

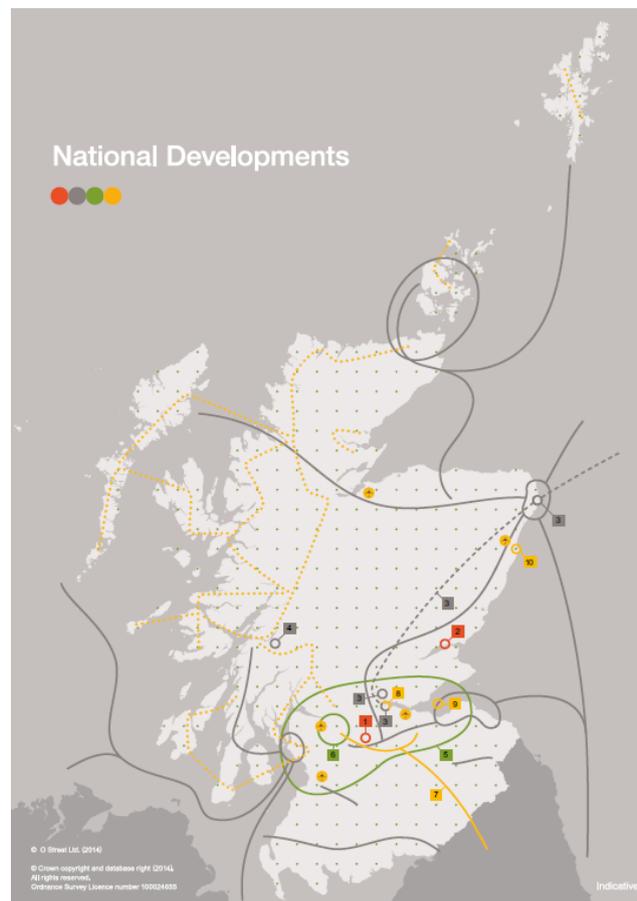


## National Developments

### 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:

<b>Climate change</b>	<b>People</b>	<b>Inclusive Growth</b>	<b>Place</b>
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	<b>CLYDE GATEWAY</b>
Brief description of proposed national development	<p>Clyde Gateway URC is overseeing the delivery of a programme of physical, economic and social transformation in an 840 hectares area east of Glasgow.</p> <p>Remediation of contaminated vacant and derelict land, and onward development, is a key aspect of Clyde Gateway's aims and objectives - towards attracting inward investment, business and employment to the area, responding to the needs and aspirations of local communities, and delivering sustainable inclusive growth.</p> <p>Shawfield is a strategic development site at the heart of the overall Clyde Gateway area, with complex contamination issues yet significant potential for regeneration and inclusive growth.</p> <p>Clyde Gateway's overall work is supporting the Scottish Government in tackling inequality and delivering inclusive growth in most deprived communities. Delivering right across national outcomes in the NPF.</p>
Location of proposed national development (information in a GIS format is welcome if available)	Clyde Gateway. An 840 hectares area to the east of Glasgow and including some of South Lanarkshire.
What part or parts of the development requires planning permission or other consent?	Each planned development at Clyde Gateway is agreed by Clyde Gateway URC's Board, which includes Glasgow City Council and South Lanarkshire Council elected members and officials.

This form and other information about NPF4 is available from:

<https://www.transformingplanning.scot>

	<p>There is a further c. 50 hectares of land in the Shawfield area (strategic development site ) for which Clyde Gateway has already planned investment to make a start on its remediation. Coordinated effort and investment is needed to complete the decontamination work while the URC exists to lead.</p>
<p>When would the development be complete or operational?</p>	<p>The Scottish Government is already committed to backing what would be, at the very least, a 20 year programme of regeneration at Clyde Gateway. Clyde Gateway's original business plan runs from 2008. The Scottish Government's ongoing, long-term commitment to the work of Clyde Gateway (including core funding) recognises the importance of a sustained and place-based approach to regeneration and delivering inclusive growth.</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>Clyde Gateway's business plan is formally recognised and published, with a Board overseeing development decisions. The Board includes representatives from Glasgow City Council, South Lanarkshire Council, as well as Scottish Enterprise.</p> <p>The Scottish Government has made a long-term commitment to supporting Clyde Gateway (including core funding) in support of the business plan being delivered. The Scottish Government has been Clyde Gateway's main funder to date.</p> <p>Clyde Gateway's business plan reflects the extent of the work needed to complete the land decontamination work at Shawfield - at the heart of the Clyde Gateway area and of strategic importance in terms of overall regeneration ambitions.</p> <p>Additionally, to note that Clyde Gateway was included within NPF2.</p>
<p>Contribution of proposed national development to the national development criteria (maximum 500 words)</p> <p>Clyde Gateway was established in December 2007 by Glasgow City Council, South Lanarkshire Council and Scottish Enterprise, and has been operational since April 2008. The task, over a 20-year period until at least 2028, is to lead the</p>	

