


<b>Lecture</b>	Sir Patrick Geddes Memorial Lecture: 2007
<b>Speaker</b>	Richard Wakeford, Director General: Environment, Scottish Executive.
<b>Title</b>	Wanted: Visionary planners to apply levers for a sustainable world.
<b>Location</b>	Royal Society Edinburgh Scotland Foundation, Edinburgh
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**Wanted:  
Visionary planners to apply levers  
for a sustainable world**

Richard Wakeford  
Director General Environment  
Scottish Executive

Sir Patrick Geddes Memorial Lecture  
June 2007

Introduction and outline [Accompanied by Smetana's Moldova]

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**Design with nature**



In my new role as Director General, Environment in the Scottish Executive my job is to ensure delivery of one of the new Government's five strategic objectives – the objective known as “**greener**” - to improve Scotland's natural and built environment and the sustainable use and enjoyment of it.

I defer to the experts about the full significance of Geddes. Real specialists will recognise the link between Smetana's Moldova and the Valley Section. Tonight I want to draw on just two of Geddes' passions

- the need to design with nature; and
- the concept of ecology.

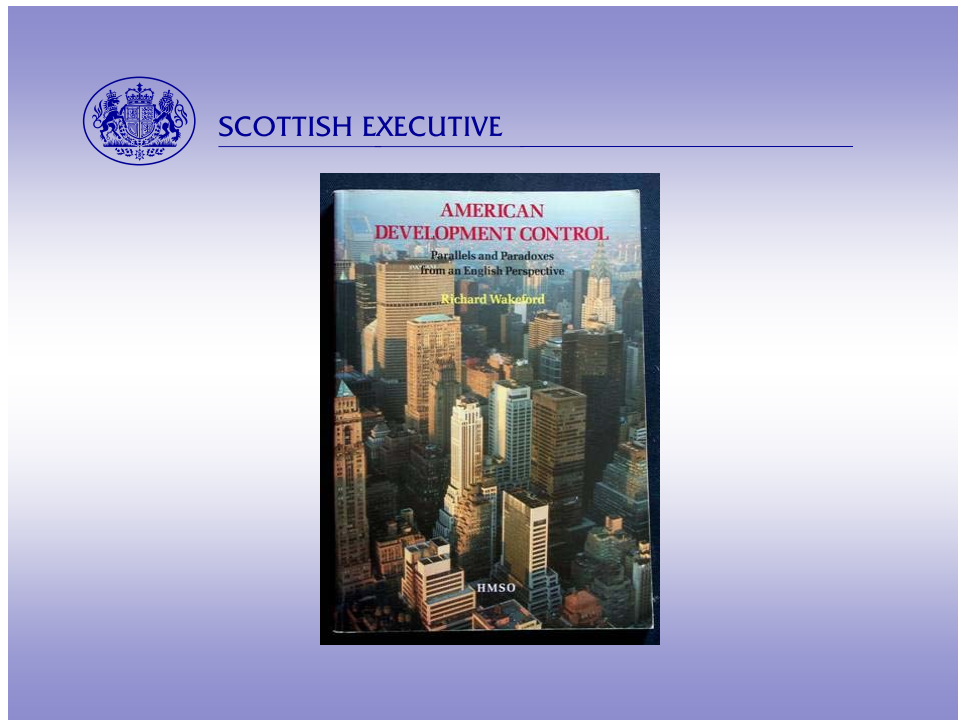
Designing WITH nature emphasises that the human race has a special place with respect to the natural world. It's a compelling theme. So why, after a whole century, has the design with nature thing not taken off?

And can thinking based in ecological systems help us with the challenge of climate change? The human race can't detach ourselves from the huge natural system that is our planet. So, if the world is just a big system, can systems analysis techniques help us?

Those techniques can help us focus on breakthrough solutions where efforts can be especially effective in achieving change. In addressing climate change, a systems analysis approach points to a different role for planners in local, national and international partnerships. It suggests that there are limits to what can be achieved through government guidance and through bending the market using taxation or public spending. Changing people's mindsets is the most powerful dimension of change.

So, just any old plan won't do. The goal must be plans that are owned by the whole community; plans that have the power to inspire; plans that unite people to deliver the vision. The planning profession needs to lift its eyes and aim to engage the mainstream. It needs to communicate and compel from a sense of vision. After all, isn't that what comes more naturally to planners than to the rest of us?

