

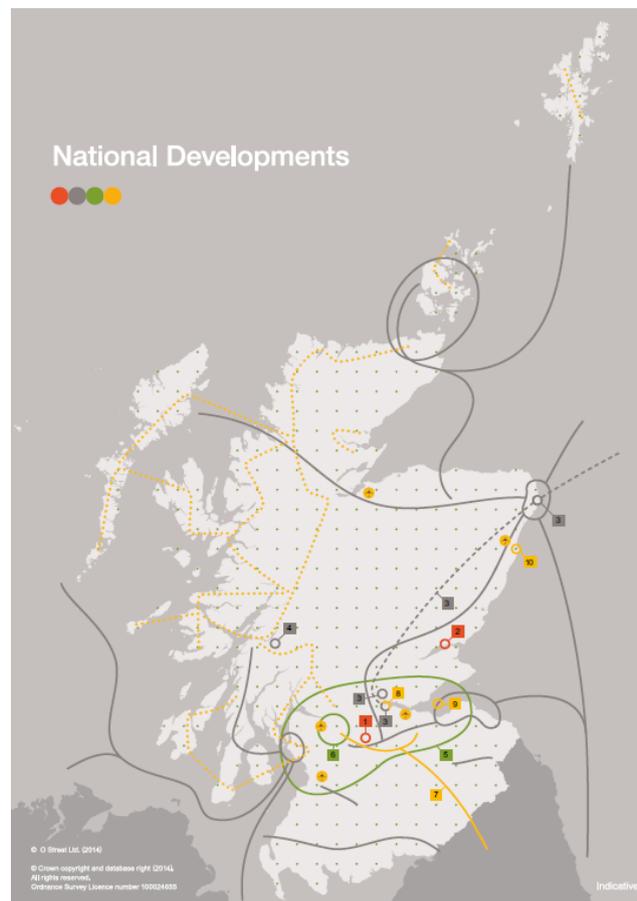


National Developments

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	Town centres
Brief description of proposed national development	Town centres are central to our social, economic and environmental wellbeing. Now more than ever they are a readily recognisable fulcrum for action and a barometer of local resilience and progress.
Location of proposed national development (information in a GIS format is welcome if available)	Towns nationwide
What part or parts of the development requires planning permission or other consent?	Dependent upon each of the individual proposals. There are multiple plans in each local authority area.
When would the development be complete or operational?	The import of town centres to the economic, social and environmental wellbeing and welfare of local communities is ongoing.
Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.	There are a number of expressions of, and contributions to town centre activity, including Town Centre Action Plans, the Town Centre First Principle, the work of Scotland's Towns Partnership in supporting those organisations and groups that have an interest in the sustainable success of our towns and LA town centre plans.

This form and other information about NPF4 is available from:

<https://www.transformingplanning.scot>

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

Scotland is a nation of towns, our town centres are the beating heart of much of Scottish life, towns are smaller than cities but when combined represent a larger population. Towns and town centres a recognisable and manageable scale in which to shape and deliver relevant improvements with and for local people and communities. We want our town centres to be vibrant, creative, enterprising, adaptable, resilient and accessible places so that they can become better places for communities to live, work and enjoy spending time there. Activity in town centres has a significant impact on efforts to address inclusive sustainable economic growth, climate change and a represent a recognisable setting for place based approaches to happen. The built and natural environment present in our town centres help shape local views and aspirations. Acting with and for local interests are essential if our actions are to be implemented successfully. Meaningful participation strengthens communities and makes town centres more successful as they reflect the values and priorities of local people and communities.

Town centres play a major role in shaping the distinct voice of local cultures, the sense of belonging, identity and connectedness. The health of our town centres, and changes within them, economically, socially and environmentally are potentially a key indicator of individual and collective wellbeing in that location.

Town centres are a key factor in helping partners focus on achievable outcome improvement because they are a readily recognisable barometer of change.

This focus on town centres enables us to consider cross cutting issues affecting a wide range of policy and investment decisions at a more manageable understandable scale that is relevant to the way that people lead their lives. Looking at change in the context of the town provides a more recognisable, manageable setting to address complex and often interrelated issues and opportunities. This provides a framework within which competing priorities can be identified, considered and acted upon to implement positive action

Town centres provide a focus for collaborative solutions which make best use of our combined investments, assets and resources to more effectively address complex economic, social and environmental issues. Town centres aren't homogenous, they evolve to reflect the history of that place and the aspirations of the people who live there.

Town centres are often key incubators for local expressions of economic activity, they offer a base for local learning and skills development and are drivers of successful local economies. Successful resilient town centres are those which have been able to adapt to changing economic opportunities, understanding and building on the successes of the past. They drive community led regeneration, increasing the sense of local ownership, which can strengthen local commercial activity, invigorate existing retail provision, develop civic space and lever in additional investments from across sectors.

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.