

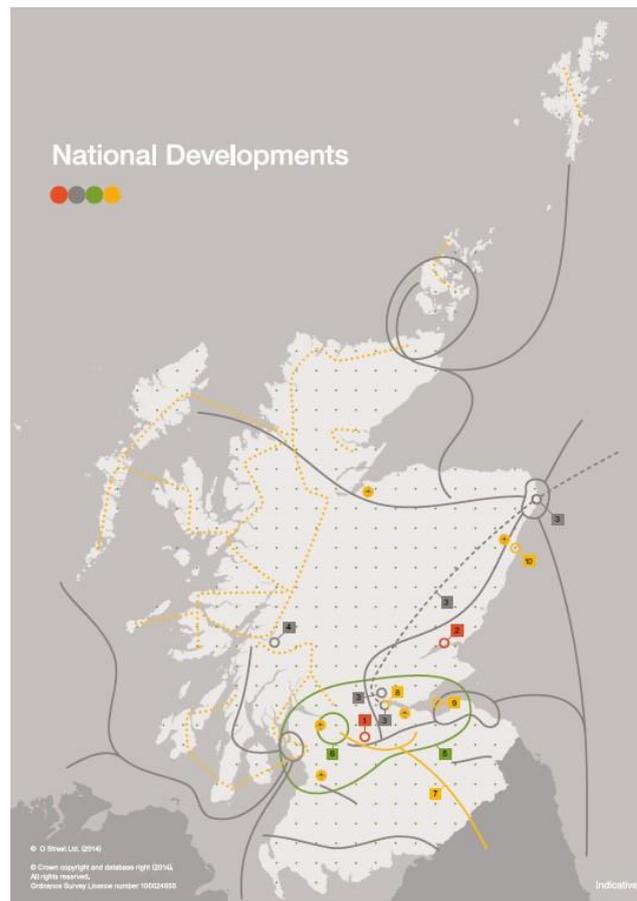


National Developments

Invitation to submit proposals for national developments in the new National Planning Framework

National Planning Framework 4 (NPF4) will be a plan for Scotland in 2050 that sets out where development and infrastructure is needed in the coming years.

The Scottish Ministers can identify national developments to include in NPF4. This could include single, large-scale projects or several smaller scale developments combined. Once designated, the question of whether a national development is needed does not have to be debated in later consenting processes. To benefit from this status, national developments have to be formally set out in a statement of need that is included in the National Planning Framework.



We are seeking views on national developments for inclusion in National Planning Framework 4 by 31 March 2020.

We can build on previous plans and consider ongoing programmes to identify new national developments. National Planning Framework 3 (2014) identified the following national developments:

1. **Ravenscraig** – Creating a sustainable settlement on one of the largest areas of vacant and derelict land in Europe.
2. **Dundee Waterfront** – Regenerating the waterfront with high quality placemaking and supporting the low carbon economy.
3. **Carbon Capture and Storage Network and Thermal Generation** – Linking carbon capture and storage (CCS) to electricity generation from key sites.
4. **High Voltage Electricity Transmission Network** – New infrastructure to facilitate renewable electricity generation onshore and offshore.
5. **Pumped Hydroelectric Storage** – New sites and further development at existing sites, including at Cruachan.
6. **Central Scotland Green Network** – Creating a step-change in environmental quality, addressing areas of disadvantage and attracting investment.
7. **Metropolitan Glasgow Strategic Drainage Partnership** – Water and drainage infrastructure investment to build climate change resilience and unlock potential development sites.
8. **National Long Distance Cycling and Walking Network** – Closing gaps in the current networks to enhance visitor experiences and provide better access to the outdoors for people.
9. **High Speed Rail** – Improving connections to the UK and Europe, strengthening links between cities.
10. **Strategic Airport Enhancements** – Supporting the main airports as gateways and recognising the importance of lifeline air links. Identified airports: Aberdeen, Edinburgh, Glasgow, Inverness and Prestwick. Wider investment zones supported at Edinburgh, Glasgow and Prestwick.
11. **Grangemouth Investment Zone** – Supporting improvement and investment in this nationally significant site for industry and freight.
12. **Freight Handling Capacity on the Forth** – Supporting additional sea freight capacity.
13. **Aberdeen Harbour** – New harbour to address existing capacity constraints.
14. **National Digital Fibre Network** – Supporting world-class connectivity in Scotland, focusing on connections to rural communities.

