

Planning Committee

10.00am, Thursday, 30 March 2017

Scottish Government Review of Planning – response to the Places, People and Planning consultation paper

Item number	9.1
Report number	
Executive/routine	Routine
Wards	All

Executive Summary

A review of the Scottish Planning system has been underway since late 2015. The Scottish Government published a consultation paper – Places, People and Planning in January this year. This report provides the response on behalf of the Council.

Links

Coalition Pledges	P15, P28, P40
Council Priorities	CP5, CP7, CP8, CP9, CP12
Single Outcome Agreement	SO1

Scottish Government Review of Planning – response to the Place, people and planning consultation paper

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 agrees to Appendix 1 as the Council’s written response to the Scottish Government consultation on the future of the Scottish Planning system.

2. Background

- 2.1 In September 2015, an independent panel was appointed by Scottish Ministers to review the Scottish planning system. The panel gathered evidence from a wide range of organisations and individuals to inform the review.
- 2.2 The panel’s report “Empowering Planning to Deliver Great Places” published in May 2016 contained 48 recommendations with six broad outcomes. These were based on strong and flexible development plans, the delivery of more high quality homes, an infrastructure first approach, efficient and transparent development management, stronger leadership, smarter resourcing and sharing of skills, and collaboration rather than conflict – inclusion and empowerment.
- 2.3 The Council as Planning Authority submitted written evidence on the review based on issues of importance to Edinburgh such as development planning, housing delivery, infrastructure, community engagement and resources.
- 2.4 The Scottish Ministers’ response to the panel report was published in July 2016. This set out their commitment to planning reform, immediate actions, and the scope of future reform and details of further consultation.
- 2.5 The Scottish Government consultation paper was published on 10 January 2017 with consultation open until 4 April 2017.

3. Main report

Places, People and Planning – consultation on the future of the Scottish planning system

- 3.1 The consultation paper contains 20 detailed proposals set within four key areas of change:
- 3.1.1 Making plans for the future;
 - 3.1.2 People make the system work;
 - 3.1.3 Building more homes and delivering infrastructure; and
 - 3.1.4 Stronger leadership and smarter resourcing.
- 3.2 The Council's response focuses on planning in the Edinburgh context, with the city at the heart of the regional economy, and its potential to benefit from inward investment and economic growth. The proposals within the review paper cut across a number of Council service areas and responsibilities. The proposals are also set within the context of changes at a national level with issues such as regional planning and infrastructure requiring new mechanisms for delivery. The following is a summary of the high level issues. Appendix 1 covers each proposal in greater detail.
- 3.3 Making Plans for the Future.
- The proposal to replacing strategic planning authorities with regional partnerships is supported in principle; however there is still a need for planning at a regional scale. This is of particular relevance to Edinburgh in the context of the emerging City Deal where regional planning and infrastructure are critical to the success and delivery of development at regional, city and local levels.
- 3.4 People Make the System Work.
- The proposal to involve more people in planning their areas is welcomed. However, the Council has concerns about the use of 'local place plans' and considers the use of locality improvement plans, which will contain a spatial planning element, to be a much better mechanism for engaging and delivering change at a local level.
- 3.5 Building More Homes and Delivering Infrastructure.
- The Council strongly supports the review of how infrastructure is funded and delivered. As one of the main barriers to the delivery of development, the aspiration for an 'infrastructure first' approach and alternative methods of infrastructure delivery are to be welcomed. Introducing new mechanisms to make development happen are also supported.
- 3.6 Stronger Leadership and Smarter Resourcing.
- The Council welcomes the review of how the planning process is resourced and accepts that an increase in fees should be linked to improved levels of service.
 - The review paper notes the role planning has in creating great places. There needs to be a continued emphasis on the contribution that other Council services, agencies, communities, developers and built environment professionals make in delivering these aspirations.

- 3.7 Many of the proposals contained in the review paper do not in themselves require legislative change to improve processes, deliver more homes or improve the quality of buildings and places. The regulatory aspect of planning is necessary as a means to manage processes and procedures. However, the planning system does not deliver in isolation, and has to work with others to facilitate change. There needs to be assurances from Government that there is support for this agenda and that the partnerships are robust and deliver change on the ground.
- 3.8 The Council acknowledges the work undertaken to date by the Scottish Government, its partners and organisations in the review process and we accept the invitation to work with them to explore how changes can work in practice.
- 3.9 PAS (Planning Aid Scotland) undertook workshops sessions with school children from Castleview Primary School and the Edinburgh Civic Forum. The output from the workshops are set out in Appendix 2. These will be submitted to the Scottish Government as part of the Council's response to the review paper.

4. Measures of success

- 4.1 The proposed reforms will impact on a number of areas of the planning system with the review focussing on the delivery of more homes, infrastructure and engaging more people in the planning process. The Planning Performance Framework will continue to provide an annual review of planning authorities with success measured through an improved planning process and the delivery of great places.

5. Financial impact

- 5.1 Although there are no direct financial impacts as a result of this report. However, the review of planning sets out a number of proposals to increase planning fees with the possibility of allowing planning authorities to apply discretionary charging, such as pre-application discussions. Further details are expected to come forward in the coming year.

6. Risk, policy, compliance and governance impact

- 6.1 The report represents a positive action being taken by the Council in relation to overall Council objectives in terms of securing better outcomes for Edinburgh.

7. Equalities impact

- 7.1 The Scottish Government will be responsible for assessing the impacts on equalities and rights as the proposed changes to the planning system are implemented. The proposed changes to the planning system have the potential to introduce a number of positive impacts with the paper setting out ways in which

participation could be increased by encouraging wider public engagement. The paper specifically sets out proposals to ensure young people are consulted on the development plan.

8. Sustainability impact

- 8.1 The impact of this update report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcome is summarised below:
- 8.1.1 The proposals in this report will have no impact on carbon emissions because the report sets out the Council's response to the review of the planning system;
 - 8.1.2 The proposals in this report will have no immediate effect on the city's resilience to climate change impacts because the report sets out the Council's response to the review of the planning system; and
 - 8.1.3 The proposals in this report will help achieve a sustainable Edinburgh because they promote meeting diverse needs of all people in existing and future communities, they promote equality of opportunity and will facilitate the delivery of sustainable economic growth.

9. Consultation and engagement

- 9.1 Public consultation on the review has been underway since 10 January 2017 and will close on 4 April 2017. The Scottish Government has undertaken wide-ranging consultation including a public drop-in event at the Gyle shopping centre on 2 March with events also held by the Royal Town Planning Institute.
- 9.2 The Council, assisted by Brodies LLP, undertook a series of workshops on the review with planning staff and representatives from other service areas, including housing, neighbourhood teams, archaeology, economic development, communities and families, and parks and greenspace. Feedback from the workshops and comments from other service areas are reflected in the Council's response in Appendix 1.
- 9.3 Working with PAS (Planning Aid Scotland), a workshop has been held with young people from Castleview Primary School about planning and the review. Feedback was presented to the Edinburgh Civic Forum at a further workshop where views were shared and discussed. The PAS reports are contained within Appendix 2.

