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Royal Town Planning Institute



**Planning and
Regeneration**

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Contents

3	Convenor's Comments - Barbara Cummins
4-5	Ministerial Introduction - Tom Arthur
6	Public Enquiries – Debbie McKay
7	Immaterial Considerations – Craig McLaren
8	In Focus – SSE Transmission Team – Tommy Hart
9	In Practice – Design Quality Audits – Eily Webster

Planning and Regeneration

10-11	Glasgow Clyde Mission – Kevin Rush
12-13	Vaccant and Derelict Land/SLC Housing – David Stewart
14-15	SURF Retrospective – Andy Milne
16-17	Heritage Led Regeneration – Euan Leitch & Ailsa McFarlane
18	Cumnock Town Centre Regeneration – Karl Doroszenko

Updates

19	Update: SPCF
20-21	Update: Scottish Government
22	RTPI Update
23	RTPI Contacts

Editorial

The election has come and gone and we have a 'new' government in what is an important time for planning with the draft National Planning Framework 4 to be laid in Parliament in the autumn and the on-going implementation of the 2019 Planning Act.

RTPI Scotland has welcomed the new Minister Tom Arthur who covers an interesting portfolio including public finance, planning and community wealth. It is great that the new Minister has started that conversation with the profession in setting out some of his thinking in the pages of this very Scottish Planner. Planning has also shifted to the economy Cabinet Secretary brief. How this will play out is still uncertain however it may be that there are opportunities to link planning more closely with public finance whilst the link to community wealth building may signal as shift to the role planning plays in placemaking?

It also looks like there will be a need for more cross portfolio working in tackling some of the big issues such as Covid recovery and

achieving the net zero carbon targets and we are looking to engage with a range of Ministers across portfolios. Our engagement with MSPs has also begun.

As many of you will know Scottish Government's Chief Planner John McNairney has announced that he will be retiring later in the summer. All of us at RTPI would like to record our appreciation to John. He has been at the helm during an important time for planning which has included, amongst other things, a review of the planning system, the delivery of NPF3 and the development of NPF4 and a new Planning Act and has always been a real champion of the profession. We very much appreciate the inclusive approach he has taken in his work and the support he has provided to the Institute. Congratulations also go to John for being awarded a CBE in the recent honours list. It is good to see that John's distinguished planning career and his many achievements have been recognised. Enjoy your retirement John and thanks for your dedication through the years.

– Craig McLaren - Co-Editor

Convenor's Comments: What does successful regeneration look like?



Barbara Cummins
MRTPI,
Convenor,
RTPI Scotland
[@convenortpis](https://twitter.com/convenortpis)

This edition of your Scottish planner has its focus on regeneration. There are lots of great articles looking at this from different perspectives and experiences, but I'd like to take a minute to think about what that word means. On top of that, what does success look like because in my view it can mean different things to different people in different places and at different times.

The dictionary defines regeneration as "to improve a place or system, especially by making it more active or successful" - that's not hard to argue with. But then you have to ask yourself who gets a say in whether things have improved.

For many regeneration is a word that conjures up vacant and derelict land, but there will normally be a local resident and business community affected by decisions taken about major change. Does that change include them or do we end up excluding. Is regeneration simply shorthand for gentrification? I know that is what some communities feel, particularly when the result is an increase in house prices.

I recall the redevelopment of the Holyrood Road area of Edinburgh when the breweries all closed and before the Scottish parliament was built. It had an award winning masterplan and has now resulted in a completely transformed chunk of the city with new businesses, student, social and mainstream housing, offices and hotels. A real success story from my perspective, but then is my perspective the one that counts?

I don't want in any way to disparage either that site, the intention behind what was proposed and ultimately delivered or the way we went about doing things back when that was planned. But I do remember that we did get little or no feedback on planning applications for residents back in those days, relying as we did on standard consultation and advertisement processes. So how do the residents of the adjacent Dumbiedykes and

the Old Town feel about how their area has changed over the intervening years? Has it improved their lives? It still has many social issues to contend with. Did we simply plan to make the built fabric better?

The RTPI's Plan the World We Need campaign promotes the key role of planning in listening and engaging people in the future of their places. This has a strong focus on social and climate justice, with the needs of vulnerable people and disadvantaged communities at the heart, to deliver an inclusive recovery that works for those most affected by the health and economic crisis. We need to understand what success looks like for all of those affected by change, to make a meaningful improvement in everyone's lives – that starts with listening to what outcomes people want for their areas not simply applying standard metrics.

Of course, we now have The Place Standard Tool to engage with communities about change, not just considering what places look like but how they perform and how communities feel about their place. I hope we would be more successful now in getting feedback from residents of areas like Dumbiedykes than we were in the past and we consider the views enough of those on the margins of major regeneration areas. Only time will tell if we are doing better, I hope we are, but we need resources and a pipeline of planners with the skills to deliver. I hope we will go back to the communities we engage with now to see if their attitudes to their places have changed over time – so that they can decide if we were successful in our efforts to [#PlanTheScotlandWeNeed](https://twitter.com/PlanTheScotlandWeNeed). ■

"...to make a meaningful improvement in everyone's lives – that starts with listening to what outcomes people want for their areas not simply applying standard metrics"

HELLO



Article:

Ministerial Introduction

Tom Arthur MSP introduces himself in his new role as Minister for Public Finance, Planning and Community Wealth and sets out his priorities going forward.

I was delighted to be appointed recently as Minister for Public Finance, Planning and Community Wealth within the new Scottish Government. So first of all, I appreciate this early opportunity to say ‘hello’ to Scotland’s planning professionals. We have so much we want to, and must, achieve over the coming months and years and planning is positioned right in the middle of some big choices about the future. I very much look forward to us working together, particularly through the closely linked matters of our economic and societal recovery from the coronavirus pandemic and playing our part in responding to the global climate emergency.

The last year and a half has brought some very difficult times across all aspects of our society. There are big challenges facing us as we look to come out of this terrible pandemic and move forward into recovery, but we can see very real opportunities too.

I am well aware of the central role planning, and planners, have in facilitating recovery. I also appreciate the contribution that planners have made right from the outset of the pandemic, relaxing planning controls to support our businesses and workforce, finding ways to keep services operating,

progressing plans, keeping applications moving through the system and ultimately maintaining a pipeline of consents that will enable the investments our society and communities need. This has been crucial and I thank you for these incredible efforts.

We are currently at a delicate and fragile point in what we hope is a transition to a different way of dealing with the virus. While vaccinations appear to be opening the path to a less restrictive way of dealing with Covid, we are not quite there yet and so we must still err on the side of caution. That is why the Scottish Government has sought the Scottish Parliament’s agreement to further extend the emergency legislation which has been instrumental so far in protecting the public, maintaining essential public services and supporting the economy. And it is why I ask that planners stick with it through this



Tom Arthur MSP,
Minister for Public
Finance,
Planning and
Community Wealth

“The pandemic has brought a renewed impetus to radically rethink the neighbourhoods we live in, our homes and our communities, and to do that in the most inclusive way.”

national effort to suppress the virus and encourage economic activity during these difficult times.

Looking forward to a better future, our recovery can take us on a journey to the kind of Scotland we want to be; a net zero nation, a country that values its people, its places, its culture, its natural environment and its continuous innovation. We can lead the recovery from within our communities and in strong collaboration with public services, supporting and directing good investments in the right places.

Like any elected member, planning issues can be a regular feature in my work with my constituents. Planning matters to people everywhere. The choices we make about our places really matter to people. So it is right that those living and working in our communities have a meaningful say and are invested in those choices.

The importance of place and how we use our places is not something new we learned during the pandemic, nor is the vital influence local people can and should have in shaping effective, resilient communities. But the last year or so has certainly brought all of this into sharper focus.

The pandemic has brought a renewed impetus to radically rethink the neighbourhoods we live in, our homes and our communities, and to do that in the most inclusive way. We have all become much more aware of the places right on our doorsteps and of the people and places that really matter, including the value of the many excellent local and social enterprises generating community wealth. I want us to harness the new energy that has emerged from people pulling together in the best interests of their places and apply that to the decisions we have to make now.

By rethinking how our places are lived in, planned, delivered and adapted, we can increase their long-term resilience and also futureproof our villages, towns, cities and regions from the more extreme and costly impacts of climate change. I think it is crucial that homes are planned together with local services, which is why there is such value in the 20 Minute Neighbourhood concept. This means people being able to live well locally, learning, working, pursuing opportunities, all to advance their wellbeing. There are so many gains for us, individually and collectively, and it makes great sense to me.

This place-based working is about understanding and appreciating the assets within an area, the community as well as the physical assets, and coordinating all of the relevant resources at our disposal to improve outcomes. The Scottish Government's Place Based Investment Programme, £325 million over 5 years, is going to ensure investments

in places are well considered with the people who have most at stake. Investment also needs to be directed effectively to accelerate community-led regeneration and community wealth building.

