Making Things Happen: Planning to deliver
Welcome to the Autumn 2015 Edition of Scottish Planner, the journal of the Royal Town Planning Institute in Scotland.

The theme for this issue is Making Things Happen, taking the lead from the RTPI Scotland Conference on 7 October 2015 “Making Things Happen: Planning to Deliver”. With the recent announcement of further Planning Reform to come from Scottish Government, and the upcoming Scottish Elections in 2016, it is a good time to reflect on the last ten years of planning since the 2005 Modernising Planning White Paper, and consider key issues.

RTPI Scotland has identified 7 key issues which will be explored in advance of the 2016 Elections, suggesting “Game Changers” to move these issues forward, and to Make Things Happen for planners, planning and the planning system in Scotland, and to deliver great places for people.

Background Papers on these 7 issues will be used to influence the manifestos of the main Scottish political parties: housing; infrastructure; energy; resources and performance; public service reform; town centres; and community empowerment.

We’d like to take this opportunity to thank Thomas Fleming, RTPI Intern Project Officer for his hard work and dedication over the past 6 months to his research project on performance and resourcing of the planning service in Scotland as part of the ongoing RTPI Scotland work for the Scottish Elections in 2016. Thomas’ report is available on the RTPI Scotland website at www.rtpi.org.uk/scotland and a summary of key findings is the lead article within this edition of Scottish Planner at Pages 4-5.

We also have articles from Fiona Clandillon on the work that Ryden has carried out for Scottish Government on Planning for Infrastructure; an article from Kevin Dalrymple of Renfrewshire Council on the use of Simplified Planning Zones at Hillington Park and Renfrew Town Centre; and an article from Sam Cassels from Scottish Futures Trust on the need for ambition and pace in the disposal of public sector assets.

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If you have any comments or feedback on Scottish Planner, or any suggestions for articles please email scotland@rtpi.org.uk or tweet us @rtpiscotland or @nikolamiller

— Nikola Miller, Co-Editor
Convenor’s Comments: 
Making things happen

Pam Ewen is Convenor of RTPI Scotland. In this edition she focusses on Making Things Happen, the importance of our profession in collaboratively working with others and being Happy Planners.

Throughout this year I have chatted with many planners about what attracted them into our profession. One of the key themes has been because people want to make things happen; they want to make a difference. Planning is the art of making things happen and Planners are instrumental in change.

Collaboratively working with others is essential to making things happen. The new Community Empowerment Bill demands our profession and others to think harder about how we engage and work with communities in how their place could/should change. RTPI Scotland’s recent work on Community and Spatial Planning has set out key recommendations on how our profession can work more collaboratively with Community Planning Partnerships to deliver the outcomes aspired too. Sometimes there are groups that have the power to stop things happening, but more and more groups, particularly community groups, have the power to make things happen. It is important our profession proactively and positively engages.

All of the systems we work within, regardless of whether you work in the private, voluntary or public sector should be coherent and streamlined to make things happen. My experience is that most Planners do proactively and positively lead change. But, perhaps sometimes our systems can start to work against the actual outcomes that are being sought. Personally, I think planning for housing is currently a good example. Issues and endless, lengthy discussions on whether sites are ‘effective’ often fudges the real issues of sustainable place making and providing a quality home for everyone who needs one. Now is the time for a new national discussion on how housing land supply should best be calculated, at what level, and how development is delivered in areas of low demand. I hope this forms part of the Scottish Governments work following the Cabinet Secretary’s signalling in June and the recently published Programme for Government 2015-2016 calling for further reforms to the planning system. In the meantime, RTPI Scotland is soon to publish a series of background papers on key issues for consideration on planning in the next Parliament to raise the role of Planning and Planners ahead of the Scottish elections next year.

Demonstrating how Planners are making things happen is important. I was a #happyplanner to present an award at the RTPI Awards in London. Five Scottish projects were shortlisted, all exceptional and for all involved, well done. I was delighted that the Scottish Government’s planning team were rewarded for their work on NPF3 and SPP in winning the Excellence in Planning to Deliver Infrastructure category and then lifting a commended in the Plan Making category. Let’s see more Scottish projects entered into the 2016 awards – check the RTPI website for details.

To help raise the profile of our profession I am doing a number of short video interviews with Members. I recently met with Lesley McVeigh (nee Wells), Planning Officer at North Ayrshire Council and our interview can be viewed at www.youtube.com/watch?v=jO1NbAMlQV4. Lesley is absolutely passionate about planning and making things happen. If you would like to be interviewed please do get in touch.

So, Planners across Scotland are making things happen. I would just like to mention two recently retired Planners who have made a very sizeable contribution to planning. Jim Birrell (Fife Council) championed planning throughout his years in Local Government. A figurehead and a planning legend. Andy Millar (Borders Council) who across different parts of Scotland positively led change in making places better. Thankyou both. And of course, there will be many other recently retired Planners who have equally made a huge contribution.

Let’s keep our focus on making things happen and being #happyplanners!
Article: Progressing Performance

RTPI Scotland Intern Project Officer, Thomas Fleming, has been researching the performance and resourcing of the Scottish Planning Service. This article outlines his key findings and conclusions.

The planning service in Scotland has been improving, across a range of performance indicators. However, performance remains a difficult area to measure—the value and positive outcomes of planning are neither currently well-measured nor go hand-in-hand with internal performance measures. Continued support to planning authorities is essential to maintain the efficiency, economy and impact of the service.

In considering key performance indicators identified by the Scottish Government and Heads of Planning Scotland, and other outcomes and resourcing information the report highlights improvements in planning performance. Considering expected budgetary constraints, development pressure and debates about the future of planning resource allocation, the report calls for clear action to safeguard resources while continuing to find innovative ways to raise revenue and improve services.

Progress Has Been Made In Improving Planning Performance

Current performance data indicates improvements in many areas of the service among mixed results—due to slippages in average major application processing times—and amid fairly steady application volume from 2013 to 2015. There have been many positive developments. Specifically:

- **Local application processing times have continued to decrease** from 2013. Approval rates remain high at 93.5%;
- **Progress has been made in concluding legacy cases** (up 233% in Q4 2015, with a reduction in outstanding cases);
- **The use of processing agreements has increased by 92%** from 2013/2014 to 2014/2015, along with the number of those decided within their agreed timescales;
- **The total proportion of decisions upheld in appeal before Local Review Bodies and Scottish Ministers has increased** from 57% in 2013/2014 to 59% in 2014/2015, indicating improvement in the robustness of local planning authority decision-making;
- The total number of cases decided by Local Review Bodies and Scottish Ministers dropped by 7% between 2012/2013 and 2014/2015;

Development planning must be considered in addition to development management performance. Development planning data indicates that the majority of development plans remain on track. 83% of development plans are under 5 years old, averaging 3.15 years old, compared to 2004 when 70% were over 5 years old and one in five were over 15 years old. All Strategic Development Plans, which cover three quarters of Scotland's population, have met their timescales. The average age of an SDP is 1.9 years old.