10. Background reading/external references

- 10.1 [Scottish Government, Places, people and planning – a consultation on the future of the Scottish planning system](#), January 2017

- 10.2 Planning Committee, 11 August 2016, [Review of the Scottish Planning System – progress report and next steps](#)
- 10.3 [Scottish Government, Review of the Scottish Planning System](#)
- 10.4 [Empowering planning to deliver great places - an independent review of the Scottish planning system](#) (31 May 2016)
- 10.5 [Review of Planning – Scottish Government Response](#) (11 July 2016)
- 10.6 Planning Committee, 3 December 2015, [Scottish Government - Review of the planning system](#)

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11. Links

Coalition Pledges	<p>P15 - Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors</p> <p>P28 - Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic wellbeing of the city</p> <p>P40 - Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage</p>
Council Priorities	<p>CP5 - Business growth and investment</p> <p>CP7 – Access to work and learning</p> <p>CP8 – A vibrant, sustainable local economy</p> <p>CP9 – An attractive city</p> <p>CP12 – A built environment to match our ambition</p>
Single Outcome Agreement	<p>SO1 - Edinburgh’s economy delivers increased investment, jobs and opportunities for all</p>
Appendices	<p>Appendix 1 - Proposed response to the Scottish Government consultation paper</p> <p>Appendix 2 – PAS reports from the workshops with young people and the Edinburgh Civic Forum</p>

Appendix 1 - The City of Edinburgh Council response to Places, People and Planning: a consultation on the future of the Scottish planning system

The following is the response by the City of Edinburgh Council to the Scottish Government review of the planning system.

The response is structured around the four main themes within the review paper and sets out the Council's view on each area and proposal. As more detail on the proposals is brought forward, the Council expects further consultation and discussion on how best to deliver the necessary improvements and seeks to work with Scottish Government on the changes.

The Council recognise that the proposed changes are not necessarily based on legislative change and that delivery goes beyond the remit of the planning authority. Working with other services, partners and the community is key to delivering on the ground. The Council supports a renewed focus for the planning system where, working with others, there is greater opportunity to improve the process and the quality of the places where we live, work and visit.

The Council have engaged in the separate ongoing consultations on planning fees, and reinforce the message that the proper funding of the planning system is critical to further improve the delivery of the service.

Making plans for the future

Proposal 1: Aligning community planning and spatial planning

The Council supports the introduction of a statutory link between the development plan and community planning. Closer alignment between the plans will assist each in taking into account and assisting in the delivery of wider Council outcomes. The community plan can be used as a mechanism to deliver aspects of the local development plan. To achieve closer alignment it is important planning authorities are represented in community plan partnerships.

As a result of improved alignment between the development plan and community planning, the community plan could become a material consideration in the development management process alongside the local development plan. The local development plan would retain primacy in the planning decision-making process. The Council is developing this approach through the preparation of 'locality improvement plans' and evidence from this process will emerge later this year.

The barriers to achieving closer alignment between the development plan and community planning could include timescales of different plans and conflicting issues and priorities.

Proposal 2: Regional partnership working

The Council supports amendments to the current structure and changes to the spatial planning role from strategic development planning authorities to regional partnerships. However, the Council recognises the importance of city regional working and the need for a

robust city regional governance structure supported by legislation and leadership to coordinate and deliver regional priorities. The role, duties and powers of partnerships need to be defined alongside issues such as the coordination of funding for infrastructure projects. Consideration should be given to the point that the city region is founded on travel to work areas and the strategic relationship between transport and land use planning.

Regional partnerships should set targets (including housing), regional priorities and overall spatial strategy through the National Planning Framework (NPF) and coordinate the delivery of these targets amongst member authorities of the city region. The partnership must also play a key role in coordinating and assisting in the delivery of strategic infrastructure and City Deal programmes.

The Council welcomes the review of the National Transport Strategy and consideration of regional partnership working. The Council believes that regional transport partnerships should be repurposed and form part of new single, multi-purpose strategic regional partnerships. This would assist in the identification and delivery of regional infrastructure priorities.

Proposal 3: Improving national spatial planning and policy

The Council supports a stronger National Planning Framework (NPF) with a 10 year review cycle which details regional priorities that are shaped in collaboration with regional partnerships with shared ownership of actions. In the context of Edinburgh, as a growing city and a significant national economic driver, a much longer term planning view should be taken on how the city will change over the next 30-50 years. There should be clarity on where such a strategic plan will sit, exploring issues such as 'city growth corridors' and the how the Edinburgh – Glasgow metropolitan region will develop in the future.

In relation to an increasing role of Scottish Planning Policy (SPP) in local decision making, the transference of policy from the local to national levels could result in undemocratic centralisation and could lack transparency. While there could be some role for policies being applied Scotland wide it would be essential that there is scope:

- a) to allow planning authorities to set their own policies where they see fit, and
- b) Allow Scotland wide policy to be interpreted locally through a planning authority's guidance.

It is acknowledged that no value would be added in the local development plan repeating similar policies in SPP.

The role for Ministers is to be satisfied that the proposed local development plan conforms to the NPF and SPP, with the development plan forming the basis of decision making at a local level.

While NPF and SPP can set national and potentially regional policy and priorities, local plans need to interpret and apply these – to create place solutions. There will still be a need for local knowledge and interpretation – balancing often competing demands at a local level requires locally derived and applied policy which should not be set nationally.

Proposal 4: Stronger local development plans

The Council supports the removal of the main issues report from the plan preparation process. This stage can be confusing for communities, resource intensive, time consuming and could instead be replaced with meaningful early engagement linked with community planning. A clearer approach to engaging at the early stages of plan preparation should be encouraged.

The Council have some concerns about an early gatecheck in the plan preparation process. This is an additional step and could duplicate the work of the examination and lengthen the plan making process. Consideration could be given to the removing the examination process which significantly extends the preparation time and can add little to the process, with there being the possibility of redress to the courts.

Support is given to reviewing the local development plan every 10 years to give more certainty in the development plan. However, the Council are concerned a longer plan cycle could lead to plans becoming dated unless Supplementary Guidance is retained as part of the system. Supplementary Guidance is an effective tool to enable flexibility to adapt to local circumstances and to provide detail missing on local policy aspects, requiring regular review that cannot sensibly be set out in a local development plan lasting 5 or 10 years. The loss of Supplementary Guidance would remove flexibility to adapt policies to local circumstances and would result in lengthier local development plans that rapidly become dated.

Whilst a 10 year plan will help to increase certainty over this period, in the context of Edinburgh as a growing city, flexibility will be necessary to adapt to changing circumstances.

A strategic approach to land assembly and delivery is encouraged through the review. The focus in relation to housing should be a system which enables homes to be built quickly, to meet the needs of people on low to middle incomes.