I have taken up my role as Planning Minister at an exciting time when the Government's planning reform programme is moving into its delivery phase and I can already see just how work is required to be done. Quite clearly, the Scottish Government's preparation of National Planning Framework 4 is very high on our agenda, and relevant across portfolios, and I have already been exploring the timely opportunity that is bringing to shape Scotland's future. I am certain we will need to position net zero actions and 20 minute neighbourhoods front and centre in the minds of decision-makers in planning. I am looking forward to taking our draft NPF4 into the Scottish Parliament and out widely across Scotland later this year so that we can look forward with the clarity and confidence of a long-term national plan and spatial strategy.

Our planning reform programme is also already reshaping Scotland's planning system for greater collaboration over the evolution of place. I am particularly looking forward to introducing the arrangements for community-led local place plans later this year, while also progressing the legislation that will shape the new arrangements for local development plans that will sit alongside NPF4.

I am also very excited about planning's digital transformation. That is going to greatly improve access to the data that will support good decisions, and also make it much easier for people to engage in planning and shape places. Because it is all about working together for great places and the many benefits they give us right across society.

So I'm delighted to be here. There is lots to be done, and I am keen to work closely with the planning profession and many others, so that we can move forward together in shaping Scotland's future. While we may not be able to get together just now, I look forward to us meeting in person at events as soon as we can. Meantime, stay safe and please keep doing what planners do best, to benefit Scotland's places, people, businesses and communities.

“There is lots to be done, and I am keen to work closely with the planning profession and many others, so that we can move forward together in shaping Scotland's future.”

Q&A

Public Enquiries



Debbie Mackay
MRTPI,
Director of Planning
and Community
Engagement,
Savills Scotland

Debbie Mackay MRTPI, Director of Planning and Community Engagement at Savills Scotland answers our questions.

1 Who has been the biggest inspiration or influence on your career and why?

My first manager, Kevin Williams in Argyll and Bute Council, gave me significant responsibility, allowing me to make mistakes, learn and move on without recriminations. He built my confidence and inspired courageous decision-making. His ethos was about focusing on the bigger picture, and being the bigger person in situations of conflict.

His passion for Argyll inspired an excitement about the raw potential of rural and coastal Scotland that has never left me.

He also aspired to create a proactive, supportive family culture within his team, and it's a bar I now also set. And he made it fun along the way - his huge laugh frequently resounded in the corridors of the Council offices.

Many other people have inspired me, but Kevin's mentoring was significant in those important early years when the tone of your whole working life can be set.

2 What do you feel is the biggest issue facing planners and planning at the moment?

There is a critical need and opportunity for the whole planning profession to recognise the potential that rural Scotland has to offer to the nation and wider world.

A staggering 98% of the Scottish land mass is classified as rural or remote rural. We need to plan specifically for re-populating Scotland and listen to rural communities to find out how best to do that. Conventional planning thought has to be challenged. We need to think differently about what sustainability means in rural areas and not apply blunt urban criteria, such as the existence of current services and public transport.

As planners we need to recover a sense of being deliverers of development in urban and

rural areas. In my early career, planners were charged with delivering the Local Plan so we had to get our sleeves rolled up and make things happen. I would love to see planners again being project managers charged with, and excited about, getting great development to happen, leading public, private and community sector teams to achieve the best results.

3 Why is planning important?

That is a soul-searching question after several decades in this profession! It's quite simply a fundamental part of a democratic society. As such it can be a huge force for good when it is accompanied by strong vision and leadership.

4 Where do you think best exemplifies planning's role in creating great places for people?

In urban terms I love the drama and human scale that the Quatermille development has brought to Edinburgh. I love its interconnectedness and variety of uses. It reads like a really significant contribution to the city's architectural history.

In rural areas, I admire places where planning is being applied in a rural-appropriate way such as the collaborative work on the island of Gigha to identify new house locations for the community to bring forward in a mix of ways, from Housing Association provision within the village, to well-chosen sites across the island for self-build plots.

And I'm excited about the Applecross Community Land Use Plan where a collaborative Local Place Plan approach (coordinated by PAS) identified housing and employment sites which best suited the community, landowner and Council.

5 How can the NPF4 support planners in delivering great places?

The incredible potential of Scotland to contribute to protecting our planet through its natural capital is being recognised internationally and through significant financial investment. I foresee a golden age for our rural areas in terms of regeneration of our incredible natural environment. But we need to recognise the equally huge role that a re-populated, living, working countryside has to play in making our rural areas truly sustainable across all of the pillars of environment, economy and society.

Currently, the planning system largely restricts the supply of all forms of rural housing which I believe, based on our research work, is a hugely significant factor in rural depopulation. This means we have to prioritise housing delivery for everyone, including the affordable, market and tourism sectors.

So I want to see NPF4 giving explicit and forceful support to policies supporting rural-re-population and the retention of people in rural communities. I want to see innovative rural housing policies which promote increased supply across all tenures in rural-appropriate ways.

So I want to see our rural areas bursting with all kinds of life, including human! ■

Immaterial Considerations

An irreverent look at the world of planning...

How others see us...

We have recently discovered a planning memes* page on Pinterest** from RMA media that showcases the funnier side of planning, quite often showing us how others see planners:



We adore the idea of planners being likened to superman in working in the public interest



Though we are a bit bemused by the idea that planners know where 'the bodies are buried'

* For older readers a meme is defined as "an image, video, piece of text, etc., typically humorous in nature, that is copied and spread rapidly by internet users, often with slight variations."

** For older readers Pinterest is an sharing and social media service designed to enable saving and discovery of information on the internet using images, animated GIFs*** and videos in the form of pinboards. It has over 400 million monthly active users

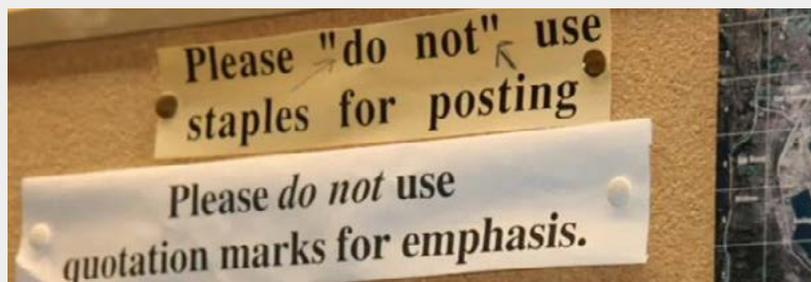
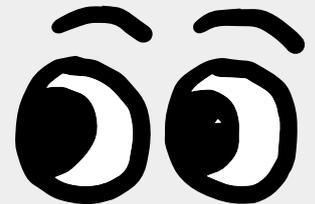
*** For older readers Jay-Z is an American rapper, songwriter, record executive, businessman, and media proprietor. He is widely regarded as one of the most influential hip-hop artists in history, and often cited as one of the greatest rappers of all time.



And although we love how batman recognises the difference between planning and architecture, we can't condone the super hero's violent reaction...



But were delighted to see Jay-Z*** portrayed as a planner



Missing the office?

For those of you missing your time actually working in an office we thought we'd bring you down to earth with the lovely piece of office politics demonstrated in the photo to the left...

In Focus:

Powering change: Delivering a Network for Net Zero in the north of Scotland



Tommy Hart
MRTPI,
Town Planning
Specialist,
SSEN Transmission

Finalists for best In-House Planning Team at this year's RTPI Awards for Planning Excellence, **Tommy Hart MRTPI**, Town Planning Specialist at SSEN Transmission, explains how the owner of the north of Scotland transmission network is powering change to support a sustainable, just transition to net zero emissions.

Whilst electricity transmission may not always grab the headlines, it is arguably one of the most important types of infrastructure investment; the backbone of our collective transition to a zero-carbon future. From connecting the green electricity needed to support our world-leading climate targets, improving rural connectivity and resilience, to supporting electrification of heat and transport, it's clear that our electricity networks are key to unlocking a greener, cleaner and more sustainable future.

This is our key focus as we deliver a network for net zero in the north of Scotland, not just by facilitating renewable energy, but also by placing sustainability front and centre of our business. Led by a team of planning, environmental and marine consenting specialists, we have a wealth of experience working on nationally significant high-voltage electricity substations, overhead lines and marine cabling projects in some of the most challenging, remote and sensitive environments.

Our network area is extensive, covering 15 planning authorities, including two national parks. Our projects are complex and require us to work closely with communities and a wide range of stakeholders to find acceptable solutions that deliver a balance between engineering requirements, environmental needs and economic considerations. While the pandemic has presented challenges for stakeholder engagement, we have listened and adapted to ensure that meaningful conversations continue. Since April 2020, we have held roughly 45 virtual consultation events; shaping the development of 11 critical investment projects.

