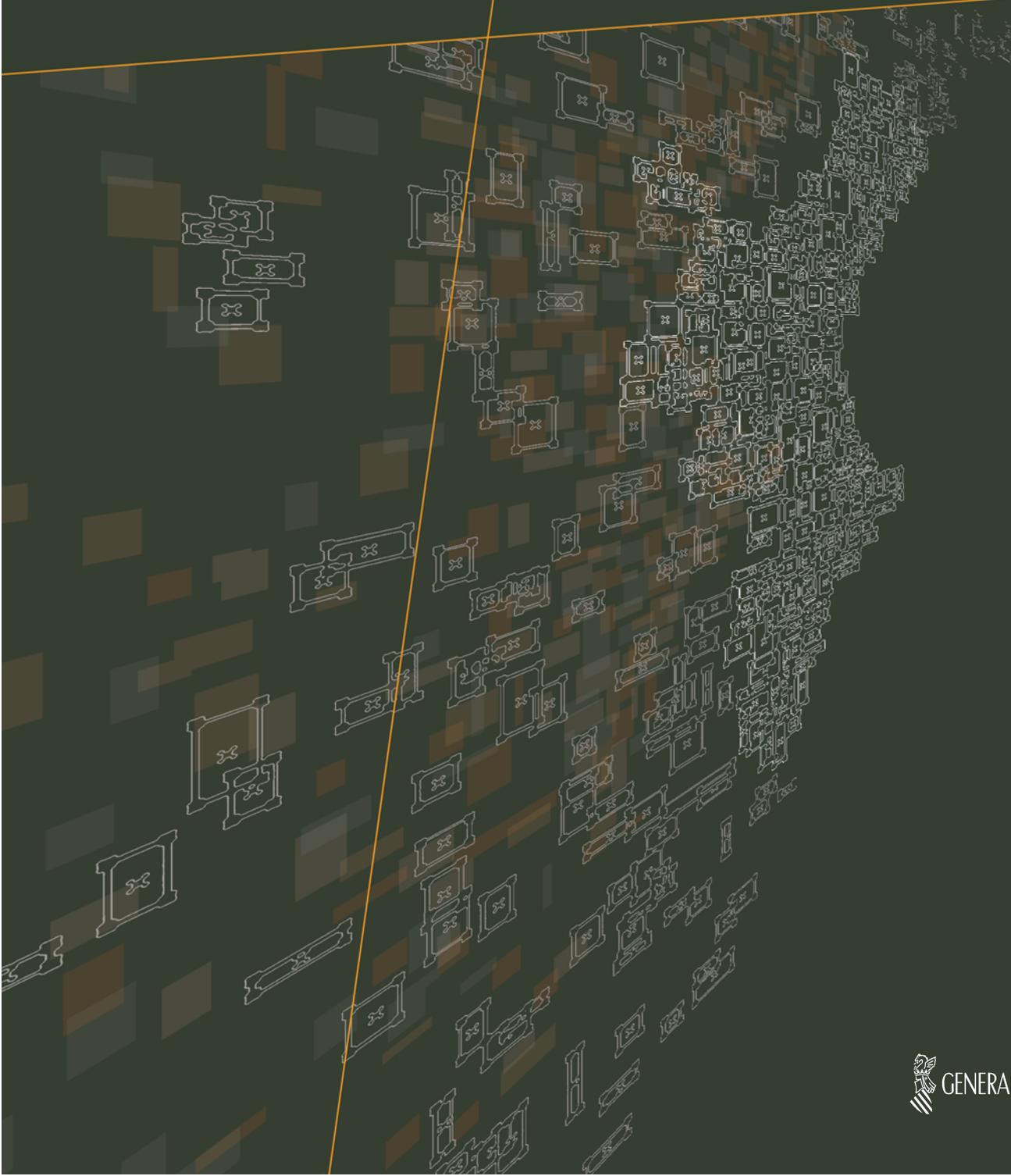


TERRITORIAL STRATEGY
COMUNITAT VALENCIANA

Guidelines for **Strategic Regional Projects**



GENERALITAT VALENCIANA

GUIDELINES FOR STRATEGIC REGIONAL PROJECTS

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Guidelines for

Strategic Regional Projects

In the context of globalization, the region has emerged as a positive factor of economic competitiveness of the first magnitude, and the development of its potential is recognized as a rational strategy for overcoming the current crisis and creating jobs and opportunities for the population. These potentialities of the region are based on physical and human resources that in the case of the Region of Valencia are of such excellence as to allow us to state that ours is, without doubt, one of the most favoured regions of the European Union in terms of location, climate, infrastructure and amenities, networks of towns and cities, environmental quality and the creativity and industriousness of our people.