Proposal 5: Making plans that deliver

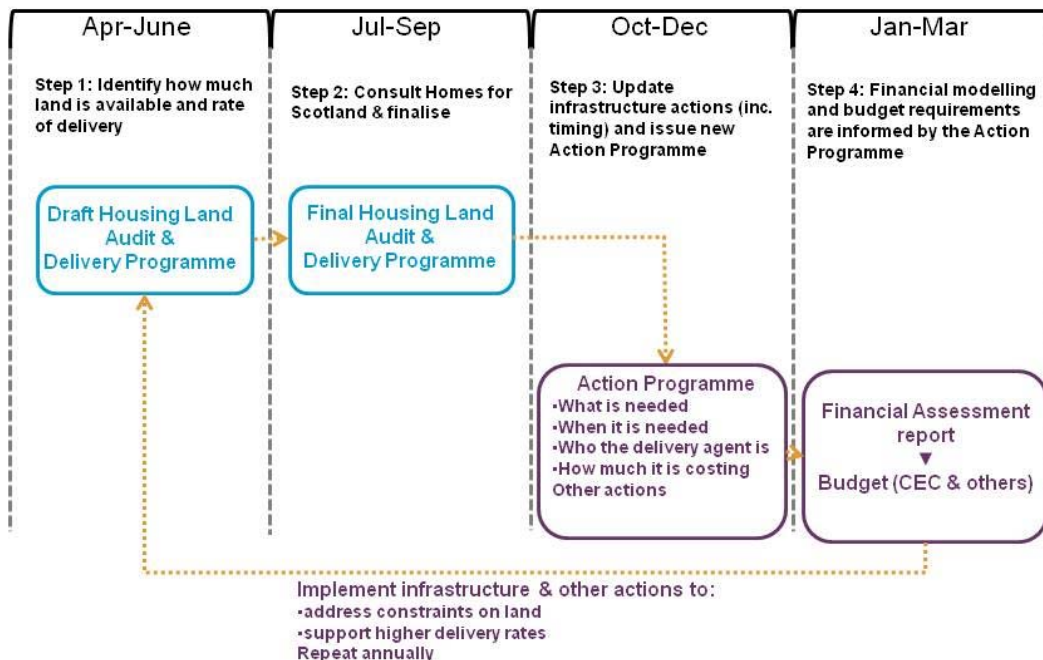
The Council would like to see the proposal for deemed Planning Permission in Principle (PPiP) for sites allocated in the local development plan explored in much greater detail. This could be resource intensive and require master planning, environmental impact assessment and identification of infrastructure requirements through the local development plan process. While there may be advantages to this approach in relation to providing greater certainty for developers and communities there are a number of concerns with this proposal. Deemed PPiP for sites allocated in the local development plan within the historic environment should not apply as it does not give enough detail.

Planning authorities have limited power in increasing the delivery of sites and determining which sites are developed. The delivery of sites is determined by developers with phased build outs, with the planning authority having little power over how much is developed and when. Planning authorities should seek to work with developers to increase delivery. Where developers are failing to deliver sites the planning authority require more power to take action to facilitate development. One tool which could assist is a streamlined process for Compulsory Purchase Orders, coupled with legislative and Government guidance supporting the acquisition by local authorities of sites that developers or landowners have failed to deliver within a local development plan period, to sell on to a willing developer. This would encourage developers or landowners to deliver on sites in the local development plan

period. One aspect to explore would be the use of CPO powers for sites allocated in the local development plan.

The Council recommends local development plan *action programmes* are used more effectively to bring corporate ownership to deliver actions of the Plan. The Council's action programme is updated annually and linked to the Council's housing land audit and delivery programme that is reported to the Council's Finance Committee. This gives corporate ownership of delivering the local development plan action programme through different corporate functions. This also takes account of priorities for infrastructure investment by being linked to the housing land audit and delivery programme. The following diagram shows how this currently works in Edinburgh.

Relationship of Housing Land Audit & Delivery Programme with Action Programme



Sites proposed for development that do not form part of the local development plan should be subject to robust consultation with communities. The planning authority should be a balanced voice between the community and developer and facilitate a collaborative approach to development. Pre-application consultation should be undertaken by a third party to avoid bias. The developer should then report back to the community to demonstrate how they have responded to feedback from communities.

The Council is of the view that simplified planning zones would not lead to a significant increase in the delivery of sites in Edinburgh. While this may be a useful tool in areas in need of regeneration, they are unlikely to be appropriate within this Council area.

People make the system work

Proposal 6: Giving people an opportunity to plan their own place

The proposals for '*Local place plans*' is promoted as an opportunity for local communities to plan their own area with these plans then forming part of the statutory local development plan. There are concerns that adding a further plan-making process could result in the duplication of plans, require additional resource and overcomplicate plan preparation. The ability to deliver change as set out in any local place plan would also be required as part of this process.

Without significant investment in developing community capacity and engagement, this could increase inequality with the most articulate and skilled (communities and individuals) setting agendas within a local planning context and other failing to do so. There is also a risk that localism could override spatial priorities. The Council and its partners is already preparing 'locality improvement plans' and there are opportunities for alignment of plans, joining up the delivery of services and enhancing placemaking at a local level.

The use of the Place Standard has been adopted by the Council's locality teams and has contributed to good and productive dialogue between communities and Council services. This process allows real involvement of communities in shaping their neighbourhoods. Planners can assume a greater facilitating role in bringing together communities, partners and stakeholders.

Giving community councils a stronger role in planning presupposes that there are community councils in place. Local place plans could increase inequalities with less affluent areas and those areas which do not currently have community councils being less likely to engage in this process. There is also a need to increase skills, knowledge and capacity within community councils if they are to step into this new role. The review is an opportunity for the Scottish Government to raise the profile of the equality duties within the planning system and deliver an open and inclusive process.

Proposal 7: Getting more people involved in planning

The review paper sets out proposals to involve a wider range of people in the planning process and in particular children and young people. This is a laudable goal and there are a number of benefits in doing so. The Council views the work on the use of the Place Standard as one means to readily engage a range of people but accepts that more could be done to involve young people in the decisions which will impact future generations. Working closer with schools in areas of change would be one way to improve this level of engagement.

The proposals have the potential to increase community involvement in planning but it will be important to be realistic about what issues communities can and cannot influence and progress. For example, one community may not want to see housing developed on a site which is suitable for, and would generally be allocated for, housing that is needed within the Council area.

Consultation with communities as part of this Council's house building and regeneration programmes show the value and importance of involving communities. Private developers may need support to develop networks and skills which will enable them to engage more effectively with communities.

Proposal 8: Improving public trust

The review paper notes the issues with pre-application consultation and the need to improve this aspect of the process. This proposal to improve this is supported and it is suggested that more could be done at an early stage to reflect the views of communities. In some instances it is accepted that pre-application consultation undertaken by developers can lead to confusion within the local community as to the status of the consultation and how this fits within the planning process.