Encouragingly, work is continuing to standardise current performance methodologies whilst developing a more robust performance framework. Service improvement markers, for example, show that an average of 8 out of 12 proposed improvements are completed by authorities whilst the number incomplete or abandoned has fallen since 2012. Of those completed and ongoing, RTPI has found that:

- 19% were general or operational;
- 15% regarded customer service and stakeholder engagement;
- 15% dealt with development management, guidance, planning conditions, etc;
- 14% were devoted to benchmarking and best practice;
- 13% had to do with communications and technology;
- 9% dealt with Local Development Plans, action programmes, development briefs, etc;
- 9% focussed on the natural or historical environment;
- 6% were devoted to masterplanning and design;
Planning authorities are therefore committed to improving services and continuing the ‘culture change’ in planning. Traditional indicators provide a consistent and comparable basis for analysis and are crucial for understanding the responsiveness of the service, but should be broadened to consider wide-ranging effects of spatial planning to help improve processes and outcomes in the future.

**Funding Constraints Will Continue To Pose Challenges**

Planning authorities have been tasked with streamlining processes and maintaining a high service standard amid budgetary constraints. This scrutiny is likely to continue without ‘ring-fenced’ funding and with resumed cuts. There are several factors that indicate reduced investment in the planning service:

- The Scottish Government’s Block Grant is to decrease by over 19% between 2011 and 2019, affecting investment in the planning service;
- Planning constitutes a small proportion of local authority budgets and is set decrease further into 2015/2016 (a drop from .7% of local authority budgets in 2013/2014 to .63% in 2015/2016, a difference of £3 million);
- Between 2009/2010 to 2015/2016, gross expenditure in planning will have dropped by nearly £40 million;

- Nearly a third of reporting authorities fall beneath 50% full-cost recovery;
- A third of authorities reached 66% cost recovery in 2013/2014 (compared to 80% in 2005/2006);
- The average ‘cost’ to the taxpayer per authority is £1.9 million;

Restrictive budgets and scrutiny over future resources may affect how planning authorities maintain adequate staff and improve the service, particularly with increased development pressure. Staff levels across planning departments have decreased by approximately 20% since 2009, and median departments have decreased from 27 in 2012/2013 to 25.5 in 2014/2015. It is estimated that staff costs accounts for a large portion of planning expenditure.

Improved processes and outcomes demand realistic financial resourcing. Income generated strategies should be considered to ensure full-cost recovery, either through increased planning application fees or charging for pre-application discussions following Scottish Government policy that the burden of processing applications should not only be borne by planning authorities.

**A Commitment To Continuous Improvement**

Demands A Commitment To Proper Resourcing

Planning promotes sustainable economic growth, sustainable development and social justice. Planners enable the right developments to take place at the right time and in the right place, and this depends on the proper resourcing of the planning system. Planning performance is dependent on every party in the planning process. Given the key role that public sector planning plays in enabling and managing development, the Scottish Government should ensure proper resourcing to enable effective joint working between stakeholders whilst achieving greater transparency, efficiency, accessibility and positive and a responsive user-centred service called for by the Christie Commission (2011).

Any future Scottish Government and local authorities must continue to invest in the planning service, to streamline procedures and replace the planning penalty clause for planning authorities with a system of incentivisation. Despite overall improvement, adapting to increased development pressure and decreased central funding will require more innovative solutions to maintain a responsive, transparent and effective service.

**Key Recommendations:**

Taking current evidence into consideration, RTPI Scotland recommends the following:

- **Provide a robust framework for decision making on investment.**
  - There must be adequate investment in the planning system to ensure better outcomes. This depends on continuing to develop clear and dynamic performance criteria and rewarding improvement in processes and outcomes;
  - Planning performance should be analysed holistically – integrating all planning ‘impacts’ – to assess how resources can be used and what they can achieve;
  - All stakeholders in the planning process have a role to play in improving performance;
  - Innovative income generating strategies (including changes to the planning fee structure) should be considered to cover costs;

- **Continue to improve performance:**
  - Improving planning performance, providing certainty for stakeholders and ensuring better outcomes for all parties should remain a priority;
  - More work should be done to refine frameworks to measure quality ‘developments on the ground’ by improving and standardising ‘impact’ performance indicators;
  - Work should continue to monitor and scrutinise existing key performance indicators, to develop and share best practice between authorities;

- **De-clutter existing processes and procedures:**
  - There may be a need for planning authorities to think about how their services are delivered to adapt to a changing resource context;
  - Continuing a culture change in planning depends on developing more efficient processes, embracing technologies to improve transparency, data accessibility, and decision making;
  - Responsive project management tools should be developed to ensure that development plan preparation is closely monitored and that approval and implementation remains on track.

The full report is available on the RTPI Scotland website www.rtpi.org.uk/scotland
Michael McGlynn, Head of Planning and Building Standards Services at South Lanarkshire Council, and the current Chair of Heads of Planning Scotland (HOPS) answers out questions on planning, planners and the planning system.

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

I understand that I am not allowed to put Henrik Larsson down as a response here! So, I wouldn’t say that there’s not one single person that has been the biggest inspiration or influence on my career to date, but rather learning from colleagues and line managers over the years in how they deal with situations and seek to deliver a solution to a problem. It is this problem solving ability that I think planners are particularly good at, in that we see the bigger picture.

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

I think there are two main issues. First, and I guess this is not a new issue, is striking the balance between promoting sustainable economic growth and protecting the environmental qualities of Scotland that make it such an attractive place to visit and live in. I think the difference at this time is the need to ensure that the momentum of economic recovery is maintained. Second, related to this, is the resourcing of planning service within local authorities in the face of significant budget pressures and how this may then affect in delivering on the sustainable economic agenda.

3 Why is planning important?

In short, planning can and does make a difference to people lives. I suppose it doesn’t get more important than that. We have the opportunity to improve people lives. Clearly some planning decisions don’t please all the people all the time but as a profession we are able to communicate why we have set out a particular course of action and how this is to the benefit of how people go about their lives.

4 How can planning authorities build on the work they have already done to improve performance?

In recent years, I think it is fair to say that the planning performance has improved through the work of HOPS and using the Planning Performance Frameworks as a tool deliver on that performance. From this basis, I think that HOPS working with the Scottish Government we can continue to improve by authorities learning from best practice through benchmarking groups but also to be external looking to learn from other professional organisations and engaging in an open and constructive way with our private sector colleagues.

5 How can planning authorities ensure an increase in the provision of housing?

I think there are a number of issues here. First is to ensure the proper resourcing of the planning service at both development plan and development management levels. Second is a robust assessment of the infrastructure implications in identifying further housing release and from this the financial and viability issues this then raises in terms of delivery. Third is for the housing sector to work with planning authorities in indentifying appropriate development opportunities which have a realistic prospect of delivery. Last, for public and private sectors, there is a job to do in communicating the significant social and economic benefits that arise from the house building and how that makes a contribution to delivering sustainable economic growth.
Immaterial Considerations
An irreverent look at the world of planning...

