

# Scotland Local Plan site promotion



Lichfields can help identify potential development opportunities for future promotion through local plans and planning applications, and there is a need to reflect the immediate and future changes arising from the Covid-19 crisis. Our combination of planning, economic, and spatial analytics skills makes us well placed to understand the relevant economic, policy and housing need/demand factors, and build a picture of this across the UK nations and regions to find and promote future development opportunities.

## Lockdown challenges

- Delay to local development plan timescales;
- Planning staff shortages;
- Delays to Committee meetings;
- Ability to hold productive meetings with councils;
- Limited ability to undertake consultation events.

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## Getting ahead

The Scottish Government are continuing the preparation of the new National Planning Framework (NPF<sub>4</sub>) and with the implementation of the new Scottish Planning Act. The “call for ideas” on NPF<sub>4</sub> was extended to the end April 2020 and there is a revised timetable for the drafting of the new NPF. The revised timetable and reduced capacity to progress NPF<sub>4</sub> means it will now not be considered by Scottish Parliament until 2021.

That said, Local Planning Authorities (LPAs) are continuing to develop new Local Development Plans as they become out of date. It is more important than ever that the development industry get involved in shaping these and ensuring that the right land is allocated in the right locations to ensure new development can happen post the COVID 19 crisis.

The Scottish Chief Planner helpfully set out interventions and actions to keep Planning working in his letter of 3 April 2020.

Within that letter there was a commitment to bringing forward regulations alongside NPF<sub>4</sub> to enable the development on new Local Development Plans to progress as soon as possible once NPF<sub>4</sub> is in place. This could mean a huge number of new Local Development Plans coming forward all at once in 2021/2022 so it is important to be prepared.

## How can Lichfields assist?

Lichfields is building up a picture of LPA functionality across the country, as well as their local development plan progression during the crisis. In the current climate, Lichfields can actively promote sites for development, including:

- Undertake site comparison analysis
- Engage with council planning chiefs and staff
- Prepare a robust evidence base in support of proposed site allocations to front load work
- Preparation of representations
- Prepare supporting marketing material
- Help develop proposals and improve masterplans

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