In order to take full advantage of all of these elements, and not to miss out on any investment opportunity, we have approved a Law to regulate the implementation of business initiatives eligible to be regarded as Strategic Regional Projects, which ensures advantageous conditions in terms of expediting administrative procedures. This move by the Regional Government, with a view to creating employment and energizing our productive sectors, is framed in the context of an administration fully committed to the progress and welfare of its citizens, informed at all times by the principles of efficiency and economy that should obtain in good governance.

Isabel Bonig Trigueros

*Ministry of Infrastructure, Planning and the Environment.
Regional Government of Valencia*

The law 1/2012 regulates the application of the Strategic Regional Projects as a business initiative of a singular nature with supramunicipal impact for the purpose of introducing to the Autonomous Region of Valencia uses and activities with a significant capacity to create employment and energize the overall productive structure. Such Projects develop the Regional Strategy of Valencia, and their being accorded that designation by the Regional Government, on the recommendation of the competent Department, ensures their expedited processing, enabling the various planning and management instruments to be approved in a very short time. This is an exclusive procedure based on strategic environmental assessment, which assures for the project all of the requisite guarantees regarding respect for the environment and the implementation of a comprehensive process of public participation.

This law sets out a number of legislative provisions on the requirements to be met by these Projects and the procedure for their development and implementation, in which, together with the developer, a very important role is played by the public body designated by the Government to monitor and follow up the carrying out of the actuation, and by the competent Department with responsibility for the environment entrusted with approving all instruments of an urbanistic nature.

In this context, and in order to orient the authorities, their technical staff, private-sector professionals and the general public on the correct application of the law, we have drafted this Guide to Strategic Regional Projects in order to provide a straightforward, informative response to any questions that may arise concerning this regional instrument, which is designed to make the most of the great potential for the Region of Valencia without compromising its environmental, landscape or cultural values.

Arancha Muñoz Criado

*Secretary for Territory, Environment and Landscape
Regional Government of Valencia*

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Annex By law 1/2012 (Section I)

01 Introduction

The Territorial Strategy for the Region of Valencia, approved by decree 1/2011 of the Regional Government, is the spatial planning instrument that **defines the future territorial model for the Region of Valencia**, establishes clear and consistent **rules of conduct** for public and private individuals and agencies operating in the region and **creates a roadmap** for achieving sustainable economic development making effective use of the opportunities offered by the region – both existing today and those that will emerge in the future.

In order to stimulate economic development within the regional framework, this strategy proposes a **set of geographic areas** characterized by their strategic advantages which result from their accessibility, regional centrality, interrelated sectors and strong connectivity with the components of excellence or singularities of the region that embody the comparative advantages in the Region of Valencia.

These geographic areas are currently defined in the Regional Strategy, along with others that may arise from the region's new vocations, constitute the ideal frame of reference for implementing a series of **Strategic Regional Projects** capable of energizing economic activity and generating multiplier effects across the spectrum of productive sectors. These Projects therefore take on a strategic character and their development must be facilitated by way of **expedited administrative procedures** that recognize their urgency and ensure that no regional opportunity is lost on account of bureaucratic delays in the processing of plans and projects

02 What are Strategic Regional Projects?

Strategic Regional Projects are considered to be those whose purpose is the planning, management and development of specific one-off interventions in the region that generate positive economic, environmental and social impacts together with a supramunicipal area of influence and contribute to achieving the objectives and guiding principles of the Territorial Strategy for the Region of Valencia.

The development of these regional initiatives and their peripheral effects on other economic sectors can significantly stimulate job creation, strengthen systems of productivity and improve the articulation of the region.

Therefore, the classification of a project by the administration as a “Strategic Regional Project” **accords privileged status in recognition of the project’s exceptional qualities and integral nature.**

To facilitate the management of projects of this strategic value for the Region of Valencia, and **to avoid the misapplication of special consideration to non-exceptional projects**, every Strategic Regional Project must satisfy the following requirements:

- a. Be **consistent with the objectives and guiding principles** of the Territorial Strategy for the Region of Valencia and contribute to achieving these goals.
- b. Produce a lasting and favourable **supra-municipal impact** of an economic, environmental or social nature, with a special emphasis on the promotion and attraction of economic activity and its direct and/or indirect generation of employment.
- c. Incorporate uses and activities that help to enhance the **standing and excellence of the region** and that may become recognized as benchmarks at the regional, national and international levels.
- d. Demonstrate compatibility with and improvement of the **Green Infrastructure** of the region, integrating into the surrounding natural and urban morphologies, and incorporating sustainable mobility systems in both their internal and external connections with special provision for collective modes of transport and alternative fuel systems (i.e. electric).
- e. Contribute to **improving the quality of life of the citizens, along with the external competitiveness** and sustainable development of the region, applying, where appropriate, the conditions of regional equality envisaged in current legislation, whereby the developers of the Strategic Regional Projects exercise the utmost corporate, social and moral responsibility.

