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**SP**

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Royal Town Planning Institute

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**Editorial**

“So here it is, Merry Xmas, Everybody’s having fun, Look to the future now, Its only just begun”

That famous Christmas classic by Slade neatly sums up where we are at this time of year, but could it also be used to explain where we are with the Planning Bill?! Stage 2 of the Parliament’s scrutiny has now finished and we have a new draft Bill. However the stage 3 debate in Parliament is still to take place next year and it is possible that this may introduce more change. There will also be the need to look towards the secondary legislation and support that will be developed to help implement the Bill. RTPI Scotland will continue to work to influence these and to use the Scottish Planner as a way of keeping members informed, so watch this space in 2019...

With this in mind, we thought it would be good to focus this edition of the Scottish Planner on something that planners and planning aim to achieve: good design. Given this, we have a piece asking people from a range of perspectives what they think is good design and how planners are responsible for delivering it. We are also looking at collaboration in design between planners and architects, clients and designers, and through design review panels. And we look at two exemplary – bit quite different - design projects - Cuningar Loop and Ripple Retreat. We hope that you find these interesting and useful.

And all of the team from RTPI Scotland would like to wish all our members and friends a very merry Christmas and a happy new year when it comes.

— Craig McLaren, Co-Editor



**Fraser Carlin**  
MRTPI  
Convenor  
RTPI Scotland  
[@ConvenorRTPIIS](https://twitter.com/ConvenorRTPIIS)

## Convenor's Comments:

# A Year of Commitment, Change and Accomplishment

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**Fraser Carlin, Convenor of RTPI Scotland, reflects on a busy year for planning and for RTPI Scotland**

Welcome to the Winter 2018 edition of the Scottish Planner and the last of my contributions to the magazine as the Convenor of the RTPI in Scotland.

This certainly has been an eventful year for Planners across the country and while there have been challenges and issues to wrestle with in recent times, I would like to think that the status of the Planning profession and the role of Planners continues to be recognised as being positive and constructive and that as a collective group we are a vital component in creating great places and meeting the needs and aspirations of communities.

In my role as Convenor of the RTPI in Scotland, I have been particularly impressed by the commitment and breadth of knowledge that is demonstrated by our Membership, not only here in Scotland but across the UK and beyond.

This was demonstrated through my involvement in events such as the Scottish Young Planners Conference; which filled me with confidence that the future generations of

Planners will continue to deliver and advance the art and science of Town Planning.

At the same time the members of the Committees and Chapters of the RTPI across Scotland have shown to me that there is a deep-rooted breadth of knowledge and commitment to Planning in Scotland. This manifest itself in positive engagement across a range of issues, the most pressing of which this year related to the terms of the emerging Planning Bill.

The fact that RTPI Scotland advocated and secured a commitment to have a designated Chief Planning Officer in every local authority as part of the Planning Bill is a clear indication of the level of respect in which the profession is held and provides a mechanism to ensure that land use planning considerations sit at the heart of every strategic investment decision made by Councils.

Finally, through my engagement with the General Assembly of the RTPI and the Policy, Practice and Research Committee,

it is clear that the RTPI is an extremely effective organisation that represents both the interests of its members but also provides expert input to the current and emerging issues that we as professionals work with daily.

Therefore in conclusion I would like to thank all the people that I have met and worked with over the last year during my Convenorship. In particular I would give my thanks to all the staff I have worked with at the RTPI office in Atholl Crescent this year: Craig McLaren, Kate Houghton, Annette O'Donnell, Robbie Calvert, Jennie Stansfield and Anne Kripler.

But in addition to this can I encourage members of the RTPI to become fully engaged in the work of the Institute. The experience and knowledge gained from taking part in activities, events and meetings will make you a better and more informed professional and in doing so advance the status of our profession to even greater heights. ■



## Article:

# Harnessing the Power of Self-Interest



Image courtesy of Scottish Land Commission

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**Shona Glenn**, Head of Policy and Research at the Scottish Land Commission, outlines the work being done to advance the debate on land value

The debate about how publicly created uplifts in land value should be shared between society and private landowners is one that has waxed and waned for decades. With the publication of the findings from the Westminster inquiry on land value capture and the Letwin Review this autumn, the issue is now firmly back on the political agenda. With the Planning Bill making its way through the Scottish Parliament, there is the opportunity in Scotland to address this issue once and for all.

### Lessons from History

When the Scottish Land Commission was created in April 2017, land value capture was one of the first things the Scottish Government asked us to investigate. Conscious that the UK was something of a laboratory for experiments in land value capture for much of the 20th century, our starting point was to ask what lessons we could learn from the past. (The findings from this work are available on the Land Commission's website.)



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**Shona Glenn**  
Head of Policy and Research at Scottish Land Commission

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This work concluded that previous attempts failed, in part, because they did not command widespread political consensus. This resulted in land owners delaying bringing land to market in the expectation that the offending legislation would be repealed by the next government.

But political support was only part of the story. The main reason that early attempts to capture land value uplifts were so short lived was simply that they didn't work very well; provoking inertia and resistance rather than increasing development and generated much less revenue than expected. There are various reasons for this but one was that they tended to rely on very complex legislation - and the more complex a law is the more likely it is to give rise to unintended side-effects.

One important unintended consequence was the creation of two parallel markets for development land. To understand how this occurred it's necessary to return to the 1950s.

### Parallel Land Markets

The 1947 Town and Country Planning Act was the first legislative attempt at land value capture in the post-war period. Under the legislation a 100% Development Charge was levied on any development value created by planning consents and local authorities were given the ability to acquire land at its existing use value. This legislation underpinned the first generation of New Towns by enabling public bodies to acquire land at or near existing use value and use the uplifts in land value to fund the infrastructure needed for development. The problem was that the 100% tax eliminated incentives for landowners to bring forward land for development, and the supply of land for development started to dry up.

This led to the abolition of the Development Charge in 1952 but compulsory purchase compensation was left unchanged. This led to the development of a twin market for development land in which those who sold land privately received full development value while those whose land was compulsorily acquired received only existing use value. This was widely regarded as very unfair and led to several high profile cases of serious personal hardship (landowner suicides were reported). Ultimately this paved the way for new legislation in 1959 that entitled landowners whose land was compulsorily acquired to receive full market value. This remains the case today.

There are important lessons from this experience for today's policy makers: first, any successful system of land value capture must maintain incentives for landowners to bring forward land for development; and second, the system must be – and be seen to be – fair.

### Compensation, Human Rights and the Importance of Financial Equivalence

Today there are increasing calls to look at this issue again. The logic is straightforward: if public bodies were able to acquire land for development at existing use value then they could use the uplift in land value generated when the sites receive planning permission to fund investment in the infrastructure required to support their development. What is less straightforward is how to achieve it.

Some people believe that the solution is to change the rules around compensation for compulsory purchase but there is a risk that a poorly designed solution could simply recreate the unfairness of the 1950s and could contravene the protections provided by the European Convention on Human Rights (ECHR). Compulsory purchase of property is acceptable under the ECHR providing it is in the public interest but legal experts argue that the greater the discrepancy between the full market value and the price the state is willing to pay, the stronger the public interest case must be.

This suggests that part of the solution might lie in reducing the discrepancy between existing use value and full market value. There is good evidence that public bodies can do much to achieve this by using clear and consistent planning policies to shape land values - but is this enough? To help answer this question the Land Commission looked at experience of land value capture overseas.

### Lessons from Overseas

Many commentators have pointed to Germany and the Netherlands, where public bodies take a much more proactive role in assembling land for development than is typically the case in Scotland, as exemplars to follow. Both countries have policies in place that appear to enable public bodies to acquire land at close to existing use value and both countries are of course also subject to the ECHR - so the obvious question is how does this work?

To help answer this question we commissioned further research to look specifically at practice in Germany and the Netherlands. This report will be available on the Land Commission's website later this month but initial findings

suggest that the key difference between practice on the continent and here lies more in the overarching approach to land assembly than the detail of the compensation arrangements used to support it.

The Netherlands and Germany each have slightly different approaches but what they do share is the ability to harness the rational self-interest of landowners in pursuit of the common good. The German process of land readjustment for example enables municipalities to freeze land values at the point when an area is designated for development. Unless landowners are able to implement the plan themselves (within a specified timescale) the municipality temporarily pools the land, deducts the land needed for public infrastructure and services the sites. The remaining land is then returned to land owners on the basis of the size or value of their land prior to readjustment. Compulsory purchase powers are rarely used because it is usually in landowners' interests to collaborate. What is more, the German constitutional court has held that land readjustment is not a breach of property rights because it does not involve the permanent 'taking' of land.

