

## RTPI in Scotland



# RTPI

mediation of space · making of place

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Building a Sustainable Future: Regeneration Discussion Paper  
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9 June 2011

Dear Sir/ Madam

### **Building a Sustainable Future: Regeneration Discussion Paper**

The Royal Town Planning Institute is grateful for the opportunity to respond to the above discussion paper. The RTPI is the body chartered to represent the planning profession and offers these comments from the point of view of a diverse and politically-neutral professional body committed to supporting devolved government in Scotland. The Institute has approximately 2200 members in Scotland, working across all sectors of central government, local government, government agencies, the voluntary sector, private consultancy, the development industry and higher education.

Since devolution, the Institute has empowered its RTPI in Scotland Office, together with its Scottish Executive Committee, with the responsibility for working with government and public bodies generally for the improvement of the planning system in Scotland. This is in accordance with its charter obligation to work for the public interest.

Our detailed responses to the questions set out in the consultation paper are given in full in Appendix 1 of this letter. The Institute is pleased that Scottish Government recognises the importance of regeneration and we believe it to be essential that regeneration enjoys the support and promotion of Scottish Government into the future. We recognise the tight fiscal circumstances that Government has to work within and, given this, feel that regeneration should be seen as a priority in the allocation of resources. Regeneration is an essential contributor to economic growth, social cohesion and environmental quality.

We welcome the efforts made by Scottish Government to generate a debate about future approaches to regeneration in Scotland. However, the Institute is concerned that Scottish Government haven't used this exercise to explicitly recognise that the key objective of regeneration is to create great places for people. Unfortunately, the discussion paper does not adequately cover the vital contribution that good placemaking brings to regeneration areas, nor does it set out the economic, environmental and social benefits that it can bring communities.

We are also concerned that the discussion paper does not set out the role that planning and the planning system have to offer in supporting sustainable change to help regenerate communities. A properly-planned approach to regeneration will create regeneration which is sustainable over the longer term.

A properly-resourced planning system, working within the correct framework, is key to realising ambitions for sustainable development, economic growth and successful places. Such a system will highlight pressures for change, identify opportunities and build appropriate safeguards. It will provide the long-term, pro-active vision for Scotland through integrating and future-proofing development. And it will allow, and indeed encourage, people across Scotland to have a say in the future of their places.

The Institute believes that there are four cornerstones of planning which will help to achieve Scottish Government's regeneration objectives, namely:

- ensuring that the planning system has a central role in providing visionary, integrated, cost-saving and democratic approaches to shaping the future of Scotland and, therefore, to regeneration;
- supporting the planning system in its key role of delivering outcomes such as sustainable development, economic growth and successful places, so as to achieve regeneration;
- providing the right framework for planning at national, regional, local and community levels to deliver sustainable change through regeneration; and
- providing adequate resources to deliver good planning, to ensure that a skilled and experienced workforce exists, now and in the future, with the expertise to bring forward further innovative approaches to regeneration.

Scottish Government has a wide range of roles to play in supporting regeneration, and these should be articulated more clearly so that its partners are clear about what it can do to help them. Key to this is the integration of different strands of Government policy so that long-term sustainable approaches to regeneration are delivered.

The RTPI in Scotland wishes to be fully engaged in any discussions on future approaches to regeneration. Given this, we would be keen to outline how the Institute aims to support people and organisations in the creation of great places for people across Scotland through:

- our work leading thinking on approaches that support planning;
- developing further skills and knowledge required in planning; and
- brokering dialogue and action across the full spectrum of players involved.

The Institute trusts that these comments are of assistance, and has no objection to them being made available to the public in the usual way. If you wish any clarification or further assistance, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink that reads "Charles Strang". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