## Personal background



While not a planner by profession, I am passionate for the cause of proper development planning and sustainable use of our natural resources. That is invaluable in my latest role in Scottish environment and rural affairs. It was central to the work of the Countryside Agency in England, where I was Chief Executive. It helped a great deal in the early 1990s when I was Head of Development Plans and Policies in the Whitehall Department of the Environment. It was why I found development control policy interesting in my first planning job in the 1980s – a job that paved the way to a year studying planning, at Princeton University.

That was a year of so many inspiring people. Professor Chester Rapkin, for example, taught regional planning in the School of Architecture. Well, he didn't exactly teach. He told stories. In the lecture room he helped us students to feel as if we were standing on a New York City street corner on Fifth Avenue, looking at the links between the retail stores and the garment district and jewellery quarter nearby. Or we could be in Radburn New Jersey and understand why the garden cities movement didn't quite take off, against the competing suburban sprawl approach to development. There was a Geddes link there. Patrick

Geddes' American correspondent, Lewis Mumford, had inspired that street corner way of observation.

## Design with Nature - McHarg



Design with nature felt right to Lewis Mumford, as it had to Geddes, and to Ebenezer Howard who inspired the garden cities movement. It was the title of a book written by another great Scottish planner – Ian McHarg. It is a product of the late 1960s – the period of Rachel Carson's "Silent Spring". It was a time when mankind increasingly came to be aware of our impact on the world. It was a time when many governments came to create Departments of the Environment.

Ian McHarg had been brought up on the edge of Glasgow – already torn between the competing qualities of the city in one direction and the countryside in another. It's worth revisiting his book – especially for its foreword.



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"I spent my childhood and adolescence squarely between two diametrically different environments, the poles of man and nature...

"There were two clear paths from my home, the one penetrating further and further to the city and ending in Glasgow, the other moving deeper into the countryside to the final wilderness of the Western Highlands and Islands. The road to Glasgow ...was an endless succession of four and six story tenements, once red, now black sandstone. From their roofs rose the gray green sulfur smoke of coal fires, little shops and corner pubs fronted the street for the full ten miles. Neither sunlight nor sociability ever redeemed this path. There was courage and kindness enough but they were barely visible...

The other path was always exhilarating and joy could be found in quite small events, the certainty of a still trout seen in the shadow of a bridge, the salmon leaping or the stag glimpsed fleetingly, the lambing, climbing through the clouds to the sunlight above, a cap full of wild strawberries or blaeberrries, men back from the Spanish Civil War at the firepot of a lift from an American tourist in a Packard convertible."

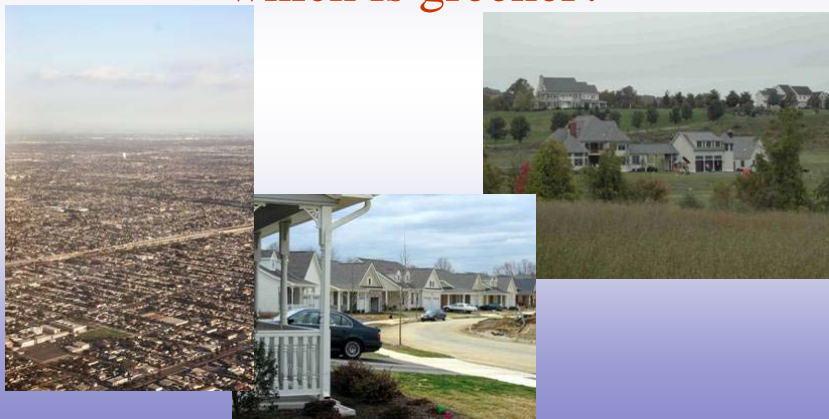
Ian McHarg, 1968

The book itself provides early examples of strategic environmental assessment. A case study of highway construction in Staten Island showed how changing the route to respect natural resources would bring greater benefits to the local community. Another looked at an area of hills and valleys north west of Baltimore - land suddenly accessible to developers as a result of new highway construction.



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### US suburban development, but which is greener?



The traditional pattern of American development would see urban sprawl over the countryside as each neighbour in turn sold up. Each sale would lead to a self contained development, with little regard to what had gone before – a gas station here, a car showroom, a shopping mall, suburban tract housing. Before long, the original landscape character would be a distant memory lost under concrete.