### A Role for Master Plan Consent Areas?

At the heart of both the Dutch and German models are strong plans, which command high levels of public support and provide the clarity needed to build sustainable partnerships with landowners and developers. This type of approach is consistent with the public interest led development approach favoured by the Land Commission and explored in one of the papers in our Land Lines discussion series (available on the Land Commission's website). It also seems to be consistent with the enhanced role for master planning envisaged by the Scottish Planning Bill.

So perhaps it's time to stop talking about "land value capture" and start talking about "land value sharing" and maybe (just maybe!) the Masterplan Consent Areas (MCAs) proposed in the current planning bill could provide an opportunity to do this. ■

**"...any successful system of land value capture must maintain incentives for landowners to bring forward land for development; and second, the system must be – and be seen to be – fair."**





## Q&A

# Public Enquiries



**Iain McDiarmid**  
MRTPI  
Head of Planning  
at Shetland Islands  
Council

## Iain McDiarmid, Head of Planning at Shetland Islands Council and Chair of HOPS for 2018/19 answers our questions

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

Well seeing as I am writing this on 5 November and listening to the news from Westminster, I am thinking Guy Fawkes would be as good an inspiration as any, but then look what happened to him....

Once upon a time, I was a council gardener, working mostly in the vast peripheral schemes that your average tourist or Edinburgh resident never gets to see. I always hoped that taking away lorry loads of burnt out mattresses, clearing up piles of nappies and clearing away the used needles to leave a tidy garden or a decent bit of open space would make a difference to the folk that lived around there. It also got me thinking about the places people live in. And who local government staff are working for.

In a similar vein, I suppose one of my early influences from my days in Edinburgh College of Art at Planning School was Jan Gehl, and in particular his book "Life Between Buildings". It is still a valid and valuable book today (or check out the Youtube videos). Sticking with Danes, the work of Bjarke Ingels Group is truly inspiring. (Check out the Netflix documentary). Both are really interesting, sometimes innovative, and sometimes just stating the obvious. And speaking of messages we all need to hear, check out Harry Burns speeches

on Youtube if you haven't heard him before, or just need reminding of his key messages. He restored my faith in the contribution planning can play in creating wellness in our communities.

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

There is a danger that the Planning Bill will produce a planning system that is more cumbersome, bureaucratic and just plain slower than at present - and to no great benefit in terms of public engagement, quality of life, or quality of the built and natural environment. And even if we were miraculously given the money to fund the additional burdens, there just aren't enough planning professionals out there to deliver. If politicians and public and private sector professionals focus on process and not outcomes, we are missing the point. I came away from one very long meeting where professionals were discussing how we measure housing numbers, whether we need a Main Issues Report or not, and so on and so on. And as I sat on the bus and looked at the folk in the street, the spaces they were walking in, and the buildings they were living in, I was pretty sure that the future of the Main Issues report was not what was going to stimulate them to engage in the planning debate, or what was going to make a difference to their lives...

### 3 Why is planning important?

If we do things with people, rather than to them, planning can make the world a better place, simple as that.

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

Lerwick Waterfront Regeneration – from derelict industrial wasteland to award winning cultural and business quarter.

### 5 Are there any Shetland specific issues that concern you?

In Shetland, what we haven't been so successful in is attracting planners to work here. There is a fantastic range of work for policy and development management planners at any stage of their career. We just haven't got the message across that working here is an opportunity to live in a place with a real sense of community, excellent leisure facilities and an amazing natural environment whilst working with a variety of sectors in a billion pound economy. ■



# Immaterial Considerations

An irreverent look at the world of planning...

## A Christmas Poem

Tammy Swift-Adams MRTPI has given us all a lovely Christmas present in the form of the poem below about the new V & A in Dundee, which sits in Dundee Waterfront, which was voted as Scotland's Best place in 2011. Thanks to Tammy for this. Enjoy!

### V & A Dundee after Kengo Kuma

One man showed another man a  
photograph of Scottish cliffs.  
Rock sat down with water. Together  
they came up with this...

\*\*\*

Pushing from dry land as if emerging  
from dry dock,  
an almost floating treasure box.  
Design fans,  
in their hundreds, flock.

Embark and take you bearings in the  
sparsely-furnished atrium,  
dive straight from tilted windows into  
Cailleach's aquarium.

Or, much less oddly, anchor feet on  
polished flags  
festooned with fossils, spillages of  
toddler food  
and mediocre cobalt cubes

where cultured people meet, drink  
tea, chart  
routes to favoured artefacts, salute  
as passing skiffle crews

lead homemade boats in homeward  
dances  
to a scrim of headlights on the bridge  
where bored landlubbers

stuck in cars dream they're skippers of  
great ships  
and navigate by stars which both  
on paper and in practice is  
a lot more fun than giving in to man-  
made  
satellites or Aldi-bought  
road atlases.

\*\*\*

Exhibit 1: Kaleidoscope, dreamed up  
by Scotsman  
David Brewster, named for beauty,  
form  
and us, the watchers

who once loved these toys but now,  
for shame,  
rush past in hordes towards the Oak  
Room,  
fading Beanos,

Hunter welly boots, swatches full of  
tartan, tweed  
and Paisley silk, SimCity screenshots,  
quotes by Geddes,

Basil Spence and others of  
their wide-eyed  
civic ilk.

\*\*\*

Seek out the second gallery but find it  
hides behind a row of tills,  
decide the pull of liners isn't strong,  
that shelling out  
for Speed and Style isn't you. Nor me.

Let's beeline to the shop instead and  
thumb  
the vast anthology by Attlee (James)  
who somehow, quite remarkably,

has formed armadas from the firths,  
the fjords, the fisheries,  
all life, all function and import of, in  
entirety,  
the (very, very cold) North Sea

\*\*\*

Outside on pavements freshly laid,  
grey chewing gum's begun to muster  
like a rug of guano spun by seabirds as  
they cluster  
on the bluffs that gave this place its  
form,

its ledges, curving concrete walls, cold  
terraces from which we see  
port, bow and starboard out to sea.  
Astern, the City of Dundee  
is quietly resurging.

## Signs of the Times

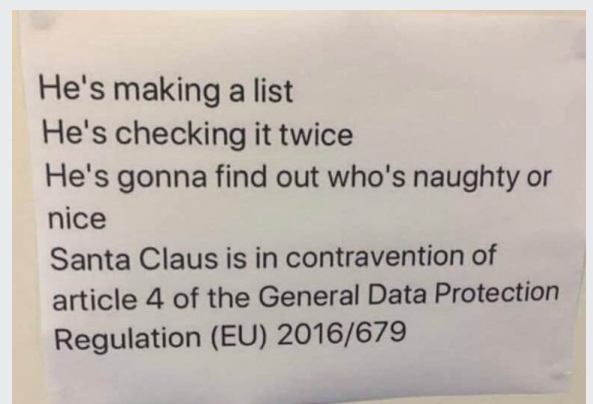
We were intrigued to hear that a number of road signs in Edinburgh were altered to include images of flowers and wine glasses by French artist Clet Abraham in March 2018 but, bizarrely, no-one noticed for six months! Officials at City of Edinburgh Council have said that they were looking to preserve the works, but that given that they are there for a specific purpose they are not legal.

Mr Abraham has said that he thought people had not noticed his work because there were too many signs in the city and that he hoped they remained in the streets rather than be put in a museum.



## Santa Sacked?

We know that many of you will have been dealing with implications of the newish General Data Protection Regulations, so thought you may be tickled by the sign below





# In Focus: A new blueprint for the rural economy

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## Alison Milne, Co-chair of the National Council of Rural Advisers explains how to make Scotland's economy work in rural areas

The National Council of Rural Advisers (NCRA) published its final report in September – A new blueprint for Scotland's rural economy. The report provides recommendations to Scottish Ministers on the importance of a bold and ambitious vision for the future, and the policy and support mechanisms to achieve success.

The formal response from Scottish Government will become clear in the coming weeks, but we know the strength of the NCRA engagement process and the changing narrative about the opportunity rural Scotland presents, means there is a hunger and commitment for change.

There are many rural policy drivers and initiatives dating back over 25 years and whilst they have gone a considerable way towards putting rural issues on the agenda we remain in a position where rural people can readily identify the challenges they face. The current economic development landscape is cluttered with various organisations and bodies striving for local/sectoral/regional goals, often ignoring the value of cumulative learning, sharing of best practice and shared strategic aims.

In examining this legacy of rural policy-making it became apparent that whilst ambitious thought and recommendations have been made, they have not resulted in either the best economic outcomes or

effective representation of rural interests – only by addressing the deep rooted structural and behavioural issues that prevent change will we achieve the desired outcome for Scotland.