**Number Crunching:**
Key Facts from Current RTPI Scotland Research by Thomas Fleming on Resourcing and Performance of the Planning Service:

- **93.5%** the current approval rate of planning applications in Scotland
- **£40 million** the amount by which gross expenditure will have dropped (between 2009/10 and 2015/16)
- **63%** the percentage of core processing costs in 2013/14 that income from planning fees accounted for
- **20%** the approximate level of decrease in staff levels across planning departments in Scotland since 2009

Read the full report at [www.rtpi.org.uk/scotland](http://www.rtpi.org.uk/scotland)

**ROBOT RISK?**
Have you ever wondered what is the likelihood of the planning profession becoming automated? Well, according to a BBC News search function, the risk is **low** that planners will be redundant, taken over by robots. This article follows a study by researchers at Oxford University and Deloitte that estimates around 35% of current jobs in the UK are at a high risk of computerisation over the next 20 years.

**DRAW TO THE FUTURE**
A team at Ordinance Survey has created a Minecraft map of Great Britain “we converted OS data into sections of a Minecraft map piece by piece to eventually form the entire country”. These maps are displayed in an exhibition called “Draw to the Future” at The Building Centre in London just now.


**Spotted on Dave:**

Source [www.bbc.co.uk/news](http://www.bbc.co.uk/news)
In Focus:  
TAYplan and the University of Dundee reach out to over 900 young people...

Lorna Sim, Planning Officer with TAYplan, outlines how TAYplan SDPA has engaged with young people from Dundee, Angus, Perth & Kinross and Fife through a recent Youth Camp.

TAYplan considers the role of young people in planning to be centrally important. Often time is not taken to create the opportunities for young people to engage with planning. TAYplan and the University of Dundee have made this one of their priorities.

Nine secondary schools, from across the TAYplan area, signed up for the 2015 Youth Camp on 11th June. TAYplan, working in partnership with the University of Dundee and supported by PAS, visited each of these schools to help them better understand place and planning in a way that was easily digestible and interesting. Over 900 young people attended the school visits.

The use of the Minecraft computer game provided an excellent tool in which we could engage young people and develop their spatial awareness of place and the implications of changing that place. Using a mock up of Dundee Waterfront helped us raise the awareness of one of the UK’s largest regeneration projects. A demonstration of the Minecraft software was given at the school visits, with each school given unique login details for the young people to familiarise themselves with it, prior to the Youth Camp.

At the Youth Camp the young people were then split into school groups and given time to develop a plot each, creating a vision for Dundee Waterfront. Each group then presented their design at the Showcase event in the evening where teachers, parents, planners and other interested individuals were invited along.

Minecraft allowed the young people to start to make judgements on the quality of spaces they create and thus were able to make crucial connections between the spatial choices they make and the impact on the wellbeing of people and places. These skills are transferable and are the basic building blocks which, as planning professionals, we employ when creating masterplans of our cities.

Throughout the youth camp, we had breakout sessions giving the young people the opportunity to think more about how places change over time and understand and believe that the future is in their hands, linking place and identity.

A panel of judges presented an award for the school team with the Most Creative Design, at the evening’s Showcase event. A Future Planner Award was also presented by TAYplan, giving the winning team the opportunity to undertake a week’s work experience, in line with the school aware placement scheme.

The atmosphere and enthusiasm throughout the Youth Camp and in the evening’s showcase event was inspirational. The young people really did demonstrate that they were responsible citizens, effective contributors, confident individuals and successful learners... and you never know, perhaps some future Planners!

"Planners need to encourage future generations to take more interest in how their places change."

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In Practice:
Windfarm restoration - counting the cost of the cleanup

Angus Dodds, Rural Planner with Savills incorporating Smiths Gore, and Alastair Collin, Senior Associate with Turcan Connell discuss the issue of restoration liabilities for wind energy developments.

The rapid deployment of onshore wind in Scotland over the past decade has seen a marked focus on the economic benefits to local economies, however, restriction of further subsidies for this technology coupled with the limited life cycles of existing turbines (typically 25 years) will inevitably divert future attention towards the potential costs of restoration.

The collapse of Scottish Resources Group and other opencast mining operators in spring 2013, where restoration liabilities were estimated at £161m but bonding coverage was limited to £28.6m, led to criticism in an independent review by senior planning executives of the way restoration plans were scrutinised, monitored and enforced.

In a future with no subsidies it is also not safe to assume that a wind farm, which has reached the end of its life will ever be repowered. Even if it is, the technology will have moved on and large parts of the site will still need to be restored. While windfarm restoration may be less costly than the cost of restoring an open cast coal mine, it is clear there are substantial variations in the amounts of restoration cover negotiated and continuing to be negotiated for wind projects across Scotland. Seemingly arbitrary figures of £5,000 or £10,000 per MW have commonly been negotiated with developers, yet we have come across sites where cover of over £40,000 per MW has been provided. The large disparity might suggest that each site has to be looked at separately however, it is clear too that there may be a large number of sites without adequate provision.

The value of a decommissioning bond should reflect site specific factors, such as the length of any roads and the extent of re-instatement works required by the relevant planning condition. Items such as the cost of reinstating roads are not always accounted for as they are seen as being useful to the landowner. However, if the planning condition requires the re-instatement of the entire development back to agricultural use, then the cost of total restoration needs to be accounted for in the bond.

The value of scrap metal is often cited as covering a significant amount of the decommissioning costs. This can mistakenly be assumed as a factor that will de-risk developments where minimal restoration bonds are being offered. Unfortunately, there is no way of knowing what the value of scrap metal will be in 20 years time. Anecdotal evidence would suggest that applying the current value of recycling metal, the typical scrap value of a wind farm would cover approximately a quarter of the cost of fully re-instating the affected land. As any shortfall in this cost could ultimately be the landowner’s responsibility, it is in the interests of both the Planning Authority and the landowner to ensure that a proper valuation of the decommissioning bond is undertaken. There is also no guarantee that the landowner would have access to such turbines to dispose of them as the turbines could be secured to a third party.

Finally, it is also vital to ensure that where there is an opportunity to review restoration bonding levels (typically on a five yearly cycle) full advantage is taken and critical dates are not missed. As some of Scotland’s onshore turbines enter the autumn of their lives, it may be time to revisit how we plan to retire them gracefully. Without such re-assessment there is a serious risk that very substantial liabilities are being deferred for a future day of reckoning.
In October 2014 the first Simplified Planning Zone (SPZ) to be adopted in Scotland for over 20 years was put in place at Hillington Park which straddles the boundary of Renfrewshire Council and Glasgow City Council. Established in 1938 Hillington was Scotland’s first industrial estate and since then has grown to 200 hectares and is home to around 500 organisations employing 6,500 people. While Hillington Park is a hub for business and industrial activity there is a need to continue its transition from its traditional industrial roots, to a more modern business park fit for the 21st century.

Traditionally master plans have been used for large sites like Hillington Park but in utilising the Town and Country Planning (Simplified Planning Zones) (Scotland) Regulations 1995 there is a more flexible alternative that is better able to meet changing market demands to proactively support existing businesses and encourage new investment.