In the last two years we have secured around 50 consents across a variety of consenting regimes for our critical national infrastructure - a significant achievement given that 48% of our licence area is home to at least one statutory designation and/or irreplaceable habitat. These consents are helping us to treble renewable energy output, supporting the country's decarbonisation needs; demonstrating the importance of working closely, and early, with key stakeholders and decision-makers to agree common goals and expectations.

However, our responsibility goes beyond this, it's not just what we deliver but how we deliver it. Our focus is placed on ensuring we are leading industry best practice. A great example of this is our [commitment to Biodiversity Net Gain on our sites](#) by 2025, not just restoring our natural habitats but actively improving them for the benefit of communities, wildlife, flora and fauna, gaining external recognition at the Institute for Environmental Management and Assessment

(IEMA) awards and being highly commended at the industry Network Awards. We're also incredibly proud to be the world's first networks company to receive external accreditation for a [science-based target](#) in line with a 1.5°C global warming pathway, and our commitment to the United Nation's [Race to Zero](#) initiative, joining a global movement of leading companies, aligning our business with the most ambitious aim of the Paris Agreement. Our commitments include actions to reduce our own day-to-day emissions and working with supply chain partners to invest in innovative "[greener grid](#)" [technology](#), reducing the use of SF6 gas at our substations.

As we invest at least £2.16bn between now and 2026, creating hundreds of jobs and thousands of supply chain opportunities, we're supporting Scottish and UK climate goals by delivering a network for net zero and supporting a just transition. We're helping to power change and "build back better", one transmission tower at a time. ■



In Practice:

Moray Council Quality Audits

Eily Webster MRTPI, Principle Planner at Moray Council, discusses the award winning Design Quality Audits at Moray Council.



Eily Webster
MRTPI,
Principal Planner,
Moray Council

The Scottish Government's NPF4 position statement sets out the future direction of national planning policy and highlights the need for 'place-based' planning and stronger policies on design and placemaking. This is because there is a growing recognition that good placemaking has far-reaching and lasting impacts on people's physical and mental health, climate change and public sector efficiencies.

Placemaking is the primary policy of the Moray Local Development Plan 2020 (MLDP 2020). This reflects the overarching nature of the policy and that good placemaking contributes to the wider aims of local plans and strategies such as the Local Outcome Improvement Plan (LOIP). The Moray Council Quality Audit (QA) is a key tool in delivering the Council's Placemaking policy and brings a "consistent and relevant approach to the assessment of design and place quality", (SPP, para.47).

The QA is a wheel with 9 categories which developments of 10 or more houses are assessed against and scored red or green. Where a proposal is assessed 'red' it fails and the necessary mitigation is identified. This clearly conveys what is required to score 'green' and forms the basis of subsequent discussions with the applicant. The Council has produced Planning Policy Guidance or a 'How to Achieve Green' Guide to help applicants understand what is required to score green in the QA. The QA wheel is included in Committee reports to clearly set out whether the proposal complies with the Council's Placemaking policy. The QA process is led by the Strategic Planning and Development team and involves officers from Development Management, Transportation, Housing, Flood Risk Management and Nature Scot. This multi-disciplinary approach ensures that applicants receive consistent and comprehensive advice on whether a proposal complies with the Council's placemaking policy. This joined-up approach has proven to drive up the quality of design and create distinctive places

through the following improvements: clearly distinguishable character areas with variation in design, materials and landscaping, key buildings, visual connections with the surrounding area, higher quality open spaces and planting, enhanced biodiversity, good levels of natural surveillance, minimising the visual impact of parked cars on the streetscape, and improved connectivity and inclusivity for people of all ages and mobility.

The Moray Council QA is a simple process that is easily replicated by any other local authority – small or large, urban or rural. Moray Council and Nature Scot have demonstrated that where there is 'buy-in' within an organisation and a strong commitment to Placemaking that higher quality development can be delivered on the ground. Nature Scot recommend the process "The QA is a great approach. It is a simple tool that is easy to replicate. It supports the placemaking policy and streamlines the consultation process, with an emphasis on problem solving and exploring solutions together through open discussion. It gives us confidence that a consistent and holistic approach is being taken to development, which should result in well-connected, high quality places that benefit people, nature and business. Win, win all round".

The QA won a Scottish Award for Quality in Planning in 2019 in recognition of its innovative and partnership approach to delivering successful places and the transferability of the process to other organisations. ■

“...there is a growing recognition that good placemaking has far-reaching and lasting impacts on people's physical and mental health, climate change and public sector efficiencies.”



Article:

Glasgow City Region - A Clyde Rebuilt



Once the source of earlier prosperity and commerce for Glasgow and the industries it spawned – today the River Clyde presents both a challenge and an opportunity to a city and a Region that continues to reinvent itself for the 21st century. **Kevin Rush**, Glasgow City Region’s Director of Economic Growth, talks about the importance of the River to the Region and how it literally flows through our plans for a green recovery.

The River Clyde is the greatest untapped development opportunity in Western Europe. It is home to swathes of vacant and derelict land equivalent in size to 15 times the SECC campus – the biggest entertainment complex in the country. Some of Scotland’s most economically disadvantaged communities live alongside the river. Not only is there an opportunity for us to act: there is a clear imperative.

In a few months’ time, COP26 will be held in Glasgow, the city chosen to host the UK’s biggest ever summit, held at the SECC campus on the banks of the River Clyde. Symbolic since the river has played a distinct role in Glasgow and the wider Region’s economic and social history and industrial development. Now it has the potential to play a leading role in an economic future and transition to net zero for the Region, Scotland and the UK.

Accelerating the pace of regeneration

The river has witnessed extensive public and private regeneration and investment

over the past 20 years - kickstarted in 1988 by the most successful of all five UK Garden Festivals that literally cleared the way for new build headquarters for BCC and STV, and supported the development of the new SECC campus. In fact, a number of our key strategic assets are based on and around the Clyde. The SSE Hydro, opened in 2013 on the site of the former Queens Dock, attracts more than a million visitors a year and injects an estimated £131 million annually into Glasgow’s economy. The river runs from the Firth of Clyde, one of the deepest sea entrance channels in northern Europe, right through the heart of the city centre. We have extensive available industrial dockside space; and Greenock Ocean Terminal is Scotland’s deepest container terminal with three ship to shore cranes which can lift 35-40 tonnes each. A City Deal funded enhanced quayside and visitor centre will



Kevin Rush,
Glasgow City Region’s
Director of Economic
Growth

“With COP26 on the horizon, the growing challenge of climate change and the imperative of economic recovery facing us down - the river is the thread which pulls together all these priorities.”



further expand Greenock as Scotland's cruise ship capital which welcomes over 100,000 visitors annually.

A new £20 million state of the art District Heating Network, the first large-scale water source heat pump scheme of its kind in Scotland, extracts water from the Clyde to generate heat for buildings on the site of the former John Brown Shipyard. A new major leisure and retail centre has been approved next to our iconic transport museum. Active travel routes are being developed along and across the river, including three new bridges, and the Region's [three emerging Innovation Districts](#), are all based around the river, and centred around our City Deal investment.

The [Glasgow City Innovation District](#) is re-purposing Glasgow's Merchant City, with the University of Strathclyde and partners having invested more than £100 million in the pioneering [Technology & Innovation Centre](#) and the neighbouring Inovo building in the past eight years alone. The creative sector has also seen extensive investment and Channel 4's new creative hub will be based in the area.

The 52 hectare [Advanced Manufacturing Innovation District Scotland](#), a greenfield site adjacent to Glasgow Airport will host the £65 million National Manufacturing Institute Scotland and the £56 million Medicines Manufacturing Innovation Centre. These will be the catalyst for the development of Scotland's advanced manufacturing and life sciences sectors. The area is underpinned by £200 million of public sector investment.

The [Glasgow Riverside Innovation District](#), a corridor running from Glasgow University and the West End, down towards the river at the SECC, Pacific Quay and up to the Queen

Elizabeth University Hospital Campus, takes in some fantastic economic assets. However, the area, is also home to some deep-rooted deprivation and historical industrial decline, with the river seen as a significant barrier. City Deal funding of £113 million will improve connectivity, provide a bridge between two distinct communities and unlock the development potential of vacant and derelict sites for jobs and housing.

Extensive City Deal funding is transforming the riverside with projects to remediate land, improve public realm, connectivity and access to new job opportunities, deliver new homes and support commercial development.

Already we are seeing the return on this investment, with the new build Barclays campus, set to open in next few months, the most significant inward investment ever made in Scotland.

Challenge

From Clyde Gateway in South Lanarkshire through to Gourrock at Inverclyde, over 100,000 people live in a footprint of just 500 metres on either side of the river, in an 80 mile corridor. Extend that to one mile either side, and you have a population of nearly half a million people. Within 500 metres of the river there are over 6,600 businesses, supporting around 160,000 jobs, and an estimated GVA of £6.5 billion to the Scottish economy. The acceleration of regeneration in the last ten years and recent City Deal investment is bringing new economic life and vibrancy to the area. However, the river also brings challenges.