The NCRA have recommended that a vibrant, sustainable and inclusive rural economy will only be achieved by recognising its strategic importance – and effectively mainstreaming it within all policy and decision-making processes. At the same time, we recognise the significant work that must be undertaken to achieve this, making

a transition necessary. Therefore, our second recommendation is to develop an interim Rural Economic Framework (REF), aligned to the National Performance Framework. The REF would provide a focus for a new approach and delivery model for rural policy, development support and investment.

The REF establishes 10 outcomes, the one most pertinent to our planning regime is 9) To have improved and inclusive access to rural housing solutions. In this outcome we have suggested actions such as: working with rural housing developers and associations; collaboration between local authorities and residents to find innovative solutions.

Ultimately the main objective of the REF is to remove the silo mentality within government departments and policy making processes. The rural economy is unique in its contribution and needs and there are barriers

in the way to achieving its potential. The issue of restrictive planning processes and the missing link to local economic development plans was a common thread of discussion across Scotland.

The rural economy is populated by innovative and resilient people, who despite a myriad of challenges have made a vast and unique contribution to Scotland's economic prosperity and well-being. The NCRA assert that this contribution can be made even more significant - if we begin to take a holistic approach to economic development and remove ourselves from the silo-mentality that pervades.

I hope this is just the start of a conversation that will lead to a more ambitious and profitable future for us all. ■

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For more detail the NCRA final report can be found at [www.ncra.scot](http://www.ncra.scot).

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**Alison Milne**  
NCRA Co-Chair

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Image courtesy of Scottish Land Commission

# In Practice:

## Promoting Proactive Public Participation in Place Planning?

### ...best not mention the P word



**Scott Dalgarno**  
MRTPI  
Development Plans  
Manager at Highland  
Council

Scott Dalgarno, Development Plans Manager at Highland Council, tells us about the lessons learned from their recent Fort William 2040 Workshop, which used collaboration with communities to support delivery of the emerging West Highland and Islands Local Development Plan

The Highland Council is capitalising on collaborative working with communities not only on place planning but also in the delivery of future growth. Our recent Fort William 2040 project engaged communities and partners to coordinate delivery of future growth and, in turn, is contributing directly to the monitoring of our emerging West Highland and Islands Local Development Plan (or WestPlan). The surprising lesson for planning collaboratively is that it might be best not to mention planning at all, and instead focus on the place, delivering people's ambitions for the future, and on clear communication.

#### Fort William 2040 Workshop

Fort William 2040 is a response to the scale and pace of change that developments might bring to the town and surrounding communities within the plan period, and the need for a coordinated approach to their delivery. Alongside major housing developments, a hospital, college and transport infrastructure, prior to examination of WestPlan planning approval was granted for a major alloy wheel factory adjoining the established Lochaber Aluminium Smelter, already one of the town's major employers.

The FW2040 Workshop took place in September 2018 to engage interested parties in contributing to a vision for the town and to establish actions and responsibilities for delivering that vision through future development. Building upon the emerging WestPlan outcomes and 'placemaking priorities' for Fort William, the workshop aimed to:

- create a vision for the type of place people want Fort William to be;
- consider how particular projects might contribute to that vision;

- agree actions and responsibilities for delivering these projects for inclusion in a Delivery Programme; and
- initiate a programme of ongoing monitoring and engagement to review delivery against the FW2040 vision.

The workshop was organised in partnership with Scottish Government and Highlands and Islands Enterprise. It attracted over 120 participants including representatives of community organisations and projects, landowners/developers, potential investors and key agencies. An online questionnaire, promotional video, schools workshops and video submissions from Youth Forums helped to generate feedback from a wide range of interests.

#### Outputs from the FW2040 Workshop

The main outputs from the event were:

1. The FW2040 Vision represents three spatial priorities identified by participants: a great place to live, a connected place, and a place facing water. The WestPlan Examination Reporters will be asked to consider including this refined vision for the town in the adopted WestPlan, providing a means of assessing the merits of future developments.
2. A FW2040 Delivery Programme and Masterplan - which sets out actions and responsibilities required to deliver developments and projects identified. We will use this for ongoing monitoring and to coordinate and communicate progress on the delivery of developments and infrastructure with the community and Local Committee, linked to the WestPlan Delivery Programme.

#### Next Steps and Lessons Learned

A success of the FW2040 Workshop was avoiding getting wrapped up in planning issues or process, and instead focusing on place. It highlighted willingness amongst communities to collaborate on delivery and use the Delivery Programme to communicate progress, coordinate development activity and support the monitoring and implementation of the wider WestPlan. The workshop has also highlighted opportunities to:

- Hold infrastructure partners to account
- Accelerate delivery where necessary
- Secure buy-in and ownership

FW2040 demonstrates that there is as much reason to engage people in the Delivery Programme as the Development Plan itself, in order to meaningfully engage communities in shaping their future. The role of planning as an enabler is evolving, and we have learned the importance of stepping back and seeing the bigger picture.

In due course, we will seek political sign-off for the Council's ongoing role in coordinating and monitoring future growth with and for communities. Our hope is that the new planning system can be flexible enough to respond to these major opportunities as they arise. ■



## Debate:

# What is good design? Three practitioners from different organisations give their perspective



Sandy Beattie MRTPI  
Team Leader at  
Aberdeen Council

## Sandy Beattie, Team Leader (Masterplanning Design and Conservation) at Aberdeen City Council

Delivering large scale new communities is challenging. Strategic place planning is essential and using masterplanning techniques can be rewarding.

Effective masterplans are, however, difficult to come by. Always starting with good intentions, each stage of design development risks dilution of quality as land deals, delivery challenges, developer handovers, financial pressure and market conditions influence targets and outcomes. Planners have to know not only when to hold firm, but also when to allow flexibility to enable delivery in a difficult climate.

Masterplanning is resource intensive for both developer and local authority, so it must be effective and fit for purpose. Public sector resources are limited and will continue to be stretched so we need to be creative in the way masterplans are developed.

Roles and responsibilities are clearly defined at Aberdeen City Council, giving certainty to what is required at each planning stage. Developers prepare masterplans in accordance with a defined process whilst we work together with communities to focus on key issues and place-making.

Context, identity, connection and communication are key themes guiding of all our masterplans. Understanding context in terms of place, people, history, landscape and climate is essential: people make places and local folk will let you know how well your masterplan is going.

Creating identity through street design, landscaping and architecture creates sense of place – look at Countesswells in Aberdeen and how they are developing unique place-based identities in the context of their respective landscapes.

Connection is not just about linking neighbouring communities, facilities and infrastructure, but also about generating a

pedestrian first attitude to place and linked through high quality landscape where active travel is encouraged to generate healthier communities. People first.

Effective communication with existing and emerging communities is often mooted through charrettes – they can be a quick win but expensive and not the only mechanism for successful engagement. A little and more often can build a more rewarding and constructive conversation with stakeholders and communities. Countesswells, for example, has a community liaison team evolving as the project grows to include sounding communities, new residents, developer and local authority.

Defining quality in masterplanning is straightforward – ensuring it is delivered throughout every phase is more challenging. Using measures such as the Place Standard tool really help to gauge emerging successes and focus effort where it's needed.

Having the confidence to know when to be flexible (and by how much) to allow a masterplan to evolve as place develops

is an art in itself. Everyone likes certainty, but creativity should not be compromised. Planners need the knowledge, skill and experience to define and control strategic infrastructure, recognise what makes an effective street composition, encourage the right mix of uses, house types and tenures and how all this fits together to make a good place.

We must be innovative, imaginative, visionary and know when to be flexible or demanding, usually all at the same time. Masterplanning – it's a challenge! ■

Countesswells Development Limited:  
<https://www.countesswells.com/>  
Countesswells development framework and phase 1 masterplan Original (2014): [https://aberdeencity.gov.uk/sites/default/files/OP38\\_Countesswells\\_DF\\_2017.PP\\_Ph1bP1.pdf](https://aberdeencity.gov.uk/sites/default/files/OP38_Countesswells_DF_2017.PP_Ph1bP1.pdf)  
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Image courtesy of Aberdeen City Council

## Tammy Swift-Adams, Director of Planning at Homes for Scotland

The bargeboard round the top of my house is painted in what Farrow & Ball call Lichen but what you and I might call Persuasion Green, the small-town cousin of Regeneration Grey.

My street is triangular. In the middle is a green with a beech hedge and three standing stones which I and my neighbours variously call the wisemen, the druids and the melting snowmen.

On the street's first Boxing Day I could see, from my sitting room window, the girl next door chauffeuring her ride-on beamer and the father and son from No.2 racing remote controlled cars towards the soakaway. When full-blown cars grace the tegula paviers they do so slowly and their tyres send a hushed rippling noise, which I love, through the setts.