While a SPZ removes the need to apply for planning permission for certain types of specified development, including alterations, extensions and new build, it does not mean a dilution of acceptable standards of development or care for the amenity of the built environment. In preparing the Hillington Park SPZ the key planning issues were scoped out and addressed within the Scheme to provide a clear route for appropriate development proposals to come forward without recourse to the normal development management system.

The SPZ Scheme enables the redevelopment of existing outdated accommodation, which is ready for renewal, and, it has the potential to deliver an additional 85,000 square meters of industrial, business and supporting commercial floor space. This development potential, supported by a simplified planning framework, represents a significant opportunity for new job creation in the local and regional economy. Beyond helping to create job opportunities and retain existing businesses the Scheme also aims to maximise accessibility of the Park and improve the quality of the public realm, creating a greater sense of place and

**Article:**

“Open for Business” Simplified Planning Zones in Renfrewshire and Glasgow

Kevin Dalrymple, Planner at Renfrewshire Council outlines the collaborative approach of Glasgow City Council and Renfrewshire Council in delivering a Simplified Planning Zone for Hillington Park, and the further use of the legislation to support economic growth and delivery of development in Renfrew Town Centre.
legibility.

The Simplified Planning Zone Scheme has now been operational for almost a year following a launch event at Hillington Park hosted by Patrizia UK Ltd and supported by the Leaders of both Councils. After a period of raising awareness following the Scheme’s adoption, the Council’s have received a number of notifications of developments to units centred around a courtyard.

Time will tell if Hillington Park SPZ is ultimately successful in delivering sustainable economic growth although Patrizia UK Ltd already report that the SPZ is generating new interest from existing businesses at the park and potential investors who are positive about the potential benefits of a simplified and streamlined planning process to their business. There are also positive signs with a number of new tenants being attracted to Hillington Park in the first half of this year which has increased office occupancy levels to a record high.

Following the adoption of the Hillington Park SPZ Renfrewshire Council were keen to use the experience gained to explore how this proactive planning tool could be used to support businesses in a different location. It became clear that SPZ’s are a good fit for a Business Park particularly if there is a majority landowner but they can also be used as an innovative way to support growth in a number of other locations including Town Centres.

The Renfrew Town Centre Simplified Planning Zone was adopted by Renfrewshire Council on 25th August 2015 and is Scotland’s first ever town centre SPZ. Renfrew Town Centre is a small but vibrant centre which has relatively low commercial vacancy (9%). Therefore this SPZ is not aimed at reversing the fortunes of a declining town centre, instead this Scottish Government Town Centre Action Plan Pilot Project represents an innovative Town Centre First approach that is supported by other economic development opportunities offered by the Council including a Retail Improvement Grant Scheme and the Retail Investment Grant Scheme.

The Renfrew Town Centre SPZ aims to support existing businesses and encourage new businesses to invest while increasing the amount of people living in the town centre by supporting the re-use of vacant property on upper floors. The Scheme has been well received and offers simplicity to businesses who can invest in the town centre knowing that they can change the use of premises and upgrade the shop front without having to apply for planning permission. This SPZ is less complex than the Hillington example and essentially creates a single town centre use class without allowing for any new build development. It is an example which could be easily replicated supporting investment in other town centres across Scotland.

A key feature of both SPZ Schemes was the level of ‘buy-in’ from local members and from those sitting on the respective Planning Boards at both Councils and the positive support from local businesses and wider community. In particular, the SPZs were viewed as supporting existing businesses while offering the potential to attract new investment and jobs to the local economy.

In an increasingly competitive economy the potential of a more flexible planning system is likely to become increasingly attractive. It is often the case that an initiative such as SPZ’s which have not been used for a long time become overlooked or avoided. However, the promotion of a SPZ fully embraces the Scottish Government’s modernisation agenda of streamlining and simplifying planning processes and procedures ensuring planning controls are proportionate.

The schemes at Hillington and Renfrew show that SPZs are a useful planning tool which can be utilised in a variety of situations from helping deliver 85,000 square metres of new floor space at a Business Park to supporting the Town Centre First Principle. Both projects are a good example of how planning professionals, working with commercial stakeholders, can cooperate successfully in finding new ways to encourage sustainable economic growth.

“the promotion of a SPZ fully embraces the Scottish Government’s modernisation agenda of streamlining and simplifying planning processes and procedures ensuring planning controls are proportionate.”

Kevin Dalrymple
MRTPI
Planner
Renfrewshire Council
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At the start of September, the Scottish Government published Ryden’s Planning for Infrastructure research report. The report was co-authored by Dr Mark Robertson and myself with input from WSP and Brodies and contains the conclusions of a 9 month programme of primary research. Our findings will inform the next generation of planning reforms in Scotland. Cabinet Secretary for Social Justice, Communities and Pensioners’ Rights, Alex Neil responded to the report by saying that our “practical yet ambitious” recommendations were welcomed. He went on: “Whilst there is scope for improved practice in the short term, many of the recommendations are far reaching and will need to be considered as part of continuing cross-portfolio working on planning, transport and housing. Delivery of housing is a key priority for this Government, and there is considerable scope for innovative infrastructure delivery to play a big part in meeting the needs of Scotland’s communities,

Fiona Clandillon, Associate at Ryden, highlights the key findings from the recent Planning for Infrastructure research carried out by Ryden for Scottish Government.
now and in the future.

This article highlights the key findings of the research that should hopefully form the basis for this future reform, which will encourage innovative delivery of infrastructure. The aim of the project was to identify emerging best practice in providing enabling infrastructure for development; highlight how projects are getting off the ground; and establish whether lessons from these examples can be used elsewhere. The report also assesses the barriers to infrastructure delivery and how these can be overcome.

**Existing Best Practice**
The research report contains a number of detailed case studies demonstrating the abundant good practice where local authorities have produced innovative solutions to delivering infrastructure. Local authorities’ risk appetite clearly varies across Scotland when it comes to investing in enabling development. Those local authorities who have positive experiences of borrowing or utilising their capital programme to kick start development have valuable experience that should be shared more widely.

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**“there is considerable scope for innovative infrastructure delivery to play a big part in meeting the needs of Scotland’s communities, now and in the future”**

Similarly, the corporate or working structures that have been put in place in the case study areas, particularly in relation to delivering roads and schools, have a major role to play in successfully planning and delivering infrastructure. Multi-disciplinary working across planning, finance, architecture and engineering teams clearly facilitates success in this.

What cannot be ignored is the role of the market in how infrastructure is funded and delivered. Housing land values in large areas of Scotland cannot support the cost of enabling infrastructure. Public sector investment has resulted in the creation or strengthening of housing markets however. The research highlights the need to look beyond planning obligations as a means of funding and delivery and acknowledge the continued need for public sector intervention where there is housing need but barriers to market-led delivery.

Three principle challenges to using the planning system to marshal infrastructure in support of new development are identified:

- **Planning & Delivery**: The planning system’s influence currently falls away early in the infrastructure planning process. It is the choreographer of other agencies and departments and does not directly fund nor deliver infrastructure. Historic site allocations persist, while the roles, processes and mechanisms being developed to enhance our ability to plan for infrastructure are still being established.