With the aim of improving public trust in the planning system, the proposal is to discourage repeat applications through the removal of the 'free go' for applications which are refused, withdrawn or dismissed at appeal. This approach is supported and could help to reduce administrative procedures and double-handling with the fee paying for the application process.

An important aspect in improving public trust is the delivery of high quality buildings and places. The planning process should be seen as opportunity to improve the quality of life for existing and emerging communities. Achieving high standards of development would engender greater public confidence in the planning system with the benefits felt by people and the communities in the long term.

To further improve confidence in development management, there are proposals to increase fees for retrospective applications. This would also include making it easier for planning authorities to recover the costs of enforcement through charging orders and substantially increasing the financial penalties for breaches of planning control. The Council would suggest that these issues are explored in greater detail through the next consultation stage on planning fees.

Proposal 9: Keeping decisions local – rights of appeal

The paper proposes 'keeping decisions local' with more review decisions made locally. This would involve reviewing the hierarchy of development with a view to more applications being referred to the local review body. Much more detail is required on how this would work in practice. In the context of Edinburgh, which has a high number of listed building and sensitive development sites, any changes to the decisions making process would be measured against the quality of new development on the ground.

An increased role for local rights of appeal could increase burdens on elected members who already have a significant workload arising from planning application decision making and existing local review body cases. Care would need to be taken with the, type, size and complexity of applications which could be locally reviewed to ensure that the elected members time is used effectively on planning decision making.

There will be much greater emphasis on training for local councillors with the possibility of testing. The Council supports the role of training for elected members and already undertakes regular training and awareness raising sessions. The issue of training and subsequent testing is one which may have resource and management implications with further detail required on the type of cases which could be referred to the local review body.

The Council will be reviewing decision-making processes as part of the makeup of the new administration in May this year. The role of the new locality areas and subsequent Committee structures will form part of these discussions.

Predetermination Hearings

The Council is supportive of the use of hearings for major development proposals. However the requirement of Section 56(6A) of the Local Government (Scotland) Act 1973 that the final decision should be taken by the full Council introduces unnecessary risks into the process as well as being an additional administrative burden that can delay the granting of planning permissions.

Councillors who do not sit on the planning committee receive only minimal training in planning procedures and many have little planning experience. As a result, they feel uncomfortable with the full Council having to take on the quasi-judicial role of deciding major planning applications. In addition, while this has not been a problem in Edinburgh to date, there is an on-going risk that political groups will treat the planning decision in a similar way to other items on the agenda and whip their members to vote in a particular way. The current process is in danger of undermining the quasi-judicial process of determining planning applications and could encourage behaviour that is contrary to the Councillors' Code of Conduct.

The Council submits that such decisions should be taken in the normal way by whatever committee of the Council has delegated powers to discharge the planning function. This would ensure that robust decisions are taken by trained councillors following a quasi-judicial process in accordance with the Councillors' Code of Conduct.

Building more homes and delivering infrastructure

Proposal 10: Being clear about how much housing land is required

The Council welcomes the recognition that change is needed on this issue. However, the removal of a statutory development plan for the city regions will not alter the fact that housing market areas are bigger than the city authority areas where most growth, need and demand is focused.

The review stops short of stating that the National Planning Framework is going to set how much housing delivery output or housing land is required in each authority area. In the absence of a statutory document distributing growth across local authority boundaries, it may be hard to achieve an 'infrastructure-first' approach, or provide clarity and confidence.

Housing supply targets and housing land requirements should be set by regional partnerships and the Scottish Government through the National Planning Framework, taking account of infrastructure capacity matters. However, the areas of land to be included in the local development plan should then be determined by the planning authority. This will allow the local development plan to focus on placemaking and building communities rather than simply numbers.

Once housing supply targets and housing land requirements are set, the Council suggests amendments to how this is monitored in calculating an effective land supply. Housing land and housing delivery are different and need to be measured separately. The Council is currently advocating this change by amending the traditional housing land audit to become a housing land audit and delivery programme. The Council is working with Homes for

Scotland to develop a way of systematically analysing the factors which would increase build rates in the delivery programme.

Proposal 11: Closing the gap between planning consent and delivery of homes

To increase the delivery of planning consents into homes the planning authority requires powers to take action to encourage developers to implement their consents. The planning authority is not responsible for the delivery of homes and can only take steps to facilitate development. This could be an approach of planning authorities taking steps to encourage the timely implementation of sites but also having the powers (such as automatic CPO for allocated sites in the local development plan) to intervene where planning permission is not being implemented.

To encourage the implementation of planning consents the Councils suggests the threshold for development commencing should be substantially increased. Presently a commencement of development can be considered to have happened after very little development. This allows developers to make token moves in order to retain their consents without fully implementing their consents. The Council would suggest that there is further discussion and exploration of issues around a deadline for the completion of a site once works have commenced.

Delivery could also be improved through increasing the opportunities for small developers and through the creation of better vehicles to enable developers to contribute to infrastructure at a suitable level, while also funding infrastructure through other means.

Proposal 12: Releasing more 'development ready' land

The Council supports releasing more 'development ready' land for housing. However, the Council do not believe this is best achieved through the use of simplified planning zones and could mitigate against good design and placemaking. Instead the focus should be on ensuring that sites allocated through the local development plan are free of constraints and capable of being developed in the short term.

There are a range of reasons for delays in the development process, with the planning system being only one factor among many. The focus should be on ensuring that development on land identified for housing is being progressed with the planning application process having the means to bring forward development on the site and avoiding sites being transferable to subsequent owners.

Proposal 13: Embedding an infrastructure first approach

The Council supports embedding an infrastructure first approach to development. In order to facilitate development the local authority should be proactive in the delivery of infrastructure. This can be achieved through linking infrastructure investment and programming to housing land audits and delivery programmes. Infrastructure and services should be seen as what makes a place function and part of placemaking.

There are current barriers to delivering an infrastructure first approach such as land ownership and funding. Funding mechanisms are required to enable the local authority to deliver infrastructure first and make better use of compulsory purchase powers (CPO) to assimilate land for infrastructure. One option could be for a CPO powers to be reformed to

enable a CPO to effectively be in place at the end of consent period as part of a S75. This would deter developers from gaining planning permission to add value to sites and provide an opportunity for the public sector to intervene on stalling or landlocked sites.

Advocating an infrastructure first approach and developing innovative infrastructure solutions is welcome. In Edinburgh, a range of options for financing and delivering infrastructure linked to new tenures is currently being explored with Scottish Futures Trust, the Scottish Government and private sector partners. A one public sector approach which encourages long term planning and funding for infrastructure is required.

Green Infrastructure is well described in the review but should be given an equal status to the other forms of infrastructure. If delivering an infrastructure first approach with 'infrastructure providers' there is a risk that green infrastructure (which is delivered by a much wider range of players) may not form part of the process. A structure is required to bring green infrastructure into all of these discussions and planning processes.