**Charles Strang**  
Scottish Planning Policy Officer

**Appendix 1**

**BUILDING A SUSTAINABLE FUTURE: REGENERATION DISCUSSION PAPER**

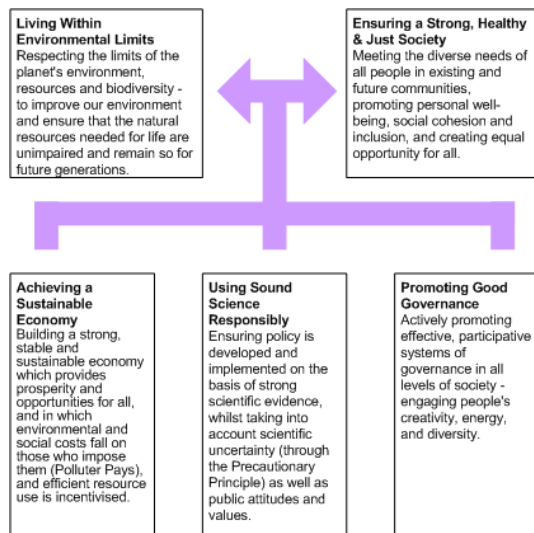
**Foreword and Introduction**

**General Comments**

The explicit support for equality of place and people as part of the Government's Economic Strategy is applauded, and it is good to read of the continuing commitment to regeneration.

In addition to the economic benefits brought by regeneration there are also significant social and environmental improvements which can be achieved as part of the development package. These should always be sought in regeneration schemes, which can often be targeted on the achievement of sustainable development. The Institute would point to the UK and devolved Governments' definition of sustainable development and suggest that such a definition would provide a sound framework for regeneration projects in the future.

The UK Government, Scottish Government, Welsh Assembly Government and the Northern Ireland Administration have agreed upon a set of principles that provide a basis for sustainable development policy in the UK. For a policy to be sustainable, it must respect all five principles. These [shared UK principles](#) are as follows



The Institute anticipates therefore that regeneration will seek to deliver within the framework formed by all five of the principles, and is responding on that basis.

It is surprising, and disappointing, that the major changes to the planning system and planning policy, which have been in train since 2006 and have direct impacts on the

subjects, processes and outcomes of regeneration, are not mentioned in the third paragraph. In general the Institute believes that the discussion paper significantly underplays the statutory planning system and what it offers Scotland's regeneration potential.

The importance of integrating factors affecting regeneration is well made. In addition to the statutory planning system, links should be stressed to the sustainable land use strategy, climate change matters (mitigation and adaptation), and the architecture policy, Designing Places and Designing Streets.

In particular, (last paragraph of p1) we see the planning system as an essential tool in the engagement of stakeholders, the development and clarification of options, the exercise of tough choices, and the delivery of sustainable development.

In many respects a review of regeneration policy would not be out of place. The outcomes of regeneration activities should be scrutinised carefully, to assess whether their impact is sufficient in quantity and quality to be improving the communities and neighbourhoods of Scotland in a sustainable way

## **Specific Comments**

### **Para 2**

Regeneration is a revival process, however funded, and should be properly planned.

### **Para 3**

The purpose we understand to be *"To focus Government and public services on creating a more successful country, with opportunities for all of Scotland to flourish"*. Increasing sustainable economic growth is actually the means of achieving that purpose, and we have already made clear that for economic growth to be sustainable it must be accompanied by social and environmental benefits as indicated above: economic growth on its own will not suffice. Regeneration should be a shared agenda, and a key part of the planning system, especially where it focuses on implementation, tackling economic, social and environmental problems, including current inequalities of e.g. health and opportunities. To do this effectively requires effective measurements of challenges and outcomes.

### **Para 5**

These factors should be addressed as general principles in the Development Plan, and where policies and proposals are required they should be prepared within the Development Plan framework. There may well be a difference of approach required between the more general circumstances and the particular where some crisis of decline (which may be economic, social or environment) requires urgent management.

### **Para 8**

Change at local level requires an effective planning framework in the form of the Local Development Plan. There is a need for Community Planning Partnerships to engage in this process, and vice versa.

We are concerned that CPPs are not sufficiently engaged with communities locally. It might be that a mechanism not dissimilar to that of the Regional Report could help to better align the activities covered by Community Planning and the Development Plan.

**Para 13**

The term *local* as well as the word *community* require to be used with greater clarity, and *place* and *neighbourhood* also, perhaps. The Local Development Plan can help to make such distinctions clearer, usually with some form of supplementary planning guidance such as village design statements where locals can recognise and contribute to their own neighbourhood and its future. Communities are all different and the processes of planning their futures should recognise this: *deprived communities* is a label which must be used with discretion. Measures from the Scottish House Condition Survey may also be of assistance in building up a picture 'survey' of each community.

<b>Chapter 1: What have we learnt and what should our priorities be?</b>
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***Key findings from previous regeneration initiatives*****Para 15**

The key to a successful approach here will be to adhere to the principles of Sustainable Development mentioned above.