McHarg investigated an alternative approach in which development would be concentrated along existing highway routes – not as ribbon development but as planned communities. Leaving the valleys as greenspace would provide capacity for greater storm water run-off. It would allow more attractive places, with views, and access to greenspace – for recreation that helps physical and mental health. In short, good planning with nature would provide a better way for the community at large to obtain the benefits of development while protecting natural resources.

How could the community persuade the individual landowners not to sell up each small farm to the highest bidder? Only by finding some way of pooling the profits of development – to benefit those whose land was zoned for open space, as well as those owning areas that could take denser development.

Economic analysis showed that planned development would be worth significantly more than uncontrolled sprawl. Here was hard financial proof, in a nation that can be pretty sceptical about it, of the value of planning to the community. All that was needed was a method of sharing the benefits fairly!

## Design with nature – a recurrent unfulfilled paradigm



In Scotland, and in the rest of Britain, we are very fortunate to have our planning system – one that has evolved considerably since the early post war years – one that many people take for granted will deliver the sort of outcomes McHarg was seeking to inspire. Our system has shaped a pattern of town and country, where development so often respects the landscape. That is of great value to the nation; and we will no doubt continue to improve it. Perhaps we need to do more to overcome the public perception (somewhat unfair) that it doesn't properly serve landowners, developer or communities as it should.

After more than half a century of town and country planning, are we designing with nature now? After McHarg, in the US Anne Whiston Spirn took up the baton in a seminal book "The Granite Garden". She rejected the idea that the natural world begins beyond the urban fringe. "Nature in the city," she wrote, "must be cultivated, like a garden, rather than ignored or subdued."



## Nature in the US city



Today in the US, there's much discussion of the "humane metropolis" concept. The key words seem to be green, healthy, sociable, civic, and inclusive. A metropolis (i.e., metro region or citistate) is considered green if it fosters humans' connections to the natural world.

That means renewed attention to urban parks, from entire "green necklace" systems within metro areas to the emerald-green sanctuary of small vest pocket parks. Community gardens, green roofs, street trees and planted median strips all count. So-called green guerrillas alight on vacant lots and turn them green overnight.

US columnist Neil Pearce also reports on the "green blue" strategies -- handling urban water in more sensitive, planet-protecting ways, by "daylighting" streams once enclosed in concrete pipes and by filtering stormwater more slowly through landscaping features that avoid big engineering solutions in favour of nature's more modest but ecologically sound ways.

There is also attention to health: for example, tackling asthma-inducing air pollution, and attacking the obesity epidemic impacting American society. Public health researcher Anne Lusk calls for linear urban parks to encourage not just walking and biking but such energetic activities as

running, skating and rock climbing (giving adults a chance to socialize and witness youth's athletic prowess). She also suggests "health enterprise zones" to encourage gyms, stores offering fresh groceries and other health-oriented businesses in rundown areas.

### Design with Nature – the Scottish approach



Scottish Executive support to the greenspace movement also helps the concept of design with nature. There is lots of good practice which Greenspace Scotland helps to spread. But design with nature should be second nature for us – for a whole range of reasons. And it isn't yet.

At a presentation last month Harry Burns, our Chief Medical Officer, spoke about the environment and health. A lot of research was still needed, he said, and we may not be picking up all the elements in play. But he is convinced that the direct environmental impact of threats to health remains important; and how we perceive those risks may be more important than the direct effect. The poorest people already have the poorest health outlook, which is made worse by lack of exposure to nature and greenspace. So, the creation of supportive environments

should play a significant part in improving the health of the most deprived sections of our community.

He was concerned that the pursuit of best value has usually meant pursuit of the best financial deal. Because the health benefits of good planning are difficult to quantify, they are often not taken into account. Those benefits can include personal fitness, mental health, shorter hospital stays – in short a range of benefits that would save society money in service costs, sickness benefits and the like, as well as creating a happier community.