We will engage with the lead partners of these national developments to understand how they have changed and their continuing relevance to NPF4.

You can find further information on progress towards their delivery in the National Planning [Framework 3 Monitoring Report](#).

There are many other development projects that don't currently have national development status that the Scottish Government also supports. For example, Scotland has been promoting proposals at the [MIPIM](#) event, and through the [Scotland Capital Investment Portfolio](#). Through the course of 2020 further details on the National Transport Strategy, the Infrastructure Investment Plan and the investment portfolio for the New Green Deal will emerge, and the second Strategic Transport Projects Review is being prepared alongside NPF4. These, and other national plans and programmes, may include developments which are considered to be suitable candidates for national development status.

National Development Assessment Criteria

We will analyse all proposals for national development status in relation to the following criteria:

Climate change	People	Inclusive Growth	Place
The development will help to reduce emissions, contributing to Scotland's target of net zero emissions by 2045, will be emissions neutral, or emissions negative.	The development will support the health, wellbeing, sustainability, and quality of life of our current and future population.	The development will contribute to sustainable economic growth that helps to reduce poverty and inequality across Scotland.	The development will protect or enhance the quality of a place or improve biodiversity.

Ideally, proposals should contribute to all four criteria to be considered as candidates for national development status in the draft of NPF4.

Developments that only meet two or three criteria, may still be considered to be of national significance and potentially suitable for designation, for example where they will generate particularly significant benefits for one of the criteria.

It is unlikely that proposals that have a significant adverse impact on any of these criteria will be suitable for national development status. All proposals for national development status should be accompanied by an explanation of their contribution to each of the national development assessment criteria when submitted.

Send us your comments

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, 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	Mixed-use expansion of Winchburgh, West Lothian
Brief description of proposed national development	Mixed use expansion of Winchburgh to deliver residential, commercial, industrial, retail, school and leisure facilities, motorway junction and rail station and open space provision including a District and Town Park.
Location of proposed national development (information in a GIS format is welcome if available)	Land at Winchburgh, West Lothian
What part or parts of the development requires planning permission or other consent? Does this mean still needs permissions/consents? Can we clarify what is already granted and what remains to be granted?	The overall development benefits from a combination of planning permission in principle 1012/P/05 granted in 2012 and detailed planning permissions for a new District Park, standalone nursery and new schools' campus. Since 2012, there have been a dozen MSC consents granted for infrastructure and built development on six blocks as part of a wider suite of permissions that have delivered 550 dwellings and a first phase of a new town centre. A further dozen consents are now in place to deliver the first tranche of the Phase 2 housing and schools' development.
When would the development be complete or operational?	<p>First phase – 550 homes, including affordable housing, and phase 1 town centre, existing school extensions was completed between 2012 and 2018.</p> <p>Phase 2 development (2019 - 2023) – first units of 1,000 new homes, new canal marina and new schools underway but also including motorway junction, rail station and integrated park and ride facility, business land and parks / open space / landscaping. Delivery of serviced land for Employment Uses at new MW Junction on the M9.</p> <p>Later phases – balance of housing, completion of employment and commercial development and supporting infrastructure.</p> <p>Development completion anticipated 2035.</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>Yes. The land in question is identified for mixed use development in the latest Council Adopted Local Development Plan.</p> <p>Planning permission in principle was granted in April 2012 and has been followed up with MSC applications for development blocks and major infrastructure. Detailed planning permission for remediation of a former landfill site and formation of the District Park was granted in March 2019. Landfill remediation is substantially complete, and the first phase of the District Park will open in 2021.</p> <p>The ongoing expansion is funded under the development business plan comprising equity investment by the landowner (Winchburgh Developments Limited (WDL), receipts from third party developers e.g. major house builders and commercial property developers and a HIF Loan Facility from Scottish Government. Scottish Government, West Lothian Council and WDL have also entered into a tri-partite agreement to guarantee delivery of new secondary and primary education capacity on a joint schools campus.</p>
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Climate Change

WDL has recently become the first private sector developer to sign up to Greenspace Scotland's ParkPower programme. This pioneering partnership commits WDL to exploring the delivery of clean, green energy solutions with the potential to fulfil a significant proportion of Winchburgh's energy needs.

