



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.**

Name of proposed national development	Ardersier Port
Brief description of proposed national development	Mixed use – port and port related uses for the energy sector and general business, industrial, storage & distribution, research & development and/or residential, tourism and leisure use
Location of proposed national development (information in a GIS format is welcome if available)	Former Fabrication Yard, Whiteness Head, Ardersier
What part or parts of the development requires planning permission or other consent?	<p>The site benefits from two valid planning consents:</p> <ul style="list-style-type: none"> - Planning Permission in Principle to establish a port and port related services for energy related uses, including marine channel dredging, quay realignment, repair and maintenance, erection of offices, industrial and storage buildings, delivery and export of port related cargo and associated new road access, parking, infrastructure, services, temporary stockpiling of dredged material, re-grading and upfilling of landward areas and landscaping (Renewal of planning permission 13/01689/PIP) – application reference 18/04552/PIP, planning consent granted 4th February 2019 - Planning Permission in Principle for mixed use masterplan for residential and leisure development including housing, marina, boat yacht club, visitor centre, nature conservation zones and hotel with supporting community facilities and sewage treatment plant (Renewal of

	<p>Planning Permission in Principle 12/04225/S42 and 05/01294/OUTIN - application submitted on the 31st January 2020 to renew existing consent (current application reference – 20/00484/PIP)</p>
<p>When would the development be complete or operational?</p>	<p>It is anticipated that the first phase of development could be delivered within 5 years. It is estimated that the site as a whole would take in the region of 20 years to be fully operational</p>
<p>Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.</p>	<p>The site is identified in the Highland-wide Local Development Plan for housing and renewables related development (Policy 14: Whiteness).</p> <p>The site is identified in the Inner Moray Firth Local Development Plan for industrial, renewables, innovation, manufacturing and maintenance uses (allocation WH1: Whiteness).</p> <p>Ardersier is also identified within the National Renewables Infrastructure Plan</p>
<p>Contribution of proposed national development to the national development criteria (maximum 500 words):</p> <p>Ardersier is a significant area (circa 307 hectares) of vacant brownfield land. The site was previously utilised for the fabrication of off-shore platforms for the oil and gas industry. Activity at the site ceased in early 2000 and it has been vacant for approximately 20 years. The site has been cleared and has undergone significant remediation work. Ardersier Port Ltd acquired the site in 2016.</p> <p>Ardersier is already recognised within NPF3 as a key port and industrial site that is well-placed to take advantage of investment in the energy sector.</p> <p>Given the significant scale of the site it is estimated that it could take circa 20 years for the site to be fully developed and operational. The exact mix of uses delivered at the site will be led by market requirements. As this is a long-term development opportunity to regenerate a vacant brownfield site, it is considered that the identification of this project as a National Development would give this site a renewed focus at a national scale and would give planning policy certainty for the lifetime of NPF4.</p> <p>This proposal meets the 4 assessment criteria for National Developments as follows:</p> <p>Climate Change – the site is identified within the National Renewables Infrastructure Plan and benefits from planning consent specifically relating to the energy sector. The scale of the site would allow a range of renewable technologies to be explored as part of a mixed use proposal to ensure that the development is carbon neutral.</p>	

People - This site presents an opportunity to create a sustainable settlement and a high-quality place to live, as part of a mixed use proposal. The development of this site could deliver local facilities in terms of shops/cafes, restaurants, a health centre, a school, open space, recreational facilities etc. This would significantly increase the local facilities for new residents and existing nearby communities. The development of the site for mixed use would create significant employment opportunities locally and for the Highland region.

Inclusive Growth – The former fabrication yard contributed significantly to the local and Highland-wide regional economy in terms of investment, jobs and indirect expenditure. The redevelopment of this site is an opportunity to bring a long-term vacant brownfield site back into economic use. The development of this site would generate a significant number of jobs both during construction (estimated a 20 year construction period) and once operational.

Place – The development of the site would be brought forward through a masterplan approach to deliver a high quality, sustainable development that takes cognisance of the special and sensitive environmental setting.

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