- f. Make full use of the region's singularities and **components of excellence** to achieve competitive advantages on the basis of synergetic relationships that occur within the territory where they are located. These components of excellence could be based on history and culture, environment and landscape, accessibility, and/or the presence of high-quality amenities and infrastructures.
- g. **Begin implementation immediately** upon administrative approval.

03 What advantages will be available to Strategic Regional Projects?

Strategic Regional Projects will be able to benefit from the following:

- a. They may be carried out as **public, private, or as public-private partnerships** and may be developed on any land uses, even overlapping on different land uses or categories, or in more than one municipality.
- b. They will coordinate with **a single government representative** for the entire planning and approval process, an essential condition to ensure the viability of investments that require a high degree of predictability and control of the time duration and schedule involved in obtaining the necessary permits and authorizations.
- c. They may be implemented **without a revision of the corresponding Municipal General Plan**. They will usually be approved for immediate implementation, as in most cases no provision will have been made for them in the General Plans.
- d. They will be **processed through specific, simplified fast-track channels**, significantly reducing the usual administrative delays, and will be eligible for certain financial and tax incentives, reduction of municipal fees and so forth.
- e. **Facilities will be available for joint processing**, where appropriate, of planning projects, land subdivision, expropriation and construction phases.
- f. **Interdepartmental Technical Committees** will be created to expedite the issuance of sectorial reports, where the developer will have the opportunity to present and explain the project.
- g. They will have the **recognition and designation of the Regional Government** in regard to their strategic importance for the Region of Valencia, which will bestow a **mark of quality and excellence on the project, thus facilitating its funding** and giving it a distinguished recognition in the market.

04 What Types of initiatives can be included in Strategic Regional Projects?

Every Strategic Regional Project must be compatible with one or more of the following categories of activities:

- a. Projects that contribute to improving the **competitiveness, perceived status and conversion** of traditional economic sectors.
- b. Projects in the agricultural, industrial and tertiary sectors whose content has a **high degree of innovation and cutting-edge technological development**.
- c. Projects that foster the **attraction and retention of talent**, innovation, creativity and the knowledge based economy in the region.
- d. Projects that favour the improved **strategic positioning** for the Region of Valencia in the national and international context.
- e. Projects that promote **cooperation between businesses and sectors (public-private), economic diversification and technological development** to improve the processes of innovation, competitiveness and **internationalization of regional companies**.
- f. Projects related to the introduction of tertiary activities — in culture, tourism, or health and quality of life — and **high quality facilities** that contribute to the differentiation of regional provisions nationally and internationally.
- g. Projects to **enhance the development of rural areas**, with a scale appropriate to the characteristics of the region and based on the use of indigenous resources or on the attraction of innovative activities compatible with the environment.

05 Examples of initiatives that can be classified as Strategic Regional Projects.

Projects that may be considered within this designation can be described by the following types, or possess elements associated with one or more of the following typologies:

Implementations unique to areas of economic activity

These are multifunctional spaces with a vocation for excellence whose common features are their focus on innovation, cooperation among businesses, internationalization, improved competitiveness, attraction of talent, advanced economic activity, sustainability and the application of new technologies to products and production processes. In general, they will be regional projects including business, technology or science parks with shared services and corporate headquarters, technology districts, financial centres and public or private research facilities. Their promotion and management may be based on formulas of cooperation among businesses, sectors (public-private) or consortiums

The environments of ports, airports, and major intermodal hubs

Included in this typology are projects of an urbanistic nature that exploit the comparative advantage of their proximity to large-scale intermodal hubs. Vital for projects of this type is a connection or proximity to high speed rail or sustainable urban mobility systems, they should also combine various uses, such as high added-value logistics, tertiary services (hotels, shops, convention centres, exhibition halls and financial centres), corporate headquarters and support facilities and/or amenities for the main activities on which the project is based.

Logistics Parks

Included in this category are large areas where the predominant use is logistics and relate to intermodal transport platforms, with a freight rail link being essential. These facilities must accommodate support services to the logistics sector, contribute added value to the activity, and be compatible with the strategies in the Governmental department responsible for logistics.