**Paras 16 and 17**

The Cities Review appeared to conclude that economic growth could be better encouraged by consideration at the City-Region scale, and Strategic Development Plans should reflect this. Strategic and Local Development Plans should be seen as key delivery mechanisms for regeneration, giving opportunities of community and other stakeholder engagement and partnership, as well as coordination of funding and timescales, especially across agencies as well as the private sector. Given this, the Institute is keen to be involved in discussions about the review of the Cities Strategy.

**Para 18**

Development plans should be used to support the effective management of revenue and capital resources.

**Para 19**

Community networks and cohesion, with real community engagement, can be effectively delivered through an appropriately resourced planning system. Good planning should provide such opportunities for communities.

**Para 20**

A balanced blend of factors must be ensured, with economic, social and environmental well understood and managed sensitively for the future.

***Current context*****Para 21**

Complete reliance on market solutions has not been successful. Given the history of the recent financial crisis we should be clear about the benefits derived from, and the risks associated with, new financial models and different ways of funding development. Public sector leadership will be required and the development plan process is a means of doing this. Within this planning context local community participation will be vital, especially at the level of individual neighbourhood changes. New mechanisms of

delivering development should include the third sector, and community development trusts will have an important role, particularly where they are firmly rooted in the community.

### ***Statistics on deprived areas of Scotland***

#### **Para 23**

A balanced approach would be to also include economic and environmental assessments to the social ones mentioned in this paragraph.

### ***Challenges for the future***

#### **Para 25**

Previous development funding models may still be viable depending on circumstances. It is too sweeping to reject them all. The planning system offers the way to '*incorporate a conscious area-based focus on improving the prospects of deprived neighbourhoods within their strategies*'.

### ***Questions***

- ***Are there other key issues from previous regeneration initiatives we should take into account that are not reflected above?***
- ***Are there other regeneration priorities you feel the Government should be addressing?***

Key issues which should be considered include making more effective use of the planning system to support regeneration; the need to achieve sustainable development; the drive to tackle climate change; and the objective of creating great places for people. These will involve looking at the quality of developments; the quality of environment; public management of community resources; conservation and historic buildings; local pride and community engagement

## **Chapter 2: Investing in the economic potential of our communities**

### **General Comments**

There should still be a focus on specific areas of deprivation. This will entail creative approaches to funding as well as grants. Grants will still be required given that we are dealing with market failure. However, efforts should be made to ensure that communities undergoing regeneration are able to gain from the benefits of development being undertaken in nearby areas. This concept of linking opportunity and need is key to future regeneration and there is a key role for planning in providing a context for this.

The Institute appreciates the importance of trying to achieve economic potential, but would point out that there is a need to balance this with social and physical potential to achieve sustainable development.

The Scottish Government's review of the planning system is leading to a faster, more facilitative and plan-led process. Given this, planning, planners and the planning system are well placed to provide confidence and certainty and allow for the benefits of regeneration to be planned for long term gain. Good planning can help to 'make markets' as demonstrated in Scottish Government's "Delivering Better Places" good practice

guide's case studies, as at IJburg. Given this, regeneration needs to be developed within the planning context.

There are various models which aim to lever in private sector investment such as Tax Incremental Finance, loans, guarantees and Local Asset Back Vehicles which should be explored as a means to achieve this. These all depend upon being able to measure the impact of regeneration on the local area, and emphasise the need for them to be developed and delivered within the context of a planned approach.

Any interventions should work to ensure that we have well planned, proactive approaches which are able to deliver solutions not only for the short term, but also the long term. Scottish Government should not adopt 'quick fix' and short term approaches to tackling issues in areas suffering from economic shocks. Initiatives such as Enterprise Zones and Simplified Planning Zones have been proved to be ineffective in generating fresh economic activity in their areas, but have rather only led to the relocation of economic uses from elsewhere. A planned approach can provide a more effective, future-proofed process which takes a more rounded view to regenerating communities. There may be scope to tie this in with the developing Charrette programme being promoted by Scottish Government's Directorate of the Built Environment and the work being done on development delivery.

We would be happy to explore with Scottish Government possible new tools, powers, incentives and interventions that allow planners proactively to support development, regeneration and economic growth.

### **Specific Comments**

#### **Para 29**

This must not be an 'either/or'.

#### **Para 30**

There will still be a place for locally-based initiatives such as Common Good Funds, Community Trusts, Building Preservation Trusts, Little Houses Improvement Schemes and the like.