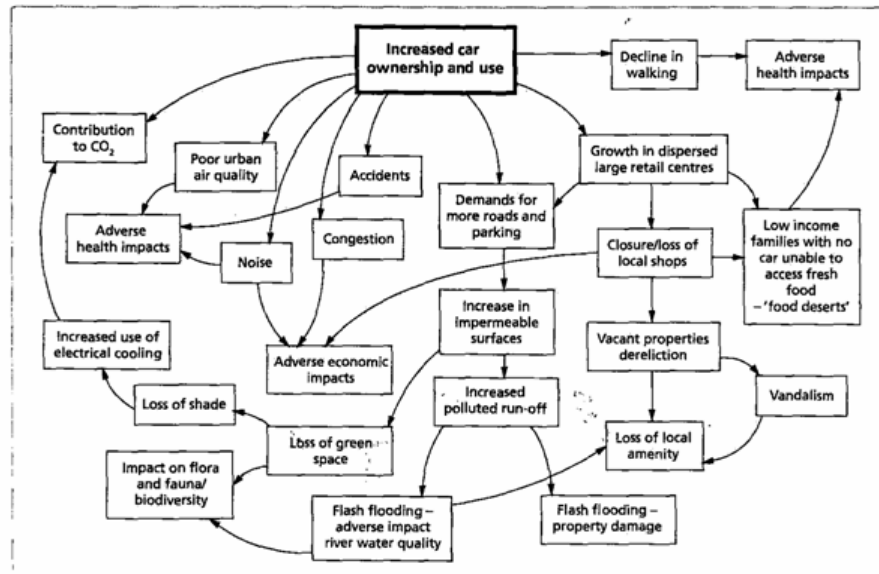
If we are to make it easier to include such benefits in planning decisions, we must obtain better science backed estimates of the impact of environmental improvements on the prevalence of chronic ill health. That might add powerful impetus to the new administration's Greener Government programme. Health and the environment could be a cross cutting issue for the new Government. They are part of the ecological system Geddes would recognise.

#### A systems approach to urban environments

Do the planning system and other rules fail to look at whole systems – in a better partnership with nature? The UK Royal Commission on Environmental Pollution has recently published a comprehensive report on the urban environment. Here is an illustration from it.

FIGURE 1-1

Part of the web of connections between increased car ownership and use and environmental and social outcomes in urban areas<sup>15</sup>



It illustrates a system, but just one part of a larger system. These are all ecological networks of a kind that Geddes would recognise – where the boundaries are not boundaries of separation but boundaries of identity.

The report concludes that the 'effective management of the urban environment requires a new approach to the governance of our urban areas'. Rather than focus on ever more technological fixes, it says that the collective failure to improve the urban environment is because 'much of what is conventional wisdom has not been implemented effectively'. Improving the urban environment is 'everything to do with human behaviour, institutional inertia, lack of joined up government, failure to frame problems appropriately and failure to recognise the complexity of different constraints'.

The Commissioners were strongly persuaded by the evidence. But their recommendations were more technical than transformational - amending planning guidance to recognise the health benefits of greenspace; incorporating Health Impact Assessments into strategic environmental assessments; a new environmental contract between central and local government; and higher priority to green spaces around social housing.

In short, we need designing with nature to be integral to our systems. For that, it's important to understand where in systems action can lead to fundamental change.

### Levers in a sustainable community - Falmouth

Let me give you two examples of this – one modest and one regional.



As a member of the UK Sustainable Development Commission, I helped judge the Deputy Prime Minister's sustainable communities awards.

Falmouth's Beacon and Old Hill estate was made up of long, dense rows of grey terrace houses and drab, low-rise flats clinging to the side of a hill. Families warred over drugs, mothers fought each other at the school gates, pets were tortured and six-year-old boys were found drunk in the streets. It was a classic dumping ground for the disadvantaged and families with problems. Largely abandoned by the statutory agencies, police and social workers marked it down as one of Cornwall's worst trouble spots.

The Beacon Regeneration Community Partnership transformed the place. The source of success was a handful of determined local residents, supported by local health professionals, teachers, police and housing officers. When government challenge funds became available and the district council was required to find out about local ideas, it was two local health workers who suggested that tackling asthma should be the priority.

Hundreds of damp, mouldy homes were improved, by installing central heating, double glazing and other energy conservation measures. With dust and damp removed from the homes, children became healthier. They went to school more often, so parents could get jobs and hold on to them, with less need for child care. Children performed better at school, improving their life chances.

This success provided the catalyst for further action, including traffic calming, dog litter bins, tree and bulb planting, free security lighting for vulnerable people, a skateboard park, and courses and self help groups in the community office and youth club.

All this was triggered by a handful of people who cared enough to be leaders when cash became available. Those two health workers didn't dare dream of transforming the estate; but they found the point to apply levers – where their small efforts had disproportionate effect.