Urban requalification operations

These are projects related to the regeneration of urban fabric, infrastructure, or facilities which have lost their former functionality, but enjoy a very favourable location within their urban or metropolitan area. These spaces will be characterized by their multi-functionality, with a predominance of high added value, innovation and the presence of creative professionals. They should base their future strategy on the components of excellence of the region in which they are located and may also be in contact with training and research centres of excellence and prestige, in general, with the “system of innovation” in the Region of Valencia.

High Quality Tourism Complexes; preferably related to sports, culture and health

Included in this typology are projects whose conditions of quality, brand prestige or regional singularity in terms of comparative advantages constitute an international attraction. These projects may be under the auspices of a prestigious brand or associated with strategies for the energizing of specialized clusters or integrated into other Projects of broader economic and regional scope.

Singular nodes of commercial activity

These are spaces hosting activities in which the commercial sector is the predominant use, backed by an internationally recognized brand and with a sphere of influence that is at least region-wide, or by a singular and differentiated commercial concentration that generates sufficient critical mass to develop a provision whose area of attraction extends beyond the local scope of conventional shopping centres.

Development projects in rural areas

These are multifunctional spaces appropriate for the scale of the rural world, and in general take advantage of indigenous resources, though they may accommodate other types of activity where these are compatible with their environment. Where applicable, they will prioritize the restoration and enhancement of landmark buildings and spaces, and be eligible for consortium-based or joint management formulas.

Among others, they may include networks of sites that develop innovative proposals for tourism, leisure and production; projects associated with cuisine and innovation; spas and other water-related facilities, centres of rural tourism and centres for the processing of rural produce and consortium-based or jointly-run business and tertiary services parks.

Projects that integrate elements of the previous categories

This category would include those projects that are not clearly identified with any one typology but which have characteristics of one or more of the types of Strategic Regional Projects defined above.

06 Criteria and requirements for the design of Strategic Regional Projects.

In light of their exceptional nature, these actuations will be subject to a number of general criteria and design requirements to enhance their singularity and regional excellence. Of note among these are the following:

1. Strategic Regional Projects will strictly comply with the applicable guiding principles and criteria of the Territorial Strategy for the Region of Valencia.
2. They will be coherent projects conceived with a strategic orientation and a vision of the future, designed to enhance the region's components of excellence, generating different opportunities for social and economic stimulus, new development and profitability for the area in which they are located.
3. The projects shall conform to the morphology of the territory and the landscape in which they occupy, incorporating sustainable mobility for both internal and external connections, with special provision of public transport and alternative fuel systems.
4. Strategic Regional Projects will enhance the region's green infrastructure, incorporating into the overall design of the project those elements are included in that infrastructure, and creating a new green infrastructure linking the different levels and allowing for widespread access to the surrounding countryside.
5. Strategic Regional Projects may incorporate housing as an integral programming component, but may not consist solely of residential uses.
6. The projects will be designed according to the principles of urban sustainability, among these being the application of advanced environmental technologies related to water efficiency, energy efficiency, waste management and the reduction of carbon dioxide emissions, intelligent grids to facilitate distributed energy networks, and the implementation of design guidelines requiring bioclimatic architecture.
7. Projects will feature urban designs (buildings and public spaces) that are preferentially adapted to the human scale in terms of perceptual volumes and scales. Preference will be given, where appropriate, to the conservation and enhancement of the built fabric, to urban diversity in its various dimensions and to the generation of lively public spaces which stimulate urban life and social relations.
9. They will offer eclectic and diverse typologies of spaces and parcels, nurturing projects that envisage organic growth and consolidation on the basis of rational demands, and avoiding oversized or overly rigid projects of questionable economic viability.

10. Strategic Regional Projects will, when located in proximity to the sea or to exceptional landscapes in the Region of Valencia, utilize a fabric which is contextually appropriate to its natural surroundings, and combine built with open spaces so that they connect visually and functionally with the surrounding landscape and regional green infrastructure planning.
11. They will as a general rule, and particularly in rural areas, be consistently integrated with the traditional urban fabric and the built heritage and its scales, volume, forms, materials, textures and tonalities.
12. Projects must fulfil the role of generating new employment, optimizing this role through innovation, creativity, the attraction of talent and the specificity of the components of regional excellence and of the social cohesion and quality of public spaces that they offer.
13. They will embody the spirit of corporate social responsibility through the implementation of measures to improve the structuring of the region, social cohesion and enhancement of the environmental, landscape and cultural values of the supra-municipal regional setting in which they are located.

07 Processing of Strategic Regional Projects.

These Projects will be subjected to a **specific simplified fast-track system**, which will significantly reduce the number of administrative stages and the time involved by combining environmental, urban, regional and landscape procedures and facilitating accessibility and a fluid dialogue between the developer and the Administration. All of this will ensure the viability of investments that require a high degree of predictability and control of the times tables involved in obtaining the necessary permits and authorizations for each project.