Investors are beginning to recognise the need for adaptation but much of climate change action is still focused on carbon emissions. The shift to a 10-year plan cycle may make it more difficult to deliver green infrastructure other infrastructure priorities with developers.

There is a challenge in looking at infrastructure at a regional (or local) scale where landscape and political geographies do not match up. This may impact on the make-up of regional partnerships and wider partnership working.

Proposal 14: A more transparent approach to funding infrastructure

The Council supports the introduction of an infrastructure levy on development. However, the Council are wary of placing an unaffordable burden on developers. An infrastructure levy should replace a significant portion of S75 agreement funding. S75 should then only be used for infrastructure related directly to the development that cannot be funded through the infrastructure levy. The Council should be able to demonstrate to developers what the infrastructure levy will pay for. For issues such as green infrastructure which has an inherent cost for management and maintenance, consideration has to be given to who will fund this and how?

The Council propose alternative methods are also used to fund infrastructure delivery such as a tax on land with planning permission which is not implemented within a reasonable period. A tax on vacant and derelict land could also be used to fund infrastructure and encourage the redevelopment of this land.

Infrastructure requirements for sites should be clear upfront in the local development plan and linked with the action programme. The planning obligations circular should be updated to ensure this is appropriate for enabling the circular to be appropriate at the strategic level.

The Council currently has a mechanism in place to ensure S75 legal agreements are concluded after applications are minded to grant. However, at the moment there is no legal timescale set for when S75 agreements must be concluded. This process can be a lengthy and the Council would suggest that this issue is explored further to support the delivery of development on the ground.

Proposal 15: Innovative infrastructure planning

In order to deliver innovative infrastructure planning closer partnership is required between all infrastructure providers. Infrastructure providers should have a greater understanding of their role in placemaking. Local authorities should take the lead in working with infrastructure partners and assembling land to deliver infrastructure. Regional partnerships should take the lead in the coordination and delivery of regional strategic priorities.

This requires a corporate approach to planning and delivery of infrastructure in local authorities. This is linked to local development plan action programmes and how these relate to Council funding priorities. This Council is an example whereby various issues and disciplines have been brought under the directorate of PLACE, aligning services which make places function and removing professional silo working.

Flexible solutions are required to address infrastructure issues as they will vary across the country and within planning authority areas. It is encouraging that the proposals recognise the gap in anticipated developer contributions and infrastructure required to deliver developments and housing. In relation to the upfront payment of an infrastructure levy, it will need to be very clear what the levy will pay for, particularly if it does not replace the need for S75 contributions. The Council advocates the approach which includes options for infrastructure costs to be paid up-front to enable developments to commence, with the possibility of costs being recovered through the value generated as part of the development.

Stronger leadership and smarter resourcing

Proposal 16: Developing skills to deliver outcomes

Developing the skills of not only planning authority staff but all those involved in the planning system is to be supported. This includes communities, other Council services and other partner organisations. The Council and its partners have recognised the role of cross sector skill development in the Edinburgh Planning Concordat and would recommend this as a method of local leadership on this issue. The Edinburgh Planning service already provides a strong staff development programme, both internally arranged and through the Planning Skills programme of the Improvement Service. It holds RTPI Learning Partner accreditation to underline the leadership commitment to strengthening service improvement through skills development. . To expand this skills development programme to be a cross sector, multi-disciplinary approach, the Scottish Government could resource the coordination of this 'cultural change' programme across all stakeholders.

Proposal 17: Investing in a better service / Proposal 18: A new approach to improving performance

The proposal to reduce bureaucracy and improve resources is to be welcomed. The proposed increased in planning application fees and discretionary charges will support improvements in the delivery of the planning service and in some instances could help to fund the role of other related services that are fundamental to the delivery of permissions and developer-focused services such as the provision of pre-application advice. However the Council recognises that the significant under-recovery of costs incurred in this area due to the inadequacy of existing fees to meet current costs must be addressed alongside

service development opportunities. Without such additional resources from fee increases, it is likely that further reductions in service provision will be made in the short-term.

Reviewing how performance is monitored, improved and reported to stakeholders is accepted as part of the proposals for changes to resourcing. However, the Council has developed many networks of stakeholder engagement to emphasise that all stakeholders, not just the planning authority, have a role in delivering improved performance of the planning system in the city. The Edinburgh Planning Concordat is a key focus of clarifying responsibilities and this format could be used at national level to define roles and responsibilities. It is important that applicants/developers recognise that their role in promoting good performance of the planning system does not stop at the payment of planning application fees. It is imperative that measurements of performance go beyond the speed and timeliness of planning applications and that the quality of new buildings and spaces is part of this measure of success. The Council uses its annual Planning Performance Framework report promote the value of planning activities in the delivery of corporate objectives and raise awareness of planning and initiatives in placemaking.

Proposal 19: Making better use of resources – efficient decision making

Extending permitted development rights (PDR) is a suggested means to reduce the number of applications handled by planning authorities. In Edinburgh, much of the urban area is designated as conservation area which has meant a limited impact on reducing application numbers. Increasing PDR will require further consideration and how this can in the context of Edinburgh realistically reduce application volumes.

Proposal 20: Innovation, designing for the future and the digital transformation of the planning service.

The greater use of innovation and digital transformation of the planning service has been long supported and championed in Edinburgh. The Council was an early adopter of planning applications being publically available online, has embraced the use of social media to widen engagement, makes good use of GIS/online mapping, data sharing and has actively supported the use of online systems such as ePlanning and eDevelopment.

Linked to the above point about PDR, the Council would be support the development of more innovative ways for customers to find out if they require permission/s for a variety of minor works. The use of an interactive building would be one way to improve this aspect of the planning and building standards services and reduce the high volume of customer enquiries.

Next Steps

The Council acknowledges the work undertaken to date by the Scottish Government, its partners and organisations in the review process and accepts the invitation to work with them to explore how changes can work in practice.

PAS Partnership with The City of Edinburgh Council

Getting young people and Community Councils in Edinburgh involved in 'Places, people and planning' – a consultation on the future of the Scottish Planning System

March 2017

Contents

Introduction and Findings Summary

Reports

1. Workshop with Children and Young People – Castleview Primary School (Primary 7 class)
2. Workshop with Edinburgh Civic Forum

Introduction

The Scottish Government is currently consulting on reforms to the Scottish planning system. The City of Edinburgh Council commissioned PAS – an independent educational charity that helps communities engage with the planning system - to organise and facilitate two workshops, one for young people and one for the wider civic community, exploring the proposed planning reforms.

PAS conducted a youth workshop with P7 pupils at Castleview Primary School, Craigmiller, Edinburgh, on Wednesday 1 March (See [Report 1](#)). After a brief introduction to the Scottish planning system the workshop allowed the pupils to explore: 1) what skills/attributes were needed for planning; 2) how best to involve young people in the planning system; and 3) what they think of Edinburgh as a 'place' – and how it can be made even better for them.