My Mum has come to live with us from a Shropshire cottage built in 1632. She didn't expect to take to a new build, but she has.

She calls the street 'our patch', a throwback to the RAF married quarters of my youth: Government-approved house types designed for and grouped by occupier rank, trying to engender belonging and fellowship when far from home towns and families.

Good design means a place where I feel rested, safe and welcome. Where unplanned sounds and greetings meet me when I round my homeward corner. Easier to pull off in some places than others, of course. Our street is by a train station and town centre, surrounded by a red sandstone wall and mature trees. Not having those features as your starting point doesn't mean you can't achieve good design but does mean you should be afforded more patience as what you have created matures.

There are tools in place to more formally gauge good design. The Five Star Rating



**Tammy Swift-Adams**  
MRTPI  
Director of Planning  
Homes for Scotland

Scheme awards builders for customer satisfaction and has just been opened to those who only operate in Scotland. The Homes for Scotland Awards encourage our members to achieve and showcase the best of contemporary home-building. The Scottish Government's Place Standard allows anyone to have a structured conversation about how well their community hangs together.

I'm a proud new build convert. All the above (plus affordable warmth, customer options and lack of maintenance worries) explains why. It isn't just my street that works, of course. Other good places are available. ■

## Graham Ross, Partner Austin-Smith: Lord

### Maximum Quality

To maximise design quality we need more, highly skilled folk capable of designing and planning buildings and places, in creative dialogue with clients, end-users and communities. We need to inspire people to become more confident and able to contribute effectively to shaping their place; as citizens, leaders and/or as future design and planning professionals.

Creating Places (2013) defines 'good design' as, '... provid(ing) value by delivering good buildings and places that enhance the quality of our lives'. Planners and designers should be valued, and deemed vital, by society by continually demonstrating how we creatively add value.

### Planning by Design

To design or to plan is to conceive of something with purpose and intent. As a student, I heard a definition of urban design as being the opposite of urban accident. An accident suggests unintended consequences. Carelessness. By design speaks of creating something with intentional care and quality; as planned.

Architecture + Design Scotland's publication 'A Vision of Health' proposes that 'design is the intelligent allocation of a scarce resource', not simply visual embellishment. Design, and design-thinking, are powerful

tools that when applied effectively can resolve numerous issues simultaneously.

### Be Valued by Adding Value

We intuitively know that good design adds value. Considered holistically good design can deliver added environmental, social, economic, cultural, health, financial and functional value. However it can be difficult to measure and evidence.

Value of Design in the Built Environment research published by the Scottish Government, found that well-designed buildings and places are currently 'valued' within the built environment sector in a wide variety of ways that are not consistent, transparent or comparable.

It found that design as a process plays a fundamental and positive role in the different stages of development in the built environment. It is a vital element in decision-making at the early stages and as projects progress through problem finding and framing, ideation and solution generating, creative and visual thinking, prototyping, testing, implementing and evaluating.

Design and planning professions are undervalued. Planning is under-resourced. Delivering design quality is often diminished by ill-conceived procurement processes. We need to seek to be smarter in how we bring the right people together, at the right



**Graham Ross**  
MRTPI FRIAS  
Partner at  
Austin-Smith:Lord

time, to enhance the probability of positive design outcomes. Intelligent planning and commissioning make better design outcomes more probable.

### Planning and Designing Together

We need to dissolve silo-thinking and overcome learned systematic misunderstandings (and suspicion) between different professions and sectors. Let's foster an empathy and culture of knowledge sharing. Let's embed interdisciplinary working to ensure development, planning and design practice effectively contributes to shaping our future.

We need to appreciate that design quality needn't cost more; it saves money and adds value. Designers and planners need to show leadership and celebrate the compound benefits of design quality over time. It's time to reclaim the agenda and advocate a better way for society to benefit from the collective skills, imagination and creativity within of designers and planners. ■





## Article: Planners and architects — effective collaboration

**Suzanne C McIntosh**  
MRTIP Hon FRIAS  
Owner of Suzanne  
McIntosh Planning  
Limited

Image courtesy of Suzanne McIntosh

**Suzanne C McIntosh**, is a Chartered Planner and Honorary Fellow of the RIAS. Here, she discusses the planner/architect working relationship, and how to harness it to achieve high quality design results

Thinking back to the early days of my Planning career and first experiences of design teams I sensed early on the benefit in having formal design training. My boss at the time was so supportive of my request to do a part time post grad urban design course: It essentially provided the catalyst for me getting much more involved in masterplanning and conservation work. In those early days as a Planner in Development Control it gave me the skills and confidence to become much more involved in design matters generally and look for the best outcomes in the planning applications I was dealing with.

Winding forward to today and I find myself as the Planning Consultant in a variety of design teams dealing with all manner of projects throughout the length and breadth of Scotland. This role has evolved to become the glue that holds the design team together. Planners can and should be the facilitators of quality in the applications we lodge and our approach and style of working can hold the key to a really effective liaison between the design team, the community and the local authority.

Clients look to us not only to advise them on the planning merits of a project but also to assist them with preparing the brief, appointing the sub-contractors or negotiating with a land owner, liaising with communities

and other bodies involved in the process.

Our role is to challenge the project and to explore how we can create or achieve the best outcomes, not only for the client, but in terms of creating great buildings and places. We are essential to shaping a scheme into something memorable and important.

Our knowledge of the planning system, the people involved, the policies and the plans is invaluable but we also need to understand what makes a good project and how we achieve that on site.

Having a breadth and depth of project experience is invaluable to being able to make this happen.

It is inspiring to look at the best buildings and places Scotland has to offer – contemporary and traditional and seek to bring these qualities to each scheme that is prepared. I also found becoming involved in A&DS's Design Review Panel a key stepping stone in solidifying this knowledge.

As the Planner on the Saltire Society Housing Design Awards I look at how others achieve great buildings and places which is just as important as your own personal

experience. The key is to always be open and receptive to learning something new.

I have found it invaluable to be directly involved with Architects on a day to day basis both in Sir Frank Mears Associates but also with my involvement at the Royal Incorporation of Architects in Scotland. My role has been as planning advisor to the RIAS Planning Committee for the past 10 years. I was proud to be given an Honorary Fellowship of the RIAS in 2016 for my input in supporting the Architectural profession over the years.

Of all the principles of design theory that

we are taught on our planning and urban design courses there are key principles that we in Sir Frank Mears Associates strive for in every project. My colleague Hugh Crawford is often quoting Vitruvius to us and to clients: 'commodity, firmness and delight' – the principle

qualities of well design buildings. A great place will generate positive feedback and returns for clients. It is our role as Planning Consultants to make sure that happens and to encourage Planners in local authorities to support us in this and not just settle for the mediocre. ■

**“The key is to always be open and receptive to learning something new.”**

# Article:

## West Dunbartonshire Place and Design Panel



**Ashley Mullen**  
Design Officer at  
West Dunbartonshire  
Council

**Ashley Mullen, Place and Design Officer at West Dunbartonshire Council discusses how the panel is impacting on the quality of development**

West Dunbartonshire Council's is the youngest of Scotland's five Place and Design Panels, having been in place for just under a year. The panel was borne of the conviction of the former Convenor of Regeneration and the Planning and Building Standards Manager of the importance of elevating the standard of design of our built environment, public realm and open spaces. And, more specifically to raise the quality of future development on the former John Brown's Shipyard – Queens' Quay. The Place and Design Panel would assist in raising aspirations and quality of development while giving some certainty to decision makers in an area with significant economic challenges.

The Place and Design Officer role was established to set up and manage the Panel: establishing operations, recruiting expert volunteers and overseeing governance. This has evolved to include assisting other council departments with brief writing, commissioning Design Codes and collaborating in PhD research with the University of Glasgow. This research currently covers examining how the Council is equipped to meet the Scottish Government's priorities for place-making, and the potential for health care buildings to impact on the wellbeing of our communities.

### The Process

We have taken guidance from the Scottish Government, A&DS, the Improvement Service, Homes for Scotland and the Universities of Glasgow and Strathclyde to support development of an inclusive and collaborative approach. The Place and Design Panel aims to be an enabler and not an obstacle in the planning process. Development promoters are encouraged to come to the panel at the earliest opportunity – in advance of pre-application stage and more importantly before detailed designs are undertaken.