### Chicago and its region – concentrated power at a point of leverage

[Slide: Print of Chicago in 1857]

Let's look at another big system. One of the best books I have ever read - William Cronon's "Nature's Metropolis" - tracks the history of Chicago and its hinterland over the nineteenth century. A native American portage from great lake to Mississippi became a trading post. That trading post evolved into an assembly point for the export of fur and timber, destined for Europe and the already growing east coast cities, shipped out through the Great Lakes. Railroads opened up the prairies to agricultural development on a large scale. Where the railroads came together, in Chicago, became the destination for huge volumes of

primary products, of different varieties and quality. Such volumes could only be managed with bulk handling. That in turn spawned the need to impose production standards; otherwise every bulk consignment had to be sold at the price of its lowest cost component. The influence of the Board of Trade that set the standards spread over 1500 miles to the west and south west. So, Chicago became the heart of a huge productive hinterland – shaping an enormous city regional system – surely Geddes’ valley section in practice.

At its hub, the entrepreneurs of Chicago were always looking for added value. They had leverage and were pulling levers controlled farm communities over a vast area.

The establishment of food processing gave Chicago added value before the goods were shipped east. Banking, futures trading and insurance all grew as Chicago became the hub of the services that people needed across the great hinterland. In return for the farm products coming in, manufactured products went out to the plains – clothing, machinery and even kits for home construction - making Chicago a prime retail and mail order centre.

And finally in the 1890s Chicago put on a kind of world fair. People from all across the region came to wonder at the city and all the cultural events and entertainments. In less than a hundred years, Chicago had become one of the world’s greatest cities. Movers and shakers in Chicago had shaped half of America through their intervention – a few people had applied levers at key points in a huge system..

Identifying the leverage points in a system – in other words, small actions that have a disproportionate influence – is important for anyone wanting to trigger a significant change.

### Systems analysis – where to apply levers to best effect

The late Professor Donella Meadows, of the US Sustainability Institute used systems analysis thinking to identify a kind of league table of dimensions in which leverage points may exist . This is her list, in increasing importance as you go down it.

## Points of intervention in a system

12. Numbers (standards, indicators)
11. The size of buffers and stabilising stocks, relative to their flows
10. Material stocks and flows (how much change can we cope with?)
9. Delays relative to rate of system change
8. Negative feedback loop strength (taxes)
7. Gain in positive feedback loops (incentives)
6. Information flows (eg consumer choice)
5. Rules of the system (laws)
4. Self organisation, spontaneous innovation
3. The goals of the system
2. People's basic mindset (instinctive behaviour)
1. The power to transcend paradigms

At the top of the list we have numbers – big numbers. Do numbers have the power to change anything? In the main, we react to numbers with a sense of helplessness. How many people in rural India are out of work? How many people in rural China don't have access to clean water? How much ice melted in Antarctica today. Statistics alone don't change policies or their delivery.

A long time ago, a very senior person told me that the only things that governments could do were to make laws (and enforce them) and to levy taxes (and spend them). While better than numbers alone, laws and taxes are only halfway down the table. The reason is that politicians are constrained by the public, by those who will vote for them in future. And enforcement becomes difficult. Can we fine people for heating their homes, while having windows open for fresh air?

There should be a law against it, we hear people say. But unless people are persuaded of the need for the law – they will surely ignore them.

Look at speed limits; set too slow they are unenforceable – everyone breaks them.

Taxes aren't a panacea either. You may recall the fuel price escalator. The idea was to encourage people to buy more fuel efficient cars by committing to increase fuel tax each year. Rural groups led demonstrations at refineries and cut the supply of fuel to filling stations; people needed to be better persuaded of the case for the increased tax.

In truth, our elected representatives need to use their powers of influence to make laws and taxes effective as levers. They can change people's behaviour by their passion and rhetoric.

### The importance of changing mindsets

If their influence is to result in changed behaviour, it is the cumulative small decisions of individuals that will make a huge difference. Efficient markets require better information. Better information can help people to buy products in a more discriminating way. Labelling of embedded carbon content has just started. But changed decisions will only happen if people are looking for the labels and acting on them. People need to feel engaged, and informed by such labelling, and then they can change the market towards sustainability.

Breakthrough depends on the people's mindset. Influence comes from every leader who helps to shift the basic mindsets – footballers, big businessmen, the Royal Family, planners.

### The role of planners in changing mindsets

Planners could play an inspirational role here, in changing people's mindsets. "Hang on a minute", I hear you say, "how many people have ever heard of an inspirational planner". Architects maybe, but planners?

