




## National Developments – Response Form

Please use the table below to let us know about projects you think may be suitable for national development status. You can also tell us your views on the existing national developments in National Planning Framework 3, referencing their name and number, and providing reasons as to why they should maintain their status. Please use a separate table for each project or development. **Please fill in a [Respondent Information Form](#) and return it with this form to [scotplan@gov.scot](mailto:scotplan@gov.scot).**

Name of proposed national development	Development on community-owned land.
Brief description of proposed national development	<p>Scot Gov supports land transfers through community right to buy under the Land Reform (Scotland) Acts 2003 and 2016 and asset transfers through the Community Empowerment (Scotland) Act 2015.</p> <p>In the National Outcomes and long-term public interest, an effective plan-led approach to development on transferred land or buildings (following due processes), can underpin community assets so that they may flourish.</p> <p>National Development status for community-owned land can provide an opportunity to connect UN Sustainable Development, National Performance Framework and local plans, policies and programmes supporting communities. It would provide the legal force of the primacy of development plan when new development proposals and changes of use are determined and also for a range of other social, economic and environmental opportunities. These can be specified in Descriptions of</p>

	<p>Development and Need in the way set out in NPF3.</p> <p>A detailed paper is available from me at   </p>
<p>Location of proposed national development (information in a GIS format is welcome if available)</p>	<p>Local authorities throughout Scotland. This would be a National Development on many sites across Scotland. As a whole, it would constitute a significant family of sites in community hands, the increase in which is envisaged by Scottish Government policy, hosting potential new developments.</p> <p>As regards wide location across Scotland, the Planning (Scotland) Act 2019 contains five provisions in the context of this proposed National Development. These are:</p> <ul style="list-style-type: none"> <li>• the purpose of planning in the long-term public interest</li> <li>• the definition of the development plan which now includes the NPF</li> <li>• local place plans</li> <li>• provisions for increasing the population of rural areas of Scotland, and</li> <li>• the identification of land and buildings that a community body considers to be of particular significance to the local area in local place plans.</li> </ul>
<p>What part or parts of the development requires planning permission or other consent?</p>	<p><b>On land or buildings in community ownership:</b></p> <p><b>Construction of residential buildings (more than 4 units or over 0.1 ha.)</b></p>

**Change of use of any building**

**Installation of renewable energy generating equipment**

**Installation of energy storage equipment in shared or community ownership**

**Development of or exceeding 0.1 hectares of vacant or derelict land or for allotments or community food growing space**

**Category on fish farming (TBC)**

**Development of a site for hutting of up to 2 hectares on community owned or managed land**

**Bringing back into beneficial use of listed buildings and designed landscapes in community ownership or management**

**Additionally:**

**Development requiring other consents may also include habitat restoration, the creation of community woodlands, watercourse restoration and improved riparian management, paths and**

	<b>access routes, and projects which improve environmental wellbeing.</b>
When would the development be complete or operational?	On-going. For the life of NPF4 then subject to review or renewal.
Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.	<p>No.</p> <p>It is important to note that due processes under land reform and community empowerment run their course first. Planning has no role. Here's how the process looks.</p> <p>Stage 1                      Pre-planning phase.</p> <p>Due processes to purchase or transfer land or buildings under community empowerment or land reform legislation take place.</p> <p>Funding from the National Forest Land Scheme, Scottish Land Fund, Climate Challenge Fund etc.</p> <p>Planning system is backstage.</p> <p>Stage 2                      Development plan phase.</p> <p>Property is transferred or purchased/leased.</p> <p>Asset is registered in public domain. National Development status conferred in NPF in the interests of prescribed classes of development that may be brought forward thereafter. Without need for amendment, the LDP and any Local Place</p>

	<p>Plan secures link to the NPF and the registered assets.</p> <p>Stage 3 Development management phase.</p> <p>Primacy of development plan (NPF) applies to prescribed planning applications and other proposals requiring consents.</p>
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Contribution of proposed national development to the national development criteria (maximum 500 words):

Climate change. Contributes to reducing emissions through classes of development including renewable energy generation and storage, reuse of buildings to current building standards, allotments and food growing space, and the reuse of vacant and derelict land.

People. Contributes by supporting plan-led long-term public interests in community health, wellbeing and sustainability deriving from land reform and community empowerment legislation.

Inclusive growth. Contributes through classes of development focusing on community cohesion, population growth in rural areas and an NPF/Local Place Plan relationship as set out in the Planning (Scotland) Act 2019.

Place. Contributes through classes of development including changes of use, the reuse of listed buildings, community-driven habitat restoration, the creation of community woodlands, watercourse restoration and improved riparian management, paths and access routes, and projects which improve environmental wellbeing.

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