#### **Para 31**

The unfairness of 20% VAT on repair and reuse of existing buildings is a serious disincentive to regeneration in particular and sustainable development in particular.

### ***Our approach***

#### **Para 34**

The Institute hopes that there will continue to be a focus on addressing the problems of dereliction of land (including buildings). These should also be considered in the context of Scottish Government's Land Use Strategy as well as the relevant Development Plan.

Any affordable housing should be part of 'tenure-blind' developments.

TIF and any other funding schemes should be subject to rigorous financial scrutiny.

The Enterprise Agencies must operate within the set of sustainable development principles outlined above.

All sectors must engage within the framework of the development plan process.

**Para 37**

Town centres could be supported through:

- publishing a Planning Advice Note on town centre planning and management
- putting in place revolving funds, rather than short-term one-off funding, for town centre development
- encouraging local Housing Associations and Development Trusts to be involved in town centre development
- putting in measures to improve design quality
- supporting area character appraisals, town centre management plans, and whole town strategies, all as components of the development plan
- continued support for the town centre learning network

***Challenges for the future***

**Para 44**

In general the regeneration activities being promoted should be identified and promoted through development plans. There will continue to be pressures for short-term responses to economic, social or environmental crises but in general these should be resisted with the main focus being held on the medium and long terms.

***Innovative approaches to funding development***

**Para 48**

Any regeneration activity should deliver economic, environmental and social objectives in the form of sustainable development.

**Para 49**

The priority outcome must be a sustainable place and so the UDF should focus where the needs are greatest. Public investments should also support third sector activities, including community development trusts.

***Loans, leverage models, equity shares***

**Para 54**

Any affordable homes should be provided on a '*tenure-blind*' basis.

***Local Asset-Backed Vehicles (LABVs)***

**Para 55**

Where a planning authority's property assets are transferred elsewhere there must be no question or even appearance of special treatment being given to the new owners by that planning authority. If the property company is a creature of the planning authority there must still be full transparency.

Where public assets are part of the Common Good any proceeds should continue to be held identifiably separately.

### ***Governance***

#### **Para 57**

Early and strong partnerships with the private sector can be facilitated through the development plan process to help deliver regeneration. These also allow for community engagement to be factored into the process.

#### ***Business Improvement Districts (BIDs)***

BIDs must ensure that the work with the grain of the development plan and the local community, maintain quality in design interventions, support town centre and conservation area management plans, and generally nurture the heritage values of our towns and cities.

### ***Bonds***

#### **Para 63**

Scottish Government should obtain, at the earliest opportunity, powers to borrow for capital investment.

### ***Planning policy, conditions and agreements***

#### **Para 65**

This section should highlight the importance of planning in providing a proactive, facilitative process which can help to deliver great places for people and the important roles that the National Planning Framework, Development Plans and Supplementary Planning Guidance can play in this. It should also flag up the Architecture Policy “Designing Places” and “Designing Streets”.

It is disappointing to note that the RTPI in Scotland is not currently a member of the group mentioned at the fifth bullet point.

#### **Para 66**

A clear commitment should be given here to working to integrate community planning within the land use planning system.

### ***Questions***

- ***Should regeneration activity remain something which takes place in marginal communities or should we widen our scope? What else should we consider?***  
Regeneration activity takes place in all communities, and the planning system recognises and encourages this. Such activity should therefore be planned and ongoing. There will also be cases where one-off crisis management demands urgent regeneration but this should nevertheless respect the development plan framework.
- ***Which funding models do you feel have the most potential to deliver regeneration projects in the future?***