- **Structure & Agency**: Quango-isation and agency fragmentation means that the process of identifying, funding and delivering infrastructure is a highly complex process for the plan-led system to attempt to address.

- **Development & Infrastructure**: Household growth in parts of eastern and central Scotland, and pockets of the west, is creating major new infrastructure demands. It is unproven whether resources marshalled via Action Programmes can address these additional demands in the context of curtailed bank funding and public sector austerity. However, formal action programming with infrastructure providers, front funding and new mechanisms such as City Deal are opportunities, which can and should be embedded in development plans.

The report makes 35 recommendations for the consideration of the Scottish Government, the key agencies involved in the delivery of infrastructure, local authorities and the development industry. These can be summarised under the following themes.

**New ways of funding infrastructure should be provided.**

Developers have very limited access to finance for upfront infrastructure requirements. The report recommends that a Scottish guarantee scheme is introduced by The Scottish Government that underwrites the upfront investment needed to service sites. The research found that many local authorities are risk averse and are unwilling to borrow to facilitate development. Elsewhere, land values are not sufficient to support borrowing.

Therefore, it is recommended that a new loan and/or grant facility is provided by The Scottish Government to help deliver development.

The report also recommends that The Scottish Government introduces policy or legislation to allow local authorities to apply a standard development charge within defined areas where there is a business case to justify it.

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**Better and earlier planning for infrastructure is needed.**

The planning system does not deliver infrastructure but choreographs different agencies. To allow it to do this better, a greater level of detail is urgently needed on how much infrastructure will cost, how it can be funded and when it can be delivered, to make sure development can go ahead. This will have

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**“The scale of the challenge is undeniable and it will not be resolved overnight”**

resource implications for agencies and may require better alignment / reorganisation to assist with forward planning.

Action Programmes are not yet delivering on their potential as a means of monitoring and driving the delivery of development. We highlight several ways in which these could be improved. We also recommend that sites should also be assigned a risk level within Action Programmes reflecting certainty on the cost, funding and timing of necessary infrastructure. Sites that remain high risk after an LDP cycle should be assessed for potential deallocation.

**Deallocation tools are needed for undeliverable sites**

The property and housebuilding industry needs to work with The Scottish Government to define non-effective sites and put in place the policy tools to remove these from the housing land supply to free up infrastructure capacity for alternative sites.

**Positive Response**

To date our report has been received positively by the development industry, infrastructure agencies and other stakeholders. The scale of the challenge is undeniable and it will not be resolved overnight. We highlight that the first generation of Local Development Plans are not yet fully in place and many of these carry over sites that were in previous Local Plans. New processes and policies highlighted as examples of best practice also need to be given time to bed in and to be disseminated further.

But if we do take the right approach from the earliest point in the plan making process, the effect could be transformative. This report provides a framework that could begin this transformation.
Action to deliver strategic change requires desire and boldness. Increasingly across Scotland we are seeing a desire for changing the way things are done and a boldness in seizing the big opportunities. Rather than slow things down and limit expectations in the face of complex challenges there is a recognition that the way forward lies in pursuing bigger ambitions and at a faster rate. This approach not only focuses attention at the right level, but also leads to strategic solutions rather than tactical workarounds.

The public sector in Scotland, local government, central government and the emergency services, has a significant property asset base, with some 30,000 property holdings of over 14 million square metres. The way these assets are deployed, replaced, repurposed, or disposed of, will have a profound impact on the future of places in Scotland.

How do organisations begin? Experience suggests that you can begin anywhere that offers opportunity, especially when this involves significant change programmes. A transformational redesign of the way services are delivered, for example, or a new community hub which brings services together in a new way can be catalysts for reconsidering and re-energising the future of a town or neighbourhood. The impact of such changes on a place can either be defined purely within their own terms or by looking beyond at the wider benefits. This is beginning to happen in several places across Scotland. If policy outcomes are to be delivered in communities then the assertion has to be that major change programmes, particularly when they involve the way we choose to use our assets, have the potential to be enablers for better places.

But this will only happen if we are open to provoking possibilities. The ‘day job’ for the public sector is no longer to deliver a part of the jigsaw but to continuously challenge how every piece can better contribute to the bigger picture. Is this idealistic? Not when faced with challenges such as Health and Social Care Integration. This integration demands that those responsible for the delivery of services and the stewardship of assets across a city or region work together and consider different ways of doing different things. This is also beginning to happen: looking at the needs of each place, and orchestrating a joint response from the city or region as a whole.

Realising these ambitions cannot be...
achieved in an ad hoc manner: it requires dynamic leadership. Where this leadership best comes from will depend on the circumstances in each place. However it is clear that if we are talking about multiple agencies working closely together – and we are – then Community Planning Partnerships must be key players. The Edinburgh Partnership’s endorsement, adoption and promotion of collaborative working, especially around assets, has already provided those working on individual initiatives across the City with a policy framework for encouraging different ways of working. Public sector led developments in neighbourhoods across the City show how taking a collaborative approach can enable more ambition on the ground.

Collaboration isn’t always an easy ask. However, collaboration is no longer just an option to be considered and perhaps dismissed. We must expect collaboration. It lies at the heart of public service reform, the better use of resources, and the creation of more joined up places that make for more coherent lives. Any organisation’s estate strategy, whether that organisation is local, regional, or national in its reach, has to respond to the needs of the communities it serves through greater collaboration. Police Scotland, for example, now have a transformational agenda for a future modernised estate which is first and foremost driven by the need to deliver better outcomes for local communities in collaboration with partners.

There is a choice between the fragmented utilisation of resources in response to silo needs versus the adoption of a collaborative place based approach. The potential for a damaging disconnect between needs and resourcing requires that we develop increasingly sophisticated means of mapping what resources we have and where resources are needed. Scotland’s e-PIMS Lite and surplus property websites already provide a national picture and a local resource which empowers those taking a more strategic approach to asset management. And local authorities like North Ayrshire Council show how place based decision making can be better informed by bringing together, in an imaginative way, rich mapping data about the circumstances of peoples’ lives.

Everything we do in a place – particularly when we are transforming the local landscape of services and buildings – impacts on the rest of that place. We are all learning the conditions for success that make this transformation more likely to happen: begin anywhere, provoke possibilities, take leadership, expect collaboration. But whether the policy objective is a more vibrant Town Centre or improved equality of access to services, we also know that making things happen in a place requires ambition and pace.
As I realise I've been working as a Chartered Town Planner in a transport role for over 10 years, two fundamental points come to mind in relation to Development Plans: the integration of transport and land use planning is crucial; and transport issues should be understood as early as possible with a way forward identified to deliver solutions. To achieve both, planners, transportation colleagues and key stakeholders require to work together to ensure a Plan's land use strategy can be delivered without unduly compromising safety and performance of the transport network. This, however, doesn't always happen in practice. With the Scottish Government focussed on sustainable economic growth, identifying and delivering developments and transport infrastructure has never been so pertinent.