Image courtesy of Scottish Government

The Panel comprises expert volunteers from Planning, Urban Design, Architecture and Landscape Architecture. A wide scope of specialisms within these professions was targeted by an advertising campaign, with additional skills such as Ecologists, Inclusivity Officers, heritage experts and artists also sought. The skills on the panel selected to discuss each project are aligned to that case; for example we wouldn't invite a panellist with predominant commercial project experience to a panel looking at affordable housing.

Feedback from all attendees, panellists and presenters is sought after a sitting. This reflection allows for future adaptation as necessary.

### The Panel in practice

The Pilot Panel sitting took place in March 2018 reviewing the new Clydebank health centre on Queens' Quay. This state of the art building on our key regeneration site had been the subject of intensive discussion with Planning Officers throughout the design evolution. The Panel deliberated long standing issues around materials and overall building design, and reached a final consensus.

In the 7 months since, the scope of the Place and Design Panel review has been encouragingly wide ranging. Issues covered include:

- Vacant sites and draft development briefs; assisting with de-risking the site for sale to private interests and giving more certainty to prospective buyers and the council when valuing land for capital return.
- Affordable housing proposals designed by our in-house teams: Assisting in evolving the design brief with the client team
- Affordable housing being provided on Queens' Quay by private developer; the high standard of development expected has been ratified by the Panel and therefore used to bolster the Council's position.
- Review of Design Policies for the emerging Local Development Plan, which gives the Place and Design Panel process statutory weight.
- Review of conservation area appraisal principles and document.
- Review of the affordable housing Design Standard; close work with inclusivity officer volunteer to ensure these take cognisance of all aspects of accessibility.

The Place and Design Panel has already generated increased awareness of design quality throughout the Council. In this way it connects Council Services, and conveys a united message to developers that we want West Dunbartonshire to be a quality place to live and work. ■



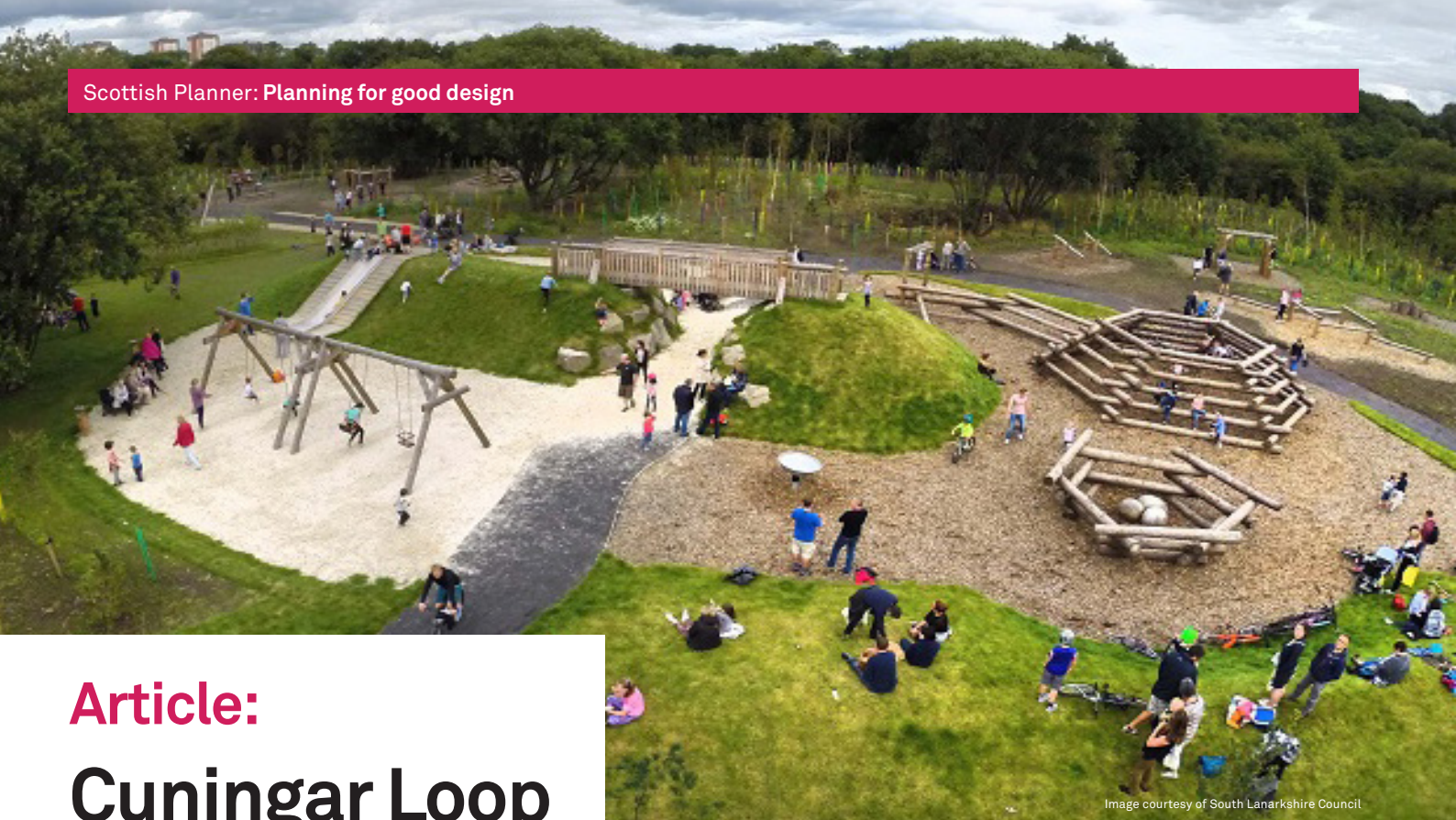


Image courtesy of South Lanarkshire Council

## Article: Cuningar Loop

**Declan King**, Planning Officer at South Lanarkshire Council, tells the story of how a formerly derelict and contaminated land has been transformed into a major regional green space. Cuningar Loop was shortlisted for Scottish Awards for Quality in Planning 2018

Located within a distinctive bend of the River Clyde in Rutherglen, South Lanarkshire and adjacent to the areas of Dalmarnock and Parkhead in Glasgow, the Cuningar Loop was a forgotten and unused area of wasteland as a result of decades of disuse. However, as part of the legacy of the 2014 Commonwealth Games and as a result of extensive partnership working between South Lanarkshire Council, Clyde Gateway and Forestry Commission Scotland, the site has been transformed into a 15 hectare urban woodland park, the largest of its kind in South Lanarkshire.

Due to its complex history, including previous uses such as waterworks, quarrying, illegal mining and as a landfill site for the demolition of the Gorbals in the 1960s, the site posed significant challenges from a planning and design perspective. However, the project also offered a unique opportunity to create a completely new recreational space, with associated facilities and public health benefits, located in an area where life expectancy is seven years below the UK average. Central to the planning process was

the aim to create a vibrant, welcoming park within a densely populated urban area, while simultaneously ensuring that the remnants of the historic uses of the site were remediated to ensure that no safety risks were posed to present day visitors. Additionally, it was considered important to undertake consultation with the local Showpersons' community resident adjacent to the park throughout the planning process. This has ensured that their concerns have been taken into account so that they can continue to reside and operate their businesses from their premises located next to the park.

In terms of design, the natural shape of the loop creates a sense of being on an island within a city setting – a location in the city but not of the city. Within the park it is easy to forget that you are only three kilometres from Glasgow City Centre. Its reclamation by nature during its abandoned decades provided an instant landscape

setting within which to provide modern day amenities on site. The decision to retain large areas of existing woodland, enhanced through the planting of around 15,000 new trees, has served to preserve the biodiversity of the loop while also allowing the park to take on an established woodland feel from the outset. Within the site, where clearance works have been undertaken to facilitate the provision of paths and public amenities, efforts have been made to create sensitively designed

facilities which respect the natural landscape of the loop while providing an array of active lifestyle and sports participation opportunities. This enables the goals set out as part of the legacy of the Commonwealth Games to be realised.

Facilities provided on site include an extensive path network comprising 2.5 kilometres of easily accessible paths, adventure play facilities, a bike skills area comprising four bicycle tracks, an outdoor woodland workout area, an outdoor classroom, a large meadow, a plaza

**“Scotland’s first outdoor bouldering park has been created”**

area, picnic areas and a riverside boardwalk. In addition, Scotland's first outdoor bouldering park has been created, providing facilities for both newcomers to the activity as well as more experienced climbers.

Alongside the redevelopment of the loop, the installation of a new footbridge across the River Clyde has connected the park with the former Commonwealth Games Athletes Village, since converted to housing, the nearby Emirates Arena and the Clyde Walkway pedestrian and cycling route, a 65 kilometre route which extends from Glasgow City to the World Heritage Site of New Lanark. In addition to improving access to the site, the construction of the bridge has allowed the park to become a focal point for recreational uses within both Glasgow City and South Lanarkshire.

