

DELIVERING MORE

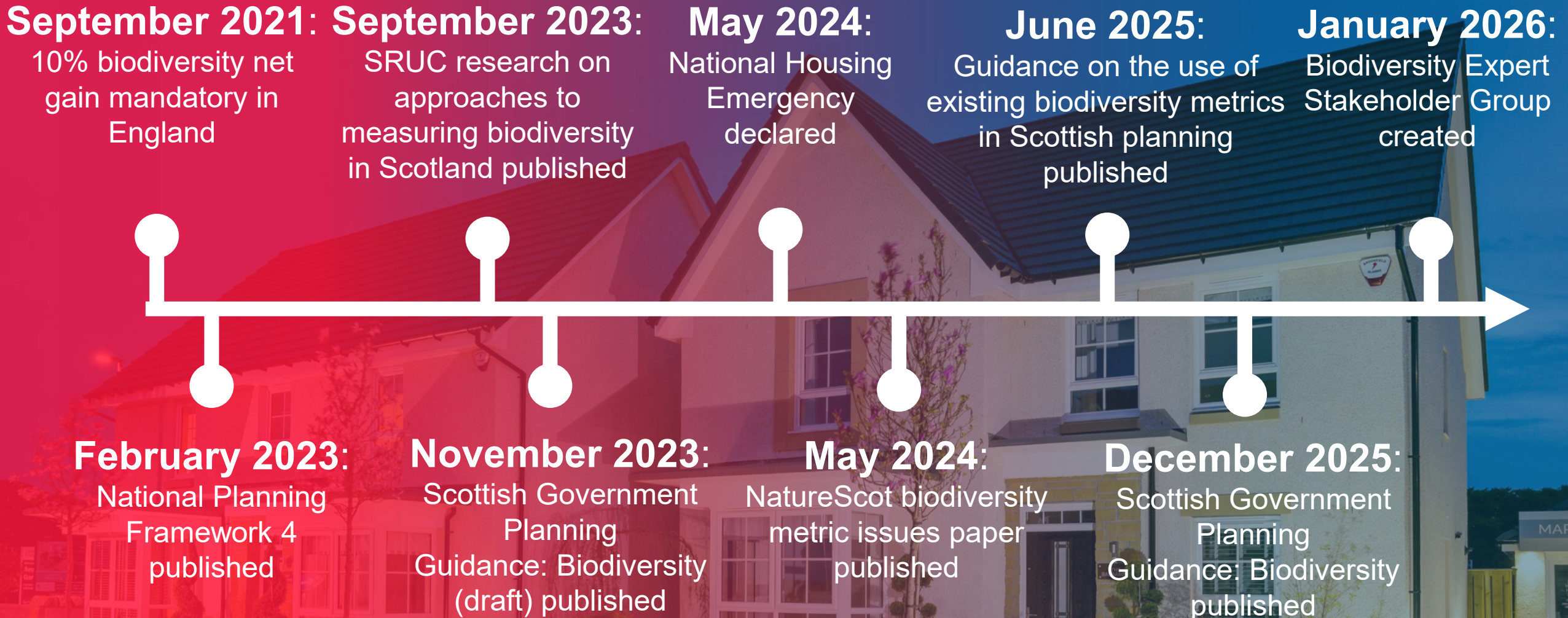
**HOMES FOR
SCOTLAND**

IMPLEMENTATION OF NPF4

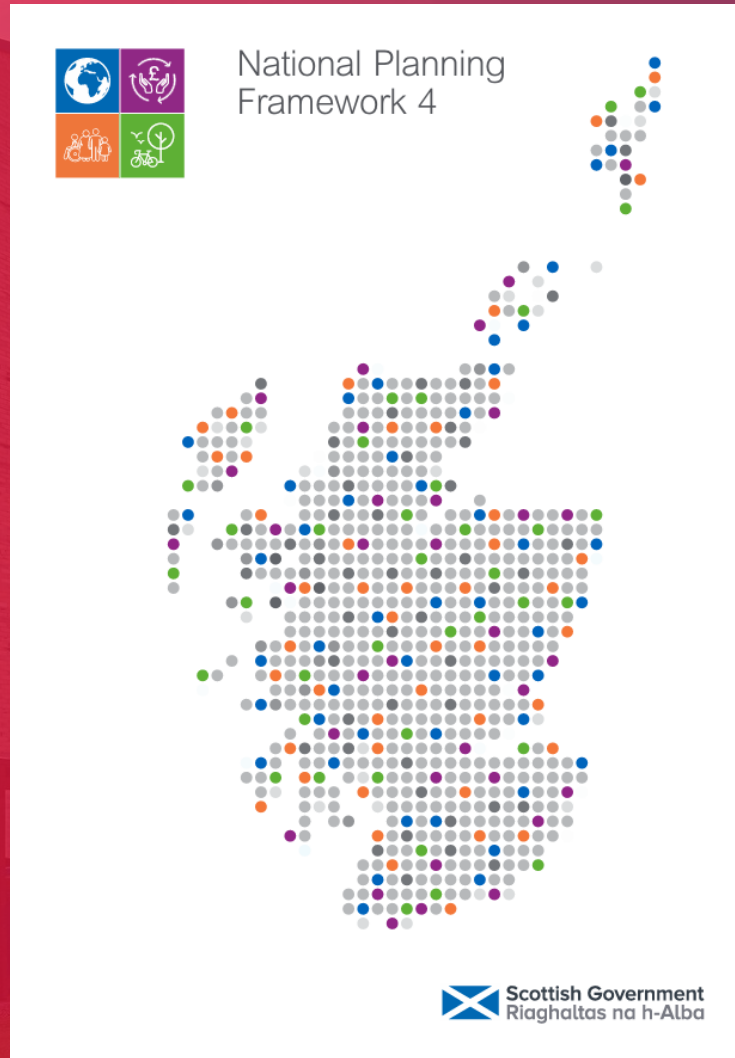
Kevin Murphy

Director of Planning
Homes for Scotland

State of Play



NPF4 Policy 3 Biodiversity



Policy Principles

Policy Intent:

To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

Policy Outcomes:

- Biodiversity is enhanced and better connected including through strengthened nature networks and nature based solutions.

NPF4 Policy 3b Biodiversity

Proposals for major, national or EIA developments will only be supported where it is “..demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. This will include future management.”



NPF4 Policy 3b Biodiversity Criteria

- i. the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;
- ii. wherever feasible, nature-based solutions have been integrated and made best use of;
- iii. an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;



NPF4 Policy 3b Biodiversity Criteria

iv. significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long term retention and monitoring should be included, wherever appropriate; and

v. local community benefits of the biodiversity and/or nature networks have been considered.



Barriers to Home Building in Scotland

Policy and Regulation

2023 Building Standards	≈£5000	Implemented April 2023
Gigabit Broadband	≈£2000	Implemented in 2025
EV charger	≈£2000	Implemented April 2023
Accessible Homes Standard	≈£4000	Consultation closed 2024
New Build Heat Standard	≈£8000	Implemented April 2024
Building Safety Levy	up to £5000	Being implemented in 2027
Passivhaus Equivalent Standard	≈£8000	Consultation September 2024

Cost of new regulation has the potential to add up to £34,000 to the cost of a new home in Scotland.

Home building is one of the most heavily regulated sectors in Scotland.

Forthcoming regulatory and policy frameworks remain largely unevidenced and untested against business viability.

Costs will increase regardless of housing tenure or size, with acute impacts on first time buyer homes

Chief Planner letter from September 2025

All stakeholders must play their role to support delivery of more homes: to **apply proportionality to tasks**, to be accountable, and to enable and promote an increase in pace. This includes: applications being submitted with relevant information; information being provided timeously when requested; efficient determination timeframes for applications and legal agreements; proportionate and delivery-focused plan preparation; and meaningful and effective engagement and collaboration across interests. **Critically, it requires implementation of National Planning Framework 4 in the round, where all relevant policy and material considerations – including the existence of a national, and if relevant, local housing emergency - inform an appropriately balanced planning judgement.**





Any questions?