- ***What other innovative approaches to funding development and infrastructure should we be considering and how would these be funded?***
- ***Given the reliance on core public sector grant funding, is the URC model the most sustainable model to deliver regeneration in the longer term?***  
Perhaps this might be appropriate for areas of widespread deprivation, or areas where climate change mitigation or adaptation are particularly critical, but it will still be important to engage meaningfully with local communities and to do so. The local development plan is a key tool for this. The URC model is useful in bringing together key partners to focus investment and activity on a specific area in a planned way.
- ***How should spatial regeneration priorities be selected in the future?***  
The Scottish Index of Multiple Deprivation should be used to identify areas where investment is in most need. This should also be looked at in the context of areas of opportunity where benefits can be used to support community regeneration, as mentioned earlier. Priorities must be built into the National Planning Framework and Strategic and Local Development Plans, as well as the Sustainable Land Use Strategy and any other national plans and programmes. They should also keenly reflect the priorities of addressing the mitigation of and adaptation to climate change, as well as the aspects of sustainability, including equality and environmental justice. We suggest that there is a relationship between regeneration priorities and the planning hierarchy - national, major, local - in seeing where best to invest and who decides what.
- ***How can we encourage private sector investment in regeneration in the future and how far should the public sector go in securing this, i.e., should the public sector minimise risk and provide a guaranteed return?***  
Private sector investment should be encouraged in regeneration and there are various models such as Tax Incremental Finance, guarantees and Local Asset Back Vehicles which should be explored as a means to achieve this. These all depend upon being able to measure the impact of regeneration on the local area. This emphasises the need for regeneration activity using such mechanisms to be developed and delivered in the context of a planned approach.

### ***Maximising our housing investment***

#### **Para 67**

Housing generally is a key factor in regeneration, not just that provided by housing associations. Encouragement to re-use existing buildings and brownfield sites for this purpose will be an important part of sustainable development, and this will require a careful assessment of the inhibitors, such as VAT on existing buildings, and potential encouragement in the form of grants or loans to improve or reuse land or buildings.

#### **Para 68**

Housing Associations and others should contribute to the development and delivery of development plans. Community Councils, Community Development Trusts, and Local Authorities should all be engaged with them.

#### **Para 69**

The Institute believes that the Community Plan should be aligned to the relevant local and strategic development plan (see above).

### **Para 70**

A guide addressing the successful coordination of community planning and development planning would also be most useful, as would some practical guidance on sustainable development and planning for climate change. It would be helpful if clarification could be given as to which element of government will take on this responsibility post Scottish Centre for Regeneration: the RTPI in Scotland would hope to play its part.

### **Question**

- ***How can we encourage RSLs to play a greater role in local regeneration strategies?***

Keeping a local focus, down to local neighbourhoods if possible. RSLs should be involved in development planning as well as community planning. There should probably be a local housing and planning forum.

### ***Linking opportunity and need***

### **Para 71**

The need for high quality design should be a more general point: it is not clear which ways are suitable to secure high quality design, but it should be a deliverable in any circumstance where public money is being spent, and encouraged from the private and third sectors so that the status quo is improved upon. Design Competitions and Design Briefs, as well as sustainable development plans, will encourage high quality regeneration.

### **Para 77**

Is there a User Group? The PCS site is not as user-friendly as it might be. There may be issues of professional indemnity and other insurances which should be considered within commissioning bodies.

### ***Local materials and suppliers***

### **Para 78**

In the encouragement of using local materials one of the key issues is sustainability and this should be cited as a vital factor. In an ideal world locally-sourced materials would be used for this enhancement work.

### **Question**

- ***Are there any procurement issues or other barriers which prevent you using local goods and services?***

A key consideration of any procurement exercise must be to ensure that it results in the creation of a quality place. This will require to be addressed more openly to adequately plan to long term issues such as climate change where cradle to grave carbon emissions information will be required. Most businesses, and many charities, the RTPI included, are not yet sufficiently well-informed to provide this.

The fact that VAT is charged on refurbishment is a disincentive to some regeneration projects.

## ***Supporting delivery***

### **The role of the Enterprise Agencies: Scottish Enterprise and Highlands & Islands Enterprise**

#### **Para 79**

It is not clear whether the benefits intended from the reform of the enterprise network have emerged as predicted. As indicated previously, the enterprise agencies' focus on economic impact is not consistent with a balanced approach to sustainable development.

#### **Para 85**

The links between planning and economic development should be made clear and explicit.

### ***Building capacity in local authorities to tackle challenges***

#### **Para 90**

The danger is that economic development is seen as an end in itself, not as a key aspect of sustainable development and one of a number of key outcomes from the (sustainable) development plan. We look forward to seeing the SLAED paper. In our view there is considerable potential in developing the roles and capacities of community councils and community development trusts, as well as other third sector groups.

#### ***Question***

- ***How could the Scottish Government and its economic development agencies best support regeneration activity in the future?***

They should focus on sustainable development through the medium of the development plan. Scottish Government, Scottish Enterprise and Highlands and Islands Enterprise must agree their respective roles and work collaboratively to identify areas where investment should be targeted. A key mechanism for this is the National Planning Framework.