This procedure, based on strategic environmental assessment, is fully compliant with the requirements of Spanish and European legislation, **according to the public decisions adopted with a high level of legal quality and certainty**. It also avoids the need to introduce complex modifications to urban planning instruments and enables various permits to be processed simultaneously.

The procedure will also **reduce costs for the developer** by affording consultation with the Regional Government before any investment is made in drawing up the plan and its accompanying technical studies and reports, in order to determine the regional compatibility and environmental and functional viability of the proposed project and, where these requirements are met, according to its Strategic Regional Project status. In this way the developer will be aware of the conditions to be met by the proposed project before investing in the plan or project. The developer may even request a pre-report that assess the adequacy of their proposal to the requirements of the Strategic Regional Project.

Designation as a Strategic Regional Project by the Regional Government entails recognition of the strategic nature of the Plan or Project, its singularity and its capacity to meet the requirements of the applicable environmental legislation, giving it a **mark of quality and excellence that will facilitate its funding** and the differentiated status in the market and the necessary social recognition that this type of project must achieve.

07.1 Stakeholders involved in the process

The Strategic Regional Project is conceived as a highly versatile tool that adapts to a wide variety of initiatives in terms of scale and scope. Therefore, and regardless of the processing of the regional planning mechanism in question, there will be projects that require an urban development proposal, others that require only a building project and even, in some cases, a land subdivision or expropriation project. That is, there is a highly varied set of categories by which to define the agents responsible for each stage of the process in each specific case.

In this context, the parties involved in the development of a Strategic Regional Project will be:

Developer This is the legal entity — public, private or mixed — that exercises the initiative in the process, draws up proposals and projects, and if the project is designated as a “Strategic Regional Project” is responsible for undertaking the proposed scope of work. When the Developer is not a Governmental Department, the Developer must apply to the Governmental Department holding the most relevant materials and competencies related to the project: for example, agriculture, industry, logistics, tourism, health, etc. This Governmental Department will assess the viability of the project and present their findings to the responsible Regional Government Ministry.

**Governmental Departments
with the responsibility for
Regional Planning and the
Environment**

This is the administrative department charged with the functions of exercising responsibility for the environment and reporting on the viability of the initiative, from the point of view of compliance with legal requirements, for its designation as a Strategic Regional Project, and of determining the relevant environmental, urbanistic, regional and functional conditions or requirements. It is also the body responsible for approving all of the urban planning instruments necessary for the development of the initiative.

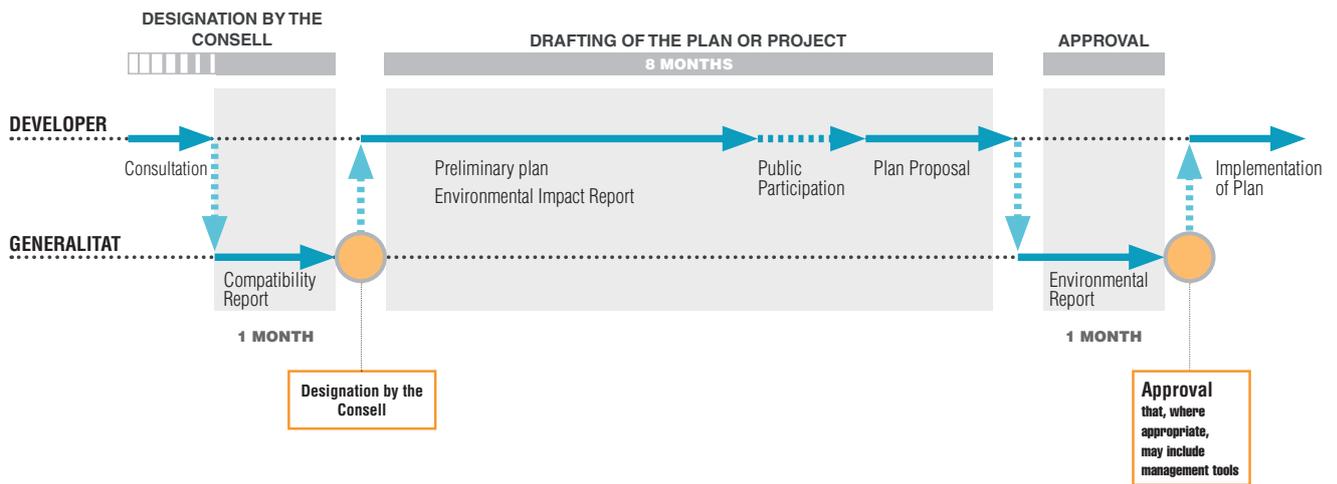
**Regional Government
(Generalitat Valenciana)**

The Regional Government of Valencia will bestow the designation of “Strategic Regional Project” on selected projects; in short, it will make the final determination of whether a project satisfies the requisite qualifications to be permitted this special status. The Regional Government is also in charge for appointing the bodies responsible for drawing up and processing the urban planning mechanisms that formalize the strategic project and the bodies responsible for monitoring its implementation. The Regional Government is solely responsible for awarding the project the necessary stamp of approval, given that the process can involve several Governmental Departments and even different levels of government.