Findings from this youth workshop were presented at an Edinburgh Civic Forum event, Tuesday 7 March (See [Report 2](#)). Here Community Councils/Civic Groups explored: 1) the youth perspective; 2) their own perception of planning; and 3) the four planning reform proposals considered the most pertinent to Community Councils/Civic Groups (Proposals 4, 6, 7 & 8).

Outcomes from these workshops included: 1) the Community Councils/Civic Groups learnt about the youth perspective; 2) participants increased their understanding of the proposed reforms and were encouraged to participate further in the consultation process; 3) a better understanding of the views of young people and Community Councils /Civic Groups on the proposed reforms; which will 4) inform the Council's response to the consultation paper.

Findings Summary

The planning related words chosen by the pupils concentrated on skills associated with planning: 'teamwork'; 'participation'/'communication'; 'imagination'/'creativity'; 'kind'/'considerate'; 'organised'. The Community Councils/Civic Groups and pupils only chose one identical word: 'Leadership'. The Community Councils/Civic Groups' words tended to be more negative when they thought of the situation now: 'shambolic'; 'disaster'; 'time-consuming'; 'unfair'; 'chaos'; 'corruption'. However, when asked what planning should be about their answers were very positive: 'diplomatic', 'common sense', 'releasing enterprise in others', 'honesty', 'understanding', 'listening', 'consistent', 'democratic', 'visionary'.

The young people came up with a number of approaches for engaging them more in the planning system: social media platforms (though many in this age cohort – P7 – said their access to such sites was restricted); increased advertising; visualisation through board-and computer-games (PAS' use of Mine-craft sparked an interest in the pupils); and meetings/discussions in more youth-friendly venues or through school's pupil councils – where power-points/films could be shown and discussions recorded and posted back.

Lastly, in the Community Councils/Civic Groups' discussions on the reform proposals, recurring themes included: the resources and capacity available within Community Councils/Civic Groups to undertake many of these reforms; and issues of trust about consultation processes in general and about loopholes in planning processes that appear to favour developers, such as 'repeat applications'/'twin tracking'/'sequential build up in successive applications' and 'land-banking'.

Report 1

Primary School Workshop, Wednesday 1 March 2017, 9am-12.30pm Primary 7, Castleview Primary School, Craigmillar, Edinburgh

1.1 Introduction

As part of its response to the Scottish Government's Planning Consultation Paper, The City of Edinburgh Council sought to engage with school children. To take this forward, PAS was engaged to host a workshop session at a primary school, namely Castleview Primary in Craigmillar.

1.2 Format

Led by two PAS volunteers, the workshop started with a brief presentation on PAS and its work with young people. To introduce the idea town planning, the children were asked to call out what they thought of when they hear the word 'planning'. Their responses were not recorded for this as they required some prompting from the volunteers.

As a class, the pupils were then encouraged to **think about their place in the past and what it might look like in the future**. Next, to help the pupils to consider the different **characteristics of places**, they expressed their likes, dislikes and suggestions for improvements for some places in Edinburgh, nearby Craigmillar.

Specifically for the Planning Consultation Paper response, two specific activities were run to gather the children's views on two specific proposals. These were:

1. Proposal 16: Developing skills to deliver outcomes

This proposes that there should be greater skills development for planners, including leadership, working with communities and innovation.

To garner their views on this, the class were asked to 'Draw a Planner' and note down the range of skills and attributes which they feel that a planner needs to undertake their job well.

2. Proposal 7: Getting more people involved in planning

This proposes that planning authorities should be required to use consultation methods that are likely to involve children and young people in the process.

We introduced this proposal by explaining consultation as a process where planners need to gather the views of a community, whether on a new plan for their area or a proposed development. We then briefly highlighted the Planning Consultation Paper, with reference to the above proposal. In groups, the children then discussed a variety of creative ideas on techniques for planners to engage with young people and vice versa.

In addition, the pupils were asked to complete a young person's version of the Place Standard tool to understand the children's level of satisfaction with different aspects of where they live in Edinburgh. This tool was created by the Scottish Government, Architecture and Design Scotland and NHS Scotland.

On completing the above activities, the PAS volunteers thanked the children for taking part and for putting forward their ideas and opinions. The class were informed that their ideas would be submitted to the City of Edinburgh Council and heard at the wider Edinburgh Civic Forum community event the following week.

1.3 Outcomes of sessions

- How best to involve young people in the planning system
- What innovative techniques should planners use to involve young people (including the use of technology); and
- What they think of Edinburgh as a 'place' – and how we can make it even better for them.

1.4 Results

Changing environments: Past and Future

Changes in Craigmillar over the past 20 years

- New developments in Craigmillar: 'White House', library, supermarket, houses, schools (including Castlevue).
- New developments in other places: Trams, wind farms, solar panels.
- Technology: Ipods, X-Box, smart boards in schools, hover boards.

Potential changes in Craigmillar over the next 20 years

- New developments in Craigmillar: Better McDonald's, more football pitches
- New developments in Edinburgh: New hotel at St James Centre, tram extension,
- Technology: Flying cars
- Environmental & social change: Climate change; political change

Arthur's Seat



- **Like:** Arthur's Seat is free, available for doing exercise and offers good views and wildlife. Nearby restaurants.
- **Dislike:** Lack of safety at top of Arthur's Seat.
- **Improvements:** Develop Arthur's Seat for weddings and funicular railway.

Craigmillar Castle



- **Like:** Historical tours and re-enactments hosted by local people. The pond, the big size of the castle and the views.
- **Dislike:** Young tour guides.
- **Improvements:** Bigger railings and better disabled access. Benches and tables as well as a café. Indoor heating and wifi.

Cameron Toll Shopping Centre



- **Like:** Lots of different shops including Game and Costa. Proximity to Craigmillar. Glass design of building.
- **Dislike:** Glass design as it can seem like greenhouse.
- **Improvements:** Change food outlets. Some would prefer the shops to be outside. Some would like more parking. Suggestion for safer access by bike.

Dynamic Earth



- **Like:** Lots of different features and rooms and eateries. Like building shape.
- **Dislike:** Expensive entry price. Some would prefer less information from tour guides.
- **Improvements:** Some would like to see better parking. Most would like better buses from Craigmillar and improved wheelchair access. Suggestion for more dinosaur exhibits.

Thinking place



Royal Infirmary

- **Like:** Importance of purpose to help people get better.
- **Dislike:** Very plain building design. Associated with mixed memories.
- **Improvements:** Free wifi. Improved patient security. Increase size of hospital.