While the park is now fully open to the public, planning and development works continue to be undertaken by the project partners to supplement the existing facilities on site. Development work has recently been completed on a dedicated car and coach park to serve the facility while proposals to develop a 'bothy' building, providing an onsite indoor facility for education activities and community groups, as well as a 'tur' - an elevated viewing platform within the loop - are currently at the planning stage.

The development of Cuningar Loop is a flagship project for the Forestry Commission which has facilitated the provision of an inspiring and accessible riverside woodland park within a densely populated urban location. For Clyde Gateway, the park forms an important green hub at the centre of their wider regeneration work within the surrounding area. For ourselves in South Lanarkshire Council, in addition to providing a high quality greenspace facility in the heart of the local community, the development has served as a catalyst for the provision of new greenspace facilities across the Council area, with a similar project currently under development by the Council at the previously disused Blairbeth Golf Course, adjacent to Cathkin Braes in the Fernhill area of Rutherglen. Additionally, a further proposed greenspace facility in the St. Leonards area of East Kilbride is currently at the planning Pre-Application Consultation stage.

The original vision for the development of Cuningar Loop sought to create a facility that will be valued by communities in both South Lanarkshire and Glasgow City for its landscape value and access to the outdoors and healthy pursuits. It is heartening to now see a fully operational facility which has met, and indeed exceeded the original goals of the project and has resulted in the creation of a safe and inspiring public space to be enjoyed by people of all ages. ■

### Q & A with Stuart Chalmers of Forest Enterprise Scotland on the design and management of Cuningar Loop

#### 1. How does the design of the park balance access for visitors whilst allowing space for nature to thrive?

When Forest Enterprise Scotland became involved with the site over ten years ago it was a forgotten place in the heart of Clyde Gateway. The site had a history of mining, water treatment and landfill, amongst this industrial use and abandonment, nature had taken its path with the development of scrub woodland and it had become a haven for wildlife, particularly along the largely untouched edges of the River Clyde. The Landscape design split the site into two broad categories publicly accessible area and publicly inaccessible areas. The publicly inaccessible areas were heavily associated with the land closest to the River therefore preserving that naturalised habitat. The publicly accessible area had a layer of clean soil added to make the site safe for public use, with the depth of soil varying from 1 metre in woodland areas to 35cm in open areas. The main contractors worked closely with an excellent Ecological Clerk of Works to minimise impact of the construction on the nature on the site. We feel this balance of nature and wild land amongst the woodland park is what makes the site such a special place.

#### 2. Has the design of the site, and the infrastructure and equipment in it, impacted on the management plan for ongoing maintenance?

Cuningar Loop is the flagship urban woodland for Forest Enterprise Scotland. It has pushed the design and visitor experience than you normally find in a woodland. The site has outdoor Bouldering Park, Adventure Play Area and Bike Park these features were developed with relevant sporting bodies

to ensure the designs met user needs. We have chosen high quality materials, but the site has as you would imagine a higher maintenance burden than our other urban woodland. We work closely with the community and community groups to build ownership and positive use on the site. As such we have had minimal antisocial behaviour and the team work quickly to remove litter and repair any damage to keep the high quality standards. One of the key challenges is to provide better toilet provision and we are working closely with our partners Clyde Gateway to find funding for a new community hub and public toilet.

#### 3. Has the park been designed differently to other Forestry Commission facilities and if so, why and how?

The political importance of the site as legacy of the Commonwealth Games has meant that there was more funding for this site than on regular Forestry Commission sites, this changed the scale of ambition not only of Forestry Commission, but the partners and funders. The key difference is the woodland creation is closer in design to an urban park, than any other site that Forestry Commission has been involved in with Scotland. We have street lighting, wider tarmac paths, bins and a wide range of seating styles all of which are more associated with an urban park than a woodland. Other than the bouldering park, most of the other elements on the site could be found on other sites, but it is unusual to have the range of on such a small site (15 hectares). The design process benefitted from a masterplan approach along with very tight project management. The contract was a design and build, which is unusual approach for a woodland but this process worked very well, with Forestry Commission being heavily involved with the selection of the sub-contractors and subsequent designs. ■



Image courtesy of South Lanarkshire Council



Declan King MRTPI  
Planning Officer at  
South Lanarkshire  
Council



# Article: Ripple Retreat



**Amy Unitt**  
Licentiate RTPI  
Member Planning  
Assistant at LLTNP

## Amy Unitt explains how exemplary design in a highly sensitive and protected area can be approved and implemented successfully. Loch Lomond & The Trossachs National Park won the SAQP 2018 People's Choice Award for Ripple Retreat

It is a wonderful privilege in planning when a design comes along that impresses and delights everyone from the very beginning, and which maintains its quality and integrity throughout the entire planning process. Such was the case with the Ripple Retreat, a proposal by Lynne and Ian McNicoll, the founders of the charity It's Good 2 Give, to construct a respite house for the families of young people affected by cancer.

It was to be built on the shores of Loch Venachar, which as a tranquil, loch side setting is a sensitive area of Loch Lomond & the Trossachs National Park. Development in this location could only be supported under the development plan in very exceptional circumstances where it would deliver a nationally important tourism asset of outstanding quality. Successful integration with the landscape would be a key consideration.

### Pre-Application

At the pre-application stage the applicants were advised of the need for a sensitive and excellent design for this area. The applicants took this advice seriously and were fortunate to secure the expertise and support of Tony Kettle through his architectural firm the Kettle Collective. The day the design was revealed is still remembered in our office. A small, perfectly formed model of the concept was revealed from a wooden box. The proposed 'ripple' roof was inspired by the waterside setting, by the ripples in the loch and the way they sparkle as they catch the sun.

### Decision

Having secured a design concept of exceptional quality, it was now important to maintain this throughout the planning application, the construction and use of the building. The planning application was relatively straight forward. Flooding constraints affected the siting of the proposed building but otherwise the design stayed the same. The materials proposed, zinc, glass and timber, would sympathetically fit the building into the local landscape. The decision contained several conditions including a requirement for a landscape scheme, the agreement of materials, the removal of permitted development rights and an occupancy condition.

### Condition Monitoring

As a planning authority we care passionately about ensuring that development in such a special, protected part of the world is of a high quality. Sometimes plans can begin to adapt throughout the construction process, stray from their brief or change in focus. In this location it was vital that the integrity of the initial design was maintained.

The conditions centred on the successful integration of the retreat into the landscape,

to create a sense of place and ensure the development had a positive impact on the loch shore for all. The applicants secured the services of a quality landscape architect, Semple Begg, who worked closely with the National Park Landscape Advisor to ensure appropriate species and layouts were

used. The development monitoring officer played a key role in visiting the site, managing the approval of conditions and working closely with the applicants to ensure they understood the meaning of the long term conditions.

This particular case demonstrates

the benefits of early positive engagement with the applicants in the planning process and maintaining that engagement after the decision is made. This guides our approach to planning and how we as an authority are able to help guide development towards a successful outcome.

Throughout the planning process we were able to emphasise the importance of the location which helped the applicants appreciate the privilege and rarity of building on a loch shore setting. The final, finished building is a dream realised for Lynne and Ian and a happy conclusion for us. The Ripple Retreat is a beautifully designed and realised building which will provide comfort and relief to families from across the country for years to come. ■

**"This particular case demonstrates the benefits of early positive engagement with the applicants in the planning process"**

Image courtesy of Loch Lomond and Trossachs National Park





**Ann Allen**  
Director of Estates  
at the University of  
Glasgow

## Article: Does good design need a good client?

**Ann Allen, Director of Estates at the University of Glasgow and Chair of Architecture and Design Scotland, reflects on the role of the client**

I am passionate about the University of Glasgow being a 'good client' that design teams and contractors want to work with. I believe that a 'good client' is critical for creating a built environment which serves the needs of the community and the occupiers for the long term. Design is not simply the responsibility of the masterplanner or architect; it is a team effort, and central to the team is the client.

Every day when I walk onto the Gilmorehill Campus in Glasgow I look at the outcome of a brave and visionary client. In the 1860s the University acquired the Gilmorehill site in the west end of Glasgow, and appointed Gilbert Scott to design the new building, against the wishes of some in the Scottish architectural community. The result of this brave decision is one of Glasgow's most iconic buildings.

Good design is not just about aesthetics, but also meeting the needs of those who will use the building and spaces created. The RIBA Stirling Prize judges submissions against criteria including how fit for purpose the building is, how it engages and delights occupants and the level of client satisfaction. Similarly, the RIAS Doolan Award for the Best Building in Scotland accounts for how well a building has met client expectations and requirements.