- ***Have we got the balance right between supporting investments which stand to make the greatest contribution to the Scottish economy and delivering local and regional regeneration projects?***

There should be a greater emphasis on sustainable development, delivered at the level of community development trusts and neighbourhood areas. This may mean some explicit prioritising in NPF3 and the no doubt difficult budget processes over the next 5 years and more.

- ***What more could the Scottish Government do to support its regeneration delivery partners and ensure practitioners have the necessary skills and knowledge needed?***

The learning networks established through the Scottish Centre for Regeneration were useful mechanisms for identifying, sharing and supporting people to apply good practice and innovation. Scottish Government should continue to invest in these in the future either through undertaking the work itself or supporting intermediary organisations to do this. If the latter, RTPI in Scotland would be keen to discuss any role it could play.

## Chapter 3: Community-led regeneration

### Para 92

As far as can be established, the Institute has not been involved in the Community Empowerment Action Plan (CEAP). Nevertheless, we welcome the recognition given to the vital role of communities in regeneration, indeed in statutory planning, of which it has been a key component for more than 40 years.

### Para 96

Village Design Statements or similar can do a great deal to stimulate and support community action. They will not happen without the investment in time and the necessary independent design and planning skills.

### Para 98

The Institute endorses the idea that as far as possible communities should be able to address the problems of their neighbourhoods and areas as well as the wider country.

### *Our approach*

### Para 99

Important aspects of the SG approach to community empowerment could include:

- the new planning system, with its emphases on a plan-led approach, early engagement, and community engagement
- Planning Advice Note 81, on Community Engagement, and
- the Healthy Environment Network

### *Challenges for the future*

### Para 100-101

There is an important role for Community Councils here: they could be given additional funding, responsibility, and the ability to own land (and buildings). The establishment of Community Development Trusts and other community-based groups should be encouraged.

### Para 102

More needs also to be done in the areas of the communities' representativeness, responsibilities, skills and knowledge.

### Para 104

Key areas which may help take forward community regeneration, and which may be worthy of further consideration include might include the use of Village Design Statements, the Transition Towns movement and the roles of professional and amenity groups.

### *Leadership*

### Para 110

An important area for scrutiny will be the issue of fairly representing the neighbourhood interest, the community interest, the local interest, the regional interest, the Scottish interest, and the Public Interest

### **Questions**

- ***What do you think might realistically and practically be done to promote and support leadership in community-led regeneration in the public sector, the third sector and in communities themselves?***

There should be an expanded, developed and comprehensive role for Community Councils. The Development Plan should be the location where Community Planning and statutory planning systems mesh effectively. There should be a focus on Development Planning, Supplementary Planning Guidance, Sustainable Development, Climate Change, and neighbourhood planning. Village Design Statements could be an important tool in integrating these issues at the level of 'place', neighbourhood, area, village, town: that cannot happen without the humble application of the skills of planners, and that cannot happen without a (modest) investment of cash and a large amount of community engagement.

Planning Aid for Scotland currently undertakes great work supporting communities and community leaders involved in planning and regeneration matters. Despite Planning Aid's keenness to make the links with Scottish Government's Regeneration activities it has never been explicitly supported by the Division. This would be of great benefit to planning and regeneration.

- ***What do you think the key issues for governance in relation to community empowerment might be.***

See above: reconciliation of community interest, transparency and group involvement will also be important. A key aspect of the planning system is its engagement with communities. However, regeneration initiatives have perhaps not always made the connection between planning processes and specific regeneration engagement exercises. There may be scope to align these more effectively.

### **Culture change**

#### **Para 114**

Community-led solutions have always been key outputs of the planning system, and that is where much of the activity in community regeneration should be focused. For this to be effective requires a robust and representative community network, probably community council-based, but with additional cash, powers and capacity to tackle such things as Village Design Statements: most community groups will require support in doing this. But who will pay for the necessary community design resources, who will provide the framework for successful development and regeneration of communities?

The Scottish planning system encourages people to participate actively in the planning of their communities, and with sufficient resources of time and manpower, professional and lay, it can deliver successful development and regeneration as well as equipping Scotland for future challenges like climate change, energy shortages, and sea level rise.

Charrettes have their place, no doubt, but as a mechanism for successful community engagement they will not replace the processes built into the development plan system.