**Administrative bodies
sponsoring Strategic
Regional Projects**

The sponsoring administrative body, responsible for processing the application, approving the project, monitoring its implementation and following up the project, may be a Governmental Department with relevant authority in the matter, who may also be paired with the Developer and in some cases may even be the Regional Government Ministry with responsibility for the region. The sponsoring body may also be a Municipal Council in the event that the project is located entirely within its boundaries, even if the project is supra-municipal in scope. The sponsoring body may also, in very specific cases, be the General Administration of the Spanish state. The agreement of the Regional Government, designating the Strategic Regional Project status, will determine on a case-by-case basis which administrative body will have responsibility for each project

07.2 Stages of processing



Consultation (initiative)

The Developer, through the appropriate Regional Department with competency on the subject matter pertaining to the Strategic Regional Project, will make a consultation to the responsible Regional Governmental Department, in the form of a schematic proposal document.

The responsible Regional Governmental Department will, after vetting the matter with the municipalities and authorities concerned, issue within a period of no more than one month a report document on the viability of the strategic project and propose a road map to process and implement the project. This report will address the following issues

- The verification of compliance with the requirements for designation as a Strategic Regional Project and compatibility with the Territorial Strategy for the Region of Valencia or, where appropriate, with the mechanisms that implement it.
- Any determination of required environmental and functional impacts in light of the proposed project and the related sectorial reports.
- The full scope of the required environmental reports and public participation process.
- The identification of the necessary urban planning mechanisms and standards and the sequence of their processing.

In order to expedite and coordinate the issuance of this report an interdepartmental technical committee may be set up, with special expertise in the areas affected by the proposed project, where the developer may present the objective and contents of the project.

Designation by the Regional Government of Valencia

The report issued by the responsible governmental department for the region will be submitted to the Regional Government, which will award “Strategic Regional Project” status on the basis of viability. However, prior to this the Regional Government may convene and obtain the opinion of the Strategic Regional Policy Committee. The Designation by the Regional Government with regard to the project will also determine:

- a. The bodies responsible for developing and processing the urban planning instruments formalizing the Strategic Regional Project and those responsible for monitoring and following up its implementation.
- b. The establishment of the maximum time tables for the drafting of the project and of the corresponding financial guarantees

Drafting of the plan or project

Having obtained the designation by the Regional Government, the developer, taking into consideration the report of the responsible department and the awarded designation, will draw up the Plan or Project together with the corresponding Environmental Impact Report and the Economic Sustainability Report required by Spanish state planning legislation. This documentation will be submitted to public consultation and participation by the body responsible for sponsoring the Strategic Regional Project for a minimum period of 45 days, in compliance with Spanish and European Union legislation.

Approval of the plan or project

After the consultation phase the Environmental Report or Environmental Impact Statement will be prepared by the administrative body responsible for the Strategic Regional Project. The resolutions of this document will be incorporated into the Plan or Project to improve it in environmental and regional terms, as a prelude to the approval of the corresponding planning instrument by the responsible regional governmental department.

It must be borne in mind that each Strategic Regional Project has its own characteristics and each designation approval as well. There will be cases where the planning and management instruments will be approved jointly, provided that the nature of the project permits this. The implementation instruments will be drawn up by the developer and the processing of these, as well as the monitoring and follow-up of the project's implementation, will be carried out by an administrative body designated by the Regional Government for each project. In each case, approval of the plan and the other urban planning instruments will correspond to the responsible governmental department for the region.

07.3 The financial management of regional Projects

Each *Strategic Regional Project* has a Developer (public, private or mixed) who is responsible for funding the project, both for private works and for such supporting public works as may be necessary. This raises the question of whether the developer should own the land. It is assumed that in many cases this will be so, and while this will facilitate the development of the project, it is not a prerequisite for the designation. Can a Strategic Regional Actuation be developed on the basis of land subdivision? Yes. In this case the developer of the actuation will act as a property developer. The Strategic Regional Actuation is not a substitute for an Integrated Actuation Programme in that its purpose is not simply development, but involves an entrepreneurial or institutional initiative embodied in a specific activity. However, there will also be cases in which several properties are involved and it becomes necessary to apply the procedure of land subdivision and distribution of development costs.