Communities close to the river are among the most disadvantaged in Scotland, with 18% of the population living within the 500 metre buffer in the top 5% SIMD areas. These communities also face issues with connectivity and proximity to vacant and derelict land. In fact, there are 264 vacant and derelict sites along the river corridor, 75% of the Region's sites - equivalent in size to over 409 hectares - 15 times the size of the SECC campus.

The growing issue of climate change and of rising sea levels brings the risk of flooding

to areas of the riverside. We also need to consider the condition of quay walls, much of which have fallen into disrepair.

Opportunity

Recognising the scale of the opportunity, the Scottish Government has declared a national mission to revitalise the Clyde. The Clyde Mission partnership with Scottish Government and Glasgow City Region seeks to harness opportunities from the river to deliver economic, social and environmental benefits. It is focusing on drawing investment, bringing vacant and derelict land back in to productive use and addressing the potential risk that tidal flooding presents, ensuring the river is resilient to climate change.

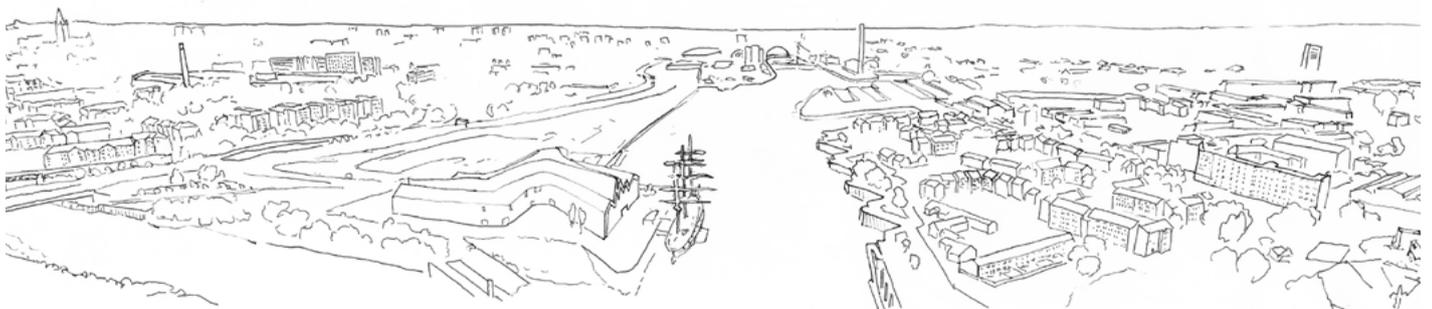
With COP26 on the horizon, the growing challenge of climate change and the imperative of economic recovery facing us down - the river is the thread which pulls together all these priorities.

Other cities have completely transformed their riversides. With the pace of our riverside regeneration accelerated enormously in recent years - we now have Europe's biggest untapped development opportunity.

Driving this forward will require extensive funding and investment, from both the public and private sector. Our Regional Climate Adaption Strategy which launches in June talks of an engineering solution in the form of a tidal barrage to mitigate against the risk of flooding and provide green energy from the river.

We also need to realise our vision for a £2 billion Regional Metro - a transport solution to join the airport to the city centre, bring together communities and businesses along the river corridor, and support unrealised pockets of development.

Our ambition is huge, political commitment is clear, foundations are well established and our vision is in place. We need an acceleration of both investment and decisions by our government partners. This will be central to a green recovery and provide a catalyst for economic transformation for the Region, Scotland and the UK. ■



Article:

Scottish Land Commission Vacant and Derelict Land



David Stewart,
Senior Policy Officer,
Scottish Land
Commission

David Stewart, Senior Policy Officer at the Scottish Land Commission, looks at how the re-use of Vacant and Derelict land and reform of the housing market can support regeneration.

The significant changes to how we all live and work caused by the pandemic have accelerated the decline of our traditional town centres and is likely to have a long term impact on shops and offices on our local high street. There is a real danger that these changes could lead to a new legacy of empty buildings and vacant sites when Scotland is still working to deal with its post-industrial legacy.

But these changes can also provide an opportunity to regenerate and build back better our declining town centres. Bringing back to use vacant land and empty buildings for housing, much needed facilities,

“To overcome the long-term legacy of vacant land, there needs to be a joined-up approach with policy and funding focusing on bringing the land back in use.”

woodland, parks and allotments can deliver improved amenity to communities. Helping create 20 minute neighbourhoods that can provide multiple benefits – encouraging active travel, reducing car use and carbon emissions and providing attractive walkable neighbourhoods. But action must be taken now to avoid a major increase in vacancy and dereliction.

So, how might we regenerate town centres, re-using empty buildings and sites to create town centre living? Two recent pieces of work by the Scottish Land Commission can

help to provide a blueprint. The first looks at how vacant and derelict land can be re-used to benefit communities and fulfil national ambitions, and the second proposes reforming the housing land market to create places people want to live at prices they can afford.

Re-using Vacant and Derelict Land

Scotland has around 11,000 ha of vacant and derelict land, much of it stemming from the decline of heavy industry in the 1980s and creating harm in communities. The Taskforce came up with clear and practical recommendations to change Scotland’s approach to how it tackles derelict sites and stem the flow of new vacant sites:

Improved information on vacant and derelict land

Providing better quality, more accessible information on vacant sites would allow a focus on re-using the long-term sites that cause most harm to their local communities. Making information more publicly accessible would also allow communities, developers and others to see the opportunities that vacant land provide. Proposals on digital planning in Scotland can do much to achieve this goal.

Policy and funding to focus on land re-use

To overcome the long-term legacy of vacant land, there needs to be a joined-up approach with policy and funding focusing on bringing the land back in use. This will enable the creation of low carbon communities and drive inclusive growth. The National Planning Framework position statement suggests that the new framework will have a welcome focus on the re-use of vacant sites.

Demonstrate effective delivery methods and mainstream those approaches

Identify what works from projects across Scotland and ensure that policy supports their replication and mainstreaming. The new £50 million Scottish Government fund to support re-use of Vacant and Derelict Land has potential to support replicable projects across Scotland.

Prevent a new legacy of vacant land by creating a culture of responsible re-use

We need to stem the flow of new sites being created. One of the big problems with vacant and derelict land is that new derelict sites keep being created. If a responsible attitude to land use was created (and the public sector can lead this with its approach to asset management), and encouraged through





taxation and regulation, then the harmful impact of vacant sites on communities would be greatly reduced.

Reforming the housing land market

Scotland is experiencing a housing crisis. Not enough homes are being built to meet need and demand with the cost of housing unaffordable for many. Over the past two years, the Land Commission has undertaken a review of land for housing, the findings of which will be published this summer.

There are also concerns about quality of place and environment that lockdowns have shone a light on. One of the main aims of the review is to move from a housing delivery model where housebuilder competition is based on securing land to one where developers compete on the quality of homes and places they deliver.

A key finding of the review is that, to reduce risk and maximise profits, private developers tend to prioritise greenfield sites designed around car use. To build better homes that contribute to climate action through promoting active travel and using brownfield sites, the public sector need to take a more active role. “Delivering More Homes and Better Places,” a report by the Collaborative Centre for Housing Evidence (CaCHE), found that when public authorities take a lead on allocating and assembling land this delivered better outcomes. Two of the case studies featured in the report – the Commonwealth Games Village and the Anderston Regeneration, both in Glasgow – delivered high quality places close to public transport by redeveloping brownfield land.

This type of housing development is the exception, however, not the norm in Scotland as the CaCHE report made clear. Further research by the Land Commission looked at

three north western European countries with a strong track record for delivering homes and high-quality places. The common factor behind the success of the Netherlands, Germany and Switzerland was that the public sector played a leading role in land allocation and assembly, setting the parameters for development. This approach has two major benefits. Firstly, by taking a lead and sharing development risk, the public sector can also share in the rewards, taking these in the form of public interest outcomes such as quality green and public space. Secondly the public sector leadership increases certainty for the private sector, enabling developers to deliver homes more quickly and to accept a lower profit margin, helping to keep them affordable.

This public sector leadership can promote development on brownfield sites – in each of the three case studies from our research,

“With increased skills and capacity, public bodies can assemble land and direct development on brownfield sites, delivering 20 minute neighbourhoods and inclusive growth”

high quality places were created on brownfield sites delivering high quality housing led regeneration.

So how might we reform the way land is brought forward for development in Scotland? Our Review of Land for Housing and Development will make recommendations that can help achieve this, delivering

regeneration and development in town centres and on brownfield land:

An enhanced role for the public sector – there is a need for the public sector to take a lead in initiating and shaping development, reducing risk for the private sector. Public interest led development has the potential to create better places and deliver more homes.