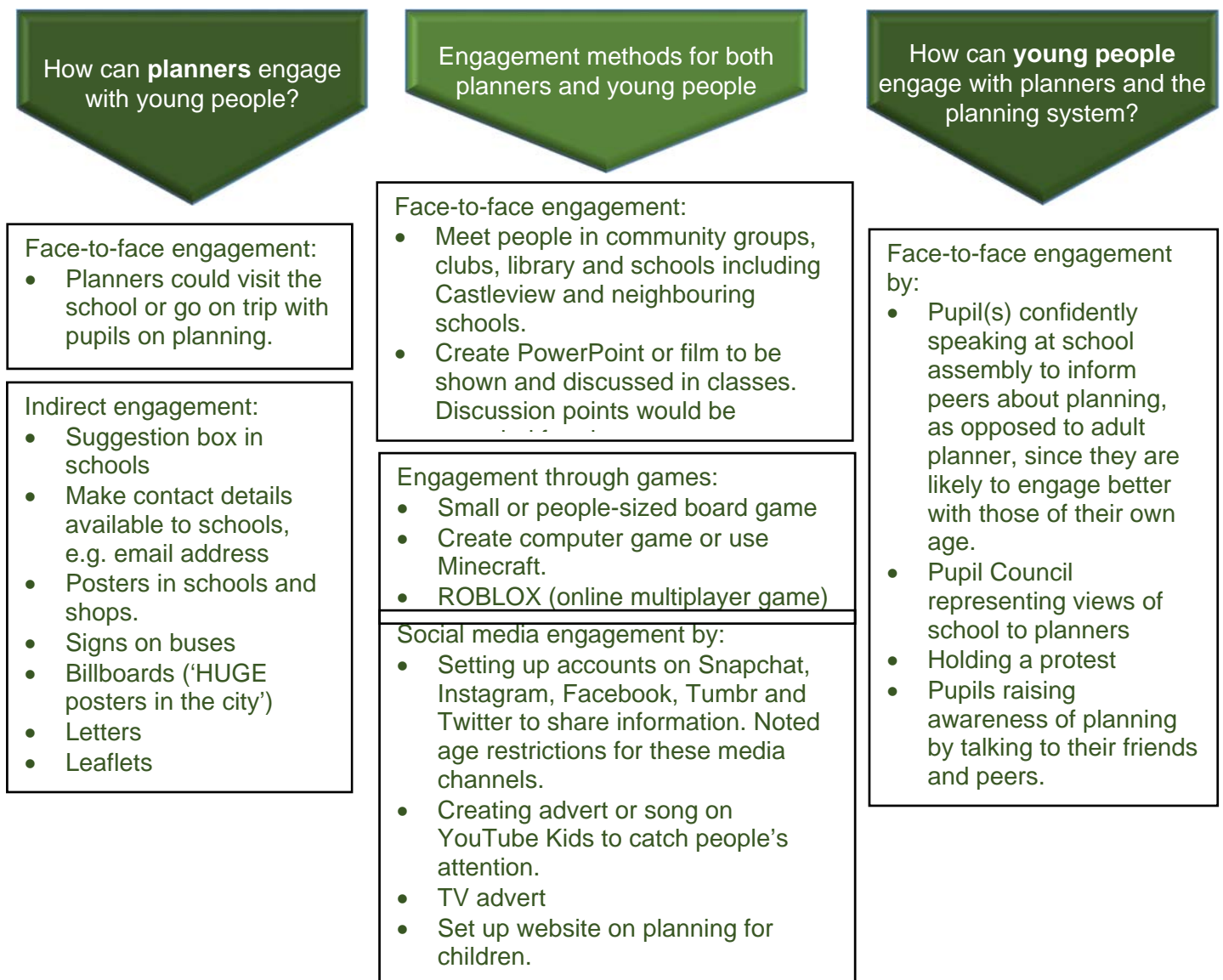
about your

Views on Proposal 16: Developing skills to deliver outcomes

Primarily, the pupils felt that **strong interpersonal skills** were important for planners, with several mentioning that they should be able to communicate and participate with others well. One group stated that a planner is ‘someone who has good charisma’ and another mentioned that they should be able to make eye contact. Indeed, some pupils mentioned that they believed **planners should be able to ‘sell’ their ideas to others**. Moreover, pupils also regarded **leadership** as a key quality for planners. Equally, **teamwork** was also raised as an important quality from one group, with another highlighting the value of taking ideas on from others and considering different options. Furthermore, the pupils also felt that planners should be able to balance different opinions within a community.

In addition, several groups believed that planners should have the capacity to be **creative, imaginative and aspirational** when making plans for the future. In balance, the pupils felt that planners should also be **smart**, with one group highlighting that **planners should have a degree**. In balance, another group drew a picture showing that planners should have ‘**a brain and a heart**’, perhaps indicating the balance between a planner being intelligent and understanding. This was also reiterated by other groups highlighting that planners should be **helpful, kind and considerate**. Finally, one group felt that planners should have **organisational skills**.

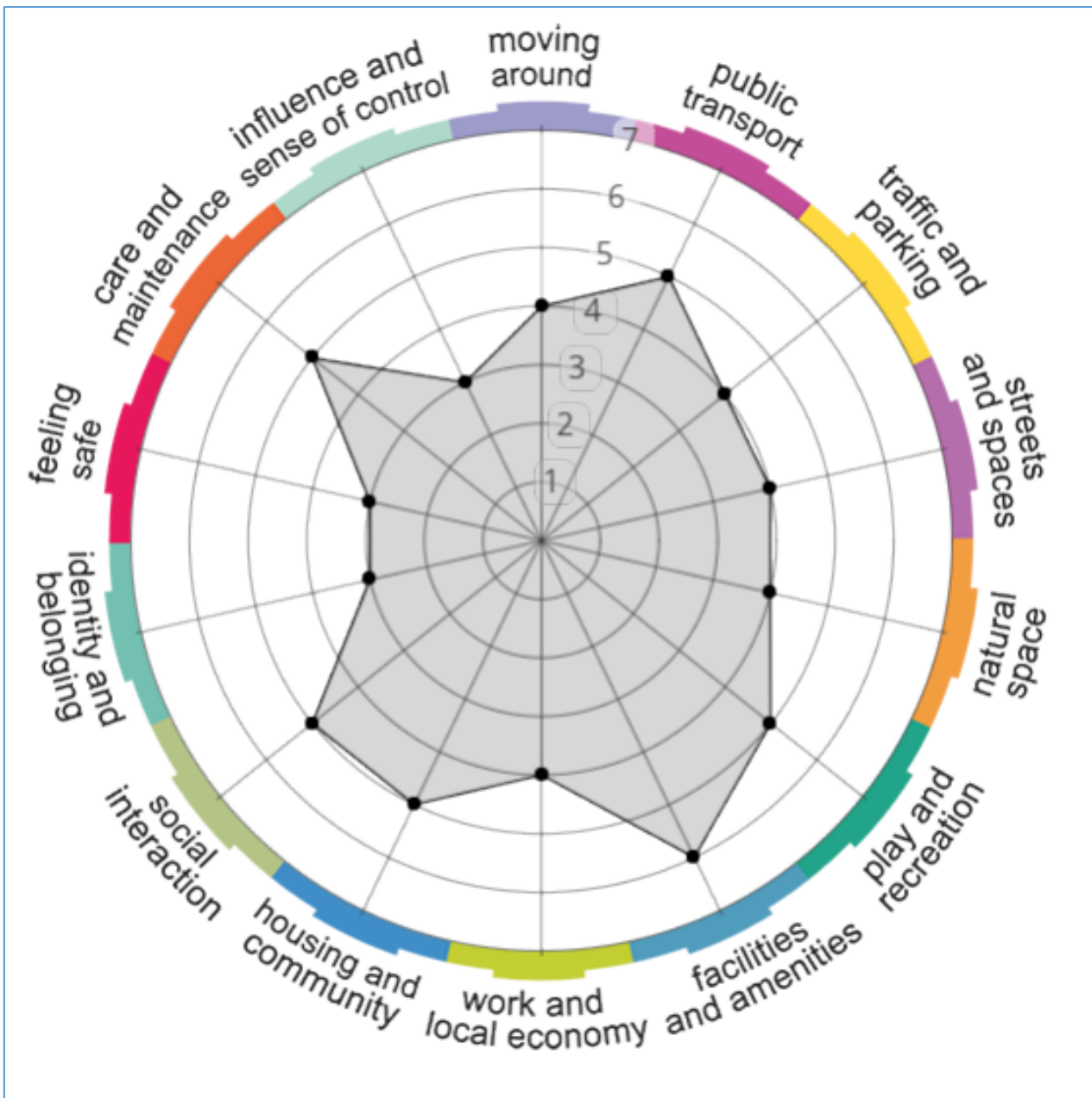
Views on Proposal 7: Engaging with children and young people