The Park Power programme will inform Winchburgh's strategy for positive climate change to meet greenhouse gas emission reduction targets including energy efficient buildings, design and layouts, energy supply innovation including CHP and local heating loops and formal and informal open space and landscaping. The overall development masterplan includes significant areas of open space and new planting to provide a setting for the expanded settlement. The emerging District Park alone will have circa 38,000 new trees planted as part of the restoration of the former Auldcaithie landfill site.

WDL fully supports integrated sustainable transport solutions at Winchburgh including reinstatement of the former rail station and financial contributions to increased bus service provision to reduce the reliance on the private car. WDL are currently working with Transport Scotland and Network Rail on options for the means of integration of the new rail station near Winchburgh Rail Junction with the GRIP assessment for the Almond Chord upgrade which was announced in October 2019 as part of the Edinburgh Waverley Western Approach project (EWWA).

The nearby new M9 motorway junction will give direct access to the Central Scotland trunk road network as an integrated component of the joint rail and road delivery strategy. These are supported by new park and ride facilities to increase overall accessibility and provide a comprehensive overall transport solution for the expanded settlement.

People

WDL continues to ensure that the growing community remains an integral and iterative part of the development process through public consultation on major projects such as new parks (including active engagement with local schools) and attendance / input at / to Community Council and Community Development Trust meetings and projects. WDL also supports local community groups e.g. sponsoring the local junior football club and helping enable start up through provision of raw materials for the Winchburgh Community Growers Group.

Active travel is a key part of the overall development and WDL promotes development that will improve the health and wellbeing of all residents.

Inclusive Growth

The Winchburgh expansion has already created new job opportunities in the construction sector and WDL works with the Council to deliver the aims of its Construction Training and Local Employment Agreements Guidance. New commercial development in the town centre has also created new local jobs.

The wider expansion proposals include a fully serviced new town centre and 25 hectares of strategic employment land that will deliver locally accessible employment opportunities for all Winchburgh residents and reduce the need to travel.

The above makes a direct and strategic scale contribution to meeting the aims of sustainable economic growth for all West Lothian and further afield.

All new jobs created and sustained in Winchburgh are one part of a wider contribution to reducing social inequality and poverty within the expanded settlement and environs.

Place

WDL fully supports the Scottish Government placemaking agenda and the need to design and deliver high-quality mixed-use development that is inclusive, safe and resilient. This is a fundamental precept of the overall Winchburgh masterplan that includes the full range of uses expected in a settlement of 5,000+ homes including a £60m new schools' campus.

WDL recognises the importance of recreational open space and will deliver local, settlement and regional scale open space facilities as part of the expansion contributing to a positive overall effect on biodiversity.

Residential areas will deliver a full range of adaptable housing types, tenures and sizes to meet current and future local needs including affordable housing and housing for the elderly and disabled. Commercial areas will deliver a range of new buildings from 100sqm to strategic office and warehouse opportunities to meet all business needs.

WDL is actively working with all levels of Government and the local community to ensure that the settlement expansion delivers the best development possible with associated benefits to residents.

This form and other information about NPF4 is available from:

<https://www.transformingplanning.scot>

Alternatively, you can simply set out brief comments in an e-mail to us or complete an on-line version of the form [here](#).

Please also complete the Respondent Information Form which you will find at the end of this document or in the [Get Involved](#) section of the [National Planning Framework](#) pages of the [Transforming Planning](#) web-site, so we know how to treat the information you have provided.

Please return your comments and Respondent Information Form to:

scotplan@gov.scot or

National Planning Framework 4 Team
Scottish Government
Area 2F South
Victoria Quay
Edinburgh
EH6 6QQ

National developments – further information

Can anything be a national development?

To ensure that their status adds value, national developments must have some aspect which requires permission or consent before construction begins.

Are national developments always big construction projects?

No. A national development could be a single large project that makes a significant contribution to national outcomes.

However, a number of smaller projects could work together to deliver benefits and also form a national development, and even a single small project could have a nationally significant impact that means it merits designation as a national development.

Are other consents needed before a national development can be constructed?

Yes. All relevant permissions and consents are needed before construction or operation can begin. A range of consents could be applicable - some projects will require planning permission, whilst others will receive permission through other legislation such as the Transport and Works (Scotland) Act, and the Electricity Act.

Do national developments get different treatment when coming forward as applications for development?

