



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.

Name of proposed national development	EuroPark
Brief description of proposed national development	The EuroPark development proposes the formation of a new mixed-use settlement to the north of the M8 at junction 7 and Eurocentral/Maxim. It will comprise approximately 2,600 new homes and a mix of retail/commercial space alongside a new country park, education and community/health facilities. EuroPark is an exceptional opportunity to integrate the planning of infrastructure and land use. The project could serve as an exemplar of what a 'zero emissions' place may look like in the future.
Location of proposed national development (information in a GIS format is welcome if available)	Adjacent to the M8, opposite Maxim at Eurocentral and set between the existing communities of Calderbank, Carnbroe and Chapelhall.
What part or parts of the development requires planning permission or other consent?	All elements of the proposal will require planning consent.
When would the development be complete or operational?	The development would be delivered in a phased approach and assuming a total construction period of approximately 15 to 20 years, it would be fully completed by approximately 2035.
Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.	No. However, a live planning application is currently with North Lanarkshire Council for determination.

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

The EuroPark development will complement the existing communities of Calderbank, Carnbroe and Chapelhall. EuroPark will build on existing infrastructure by providing an additional leg on the northernmost roundabout at junction 7, thus creating an opportunity for the development to have a much more fundamental and strategic role strengthening Maxim, MediCity, BioCity, the Eurocentral proposals and the wider North Lanarkshire economy.

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Climate Change: A Carbon Neutral Exemplar

As future infrastructure decisions are to be based on the delivery of an inclusive net carbon economy then surely the next immediate steps are to assess where existing infrastructure could support further complementary development.

Public sector agencies have already invested some £300 million in the 4 square miles south of EuroPark over the last ten years. Much of that public investment has gone on motorway improvements. These improvements were never intended to solely make traffic run more smoothly.

The rationale for that investment was to stimulate further private investment in employment opportunities, energy and new mixed use development. The commitment of that investment as well as further public investment (predominantly through Scottish Enterprise) triggered the attraction of Maxim business park which still has the untapped capacity to house a further 5,000 jobs.

Integrating land use and infrastructure to deliver carbon neutrality is about getting the best out of what we have.

Maximising a mixture of uses around this stretch of the M8 investment, will not only make best use of what has gone before, but will also significantly benefit Maxim where it has been acknowledged there is a need for a better balance of homes alongside work opportunities. Our vision for a self sustaining community at EuroPark with an emphasis upon living a greener lifestyle, sits in the midst of one of the most active and infrastructure-rich parts of Scotland.

People: How and where will people want to live and work in 2050?

EuroPark is one masterplan that fully integrates living, working and place. It is rooted in the communities and landscape it inhabits creating a sustainable physical link between them and the growing employment opportunities at Maxim that does not currently exist. This improved linkage will help to release the full employment potential of Maxim, and the attendant economic growth attaching to its 5,000 potential jobs. If we were building new towns today this site would be unrivalled in terms of its location and setting.

Inclusive Growth: The integration of development planning and infrastructure investment

Planning needs to achieve a balance between mitigating neighbourhood/local impact and the strategic/national value of infrastructure and delivering developments that can realistically start to align our economic activity and lifestyles to meet the 2045 climate change agenda.

EuroPark is ideally located and provides an exceptional opportunity to support and contribute to sustainable growth.

Place: A Place that Connects People to the Environment and Opportunities

EuroPark offers an opportunity to develop a new mixed-use residential cluster of villages which will contribute to sustainable development and the long term economic growth of the area.

EuroPark's green masterplan for the site retains both the Woodhall and Faskine woodlands. Overall, some 55% of the site is to be retained as greenspace with the woodlands, ponds, river and canal becoming true focal points for EuroPark.

This Country and Heritage Park will form the hub of the development and in time will be owned by the local community.

The EuroPark site also presents the opportunity to connect and enhance a number of elements of physical infrastructure. Maxim has significant office floorspace available and unoccupied, much of it capable of supporting research and research support functions. Over £1m has been invested into MediCity, Glasgow, to make it Scotland's dedicated Medtech incubator to provide a supportive and exciting environment for companies to commercialise opportunities in Medtech, Digital Health, Healthcare and Wellness. The established BioCity, on the same campus, has 20 acres of land dedicated to support businesses and forms communities of people, creating opportunities not typically available to start-ups and small businesses.

Supporting information is provided as the 'EuroPark NPF4 Submission Document'