And the only way a building can be fit for purpose is if the design team have a clear understanding of what functionality it must perform. It is the role of the client to clearly set this out along with the budget.

Client groups are as diverse as the built environments that we all live and work in. A good client, regardless of whether they come from the public or private sector, must provide vision and clarity of purpose. Argent PLC won the 2018 RIBA client of the year award for the Kings Cross London development. This scheme clearly delivers on their vision and reflects the willingness of the client to invest time and resource in creating a quality built environment.

A frequent challenge for design teams is that the client and eventual end user may differ. In many public sector developments the design team will work with the 'intelligent client', who understands the built environment and 'translates' the user's needs. It is still essential however to engage with those who will use the building, even if it means engagement with large and diverse communities. I recently became Chair of Architecture Design Scotland and a key aspect of their work is supporting communities to become involved in design matters. We must listen, and not assume because we are the professional that we know best. In many public schemes where communities are given a voice there is a great outcome.

At the University of Glasgow we are developing a 14 acre site and investing £1bn in the campus. To give clarity to design teams we have spent time developing a development framework and then a masterplan, supported by a design guide and design principles.

Our masterplan has developed following extensive engagement with the University and the local communities, and reflects principles which flow through all of our design and reflect the needs of the University and the user communities.

I am passionate about the importance of great design, and believe that the client is an essential part of the design process. It was for this reason I was delighted to join Architecture Design Scotland as their new Chair. This is the first time that 'a client' and not an architect has held this position. I hope that the role will provide opportunities to promote the role of the client and to support greater engagement of all stakeholders in shaping the environment in which we live and work. ■



Image courtesy of University of Glasgow





Image courtesy of Scottish Government

## Update: Lead practice work supports planning reform in action

A principal aim of planning reform is to streamline process and enable the system to better focus on considerations such as outcomes, corporate working and delivery – aspects which better connect, and make relevant, the planning system with the communities it serves.

At the same time as the Planning Bill is progressing through Parliament, a variety of lead practice across the country is helping to explore and illustrate the aims of planning reform in action.

Initial learning about linking community and spatial planning, ensuring a 'gatecheck' evidence base, and moving from action plans to delivery programmes is available on the Planning and Architecture Division webpage and was highlighted at the last Development Planning Forum.

Further to this, PAD has helped to partner with The Highland Council and Highlands

and Islands Enterprise to facilitate a FW2040 workshop in Fort William that considered how a place based Delivery Programme can support and co-ordinate the delivery of projects to achieve maximum benefit. (See page 9 for more information from Development Plans Manager at The Highland Council, Scott Dalgarno).

The event engaged local community and wider stakeholder interests to reflect on how proposals deliver outcomes identified through the local development plan and community planning processes. Participants were further encouraged to identify how and when projects could be delivered, and how a joined-up approach would capitalise on the town's existing assets to enable a better future.

The outcome was a Delivery Programme framework based on three interlinked spatial priorities - a great place to live; a connected place; and, a water fronting place

- and a fourth non-spatial understanding that 'delivering collective ambition' will be dependent on new ways of working based on partnership, communication and supported social networks.

The FW2040 workshop is a further example in an emerging programme of work that explores reform in action and planning's ambition to proactively engage with communities in the co-design and delivery of their future.

As we move through the Bill stages and think ahead to the important role for secondary legislation, guidance and associated training, PAD will continue to look for opportunities to support new ways of working that focus on delivering better outcomes for the people of Scotland. ■



# Update: Scottish Government News



## Planning Bill

The Planning Bill has now completed Stage 2 of the Parliamentary process. Information on progress can be found on the Scottish Parliament's website at: <http://www.parliament.scot/parliamentarybusiness/CurrentCommittees/107202.aspx>

Kevin Stewart MSP, Minister for Local Government, Housing and Planning has blogged on a number of the policy areas covered in Stage 2, and these can be viewed at <https://blogs.gov.scot/fairer-scotland/>

## Making Places Initiative 2018

Applications for both the 2018-19 Making Places Initiative and the Place Standard Conversations fund are now closed. The aim is to support and encourage communities to make use of the Place Standard tool as a first step to understanding and improving their place. Details of the successful applicants will be published in due course.

## Self and Custom Build Loan Fund

Building on the Self and Custom Build challenge fund to support the expansion of the sector, a £4 million, national Self-build Loan Fund was launched in September and will run for three years. Further details are available at: <http://www.hscht.co.uk/scotland-self-build-loan-fund.html>

## Build to Rent Homes

Case studies of the featured projects from the April 2018 event are now available. We welcome suggestions for additional resources, either developments to be featured or planning issues which challenge the sector. The build to rent case studies are available online at <https://www.gov.scot/publications/build-to-rent---case-studies-of-the-featured-projects/>

## SAQP2018 update

The ceremony for SAQP2018 took place in Edinburgh on 21 November, with the Awards presented by Kevin Stewart MSP, Minister for Local Government, Housing and Planning. The judges considered that this year, the Overall Award should go to Glasgow City Council for its Glasgow Canals Regeneration Partnership. The Partnership, which includes Scottish Canals, Bigg Regeneration and Glasgow Canal Cooperative, has been working together within the Canal corridor, under a formalised partnership agreement, since 2007. The shared vision of the partnership is anchored in the need to create a high quality place both on and along the canal edges and in its neighbouring communities.

Overall 25 projects were recognised, including two Awards in the new Children and Young People category. Further details on all these projects are available on the Scottish Government website.

A special mention should also go to both Hugh Crawford and Mike Galloway who were both recognised with a Personal Achievement in Planning Award. The People's Choice Award went to Loch Lomond and the Trossachs National Park Authority for the Ripple Retreat project. ■



All images courtesy of Scottish Government



# Update:

## RTPI Scotland Update



### PUBLIC AFFAIRS

#### Scottish Budget

In November RTPI Scotland wrote to Finance Secretary Derek Mackay setting out a five-point plan for resourcing planning in the Scottish budget. This urged him to:

- Increase planning fees to ensure they meet their costs, or introduce a subsidy for planning authorities to overcome this shortfall
- Provide financial investment to support skills development and culture change programmes
- Introduce a ring-fence that ensures that planning fees can only be used for planning purposes
- Provide resources to support the implementation of new digital platforms and initiatives that can make Scottish planning a world leading service
- Commit to funding any new costs or resource needs generated through new duties introduced in the forthcoming Planning Act

RTPI Scotland has attended or presented at the following:

- The Scottish Awards for Quality in Planning presentation ceremony
- Dundee University
- Heriot Watt University
- PAS Planning and Isolation conference
- PAS 25th anniversary celebration
- Scottish Land Commission discussion on acquiring land at existing use value
- Scottish Property Federation annual dinner, as their guest
- Joint Housing Policy and Delivery Group
- CACHe Scottish Knowledge Hub
- CMC Annual planning and Environment Review
- SURF Regeneration awards dinner, as their guest
- National Walking Strategy Delivery Forum
- Heads of Planning Scotland Executive Committee
- High Level Group on Planning Performance

RTPI Scotland has also met with the following:

- NHS Health Scotland
- Mediation Scotland
- Scottish Alliance for People and Places
- Engender
- COSLA
- Heads of Planning Scotland
- RICS Scotland
- ICE Scotland
- Voluntary Health Scotland
- Head of Department of Urban Planning and Development for the City of Astana, Kazakhstan

### COMMUNICATIONS

#### Social Media

The [@RTPIScotland](#) Twitter account now has 3698 followers and the [@ConvenorRTPIIS](#) account has 1222 followers.

#### Media

The Director of RTPI Scotland was on the BBC Radio Scotland John Beattie Show to discuss healthy high streets on 2 November.

On 14 November the Institute published a news release welcoming the decision made by the Scottish Parliament's Local Government and Communities Committee to introduce statutory Chief Planning Officers in councils. The provision was agreed today during the Committee's scrutiny of the Planning (Scotland) Bill.

On 13 November a news release was published outlining how RTPI Scotland has urged Cabinet Secretary Derek Mackay to support a five-point plan for resourcing planning in the budget

On 7 November RTPI Scotland published a news release welcoming the decision of the Parliament's Local Government and Communities Committee to resist calls for introducing third party rights of appeal on planning decisions. A letter from the Director of RTPI Scotland on this was published in The National newspaper on 29 11 November.