A renewed focus on land re-use – enabling housebuilding where developers do not currently operate. With increased skills and capacity, public bodies can assemble land and direct development on brownfield sites, delivering 20 minute neighbourhoods and inclusive growth. New powers may be needed to enable local authorities to enable regeneration of vacant land and buildings.

A focus on town centre housing and placemaking – expertise and funding is needed to support the development of town centre housing that delivers quality places.

Post pandemic, the decline and change of purpose of town centres seems certain to accelerate. There is an opportunity to confront this change head on, rethinking land re-use and the way that we deliver housing and places. This will need a confident approach from the public sector,

working in partnership with communities and developers. There is a major role for planners and local authorities in shaping the recovery and creating better places. ■

Article:

SURF retrospective



Andy Milne,
Out-going Chief
Executive at SURF

Andy Milne, the outgoing Chief Executive of SURF, reflects on his work in the role over the past 18 years and examines the important connection between planning and regeneration.

Reflections on Regeneration: What Happened When We Were Busy Making Other Plans

I started as Chief Executive of SURF, Scotland's Regeneration Forum, in 2003. I stayed for 18 years and never tired of learning more about the people, places and processes involved in the regeneration of Scotland's poorest and most disconnected communities.

Planning is clearly an essential element of successful regeneration. So I am pleased to have been given this opportunity to share my experiences with you; to reflect on the changes I've witnessed and to record some of the learning accumulated. I left SURF at the end of March this year and what follows is a personal view.

What's changed?

A lot has happened over the last two decades or so. That includes political upheavals, economic collapse, punitive austerity, the rise of social media and zero hours' contracts, constitutional referenda, and of course the small matters of a climate emergency and a global pandemic.

Some things haven't changed though. Local Government is still struggling with the long term degenerative effects of rapid deindustrialisation and dislocation. At an

average population of 160k, local authorities remain far too big to purposefully connect with the distinct challenges, assets and aspirations of their different places and communities. Scotland remains one of the richest and most unequal countries in the world. So poverty and inequalities are still the biggest challenges for regeneration. And despite being officially written off by the 2011 Scottish Government Regeneration Strategy (the last one we have), too many influential decision makers still think 'trickle-down' works. As a result, resources intended to support the economic regeneration of poorer places, are invested in Scotland's richest commercial property market centres.

However, along with others, SURF has supported the development of what has become a major shift away from the abject failure of trickle-down economics, which only ever benefited property speculators. It is a change which could make a significant and

“Place focused regeneration will only work if the distinctive local challenges assets and opportunities are well connected to wider infrastructure and resources.”

lasting difference, provided we make the right connections and investments. The Scottish Government's Place Principle policy, has put planners and poorer communities at the centre of national as well as neighbourhood regeneration. It is a welcome, if long overdue, change but it also carries a significant risk of

Five things SURF taught me.

Sharing experience, ideas and learning, has been the core of SURF's work since it started as a collaborative forum for regeneration practitioners and policy makers in 1992. The scope and depth of its interactions with community activists, officials, businesses, policy makers and academics, has expanded greatly over the last two decades. SURF has helped them all learn from each other and to work together better. Here are just five examples of how we did that and what I learned in the process.

1. SURF Awards – Regeneration is often a struggle and everyone loves the chance to celebrate successes. SURF's annual Awards process is probably its highest profile activity. In the last 20 years, over 200 brilliant examples of life changing cooperation in regeneration have been identified and showcased. SURF runs highly popular Shared Learning follow up events. These draw on the full experience of the award winning projects, to explore common challenges and different



strategies for overcoming them. SURF also monitors the longer term experience and sustainability of the award winning projects.

Lesson – *There is no lack of energy and enterprise in Scotland’s poorest communities. Many have strong internal social networks but usually weak economic ones. Crucially, they lack the formal and informal connections to the investment and policy influencers that benefit richer people and places. Without more determined efforts to establish and nurture those connections in poorer places, a thousand flowers briefly blooming will not seed sustainable regeneration.*

2. Sector Connector networking – We all bemoan the constraints of Silo Culture within and between regeneration organisations. Within our hopelessly oversized local authorities, silos of inefficiency naturally develop. National Agencies tend to be too inward facing and rarely pro-actively cooperate, never mind share budgets. The already disparate voluntary sector is made wastefully fractious by the competitive nature of almost all grant and investment processes. The private sector in all its forms, is too often left out of the loop. SURF uses a wide range of events and processes to network regeneration players and to promote cooperation on shared interests.

Well motivated people, struggling to do important work despite constraints of bureaucracy and resources, need time to lift their heads, to connect, plan and act with others. SURF’s Sector Connector Service brings those people together on topical concerns, to explore the mutual benefits of increased cooperation. The resulting ‘safe space’ discussions readily uncover common ground, as well as common misunderstandings.

Lesson – *Shared understanding (not necessarily full agreement) is the basis of trust. Trust is essential for cooperation. Cooperation is essential for the success and sustainability of any substantial regeneration effort.*

3. Manifestos – In advance of every Scottish Parliamentary election since 2007, SURF has methodically drawn on the knowledge and experience of its wide network, to produce regeneration manifestos with bold and practical recommendations. These are then widely promoted and debated with leading politicians, and incorporated into SURF’s ongoing work programme. The inclusive and extensive consultation process has helped to clarify cross sector perspectives and highlight shared concerns and aspirations. SURF manifestos have regularly criticised the false economy of centralising resources and decision making, and the scaling up of procurement processes for the benefit



of large private companies. SURF’s long standing focus on communities and poverty, has been vindicated in recent policy shifts towards more collaborative, place specific regeneration collaborations. Connecting these more responsive and inclusive initiatives with regional and national infrastructure and investment, to regenerate a Scotland wide network of mutual enterprise and exchange, is vital. SURF’s 2021 Manifesto connects climate, land and transport proposals for local regeneration, as a basis for national economic, social and environmental sustainability.

Lesson – *While enhanced rhetoric on community empowerment and local initiatives can be encouraging, substantial and sustainable regeneration depends much more on national economic policy than on the capacity of community projects.*

4. Alliance for Action – Since 2014, SURF has been facilitating cross sector Alliance for Action collaborations in differing place based contexts. Evidence of productive cooperation on shared priorities, enhances external support and investment via SURF’s national agency connections. SURF feeds the resultant learning on challenges and successes into local and national regeneration policy considerations.

Lesson – *Sustained and directed investment via bolder leadership in national agencies has to follow the priorities of local regeneration collaborations if the Place Principle concept is to become something meaningful.*

5. Food For Thought policy dinners – SURF always offers a safe space for honest debate but sometimes Scotland is like a small village and some important discussions get stymied for fear of not being seen as a ‘team player’. Some of the biggest barriers to community regeneration are rarely openly discussed. When discussing the role of banks in regeneration back in 2005, I found that some influential people are more willing share their insights and opinions with SURF and some relevant guests, over some food and a drink and under the confidentiality of the Chatham House Rule. SURF is then free to share the resultant messages but not the identity of the messengers. Not ideal but at least we all get a bit closer to reality of how regeneration works, and why it doesn’t sometimes.

Lesson – *The impact of tribal politics, vested interests, culture and class gulfs, can often derail what may on the surface seem to be a transparent if laborious partnership process. One, ‘over my dead body’ comment on the golf course or in the pub by some figurehead, can leave hard working officials and community volunteers wondering what went wrong.*

So, as the excellent Euan Leitch, a qualified planner, takes over from me at SURF, it is clear that planning and planners are going to be key players in realising widely shared aspirations for place and people focused regeneration. I wish them and the truly great wee team at SURF, good luck and further success in such important and rewarding work. ■

Article: Regeneration and Heritage



Euan Leitch,
Out-going Director
of BEFS

Euan Leitch, outgoing Director of BEFS and new Chief Executive of SURF, discusses prioritisation of heritage-led regeneration.

'Heritage led regeneration' is a phrase that trips off many of our professional tongues. It's what a lot of us ask for, it's what some of us do and it is sometimes described as heritage being at the heart of regeneration. But that heart is a crowded place. All the built environment disciplines want to be there, along with public health, communities and business. This competition would put pressure on any beating heart and could

"Where appropriate, cultural significance may not ultimately be the deciding factor if a project does not deliver enough of the other needs."

ultimately be unhelpful to those places whose hearts have underlying health conditions.

Conservation Area Regeneration Schemes (CARS), managed by Historic Environment Scotland (HES), have delivered £53m of Scottish Government funding to 73 places since 2007, contributing towards a total investment of £234m. As well as contributing to over 100 building repairs and almost 80,000m² of public realm improvement, HES estimate that the 43 completed CARS have contributed to the creation of 273 new businesses and 605 jobs. The CARS programme is currently under evaluation but most of us will know of an area close to us that has improved buildings, shopfronts, or public realm courtesy of CARS. If you know any of the local CARS officers delivering the schemes you will likely know that spending the grant on repairs can be very challenging in areas where owners struggle to match fund repairs.