way on social, economic and physical transformation across an 840 hectares area spanning from the east end of Glasgow into part of neighbouring South Lanarkshire.

The Scottish Government has already made a long-term commitment to supporting Clyde Gateway to deliver its business plan.

Clyde Gateway's strategic overview across all activities, working in local and regional partnership arrangements, is supporting the delivery of solutions that will provide long-lasting benefits for communities in the area. Clyde Gateway understands the people and the communities it serves – through communication, engagement, and community empowerment - recognising that it is local people in the area who have expertise in determining what local needs and ambitions look like.

Clyde Gateway has three strategic goals which provide a detailed framework for activities that are responding to those local needs and ambitions. These are Sustainable Place Transformation, Increased Economic Activity, and Building Community Capacity, and the approaches being taken fundamentally align with the National Development Criteria of Climate Change, People, Inclusive Growth, and Place:

### **(1) SUSTAINABLE PLACE TRANSFORMATION (PLACE)**

Clyde Gateway has recognised the importance of the overall infrastructure and environment of the area which in turn will increase its attractiveness as a place to live and work.

A long-term and place-based approach to regeneration at Clyde Gateway enables them to take strategic overview across all of their activities, making the most of collaborative partnerships and investment to deliver long-lasting environmental, social and economic solutions for sustainable communities.

As part of this, remediation of long-term vacant and derelict land is undertaken as catalyst for inward investment and development, including for new commercial and industrial premises, to provide greater capacity for businesses and jobs to be located in the area.

A key strategic aspect of the overall development at Clyde Gateway is the ongoing **Shawfield decontamination**. Shawfield is an area where former industry has left behind complex and harmful contamination, to this day posing serious risk to human health. But it represents Clyde Gateway's greatest opportunity to attract more businesses and jobs to the area, strategically located in the middle of the overall Clyde Gateway geography and with at least 50 hectares that could be remediated for future development as part of regeneration. Linking to the anticipated recommendations from the Vacant & Derelict Land Taskforce, more coordinated/cross-cutting effort and investment will be required to fulfil the potential of this strategic development site.

Climate Change

In the Programme for Government 2019-20, Clyde Gateway was recognised as encapsulating Scotland's first Green Regeneration Innovation District, where a place-based, sustainable, and inclusive approach to regeneration exemplifies what is needed across the country if the Scottish Government is to achieve its ambitious 2045 targets.

## **(2) INCREASED ECONOMIC ACTIVITY (INCLUSIVE GROWTH)**

Tackling deprivation/inequality and delivering sustainable inclusive growth are at the heart of Clyde Gateway's aims, objectives and overall business plan. Clyde Gateway continues to seek to attract major employers into the area and work with existing businesses to maximise growth which will generate employment opportunities for local people. This includes the likes of Police Scotland opting to relocate its HQ to Clyde Gateway – paving the way for many other organisations that have since followed, and demonstrating that Clyde Gateway is an increasingly attractive place to do business, work, and live.

## **(3) BUILDING COMMUNITY CAPACITY (PEOPLE)**

Clyde Gateway's approach to regeneration understands the people and the community it serves. Clyde Gateway communicates, engages, and empowers its local people who are the experts of what is needed/what is wanted locally in their area, to transform their lives and opportunities and tackle the deeply ingrained inequalities that are experienced. Clyde Gateway is working to ensure that there are increased levels of community participation in activities which promote a better, healthier lifestyle and/or improve employability prospects. This includes a range of initiatives being delivered at community level across six interlinked themes: Business Support; Reducing Worklessness; Reducing Health Inequality; Increasing Educational Attainment; Building Community Capacity; and Supporting Sports & Culture.

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](mailto: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.