Can a Strategic Regional Project be developed on the basis of land subdivision?

Yes. In this case the developer of the project will act as a property developer. The Strategic Regional Project is not a substitute for an Integrated Project Programme in that its purpose is not simply development, but involves an entrepreneurial or institutional initiative embodied in a specific activity. However, there will also be cases in which several properties are involved and it becomes necessary to apply the procedure of land subdivision and appropriate distribution of associated development costs.

Could a Strategic Regional Project be developed on the basis of expropriation?

Yes, this is also possible. Especially when projects are of significant social interest, which may justify expropriation in these cases, always with a view to striking a balance between the individual and the collective interests involved. The management formula will be decided in each case with the designation of Strategic Regional Project status, and the transparency of the procedure adopted, and the intervention of the Regional Government at the highest level, will ensure the probity of the assessment, which will always be subject to the principle of non-discrimination and compliance with constitutional principles and European Union law.

ANNEX

By law 1/2012 of 10 May, of the Generalitat, on Urgent Measures for Fomenting the Implementation of Strategic Regional Projects (Title I)

By law 1/2012 of 10 May, of the Generalitat, on Urgent Measures for Fomenting the Implementation of Strategic Regional Projects (Title I)

The purpose of this law is to approve, on an urgent basis, a series of measures to promote the process of urban and regional planning and management with which to contribute to the stimulation of economic activity and the creation of employment by providing appropriate instruments to develop rapid and simplified procedures and eliminate bureaucracy for entrepreneurial initiatives. The urgency of introducing these modifications derives from the current economic crisis, which calls for the adoption of a series of legal measures for immediate implementation, which must not be subject to the delays involved in standard legislative procedure.

To this end, Section I of the law establishes a new legislative regime to facilitate the implementation of so-called Strategic Regional Projects, being those singular interventions of a supra-municipal character that contribute to the stimulation of economic activity and the creation of employment within the framework of the Territorial Strategy for the Region of Valencia, approved by Decree 1/2011 of 13 January, of the Regional Government, among the functions of which are those of identifying and sponsoring those singular projects and projects that contribute to the enhancement and diversification of the region at different scales. The performance of this function provides an integrated overall vision of the region as a whole, one of the consequences of this being to put forward strategies and projects of significant added value, and increased social demand, the immediate implementation of which is a priority at a time of grave economic crisis like the present.

However, current legislation in the Region of Valencia lacks instruments and procedures with the regional and urbanistic scope to ensure the processing and implementation of these processes under appropriate conditions, both of time tables and of content, given their singularities and regional significance, despite the fact that such procedures have been established in the majority of Spain's autonomous communities in recent years, and play an important role in serving the community. It is also essential to provide investors, both public and private, with fluid and effective dialogue throughout the planning and management process, as a necessary condition for ensuring the viability of investments that require a high degree of predictability and control of the timescales involved in obtaining the requisite permits and authorizations.

Thus, the Strategic Regional Project is presented as an exceptional singular instrument with which to channel the introduction and implementation of the most significant and dynamic strategic projects, with the appropriateness and advisability of processing them by means of this special procedure to be justified in each case. The normative content of this section regulates the concept, function and requirements that make up this instrument, and the applicable jurisdiction, its procedure and effects and regulation of its termination.

SECTION I: STRATEGIC REGIONAL PROJECTS

Article 1. Strategic Regional Projects. Definition and requirements

1. A Strategic Regional Project encompasses the planning, management and implementing of an intervention of singular regional relevance with supramunicipal significance, and must be so designated by the Regional Government in pursuit of the Territorial Strategy for the Region of Valencia.
2. A Strategic Regional Project may be a public, private or mixed initiative, located on a site of any urbanistic category located in one or several municipalities.
3. To be so designated, a Strategic Regional Project must meet all of the following requirements:
 - a) Consistency with the Territorial Strategy for the Region of Valencia: it must contribute to the achievement of the objectives and guiding principles of the Territorial Strategy for the Region of Valencia.
 - b) General interest: it must produce a favourable and permanent supra-municipal impact in economic, social and environmental terms, particularly in the creation of employment. This have to be demonstrated by providing a feasibility and economic sustainability study of the project.
 - c) Regional integration: it must be compatible with and improve upon Green Infrastructure, be integrated into the morphology of the region and the landscape and be suitably connected to the networks of sustainable mobility, with special provision for public transport and alternative fuel systems.
 - d) Selective location: it must be sited to take advantage of regional singularities that offer comparative advantages of location, whether in accessibility, quality of environment or landscape or the presence and position of quality facilities and infrastructure.
 - e) Effectiveness: it must be implemented immediately, subject to the spatial or temporal phases envisaged in its development.
 - f) Relevance: it must encompass uses and activities that contribute to the excellence and perceived status of the region with projection at the international, national, or at least regional levels. Entrepreneurial projects that implement these uses and activities will conform to the following categories:
 - 1^a. Projects that contribute to improving competitiveness, the restructuring of economic sectors, technological development and innovation, cooperation between businesses, the attraction of talent and the internationalization of companies.
 - 2^a. Projects that introduce tertiary activities — in culture, tourism, health or quality of life — as a benchmark of outstanding provision at a supra-regional scale.
 - 3^a. Projects involving a significant improvement to the rural environment, based on the use of endogenous resources or the attraction of innovative activities compatible with that environment.