The Townscape Heritage Initiative delivered by the National Lottery Heritage Fund closely align with the CARS and their evaluation of 2007, updated in 2013, makes interesting, and still relevant, reading on what makes a successful scheme. In short, the answer is that it's complicated but what it is clear on is that investing alone in heritage does not regenerate a place. The places that attract heritage regeneration funding have complex local economies and the absence of local disposable income, the regional housing market and lack of employment can mitigate against successful regeneration, therefore heritage investment is but one piece of the jigsaw that can aid regeneration.

Two years ago BEFS began working with HES and stakeholders on what was loosely described as a 'prioritisation tool' for funding decisions, public consultation was deferred due to COVID19. The economic landscape now unfolding makes it ever more relevant. It visually places heritage as one of the four pillars for sustainability, along with community, environment and economy. The tool can act in two ways: it can help evidence how investment in heritage contributes to the other three pillars and it can help decide how to allocate that investment to deliver on all four. Where appropriate, cultural significance may not ultimately be the deciding factor if a project does not deliver enough of the other needs. It illustrates heritage as part of a regeneration jigsaw.

As the outgoing Director of BEFS perhaps I can ask the question of whether fundraising for the rebuilding of a classical country house is the best use of limited heritage resource? Mavisbank in Midlothian is high on cultural significance, but should it be a priority for public funding particularly within a heritage landscape that is not short of needs?

I leave BEFS in the more than capable hands of Ailsa Macfarlane who I know sees heritage and culture as part of a complex, social and political jigsaw. I step into Andy Milne's daunting shoes at SURF where heritage is already seen as crucial to regeneration, but not as an end in itself. Communities are at the heart of regeneration, everyone else is a support act. ■





Ailsa MacFarlane,
Director,
BEFS

Ailsa MacFarlane, the Director of BEFS, looks at the key role heritage can play in supporting regeneration and stopping the cycle of urban decay.

Whilst heritage plays an essential and enhancing role in regeneration; providing skilled local jobs, securing a sense of place, adding value to projects of all scale, maintaining embodied carbon, and enhancing all four pillars of sustainability – community, economy, environment and cultural – my concerns are about how we learn to stop the necessity for the cycle of regeneration for the future.

The post-industrial age, and the changes it brought about (economic/social/political) could be said to have ‘hollowed-out’ many of the places and communities now rightfully being regenerated. In the potential dawn of a much more uncertain post-covid society how do we learn from the past, and move forward in a more inclusive, informed, and integrated way?

What we ‘value’ in terms of heritage tends to be understood by what we define on lists.

“What we can do, is plan for the future knowing that we need: homes, in well-connected places, with the services and facilities that are necessary, and desirable, nearby”

Those lists tell us how special something is considered to be. And, whilst I’d champion a future where everything we have was valued for carbon, social, economic and cultural reasons; and those lists became a source of information, rather than protection, that utopia seems to be somewhat out of reach.

How we plan now has always affected our future, but this moment is perhaps

more sharply in focus as societal changes (be they temporary or more permanent) have been accelerated by a pandemic. Will city centres lose their huge office complexes? Will once neglected towns become the new power-houses of social and economic activity? These questions will take time to fully form, and even longer to find answers.

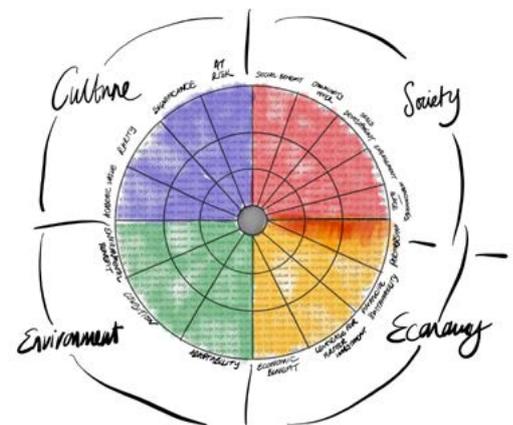
What we can do, is plan for the future knowing that we need: homes, in well-connected places, with the services and facilities that are necessary, and desirable, nearby. Transport options that reduce the need for car-use and increase the likelihood of active travel. Digital connectivity that enables and enhances productivity, providing greater equity across rural and urban environments.

All supported by well-maintained infrastructure, designed for people and enhancing place.

Many of bones of the structures described above already exist. They might not be the ‘heritage’ we have come to expect – the grandeur of the Edinburgh New Town, the quaint cottages of a conservation area, the seemingly ubiquitous loch-side castle. They might have been built out of necessity to

fulfil the needs of post-war times; they might have been social experiments, architects’ visions, or merely utilitarian.

Whilst the Victorian Society (formed in 1958) had lofty ideals related to: the preservation and appreciation of Victorian architecture and the arts; it is perhaps time to preserve and appreciate our existing environment (be that post-war, 1960s, or



even more modern). I’m not suggesting new Societies – just an acknowledgement that we have a collective duty to preserve, protect and enhance our places, for the sake of our people, and for the judicious use of the planet’s resources.

We’re currently regenerating the things we failed to care for, protect and enhance. We’re regenerating the things we neglected and ignored. Infrastructure has recently been defined as including our existing housing stock. This understanding can be used to do what the Victorian Society did a mere 57 years after the end of Victoria’s reign; to protect and appreciate what we have; the ‘good bones’, often in well-connected places – regardless of their age.

I don’t want to read about regeneration in 30 years’ time. If I am, it’s because we’ve failed to heed the previous lessons, abandoning the embodied potential as well as the carbon. We need to re-use, to appropriately adapt, to continually acknowledge the carbon-benefit, rather than the heritage-deficit, of the places that already exist, regardless of what ‘list’ they might be on. ■

Article:

Cumnock Regeneration



Karl Doroszenko
MRTPI,
Development Planning
and Regeneration
Manager,
East Ayrshire Council

Karl Doroszenko MRTPI, Development Planning and Regeneration Manager at East Ayrshire Council looks at the regeneration work recently undertaken in Cumnock.

How do you make a community truly energy self-sufficient? How do you make that leap to full (i.e. power, heat, transport) energy self-sufficiency while meeting or exceeding carbon reduction targets?

How can we at the same time eliminate or drastically reduce fuel poverty? How can we make sure that local businesses grasp the opportunities that will arise as the green energy revolution gathers pace? How can we ensure that new, future proofed industries and jobs are attracted to the local community?

How can we develop a new, locally based, energy grid to revitalise local communities and fuel rural regeneration?

How indeed...

Here in East Ayrshire, we recognised that rather than allowing others to develop answers or solutions, the first step towards an answer was in our own hands.

“Our local community recognised that if it wanted to be part of the future it had to embrace the future”

Our local community recognised that if it wanted to be part of the future it had to embrace the future. Therefore, slowly but surely and out of humble beginnings, but with an in depth appreciation and understanding of the local area and its history, the Cumnock National Energy Research and Demonstrator Project was conceived. The idea grew stronger with a liberal dose of creative and innovative thinking that wasn't afraid to challenge existing orthodoxies.

The project is being funded with £17 million from UK Government and £7.5 million from East Ayrshire Council as part of the £251.5 million Ayrshire Growth Deal – a 10 year investment programme jointly funded by the UK and Scottish Governments and local authorities.

The project positively embraces change - it is forward looking and innovative but (and this is just as important) remains rooted in community. It aims not only to provide a route map to achieve all of the objectives for the local area but to develop a series of interlinked “living lab” demonstration projects to show other rural communities (wherever they are in the world) how it can be done.

Our aim is to position Cumnock as the ‘go-to’ place to understand, in terms of energy production and distribution for rural areas, what the future will hold.

Our key focus, underlying all our work, has been to use that understanding and the dynamism that will be created through the project, to regenerate and reshape the local economy and, in so doing, ensure that Cumnock and surrounding communities can look forward to a more prosperous future.

A vital aspect of the project is to use East Ayrshire's existing assets in an integrated way for generating energy. For example, former mining ‘bings’ can be repurposed and become sources of heat and power and warm mine waters can literally be tapped to provide heat for homes.

Of note is the fact that East Ayrshire produces more wind energy than is needed locally and therefore, the project will explore ways in which we can use and store this excess wind energy within our local communities. The project will also deliver a Centre of Excellence in Energy Systems Research, two Demonstrator Houses and a wide programme of demonstrator projects. Cumnock has experienced significant decline

over the last 50 years. Most significant was the closure of deep mining in the 1980s and more recently the collapse of two of the opencast coal operators in 2013 resulted in more than 300 local people losing their livelihoods. Now that the national agenda is switching to non-fossil fuels, interest in and around Cumnock has turned to harnessing new forms of renewable energy, and those redundant assets can now play their part in regenerating the community to become a leading green powerhouse, setting a bold example in the race to become a net zero carbon area. ■

AYRSHIRE
GROWTH DEAL



Update: Scottish Planning Consultants' Forum (SPCF)



The Scottish Planning Consultants' Forum (SPCF) were unable to hold regular meetings over the last 12 months due to the COVID-19 pandemic and Government restrictions.