That world fair in Chicago in the 1890s, when the city reached the peak of its influence, was the design responsibility of the greatest architect planners in American history – Daniel Burnham. Chicago had the confidence and swagger of the new world – maybe like Shanghai today –

and it's no wonder that the city hired the likes of Burnham to inspire the rebuilding.

Could the visionary approach of past planners such as Geddes or Burnham have a modern parallel? Which modern planners will inspire people to change their mindsets and behaviours in ways that will change the way we use our planet? After all, the systems analysis approach shows that such action will be more powerful than rules, taxes and subsidies. What can planners do?

### The need to focus on big plans, not development control



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**Design with nature? The industry responds to development control constraints**



Whenever I say to people that I am interested in planning, it's amazing how many respond with concerns about what their neighbour has just done. Just look at that satellite dish, or loft extension. Surely the planners should have stopped that? Or what about that new development down the road? How was that ever permitted? I once came back from a week advising the Hungarian government on green belts as a way of shaping strategic development to discover Ministerial consternation when we accidentally extended development control to garden wall demolition.

But some people would have liked that control in place. Because for many British people the basic paradigm is to be against development – except of course where the development is a new extension to their own house. By contrast, in many American cities – but not all suburbs, I stress - people are proud of development and look forward to their communities growing, getting richer and gaining more services.

So, how can we shift the focus? There have been suggestions that development control and building standards enforcement could be combined – freeing up well trained planners for proper planning. But that’s not easy to envisage in a development control system with lots of discretion, unlike the zoning code approach of other countries where compliance is easy to judge from the plan.

### Plan led; not necessarily plan inspired

[slide - text: “Putting plans first, rather than development control...”]

A stronger plan-led system has been another idea. I started work on development plans and policies for the English Government at just the point where the Minister, Sir George Young, decided that he needed to concede to a widely held view that the planning system should be “plan led”. The conservation NGOs had pressed for this, to guard against development in the wrong places. And the Government of the day came around to the view that developers themselves would benefit too – from certainty about where they would get consents. What’s more, there were revolutionary thoughts that the plans would also show where the infrastructure would go in to service the new developments.

What a revolution! Planners would lead a process, with developers engaged from the start rather than in an opportunistic way, and with infrastructure providers having to shape their investment plans as a result!

Enthusiasm for the new approach caused a widespread failure of delivery. The change we made to the law was modest; and it was backed

by a change in policy. That was enough to persuade developers that they had to get involved at the early stages of plan preparation. Local communities dug in around every village boundary. John Gummer coined the phrase NODAMs for those articulate new country people who somehow felt that “no development after mine” had to be the bit they would do for a sustainable countryside. Planning departments struggled and eventually won the argument about the need for extra money to make planning work properly.

There are lessons here about strategy and delivery. Don’t promise more than there are resources to deliver. And never underestimate how many specialist advisers today’s inflated land prices can fund, in the race to get permissions.

### Shaping the planning system to deliver better

[slide – images of Scottish buildings and streets, text: “Delivering better planning?”]

The latest chapter in this story is the English White Paper on planning and housing published last month. Gordon Brown has taken a big interest in the role of planning in shaping society – but planning has been too much on the defensive. When will we get to the point where local communities – towns and cities, within their regions – are proud of the plans their local councils have adopted? When will we see the positive approach to planning communicated well here?

In Scotland we have a real opportunity to do this as we implement the most significant piece of planning legislation for 60 years. Up to date development plans, commanding widespread support, will be at the heart of the system. And, under the new National Planning Framework we should see Parliament and the Executive provide the lead by identifying where Scotland’s national investment will be put in place – allowing local authorities to prepare plans that join up with those of other authorities and with the investment plans of Scottish Water and the like.

How will we see this new structure flex to the policy imperative of our current government to reduce carbon emissions by 80% by 2050? There is a risk that this seems just like the big numbers in that systems analysis league table. Interesting idea, but not much I can do about it. That won't be good enough: we shall need the overall plans to reduce carbon emissions to show the shaping of development that we will need. And that has to start now.

Yet those plans will be so much more effective if people all buy into this framework of plans and see it as a positive vision for the future of Scottish society. When I mean "all", that can only be as a result of proper and enthusiastic communication.

## Communicating planning



Good communication is essential. It's not just planners who need to engage people to see what good quality development can do for us. How many local authorities spend time explaining their strategic plans for the area, and how all the various agencies will be working together under their leadership to deliver better places? If we are going to make

progress, and make the world a better place, we have to take the people with us.