Scotland has a ‘plan led’ system and is guided by Scottish Planning Policy (SPP) which provides the overarching principles to achieve sustainable development. SPP states in paragraph 272: “development plans should take account of the relationship between land use and transport and particularly the capacity of the existing transport network.” And in paragraph 274: “In preparing development plans, planning authorities are expected to appraise the impact of the spatial strategy and its reasonable alternatives on the transport network, in line with Transport Scotland’s DPMTAG guidance.”

To effectively plan for new developments, an appraisal to understand the nature and scale of transport issues is required. The appraisal of land use strategy options will depend on various aspects and should not be daunting or require an excessive amount of work. There is no “one size fits all” approach. One constant however, is that communication between planners, transport colleagues and, where required, Transport Scotland is fundamental to ensure that the appraisal principles are embedded within the Plan stages, as all too often this dialogue can be lost.

The appraisal should provide a robust base for authorities to consider the different land use options and identify a preferred scenario. It should also identify potential constraints on the network where interventions are required to support delivery of the Plan. It is crucial that these constraints and any required interventions identified are appropriately detailed within the Development Plan, Action Programme and any Supplementary Guidance to provide a clear strategy for their delivery.

Throughout my career, the way transport is considered within Development Plans has changed. Transport is a critical element within the Plan process, technically, politically and locally. It can often be the most important issue underpinning the Plan, yet information on the transport effects can on occasions be overlooked. It is recognised that elements such as education can present competing concerns; and resource, time and budget constraints can often hinder engagement. However, transport implications must be considered early allowing sufficient time to engage effectively. It is vital that all stakeholders work together to ensure Development Plans present robust and appropriate information on the transport infrastructure requirements to support delivery of the spatial strategy. This is absolutely vital within the development planning process to ensure a more effective and timely route through the development management system to facilitate development on the ground.

Deborah Livingstone, Senior Transport Planner at JMP Consultants Ltd, discusses the importance of robust and appropriate information on the transport infrastructure requirements of an area to support the delivery of the Development Plan, and ensure a more effective and timely route through the Development Management system to facilitate development on the ground.

“Transport is a critical element within the Plan process, technically, politically and locally”
Since the first quarter of this year, Licentiates around the globe have been familiarising themselves with new 2015 APC Guidance. The Guidance, which applies for first time submissions from November, has been thoroughly revised and updated to be as helpful and user-friendly as possible. It consolidates two previous documents into one so that Licentiates have all the information they need in one place.

Why has the Guidance been updated for 2015?
The Guidance has been updated to reflect changes to the APC made during phase 1 of the RTPI’s Routes to Membership project, which reviewed the APC. The project included extensive consultation with RTPI Committees and Panels, Regions, Nations, Young Planners, APC stakeholders and other members to ensure that any changes were developed by members, for members.

As it is now nearly 10 years since the APC was introduced in 2006, the review was a good opportunity to check that it is still fit for purpose. It was also important to ensure that its competencies and competency framework are relevant to the issues planners face now. The key changes are:

1. A revised APC competency list consisting of:
   1. Professionalism and the RTPI Code of Conduct
   2. The spatial planning context
   3. Identifying and analysing issues
   4. Gathering appropriate information
   5. Identifying and evaluating a course of action
   6. Initiating and implementing a course of action or, for academic applications, dissemination and application of knowledge
   7. The legal framework
   8. Ethical challenges
   9. The political framework
   10. The economic context
   11. Reflection and review

2. Specific reference is now made to ‘Professionalism’ within the ‘RTPI Code of Conduct’ competency.

3. ‘The economic context’ has been added as a new competency.

4. All competency descriptors have been revised to provide clarity and to include the type of evidence to be demonstrated.

5. The submission word count has been increased from 5,000 to 5,500 (+/- 10%).

6. The Professional Development Plan (PDP) template is now compulsory.

Submissions and resubmissions
Licentiates making their APC submissions for the first time should now use the new 2015 Guidance. The next first time submission date is 5 November 2015.

There will be an APC resubmission transition phase for candidates who made a first time submission before November 2015. Anyone who made a first time submission before November 2015, and needs to resubmit, should use the 2014 Guidance for their resubmission. This transition phase for resubmissions will last for two years (the time allowed for an APC resubmission) until October 2017. The next resubmission date is 8 October 2015.

Support and information
The APC Resources section of the website www.rtpi.org.uk/resources-for-apc-candidates provides all the documents, forms and templates in one place as well as links to FAQs. The latest addition to these resources is a set of podcasts on topics including the APC log book, competencies and mentoring.

Please contact the Membership Team by phone or email if you wish to discuss the APC: membership@rtpi.org.uk or 020 7929 9462
Update: Scottish Government

Reform
Planning Reform
Alex Neil MSP, Cabinet Secretary for Social Justice, Communities and Pensioners’ Rights announced earlier this year that further reform of the planning system is required. This has now been confirmed in the Programme for Government, which set out our intention to review the planning system to increase delivery of high quality housing developments, by delivering a quicker, more accessible and efficient process. Whilst much has been achieved through planning modernisation to date, the system operates within a rapidly changing context, and the time is right to consider whether further changes are needed. The review will explore what can be done to achieve a step-change in the effectiveness of planning in delivering development. Further details will be announced shortly.

Land Reform
The Land Reform Review Report, published in 2014 contained 9 recommendations directly related to land assembly, housing and regeneration. These recommendations are being fully considered with more information available at: www.gov.scot/Topics/Built-Environment/Housing/reform/HAR-land-reform-focus-groups/.

Awards
The Government’s work on NPF3 and SPP was recognised at the 2015 RTPI Awards for Planning Excellence, receiving an award for “Excellence in Planning to Deliver Infrastructure” and a commendation in the “Excellence in Plan Making Practice” category. Information on the finalists, including three Scottish projects can be found at: http://www.rtpi.org.uk/events/awards/rtpi-awards-for-planning-excellence/.

Over the summer, we published pen pictures of the shortlisted entries in the 2015 Scottish Awards for Quality in Planning. http://scotgovplanningarchitecture.saqp2015/

ePlanning
Of all applications submitted across Scotland during 2014/15, 63.5% were submitted through the ePlanning portal, an increase from 51.2% in 2013/14, surpassing the 60% milestone. The continued growth in applicants and agents using the ePlanning portal gives a strong foundation towards the uptake that we anticipate the eBuilding Standards portal to have when launched next summer. Find more information here www.eplanning.scotland.gov.uk/WAM/news.htm.

Publications and Consultations
Planning and Infrastructure report
The central role of development planning in delivering infrastructure in Scotland is highlighted in a recently published research report. The ‘Planning for Infrastructure’ Report results from a 9 month project commissioned by the Scottish Government and undertaken by Ryden, WSP and Brodies LLP. The research was informed by the views of planning authorities, the development industry, agencies and utility providers.

The report’s recommendations explore the scope to improve practice, and highlight a range of challenges and opportunities for more joined up working across public and private sectors. With a specific focus on the delivery of strategic infrastructure through development planning, it also highlights the scope to make more use of forward looking strategic and local development plans and their action programmes. (See article on pages 12-13 of this edition of Scottish Planner).

The Scottish Government is currently reflecting on the findings and recommendations, with the research informing new advice on planning for infrastructure to be published at the turn of the year.