Article 2. Procedure for the development of a Strategic Regional Project

1. A Strategic Regional Project is initiated by its designation as such by the Regional Government, followed by the drawing up and approval of a proposed plan or project, which is in due course subject to implementation and management.
2. Designation by the Regional Council will be the prescriptive document of reference for the drafting of the plan or project and the corresponding environmental report.
3. Approval of the plan and the other urban planning instruments will correspond to the responsible governmental department for the region. The monitoring and follow-up of its implementation will correspond to the administrative body designated in each case by the Regional Government.

The approval of the plan or project may be simultaneous with that of the instruments for its development and execution when the circumstances of the case in question so permit.

Article 3. Initiative and designation of a Strategic Regional Project

1. The responsible governmental department for the matter pertaining to the Strategic Regional Project will formulate, at the request of the developer, a consultation on the viability of the initiative to the Regional Governmental Department for planning and environment, together with a schematic proposal document.
2. The responsible governmental department for the region will, after vetting the matter with the municipalities concerned, assess the viability of the initiative and prepare a report on:
 - a) The adaptation of the proposal to the legal requirements with a view to its designation as a Strategic Regional Project.
 - b) The definition of the environmental, regional and functional aspects to be taken into consideration.
 - c) The scope of the environmental report and the public participation process and consultation.
 - d) The identification of the requisite urban planning instruments and standards and the sequence of their processing.
3. The report will be submitted to the Regional Council, which will assign Strategic Regional Project status in accordance with the contents detailed above, will designate the bodies responsible for drawing up and processing the urban planning instruments that will formalize the Strategic Regional Project and serve to monitor and follow up its implementation.
4. The approval by the Regional Government may require such financial guarantees as are deemed appropriate under the terms of the current planning legislation.

Article 4. Preparation and approval of the plan or project

1. The plan or project will be drawn up, with the corresponding environmental report, according to the scope and conditions established in the designation agreement, and the body responsible will submit it to consultation and public participation according to the terms of that agreement, for a minimum period of 45 days, ensuring adequate participation by the municipalities and institutions concerned, before proceeding, together with the responsible governmental department for the region and environment, to draw up the environmental report, whose findings will be incorporated into the plan or project for approval.
2. The resolution approving a plan or project based on its designation as a Strategic Regional Project will entail the following effects:
 - a) Modification of current planning, with no further administrative procedures or urban planning or management conditions other than those defined in the Strategic Regional Project designation agreement.
 - b) Designation of the developer and definition of their obligations, which will include the execution and funding of the specified works, projects and actions, which may encompass the connection of the project with supplementing the infrastructure necessary for its proper integration in the region.
 - c) Declaration of public utility or social interest and of the need for urgent occupation, for expropriation purposes, of the assets and rights required for the actuation, except where land subdivision is envisaged. The resolution will justify the conditions of management with a view to striking a balance between the individual and the collective interests affected.
 - d) In exceptional circumstances the Regional Government may exempt the Strategic Regional Project from those permits and authorizations whose regulation is within the jurisdiction of the Regional Government, as distinct from those determined by Spanish and European Union legislation.

Article 5. Implementation of a Strategic Regional Project

1. Prior to the coming into effect of the designation agreement, the developer will be required to underwrite and guarantee their commitments legally.
2. Renunciation or transfer of the condition of developer must be authorized by the administrative body responsible for monitoring the project, as must any other change in the original conditions of management.
3. Failure by the developer to comply with the agreed conditions and project implementation time tables will result in their replacement or the revoking of the Strategic Regional Project designation and the forfeit of their securities, after hearing the interested party. The revoking of the Strategic Regional Project designation will result in the reversion and repossession of assets, projects and works, and, where appropriate, the repeal of the planning provisions, in the terms decided by the responsible governmental department for the region.

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