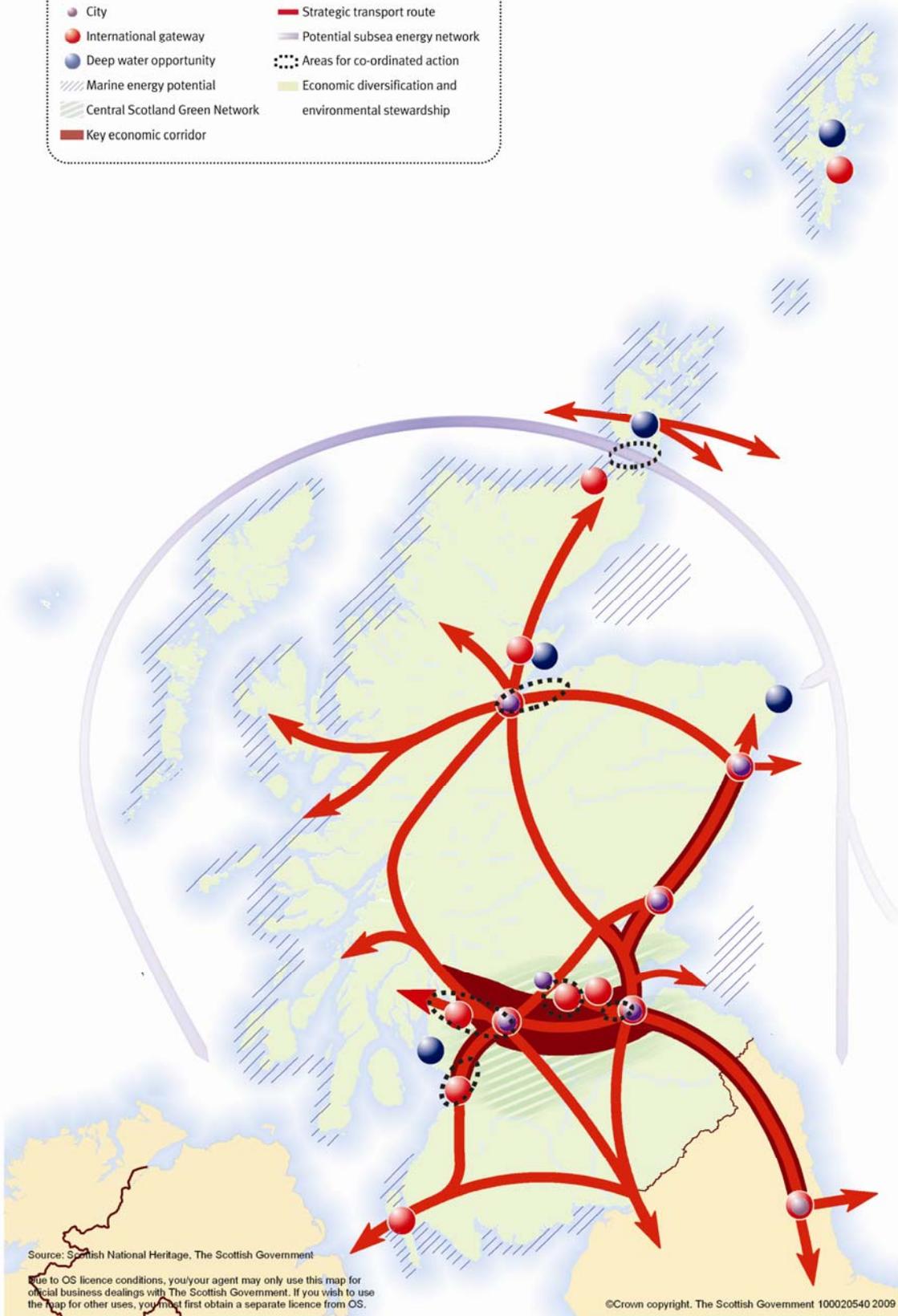
Designated National Developments are (no order of priority):

1. Replacement Forth Crossing
2. West of Scotland strategic rail enhancements
3. High-speed rail link to London
4. Strategic airport enhancements
5. Grangemouth freight hub
6. Additional container freight capacity on the Forth
7. Port developments on Loch Ryan
8. Scapa Flow container transshipment facility
9. New power station and transshipment hub at Hunterston
10. New non-nuclear baseload capacity at other existing power station sites
11. Electricity grid reinforcements
12. Central Scotland Green Network
13. Metropolitan Glasgow strategic drainage scheme
14. 2014 Commonwealth Games facilities

The Strategy map is overleaf.

MAP 9
STRATEGY

-  City
-  International gateway
-  Deep water opportunity
-  Marine energy potential
-  Central Scotland Green Network
-  Key economic corridor
-  Strategic transport route
-  Potential subsea energy network
-  Areas for co-ordinated action
-  Economic diversification and environmental stewardship



Source: Scottish National Heritage, The Scottish Government

Due to OS licence conditions, you/your agent may only use this map for official business dealings with The Scottish Government. If you wish to use the map for other uses, you must first obtain a separate licence from OS.

©Crown copyright. The Scottish Government 100020540 2009