Place Standard Tool
We have been working with partners NHS Health Scotland and Architecture and Design Scotland to develop a Place Standards Assessment tool http://www.creatingplacesscotland.org/place-standard-tool-new-draft/. The aim is to support the delivery of high quality places – which can be instrumental in reducing health inequalities. A number of workshops and public engagement activities gathered views on the current Place Standard tool, leading to the development of a working draft which was subject to comment over the summer. We will develop this more fully into a completed version of the assessment tool to be published later in the year.

Next Steps to Align Planning and Roads Construction Consent (RCC)
As part of implementing Designing Streets Policy we’ve tested an ‘aligning consents’ framework with planners, roads officers and applicants (in Aberdeen, Dundee, Edinburgh and Renfrewshire). Feedback has confirmed its potential to achieve earlier certainty and to encourage consistency. But to demonstrate shorter timescales, we are proposing that RCC (stage 1) time periods should be the same as planning; as long as clear submission requirements are met. Processing agreements, when used, could also include RCC milestones. An updated framework with next steps is available in the report within the Designing Streets Toolbox (http://www.creatingplacesscotland.org/designing-streets/process/aligning-consents).

A number of documents have been published recently. These include:

- Planning and Architecture Division’s Planning Performance Framework Report 2014-15
- Planning Performance statistics – information on planning authority performance for 2014/15 and also Quarter 4 of 2014/15
- Circular 1/2015 - The Relationship Between the Statutory Land Use Planning System and Marine Planning and Licensing
- Circular 2/2015 - Consolidated Circular on Non-Domestic Permitted Development Rights
- Online Planning and Waste Management Advice - complementing NPF3, SPP and Scotland’s Zero Waste Plan.
- Online Planning Advice on Flood Risk
- Scottish Aggregates Survey 2012
- The local template page in the Designing Streets Toolbox is updated with links to new exemplar guidance from Falkirk and Renfrewshire.
- A consultation on Permitted Development Rights for domestic air source heat pumps and non-domestic solar panels closed in August with responses currently being considered.
- Environmental Assessment newsletter

**Article:**

**Greener Gardens for Home Buyers in Central Scotland**

Scottish Government and Central Scotland Green Network Trust have come together to work on a project to encourage greener gardens in new housing development and to promote the contributions gardens can make to the green infrastructure of a scheme, and collectively to the delivery of the green network national development.

The project has several strands, the first concentrating on developers and housebuilders themselves, and the second focusing on new home buyers. A Greener Gardens Green Infrastructure Developers Guide is being produced, demonstrating some low cost but high impact green infrastructure options. These include various forms of rain gardens, which are simply sustainable drainage systems that are designed to collect water from regular sized home gardens and roofs to assist with drainage as well as reduce downstream flooding. The Guide shows how these can be installed into all gardens in a new development, and how they contribute to the qualities of successful places identified in Scottish Government’s Green Infrastructure: Design and Placemaking guide.

A Greener Gardens leaflet guide has been produced in partnership with Taylor Wimpey West Scotland to provide prospective new home buyers with some information and guidance on how to create a home raingarden. Initially, the leaflet will be available from Torrance Park in Holytown where Taylor Wimpey is creating trial raingardens to show homeowners and prospective customers just how easy it can be to make some practical changes that generally improve garden drainage in a sustainable way.

The leaflet highlights a range of gardening solutions that could benefit any home garden – helping homeowners to proactively manage the general increase in annual rainfall that is experienced across the west of Scotland. There are also ideas on planting options for year-round colour and habitats for nature as well as growing your own herbs for cooking.

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**Article:**

**Planning & Heat**

Heat is at the core of Scotland’s energy system. It is the biggest element of our energy use (over 55%), and the largest source of our emissions (47%). The Scottish Government is committed to largely decarbonising our energy system by 2050, at an affordable price to consumers through maintaining and developing secure supplies of energy. The ambition is to achieve 1.5 TWh of Scotland’s heat demand to be delivered by district or communal heating and to have 40,000 homes connected by 2020. To meet targets the Scottish Government has been developing policies as well as carrying out a series of initiatives.

It is becoming increasingly recognised that spatial planning has a key role in supporting the development of combined heat and power and district heating and cooling systems across Scotland. Both SPP and NPF3 set out the planning priorities and policies for Heat.

The launch of the Scotland Heat Map in 2014 combined with the publication of new policies covering planning for heat and the publication of the Heat Policy Statement mark significant milestones in meeting the targets. In May 2015 a study trip, organised by the Danish Energy Agency and supported by the Scottish Government and HoPS, allowed a group of planners from Falkirk, Fife and Perth & Kinross to gain insight into the processes involved and infrastructure required in planning and delivering district heating and cooling systems. The trip combined energy and spatial planning, providing practical examples of district heating systems in Denmark.

Most recently the Scottish Government and Heat Network Partnership has been assisting Local Authorities to develop their own heat strategies through an organised programme of events. This includes workshops on planning and energy master planning in Inverness and Glasgow in early September.

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Photo credit - Brian Darcy
### Update:

**RTPI Scotland Update**

**PUBLIC AFFAIRS**

**Parliament**

A Land Reform (Scotland) Bill was introduced to Scottish Parliament on 22 June. Scrutiny was led by the Rural Affairs, Climate Change and Environment Committee. The Bill’s provisions include:

- for a land rights and responsibilities statement
- to establish the Scottish Land Commission, provide for its functions and the functions of the Land Commissioners and the Tenant Farming Commissioner
- about access to, and provision of, information about owners and controllers of land
- about engaging communities in decisions relating to land
- to enable certain persons to buy land to further sustainable development
- for non-domestic rates to be levied on shootings and deer forests
- about the change of use of common good land
- about the management of deer on land
- about access rights to land
- to amend the law on agricultural holdings to provide for a new form of agricultural tenancy

RTPI Scotland prepared written evidence for the Committee.

The Local Government and Regeneration Committee has announced that it will be holding an evidence session on planning with specific reference to a petition received on promoting Equal Rights of Appeal in planning. RTPI Scotland has already provided written evidence on this stating that we do not think that this is the best means of engaging communities in planning before the end of the year.

The Community Empowerment Bill was agreed by the Scottish Parliament on 17 June and received Royal Assent in July. It contains provisions for:

- a statutory basis for the use of “National Outcomes”.

**Government**

RTPI Scotland continues has been asked to be involved in a number of important Scottish Government working and advisory groups including:

- High Level Group on Planning Performance, chaired by Cabinet Secretary for Social Justice, Communities and Pensioners’ Rights
- Joint Housing Delivery Group which is responsible for developing and delivering a Joint Delivery Plan that identifies priority actions that representatives from across the housing sector agree.
- Scottish Urban Air Quality Steering Group (SUAQ) and its Planning Working Group.
- The National and Local Government Group on Mainstreaming the Historic Environment. The Director sits on this group and chairs the sun group looking at links wit communities and community planning.
- The Director is Chair of the Scottish Government’s National Walking Strategy Implementation group and as such has been helping to develop the action plan for the strategy.

