



## 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	Shawfield National Business District Remediation
Brief description of proposed national development	To complete the remediation strategy of the 63 acre site at Shawfield addressing the historic Chromium contamination and thereby removing the health dangers and improving the water quality of the River Clyde. Only a comprehensive strategy and concerted effort with Government and stakeholders including Scottish Environmental Protection Agency, South Lanarkshire Council and Glasgow City Council will achieve this and deliver the economic outputs and associated employment opportunities.
Location of proposed national development (information in a GIS format is welcome if available)	G73, Shawfield, Rutherglen/Glasgow. 
What part or parts of the development requires planning permission or other consent?	A PPP consent is in place for the masterplan site (Phases 1, 2 and 3), an MSC development for Phase 1 has completed and detailed consent is required for key remediation activity and future land uses.
When would the development be complete or operational?	Shawfield Phase 1 is already development ready and has seen the successful delivery of a £9.2m business centre (Red Tree Magenta) which was fully let within 10 weeks. A second larger 4,500sqm business centre is in the planning stages which has also seen

	<p>£4m of RCGF grant committed to the project. Phase 1 can accommodate a further 15 commercial office buildings however to realise this development £27.8m of investment was required to deliver the remediation strategy and infrastructure works</p> <p>The source of the Chromium contamination is located within the Phase 2 area where White's Chemical Works was once located. Whilst initial remediation works have been undertaken this was a piecemeal approach due to funding constraints and land ownership. This approach also brought technical challenges which require to be considered for the remainder of the area. A more comprehensive approach is now being promoted and is subject of discussion with the Scottish Government, Scottish Environmental Protection Agency and South Lanarkshire Council. A new spine road, Shawfield Development Link Road, is also proposed which will open up the area for industrial development.</p> <p>Phase 3 has been the subject of initial site investigations and review but a comprehensive strategy has yet to be defined.</p> <p>Subject to funding, the remediation programme could feasibly take until 2035 to complete.</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 development is already recognise in South Lanarkshire Council and Glasgow City Council's development plans with a PPP consent for the whole 63ha site in place since 2012. Planning consent has also been obtained for the Shawfield Development Link Road.</p> <p>The remediation of the 11ha Phase 1 site has been completed and the first commercial office building delivered on site. To date ERDF, RCGF, Scottish Government, VDLF and South Lanarkshire Council have all committed financially to Shawfield.</p>

Contribution of proposed national development to the national development criteria (maximum 500 words):

Shawfield has a long and historic background with some of the worst examples of harmful contamination in existence from its industrial legacy. Clyde Gateway has made significant inroads to tackling this, however, with the improved knowledge and detailed understanding of the site it has become apparent that completing the job of ridding the area of this extensive blight will require concerted and focussed intervention backed up with financial investment from stakeholders best represented through promotion of the site as a National Development of such significance as to need substantial investment and resources.

Climate change: This project will remove harmful and historic contamination which without intervention will blight the local environment, ground water, the River Clyde and its tributaries. Failure to deliver this will result in unmitigated contamination with carcinogenic properties to remain for several generations with increased risk to human health, wildlife and aquaculture. Addressing this issue is key to meeting targets of European Directives and national targets on climate change standards with this project being one of the worst examples of Chromium contamination in the world.

People: The health agenda is openly and intrinsically linked to this project with the need to remove the current direct risk to people's health requiring fast and comprehensive action to address existing and known issues in the ground and groundwater. The proposal will also bring back into productive use around 63ha of underused, vacant or contaminated land. Tackling contamination of this scale, which is comparable to the worst in Europe and beyond is essential to demonstrate a commitment to the sustainable wellbeing of people in this local area and the communities and city.

Inclusive Growth: The project will fundamentally improve the lives of the local community and its surrounding communities which have experience some of the highest levels of multiple deprivation since the decline of heavy industry. Removing vacant and derelict land, contaminated land and bringing new job growth and training opportunities to the areas which will benefit from it most are key to the undertaking of this project which would otherwise, in less populous locations, potentially not have the impact on local lives which would justify the investment required.

Place: The project directly seeks to improve the local biodiversity and aquaculture as noted by SEPA and SNH though the planning process and the strategy to implement long term positive intervention. In turn, post the remediation of the land, the development potential and market attraction will increase to deliver a new out of centre urban location for business and associated uses which give the area a chance to improve the built fabric and sense of place which is currently lacking through piecemeal development and partially completed investments.

For more information and other resources



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