Fortunately, all our volunteers were able to liaise on a number of pertinent matters affecting the Scottish planning system through email and online virtual meetings. Our working groups have been actively involved in providing invaluable planning consultancy knowledge and experience for the following areas:

- Active participation in the Scottish Government Transforming Planning in Practice Working Groups including Development Management and Development Planning (January 2020 to December 2021);
- Preparation and submission of response to Scottish Government Planning Performance consultation (March 2020);
- Assisting Scottish Government with the preparation of the COVID-19 Draft Guidance on Pre Application Consultation (April 2020);

- Preparation and submission of response to Scottish Government's Housing Technical Discussion Paper (April 2020).
- Preparation and submission of response to Scottish Government's Scottish Planning Policy and Housing: Technical Consultation on Proposed Policy Amendments consultation (October 2020);
- Preparation and submission of response to Scottish Government's Requirements on the Provision of Information on PAC Proposals consultation (November 2020);
- Participation in the Development Planning – Procedures sub-group for the new Local Development Plans under National Planning Framework 4 along with other stakeholders (September 2020 to February 2021);

SPCF remains committed to securing improvement in the Scottish planning system by continuing to actively engage with our planning partners and other stakeholders. The SPCF is seeking to achieve "best practice" within the profession, building on

Scottish Government's wish to see enhanced collaboration between stakeholder groups.

It is hoped that regular face to face meetings will resume in the near future for our wider membership. This will enable the SPCF collectively discuss planning matters, including the publication of Draft National Planning Framework 4 in September 2021.

Footnote

The Scottish Planning Consultants Forum is a voluntary group of town planners representing the private sector planning profession within the consultancy sector with a growing membership of town planners from both independent and multinational consultancies working across Scotland.

For more information about SPCF, contact either Stuart Salter stuart@geddesconsulting.com or John MacCallum johnmacallum@jmplanningservices.co.uk

Scottish Planning Consultants Forum



The Scottish Planning Consultants Forum (SPCF) is a voluntary group of town planners representing the private sector planning profession within the consultancy sector with a growing membership of town planners from both independent and multinational consultancies working across Scotland.

The purpose of the Forum is to bring together the expertise and knowledge of its membership to help shape the future of the Scottish Planning System by actively engaging with its planning partners and other stakeholders.

As one of the founding members of the Partners in Planning initiative led by the Scottish Government's Improvement Service, our participation recognised that greater collaboration is required to inform the skills, knowledge and behaviours of those working in Scotland's planning system to shape our thinking on how we each contribute to creating places that deliver wellbeing, sustainable homes and inclusive growth.

What we do

The key aims of the Forum are:-





Update: Scottish Government

A regular update on planning at the national level from the **Scottish Government's** Planning and Architecture Division.

This is our first Scottish Government news since the 2021 Scottish Parliament election in May. Scottish Government publicity is restricted during election periods, meaning we were unable to provide an update in the last Scottish Planner. Here we give an update on news and progress over recent weeks across some of the workstreams of the Planning and Architecture Division, and point to what you can expect to see soon.

Appointment Of New Planning Minister: Tom Arthur MSP

Following the recent Scottish Parliament election, Tom Arthur has been appointed as Minister for Public Finance, Planning and Community Wealth, within the portfolio led by Cabinet Secretary for Finance and the Economy, Kate Forbes. See Tom Arthur's introductory article in this edition of the Scottish Planner.

You can find more about the Scottish Cabinet, Ministers and their portfolios at www.gov.scot/about/who-runs-government/cabinet-and-ministers/

Retirement Of Chief Planner: John McNairney CBE FRTPi

Scottish Government Chief Planner John McNairney has announced that he will retire from the role this summer. John took up the Chief Planner role in 2012, after previously holding lead roles in planning policy and practice, digital planning and information. Prior to joining the former Scottish Office at devolution, John practiced in local government and in planning consultancy. We will update on the arrangements for appointing John's successor shortly.

Coronavirus Acts: Extension Bill

The two Scottish Coronavirus Acts are currently due to expire at the end of September 2021. These include the emergency provisions which have: enabled the duration of planning permissions, listed building consents and conservation area consents to be extended; allowed for planning documents to be published online when that is not possible at physical locations; and allowed committee meetings to happen (virtually) without physical public attendance.

The Scottish Government has now laid the Coronavirus (Extension and Expiry) (Scotland) Bill in the Scottish Parliament. If passed, the Bill will extend all of those planning-related provisions in the two Acts by six months to 31 March 2022, with the potential to extend the Acts further, until September 2022 if that is deemed necessary, since the coronavirus continues to bring uncertainty. It will be possible to expire any of the individual provisions earlier if they are no longer necessary. The Bill does not introduce any new measures.

National Planning Framework 4

Progress has been continuing towards the preparation of a draft NPF4 for publication, consultation and parliamentary scrutiny later this year. The consultation on the Scottish Government's Position Statement attracted over 250 responses and we are about to publish an independent analysis report summarising the issues raised in the responses. The feedback we received is being taken into account as we complete the draft NPF4.

NPF4 will provide a long-term spatial strategy to help deliver a net zero Scotland and identify priorities for different regions to help deliver the strategy. It will set out where development needs to happen reflecting the differing assets and characteristics across the country. Our thinking is building on collaborative work involving local authorities on indicative Regional Spatial Strategies, including at a series of very helpful stakeholder workshops in late May and early June which considered how indicative

Regional Spatial Strategies might scale up to inform options for a national spatial strategy. We are grateful to all who contributed to these sessions.

You can keep up-to-date with progress on NPF4 and access supporting information at www.transformingplanning.scot/national-planning-framework/

Planning Reform Implementation

An update of some recent activity towards the implementation of the Planning (Scotland) Act 2019 and some things to look out for over the coming weeks:

- **Local Place Plans:** The public consultation on how regulations will clarify the arrangements for the content, preparation, submission and registration of local place plans is due to close on **25 June 2021**. This consultation has been supported with a number of recent opportunities for engagement to help people participate and respond. Alongside the consultation, we published a draft 'How to' Guide for producing local place plans, prepared by the Scottish Community Development Centre and Nick Wright Planning. We are keen to also receive any views on the draft guide in advance of us producing a final version alongside the regulations. Find out more: www.transformingplanning.scot/planning-reform/work-packages/community-engagement/
- **Short-Term Let Control Areas:** The 2019 Planning Act's provisions and related regulations came into force on 1 April, setting the arrangements for planning authorities to be able to designate Short-Term Let Control Areas. We are now preparing to publish a Scottish Government Circular to accompany use of the regulations, which has developed with the support of a stakeholder working group.
- **Mediation in Planning:** Following the public consultation earlier this year, guidance on the promotion and use of mediation in the planning system is currently being finalised and will be published shortly.
- **Next consultations:** Building on helpful input from the working groups, our work is progressing towards public consultations on the detailed arrangements to be set in regulations for development planning, open space strategies and play sufficiency assessments. These consultations will also be published shortly.
- **Transforming Planning in Practice Work Programme:** After some aspects of the Planning Act implementation programme had been paused to allow a response to the Covid-19 emergency, a revised work schedule for the remaining implementation is being prepared for publication.

You can keep up-to-date and view all planning reform consultations and legislation at www.transformingplanning.scot/planning-reform/

Keeping In Touch

Action required: You may have previously been registered to receive regular 'Planning and Building' update emails from the Scottish Government. The platform we used for those updates has been discontinued and all data held has been removed. We have replaced that service with new 'Planning and Architecture News' updates. Subscriptions have not been moved over to the new service automatically. To keep up-to-date, please now [sign up for Planning and Architecture News updates](#).

You can also follow us on Twitter [@ScotGovPlanning](#) and [@DigiPlanningSG](#). ■



Update: RTPI Update



Policy Consultations

RTPI Scotland have submitted responses to the following consultations and requests for written evidence:

- Draft Public Engagement Strategy for Climate Change
- The Low Carbon Infrastructure Transition Programme - Call for Evidence to Support Development of Future Programme
- Consultation on Scottish skills requirements for energy efficiency, zero emissions and low carbon heating systems, microgeneration and heat networks for homes
- Draft Heat in Buildings strategy consultation
- Local Place Plan consultation

Research

Resourcing the Planning Service

RTPI Scotland has recently published a piece of research on resource and the planning system. The key findings of the work are:

- The planning service is the one of the most severely affected of all local government services in terms of budgets with a reduction of 42% since 2009
- Nearly a third of planning department staff have been cut since 2009
- Planning application fees do not cover the costs of processing planning applications
- The new Planning Act has introduced 91 unfunded duties which could cost between £12.1m and £59.1m over 10 years to implement
- It is estimated that over the next 10 to - 15 years the planning sector will have demand for an additional 680 - 730 entrants into the sector
- The planning workforce has both demographic and succession challenges in the short, medium and long term

Digital Planning

Scottish Government have launched a digital transformation with a budget of £35m over 5 years and have named RTPI as a delivery

partner. This will result in the RTPI devising and delivering a capacity building programme that will support the strategy. The first stage of this work is taking place now and is examining the operating environment to embed digital planning, exploring the readiness of the profession and others who engage with the planning system and will assess the level of skills and knowledge on digital planning across players; identify the needs, challenges and opportunities of a skills programme; and scope and test what an effective skills development programme could look like.