Yes. All planning applications are considered to be either national, major or local types of application. Different processes must be undertaken depending on which type of application is being considered.

National and major types of planning application must:

- go through pre-application consultation before the application is sent to the planning authority
- be prepared with a design and access statement
- have a pre-determination hearing before the application is decided
- display a notice about the development on the site during construction

The planning authority has four months to consider the planning application and approve or refuse it.

Will an application for consent or permission for a national development always be approved?

As a result of the Planning (Scotland) Act 2019, NPF4 will form part of the statutory development plan. Decisions on applications for planning permission must be taken in accordance with the plan, unless material considerations indicate otherwise.

National development status is not a guarantee of approval. Other relevant policies, regulations, plans and strategies will be considered in the approval process before construction and operation of a national development can happen. National developments are also still subject to statutory assessments, including Environmental Impact Assessments where applicable.

What if a national development is proposed in my area?

National developments aim to provide certainty upfront, for investors and businesses, but also communities, to know that a development is needed.

This can help communities to be aware of the likely changes that are planned for their area and to engage with the planning system to ensure it supports as far as possible their own objectives for their place. The key impacts of these developments can be considered from an early stage with improvements or mitigations necessary set out in the NPF.

Will communities be informed if there are proposals in their area?

Yes, where development proposals relate to a specific site we will ensure that community organisations are made aware of a proposal for their area at the draft NPF4 stage.

Views on the draft NPF4 will also be invited during the formal consultation period, commencing in autumn 2020.

Will all national developments suggested by consultees become national developments?

No. Currently there are 14 identified national developments. There is no legal limit to the number of national developments there can be, but in general only a small number of developments are likely, on their own or as a group, to be considered of sufficient significance to be designated as national developments.

We will consider how the national developments suggested by stakeholders fit with the national development criteria and emerging aims of the NPF, in particular in relation to where they are in the country and how that interacts with identified challenges and opportunities.

Where suggested national developments are not in the end thought suitable for identification as national developments, Ministers will clearly set out the reasons why and make that publically available.

Who decides what gets identified as national development in National Planning Framework 4?

The Scottish Ministers will identify national developments in the draft NPF4 to be laid in Parliament for up to 120 days consideration.

Parliament may recommend that the identified national developments be changed or national developments be removed from the draft or different national developments added.

A public consultation on the draft NPF4 will happen during the 120 day Parliamentary consideration period. The responses to that consultation may suggest that the identified national developments be changed or national developments be removed from the draft or different national developments added.

Ministers will consider the recommendations of Parliament and the suggestions made through the public consultation in revising the draft NPF 4.

Ministers will then lay a revised version, including a final proposed list of national developments, in the Scottish Parliament for approval.

Other assessments being undertaken

An assessment of the lifecycle greenhouse gas emissions is required by the Planning (Scotland) Act 2019. An assessment of the likely health effects of national developments is not required prior to designating national developments but is required at the development consent stage. However, likely health effects will be considered as part of the wider impact assessment which is being undertaken for NPF4.

This assessment will help to inform the selection of national developments for inclusion in the draft NPF 4. Impact assessments will be applied to any new national developments added as a result of the public consultation and Parliamentary scrutiny to take place later in 2020.

Further details are set out in our guide to Impact Assessments which can be found in the [resources](#) section of the [National Planning Framework](#) pages of the [Transforming Planning](#) web-site.



National Planning Framework 4 Call for Ideas

RESPONDENT INFORMATION FORM

Please Note this form **must** be completed and returned with your response.

Please send responses to scotplan@gov.scot. Further information about the National Planning Framework is available at www.transformingplanning.scot

To find out how we handle your personal data, please see our privacy policy:
<https://beta.gov.scot/privacy/>

Are you responding as an individual or an organisation?

- Individual
 Organisation

Full name or organisation's name

Phone number

Address

Postcode

Email

The Scottish Government would like your permission to publish your response. Please indicate your publishing preference:

- Publish response with name
 Publish response only (without name)
 Do not publish response

Information for organisations:

The option 'Publish response only (without name)' is available for individual respondents only. If this option is selected, the organisation name will still be published.

If you choose the option 'Do not publish response', your organisation name may still be listed as having responded to the call for ideas.

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

Yes

No

Keep In Touch

For more information and other resources



<http://www.transformingplanning.scot>



<https://blogs.gov.scot/planning-architecture/>



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