#### E-bulletin

RTPI Scotland has now introduced a new monthly e-bulletin providing members with updates on what's happening at RTPI Scotland. It includes details of Chapter and Scottish Young Planners' Network events as well as updates on our policy and public affairs work. We plan to use it as a key means of communicating with Members so would appreciate any feedback that you have, or ideas for content in the future. To do this please contact **Jennie Stansfield** on [jennie.stansfield@rtpi.org.uk](mailto:jennie.stansfield@rtpi.org.uk)

#### Member News

Congratulations go to Tom McNally MRTPI who was elected Deacon Convener of the Trades House of Glasgow and 3rd citizen of Glasgow. As such Tom will be invited to sit as an honorary member of the Council to support the Lord Provost at council meetings and Civic Functions. On receiving the award Tom said:

*"It is a great privilege and honour to have been elected as Deacon Convener of the Trades of Glasgow. My work has given me first-hand experience of many of the social issues that exist in Glasgow and strengthened my resolve that Trades House should highlight where assistance is needed, particularly when supporting young people in the City."*

Tom started his career as a professional apprentice with the Corporation of the City of Glasgow in 1966, and ever since then has been a practicing town planner in Glasgow's public and private sectors, working on the GEAR Project, Gorbals, Darnley, Glasgow Harbour and Central Govan.



## Update: SPCF Update

**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.**

The Scottish Planning Consultants Forum has had a busy year being actively involved in a range of Scottish Government Research projects seeking to influence the on-going review of the Scottish Planning System by providing invaluable private sector planning consultancy knowledge and experience.

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 deliver places that deliver wellbeing, sustainable homes and inclusive growth.

Further to SPCF's previous involvement in the Review of the Scottish Planning System in 2015 and 2016 by providing written and oral evidence to the Review Panel, the group also provided further written evidence to the Call for Evidence on the Planning (Scotland) Bill for Stage 1 in February 2018.

Our group was not afforded the opportunity to give further evidence through Stages 1 and 2 of the Planning Bill. However, undeterred, we managed to secure a meeting with Scottish Minister for Local Government, Housing and Planning, Kevin Stewart MSP.

SPCF remains committed to influencing the improvement of the Scottish Planning System by continuing to actively engage with its planning partners and other stakeholders. Our own working group will be meeting over the coming months to ensure these objectives will be met in the years ahead.

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For more information about SPCF, contact either **Stuart Salter** [stuart@geddesconsulting.com](mailto:stuart@geddesconsulting.com) or **John MacCallum** [johnmaccallum@jimplanningservices.co.uk](mailto:johnmaccallum@jimplanningservices.co.uk)

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## Update: Scottish Young Planners Network



Since our last update it has been a busy six months for the SYPN steering committee and we have delivered a variety of events for members to enjoy. Networking events in Glasgow and Edinburgh were attended by a range of professionals from all career stages and it was great to see a few new faces at these events.

We also held our annual planning school presentations and APC events in Aberdeen, Edinburgh and Glasgow respectively. Again these events were very well attended and it was brilliant to see so many members engaging with the profession at an early stage of their studies and careers.

In conjunction with RTPI regional chapters we recently organised a legal update in

Edinburgh and a land reform event in Aberdeen, whilst the SYPN held an urban lighting event and walking tour in Glasgow. Unfortunately we received confirmation that our bid for the 2019 National Young Planners Conference was unsuccessful. We did receive some very positive feedback regarding our initial bid for this conference, and the steering group are working on reviewing and addressing these comments before finalising a bid for the 2020 conference. It would be great to hear your ideas for the bid/conference so please don't hesitate to get in touch!

I am pleased to confirm that we will be hosting a Scottish Young Planners Conference in March 2019. It's a brilliant opportunity

to set ourselves the challenge of exceeding the success of recent conferences, which we know members found interesting and thought-provoking. The steering group are currently working on formalising a venue and conference programme and we intend to announce further details early next year.

Should you have any thoughts or suggestions for potential events or next year's conference please do contact the committee at [sypn@rtpi.org.uk](mailto:sypn@rtpi.org.uk)

Finally, I hope everyone enjoys the festive period and has a wonderful Christmas!

**Alasdair Adey** MRTPI, SYPN Chair 2018/19



# Update:

## Policy Update



RTPI Scotland aims to lead thinking on 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.

We are always keen to receive comments from members on any policy issues. Please contact **Robbie Calvert**, RTPI Scotland's Acting Planning Policy and Practice Officer, on [robbie.calvert@rtpi.org.uk](mailto:robbie.calvert@rtpi.org.uk) if you would like contribute to our responses to national consultations.

### PLANNING BILL

Stage 2 of the Planning Bill's scrutiny in the Scottish Parliament concluded on 14 November. Over 300 amendments were scrutinised and voted on by the Committee. The Bill as amended can be viewed on the Scottish Parliament website. RTPI Scotland has welcomed several of the amendments made, including:

- Defining the purpose of planning as 'to manage the development and use of land in the best long term public interest'.
- Introducing statutory Chief Planning Officers in all Scottish planning authorities
- Removal of the 'penalty clause' that allowed Scottish Ministers to vary planning fees in response to poor local authority performance

There have been several amendments made to the Bill that RTPI Scotland has some concerns about. In particular there have been

a large number of new duties placed on local authorities and Scottish Government, with resource implications. One example is very specific prescription of types of development that LDPs should include, for example public toilets, water fountains, housing for older and disabled people. The Institute is of the view that it is the role of policy, not legislation, to make provision for the detail of what kind of development is needed. Requiring provision such as this in the LDP will not necessarily guarantee delivery, responsibility for which often lies with other services such as building standards and facilities management. There are several areas of the Bill that following stage 2 remain extremely unclear. In particular:

- As well as the purpose of planning described above two further definitions that include further detail about sustainable development, the national outcomes, and the UN Sustainable Development Goals, were also included
- Strategic Development Plans have been retained, but on a 5 year cycle while LDPs and the now statutory NPF will be on a 10 year cycle. Measures have also been included for local authorities outwith SDPAs to include strategic planning statements in the evidence reports that support LDP preparation
- There is provision for land allocated in 'Masterplan Consent Areas' to be compulsory purchased at a value prescribed in the legislation. There are concerns about the workability of this.
- Compulsory training for councillors discharging planning duties has been removed, as have all provisions regarding planning performance. While RTPI Scotland didn't support the latter provisions as

drafted, there is now no opportunity in the Bill to create a new positive support resource for planning authorities as they are required to implement planning reform

Finally, no amendments attempting to change the planning appeals system – whether to introduce third party rights of appeal or to limit applicants' ability to appeal – were successful at stage 2.

We expect stage 3 to take place early in 2019. Stage 3 is the final stage and completed by the full Parliament. Amendments may be tabled, but the Presiding Officer of the Parliament has discretion to decide which are 'admissible'. This means that issues that have already been debated and concluded are unlikely to be discussed again. At the conclusion of stage 3 the Parliament will vote whether to pass the Bill.

There is still considerable work to be done to refine the Bill before it becomes an Act, and therefore RTPI Scotland will continue to work with Scottish Government, politicians and other stakeholders in the run up to stage 3 to design workable solutions.

### OTHER CONSULTATION RESPONSES

Responses have been submitted to the following consultations and requests for written evidence:

- Historic Environment Scotland – Draft Historic Environment Policy
- Scottish Parliament Culture, Tourism, Europe and External Affairs Committee - Written Evidence on its scrutiny of the Article 50 negotiations

## RTPI SCOTLAND CONTACTS



**Fraser Carlin, MRTPI  
Convenor**

Fraser chairs the Scottish Executive Committee and the Scottish Forum for Planning. He also represents RTPI Scotland at the RTPI General Assembly, and sits on the RTPI Policy, Practice and Research Committee.

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Julia chairs the RTPI Scotland Policy Sub Committee and sits on the RTPI General Assembly.

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**Craig McLaren, FRTPI  
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Craig leads on public affairs, stakeholder relationships, development of CPD and skills, and communications. He is Co-Editor of Scottish Planner and Secretariat to the Communications Education and Lifelong Learning Sub Committee.

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**Jennie Stansfield  
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Jennie coordinates RTPI Scotland communications, including bulletins with information about chapter and national events. She is responsible for keeping the RTPI Scotland's website up to date, and assists with the delivery of CPD events.

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**Anne Krippler  
Intern Project Officer**

Anne has joined RTPI Scotland to support the development and delivery of our Scotland 2050 project. She is also helping with our work to influence the Planning Bill, and other elements of the planning review.

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...contributing to the renaissance in  
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# SPCF

## Scottish Planning Consultants Forum

The Scottish Planning Consultants Forum represents the private sector planning profession for both independent consultants and those employed by small and large consultancies. We have successfully engaged with both the Scottish Government and the Scottish Parliament on the Planning Review and the Planning (Scotland) Bill.

If you wish to find out more about the SPCF or be involved, please contact either John MacCallum or Stuart Salter.

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