We need plans that inspire – just as Daniel Burnham’s plan of Chicago did. And we need more compelling planners’ tales as in Jane Jacobs’ “Death and Life of Great American Cities” which inspired more than one British Minister. Maybe Haymarket should take Planning magazine out to newsagents, to sit alongside much more specialist titles? Maybe we should be finding a more exciting word than “plan”, as we work out what we need for a sustainable future?

What’s more we need land use planning not to be an afterthought to the latest policies on schools, or housing, or transport, or rural development, or whatever. We need it to be at the heart – to be the key integrative mechanism that helps to ensure that the systems in our society work well. In my view, the land use consequences of new policies should be considered at the same time, and explained in the White Papers and policy statements. So, for example, we should not just be saying that we want rural development, and then finding that there isn’t the transport infrastructure to support it; or urban regeneration in Glasgow, without having Scottish Water fully engaged.

The Green Alliance test to judge political parties’ green credentials included one for planning . “Value, support and develop our planning system as a democratic tool for protecting and enhancing the natural and built environment of our countryside and towns”. I believe that planning needs to be much more ambitious – setting the vision and delivery arrangements for a sustainable world in which climate change is the most significant driver to be tackled, for the benefit of all who follow us.



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## For whose benefit?



Remember that the rules we are putting in today are probably those we needed 10 years ago. So what will tomorrow's rules be, that we should be putting in place today?

Planners need to engage, knowing that they are acting in the world of global capitalism – but that their values are more likely to be the creation of sustainable communities based on ecological literacy and the practice of ecodesign. As Fritjof Capra has pointed out, the goal of global economy is to maximise the wealth and power of its elites; the goal of ecodesign is to maximise the sustainability of the web of life. Planners need to help harness the first to deliver the second.

### The philosopher's approach

Lewis Mumford predicted catastrophic dehumanization, and for that reason opposed the imposition of the World Trade Center on New York City. Its ironic that another form of catastrophic dehumanisation brought the twin towers down. In response, are we seeing signs of his hope that the organic depths of human nature, of the “fibrous structure of history,” might provide the basis for a transformation of megatechnic civilization.

He argued passionately for a restoration of organic human purpose in the larger scheme of things, a task requiring a human personality capable of “primacy over its biological needs and technological pressures,” and able to “draw freely on the compost from many previous cultures.”

Mankind has a special place in the global system, deriving from our knowledge and our potential capability to work together for the common good. We have a unique responsibility to try to restore the natural system, including our role within it, back to reasonable equilibrium. That responsibility is to achieve sustainable development; action to address climate change is a big part of it.

### Conclusion – the agenda for planners, professional and otherwise

This is not a task that can be left to politicians alone. All of us interested in planning should rally to the cause. We need to make sure that plans for the future are realistic, fully engaged with the new climate change agenda and seeking to encourage sustainable development. Planning needs to break out of its own cosy world of dedicated guidance notes; every government policy development should surely encompass land and development issues – in a properly joined up approach. Scotland’s new National Planning Framework will be a good start.

We need to boost some planning personalities. Has any planner ever been on Question Time? Such leaders might win more respect for proper planning – as distinct from the development control that so many of the population mistake for planning. We need good communication and inspiring leadership, based around a real sense of mankind’s responsibility to fix the world, and working with nature.

That’s surely what Geddes would expect of us. It’s what Mumford championed. It’s what McHarg showed so well in his time. And it’s in what Ebenezer Howard demonstrated in the Garden Cities movement. Maybe in Gordon Brown’s enthusiasm for “eco-cities” down south, we do see a new champion emerging. And here, we see John Swinney in charge of the sustainable economy, the ever more modern planning system and new infrastructure – all together evidence of a new joined up approach.



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So I end with Burnham's famous quote: "Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die, but long after we are gone will be a living thing, asserting itself with ever-growing insistence."

As U2's great track One Tree Hill reminds us, probably not inspired by Geddes, ecology or the Valley Section, life flows like a river to the sea.



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## One Tree Hill

We turn away to face the cold, enduring chill  
As the day begs the night for mercy love  
The sun so bright it leaves no shadows  
Only scars  
Carved into stone  
On the face of earth  
The moon is up and over One Tree Hill  
We see the sun go down in your eyes

You run like a river, on to the sea  
You run like a river runs to the sea