It will inform the drawing up of a capacity building programme including a menu of tools and activities that will support the upskilling of planners on digital approaches. This will be used to agree a systematic and integrated programme of work focussed around 4 areas of activities including sharing best practice and learning; networking and connecting those involved; shaping practice; and championing digital planning and challenging stakeholders to embed it into their work. The RTPI will deliver this programme, in association with relevant partners until March 2025.

Communications

The following news releases have been published:

Planning departments in Scotland in 'precarious' position, says RTPI <https://www.rtpi.org.uk/news/2021/june/planning-departments-in-scotland-in-precarious-position-says-rtpi/>

John McNairney FRTPi recognized in Queen's Birthday Honours <https://www.rtpi.org.uk/news/2021/june/john-mcnairney-frtpi-recognized-in-queen-s-birthday-honours/>

RTPI launches new network to support politicians involved in planning <https://www.rtpi.org.uk/news/2021/june/rtpi-launches-new-network-to-support-politicians-involved-in-planning/>

RTPI Scotland publishes post-election analysis <https://www.rtpi.org.uk/find-your->

[rtpi/rtpi-nations/scotland/election-hub/](https://www.rtpi.org.uk/rtpi-nations/scotland/election-hub/)

Scottish Young Planners' Network launch the inaugural Scottish Young Planner of the Year Award <https://www.rtpi.org.uk/find-your-rtpi/rtpi-nations/scotland/networks-and-forums/scottish-young-planners-network-sypn-young-planner-of-the-year-award/>

RTPI to work with Scottish Government on digital transformation programme <https://www.rtpi.org.uk/news/2021/march/rtpi-to-work-with-scottish-government-on-digital-transformation-programme/>

Concept of 20 minute neighbourhoods should be embedded in government policy, says RTPI Scotland <https://www.rtpi.org.uk/news/2021/march/concept-of-20-minute-neighbourhoods-should-be-embedded-in-government-policy-says-rtpi-scotland/>

Engagement

RTPI Scotland has written to Tom Arthur MSP, Minister for Public Finance, Planning and Community Wealth congratulating on him on his appointment and requesting a meeting to discuss the National Planning Framework, investing in planning services, Local Place Plans and twenty minute neighbourhoods.

Letter have also been sent to Cabinet Secretary for Net Zero, Energy and Transport Michael Matheson regarding Net Zero policy, COP26 and his role in cross-government co-ordination of infrastructure and 20-minute neighbourhoods; Cabinet Secretary for Social Justice, Housing and Local Government Shona Robison to discuss planning's role in delivering housing; Deputy First Minister and Cabinet Secretary for Covid Recovery John Swinney on planning's role in post-Covid recovery where we highlighted our Plan The World We Need research and campaign; and Minister for Higher Education and Further Education, Youth Employment and Training Jamie Hepburn regarding planning apprenticeships. ■

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Empower others...
... from the comfort of your own home

Become a PAS Advice Service volunteer!

Your expertise as a planner can have an enormously positive impact on people's lives. Our Advice Service volunteers help individuals and community groups across Scotland to understand and participate in planning processes.

Often a short email or phone call can make all the difference to a member of the public who has no knowledge of the planning system.

We have a large number of volunteers who take part in our wider activities and place-based projects, however, we are specifically looking to recruit MRTPI planners to volunteer for our Advice Service.

As an Advice Service volunteer you can count your volunteering hours toward your Continuing Professional Development. We'll also invite you to our Advice Service Forum to share experiences, network and learn something new.

For a chat with our Volunteer Manager to find out more, please get in touch with Erin Fulton:
erin@pas.org.uk - 0131 659 9778



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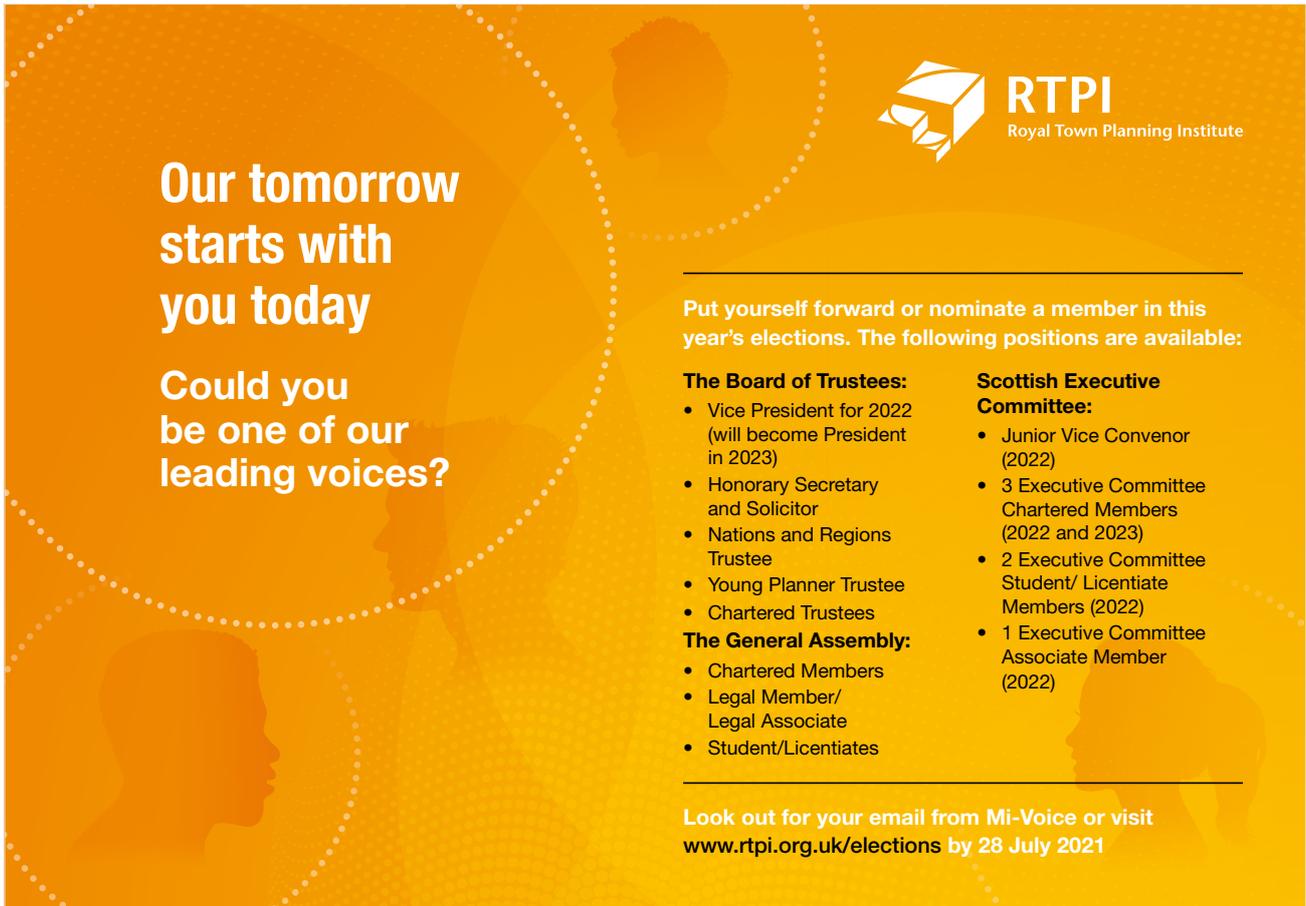
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<p>The Board of Trustees:</p> <ul style="list-style-type: none"> • Vice President for 2022 (will become President in 2023) • Honorary Secretary and Solicitor • Nations and Regions Trustee • Young Planner Trustee • Chartered Trustees <p>The General Assembly:</p> <ul style="list-style-type: none"> • Chartered Members • Legal Member/ Legal Associate • Student/Licentiatees 	<p>Scottish Executive Committee:</p> <ul style="list-style-type: none"> • Junior Vice Convenor (2022) • 3 Executive Committee Chartered Members (2022 and 2023) • 2 Executive Committee Student/ Licentiate Members (2022) • 1 Executive Committee Associate Member (2022)
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Look out for your email from Mi-Voice or visit www.rtpi.org.uk/elections by 28 July 2021