**MEDIA & COMMUNICATIONS**

The Director of RTPI Scotland was interviewed on BBC TV’s Reporting Scotland following a report on street clutter by RNIB Scotland.

The Convenor and Director of RTPI Scotland were interviewed and featured in an article in Urban Realm on planning issues. A number of pieces have recently been posted on the RTPI Scotland Blog (see http://rtpiscotland.wordpress.com) including:

- When to Stop the Clock? A Local Authority Response
- “Stop all the Clocks…” – Scottish Planning Performance Statistics
- The Rent Trap – How a Lack of New Housing and Inaction from the Planning System Curbs our Aspirations
- Planning for the Scottish Election
- Future Planning Bursary Scheme
- Planning for a Fairer Scotland?
- Reviewing Planning Performance – A Private Sector Perspective

**NEW MEMBERS**

We welcome the following people based in Scotland who have recently become Chartered Members of the Institute:

- Craig Baxter – Highland Council
- Roderick Dowell – Highland Council
- James Gilliland – East Renfrewshire Council
- Ralph Howden – East Renfrewshire Council
- Jane Iannarelli – City of Edinburgh Council
- Mhairi Johnson – Glasgow City Council
- Graeme King – Midlothian Council
- James Leadbeater – Aberdeenshire Council
- Thomas Ledingham – Loch Lomond & Trossachs National Park
- Alison Maguire – Turley
- Nicola Malone – Perth & Kinross Council
- Lauren Park – Peter Brett Associates
- Ross Pattenden – Dundee City Council
- Gillian Peebles – Perth & Kinross Council
- Gavin Shirley – Natural Power Consultants
- Duncan Smart – AMEC Environment & Infrastructure Ltd
- Callum Smith – City of Edinburgh Council
Is this the new shape of locality plans?

An innovative Community Land Use Plan, designed to reverse population decline on the Isle of Rum and attract new investment to the village of Kinloch was approved by the Highland Council on 24 August 2015.

Commissioned by The Isle of Rum Community Trust (IRCT), the plan has been produced by PAS following significant community engagement with the residents of the island and other key stakeholders such as SNH, whilst working in partnership with the Highland Council.

The Highland Council approved the plan as interim supplementary guidance to the current Local Plan. The plan will be adopted as part of the emerging West Highlands and Islands Local Development Plan. Commenting on the adoption of the plan, Tim Stott, Highland Council Principal Planner said: “The Highland Council has supported the aims of this engagement based project and believes that this kind of community-led plan could be a model for other communities in its area.”

The plan will give the Community Trust and current and future residents of the island a lot more certainty in terms of where much-needed new housing can be located and will help meet the Trust’s aim of growing the population of the island (currently around 30 people) to a more sustainable level. The plan also looked at other possible changes on the island including improving the village centre of Kinloch and creating a better tourist experience. Consideration has also been given to the fact that any development on Rum must be balanced with the need to protect its unique natural and built heritage.

Nic Goddard, a director of the Isle of Rum Community Trust said: “This plan will help pave the way to attracting new people and businesses to invest in Rum. We need to grow the population of our village and diversify the island’s economy and this plan will help bring us closer to making that happen. We would like to thank […] PAS who together with their associates and volunteers undertook a fun and engaging process working with the community and Highland Council to deliver a very user-friendly result.”

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Update:
Scottish Young Planners’ Network

**Update:**
PAS

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**Update:**
Scottish Young Planners’ Network

**Audience with the Chief Planner**
Victoria Quay, Scottish Government Thursday 15th October 2pm-4pm

Back in March 2015, SYPN were delighted to accept an invitation to meet with the Scottish Government’s Chief Planner, John McNairney, for an informal discussion of the issues at the forefront of Scotland’s young planners. Career and work experience opportunities, the route to chartership and the day-to-day workings of the Planning and Architecture Division were the main focus of discussion. The event was such a great success that SYPN, in collaboration with the Scottish Government, are hosting another Audience with the Chief Planner in October. It is a fantastic opportunity for young planners to air their views and put their burning question to Scotland’s most senior Planner.

**Development Economics/ Viability**
University of Dundee Thursday 26th November, 5.30pm-7.30pm

Following on from the recently updated Assessment of Professional Competence guidance and the new criterion on understanding the economic context of planning, this event will give young planners the opportunity to development their knowledge of this area.

Andrew McCafferty, a Fife based Consultant from Andrew McCafferty Associates, will speak on the commercial realities of development. Ronnie Hair, Property Investment & Development Manager from Fife Council, will partake in a Question and Answer session with Andrew Sim (Past Chair of the Scottish Young Planners’ Network) on the role of development delivery for economic development and regeneration, touching on funding models and the role of partnerships. Lucy Sumner, a Planning Consultant at Halliday Fraser Munro and former student at the University of Dundee, will speak on her skills and experience of delivering development from working in the private sector.

Email sypn@rtpi.org.uk to be added to the mailing list, and to book for upcoming events.
RTPI Scotland aims to lead thinking in how planning can create great places for people. We do this by:
- responding to policy consultations from Scottish Government, agencies and other organisations; and
- discussing planning issues with policy makers including Ministers, MSPs and Civil Servants.

It’s currently a busy time for planning and related policy, with a large number different responses submitted to Scottish Government, Scottish Parliament and others by RTPI Scotland already this year on a variety of policy issues of national importance within which spatial planning can and does play an important part.

We are keen to receive comments from members on any policy issues. Please contact Nikola Miller, RTPI Scotland’s Planning Policy and Practice Officer, on nikola.miller@rtpi.org.uk.

**PLANNING REVIEW**

RTPI Scotland has welcomed the review of the planning system in Scotland as announced by the Scottish Government on 1 September saying that it is an opportunity to maximise the potential of the planning system.

RTPI Scotland has been leading thinking on how planning can play a bigger role in delivering better and more homes across Scotland. In our recent publication “10 Propositions to Support Planning for Housing” we highlighted the need to connect planning vision with delivery; to more effectively link development infrastructure and land assembly; and to support planners to identify sustainable places for homes to be built.

Pam Ewen, Convenor of RTPI Scotland, said “We support the Government’s ambition to deliver more high quality homes. A properly resourced planning service is vital to make it happen and the review will help the planning system realise its full potential. We already have ideas on how this can be done and so look forward to working with the Scottish Government and other organisations to put in place the game-changers required.

“Scotland has the foundations of a good planning system, one which is respected and recognised across the world. Over the last five years significant improvements have been made to focus the system on the right development in the right place and to improve its effectiveness and efficiency. However we can, and should, build on this and make it better.”

**POLICY RESPONSES**

All RTPI Scotland policy consultation responses can be read on the RTPI website at [www.rtpi.org.uk/scotland](http://www.rtpi.org.uk/scotland).

- **Land Reform (Scotland) Bill**
  Written Evidence to the Scottish Parliament Rural Affairs Climate Change and Environment Committee

- **Compulsory Purchase**
  Response to Scottish Law Commission on their Discussion Paper

**RECENT PUBLICATIONS**

- **Programme for Government 2016-2016**
  Published 1 September 2015
  Scottish Government

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