There are also other mechanisms that can produce robust and community-led future planning such as Village Design Statements.

#### **Para 115**

The Scottish planning system, as well as Planning Aid for Scotland, has been doing this for many years, and this is the model, suitably resourced, that can deliver successful communities, by regeneration and other means.

#### **Para 116**

For successful community engagement there must be time to establish a common understanding of the context and the problem(s): the very act of compiling such survey information should bring people closer together and make the analysis, planning and implementation stages more considered and more widely accepted, in a circumstance where 'we are all in this together'.

#### **Questions**

- ***How could community-led solutions best be incorporated into mainstream services and the community planning process and how would this affect organisational structures and delivery?***

The planning process has a key role to play in this with the aid of community councils and community development trusts and others, and taking into account such other mechanisms as land use strategies, Community Plans and Village Design Statements, all of which should be Supplementary Planning Guidance.

As stated earlier the planning process is a key means of engaging with communities. However, there currently appears to be a disconnect between community planning and spatial planning. This needs to be changed not only to enable communities to be involved in community planning, but also to ensure that community planning can show the spatial implications of its activities.

- ***How might we disseminate learning more effectively and bring together practitioners to share skills and discuss approaches including, for example, peer support?***

Encourage the continuing activity of Planning Aid for Scotland, this Institute and the other built environment professional bodies to identify and share good practice and work with communities and professionals to apply lessons learned. . Above all, encourage work on the ground and publicise outcomes, good and bad. Community Councils have a major role to play, and require to be supported.

- ***What more could national and local government alongside the wider public and third sectors do to support community organisations?***

Give greater seedcorn funds to local groups to enable them to participate fully in the planning process, by working on local strategies which will deliver sustainable development, improving economic, environmental and social circumstances for public benefit. This would also create more of a genuine interest in community engagement by individual members of the community.

#### **Resources**

#### **Para 117**

The statutory planning system has had this as its responsibility since at least 1975.

**Para 118**

Public support for community councils and community development trusts should be increased.

***Community asset ownership***

**Para 122**

Community ownership is generally best: there may also be important questions of accountability and transparency. Revenue streams flowing from the ownership of 'assets' may not always be sufficient to meet the costs and responsibilities of ownership.

***Communities and renewable energy***

Communities need to understand their energy consumption patterns (not always easy to establish) and try to reduce that, even before developing their own renewable potentials. Any renewables developed, whether on land or in sea, must take into account landscape matters, especially now the country is a signatory to the European Landscape Convention. Such questions must be an important aspect of any Village Design Statements, land use strategies, carbon emissions strategy, transition town or Development Plan initiative

***Social Impact bonds (SIBs)***

The Institute would be happy to participate in any objective investigation of SIBs. It will be necessary to be realistic and open about the achievability of such changes of modes, and we suggest that many of such aspects can be discussed through the medium of the statutory (development) planning system.

***BIG and JESSICA***

It is important to remember and ensure that Lottery funds should not be used in place of government's official budgets.

<b>Chapter 4: Tackling area-based deprivation - local neighbourhood services</b>
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***Questions***

- ***What would facilitate further targeting of mainstream resources on the issues faced by our most disadvantaged communities, especially in relation to delivering early intervention and prevention programmes?***

Regeneration policy and investment decisions should recognise that good planning is 'early intervention' which can save costs in the long term by anticipating future issues.

Scottish Government has to commit to regeneration across its organisational units. It needs to mainstream and join up resources, policies and commitment. Government and the Civil Service must achieve a better understanding of the issues faced in our most deprived communities and, given this, we would suggest the civil servants from

across the functions with a stake in regeneration undertake shadowing in local community-based organisations to gain an insight to the issues faced by that community and those faced by the local organisation in trying to tackle these.

- ***How can we move away from funding pilots and demonstration projects to a broader and more mainstream approach to fostering change?***

The document does not explicitly state that there is a key role in aiming to mainstream creative practice. Scottish Government was committed to this through its Scottish Centre for Regeneration, where it had a coordinated approach to knowledge and skills identification, sharing and application. Scottish Government should continue supporting and resourcing this work, either internally or through working with key intermediaries. The Institute would be interested in any future discussions on this.

- ***What should the Scottish Government's approach and role be in fostering change in future?***

See above.

- ***How can we support learning and sharing of information to ensure practitioners have the skills and knowledge they need to tackle area based deprivation?***

See above.

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