Place Standard Activity: How good is your Place?

For 14 different aspects of place included in the Place Standard, the children were asked to rate each of these on a scale of 1-7 based on their own perceptions of their place and record this on a compass diagram. They were also asked to note key reasons for their rating. This information will allow the City of Edinburgh Council to clearly identify priorities for change and improvement.

The compass diagram below shows the average rating for each area of the Place Standard, as scored by the Castleview students. The reasoning for each of these scores is detailed in the table overleaf.



Moving Around

'Can I easily walk and cycle around using good quality routes?'

- Average rating: 4
- Number of routes: Most pupils said that there are enough routes and it is easy to walk and cycle in their area. However, one group raised that some paths lead to dead ends.
- Care and maintenance: Highlighted poor maintenance of some paths and pavements including prevalence of litter, broken glass and dog excrement. Many paths are uneven.
- Safety: Some groups in the class indicated that they did not feel safe to use paths in some places, due to unsafe motorists and motorcyclists. Suggestion for 'softer' paths.

Public Transport

'How easy and fast is your local transport to use?'

- Average rating: 5
- Availability of public transport options: Some pupils felt that buses are not regular enough, too small and the journey time is too long. Additionally, they felt that there are enough trams and are not keen for them to be established in their area.
- Safety and ease of use: Pupils feel 'transport is really safe'. However, the latecoming and busyness of some buses was noted by one group.
- Affordability: Some pupils believed that the public transport should be cheaper.

Traffic & Parking

'How easy is parking and driving in your area? How safe do you feel near the roads?'

- Average rating: 4
- Traffic: Pupils believed that 'the traffic is very bad a lot of the time'. Another group felt that the roads are not wide enough or well-maintained and that some vehicles pass too quickly.
- Points to cross road safely: Pupils feel that the 'green man' does not appear long enough at pedestrian crossings for them to cross safely.
- Safe parking: Pupils noted that cars often park on pavement. Several groups mentioned that they feel there is a need for more parking spaces.

Streets & Spaces

'Does your local area look great and is it easy to get around?'

- Average rating: 4
- Buildings and places: One group said that where they live is beautiful; another stated that they found passing through their place as 'a happy experience'. However, the class generally noted that there is quite a lot of litter which is not picked up, the streets seem dirty and there are some abandoned places where people do not care. Pupils suggested that the area 'needs a makeover'.
- At night and in bad weather: One group highlighted that some places are unlit at night and so feel unsafe.

Natural Spaces

'How easy is it to get to your local nature and wildlife?'

- Average rating: 4
- Number of natural spaces: In general, in Edinburgh, pupils said that there are lots of green and natural places where everybody can do sport, 'relax and the animals are free to live in their natural place'. However, one group said that they are not often taken to these natural spaces. In Craigmillar, pupils said that there is not much wildlife, nature or woodland.
- Access between green spaces: 'Yes, it is easy to move between green spaces'

Play & Recreation

‘How great are the spaces to play and meet friends?’

- Average rating: 5
- Quality of places to play: In terms of maintenance, some pupils said the parks are well cared for; others highlighted that rubbish and empty bottles sometimes littered the parks. One group felt that the parks are 'tiny and they are not fun'.
- Number of recreation spaces for different age groups: For children, some pupils said that there are enough parks; others said that they could only recall one sports centre which they could visit (Jack Cane Sports Centre) and another group suggested that they would like to see more parks and skate parks. One group said that teenagers normally meet in the library and elderly people 'can go to the café'.

Facilities & Amenities

‘Are there places for you to do things? Are these public places easy to get to?’

- Average rating: 6
- Number of public places to learn, relax and meet others: Several groups said that there are many public places they can go 'to hang out' and one group stated that there are also a few clubs at the library.
- Accessibility of public places: Some pupils said they have to travel quite far to reach these public places.

Work & Local Economy

‘Are there plenty of shops in your local area? When you are older, do you want to live and work there?’

- Average rating: 4
- Variety of jobs: Some pupils felt there were enough types of jobs; other pupils felt that there are lots of 'shop jobs' which did not appeal to the children as future jobs for them.
- Skills training opportunities: One group cited one place for skills training within their area.
- Opportunities for local businesses to grow: One group felt that businesses do have a chance to succeed; another group believed that there is 'a half decent economy'.

Housing & Community

‘How friendly and neighbourly is your neighbourhood?’

- Average rating: 5
- Quality of houses and flats: Some groups highlighted that there are many old houses but fewer modern ones. One group felt that there are 'not very nice houses or flats nearby'. Additionally, pupils said that they generally did not have any friendly neighbours nearby, with one group mentioning that 'the neighbours are WAAAY too noisy'.
- Range of house types to meet need: Some pupils believed that both the old and new houses are too small and that 'there is not enough houses to fit people's needs'.

Social Interaction

‘Are there lots of places and chances to meet people?’

- Average rating: 5
- Places to meet: Some pupils felt that there are 'lots of chances meet people'. Other pupils believed that they need much more space and some highlighted that there is not many opportunities to meet for primary school children, part from the Tuesday Club at the Jack Kane Centre.
- Places to mix with others: One group said that 'everybody mixes well together nearby'.

Identity & Belonging

'How proud do you feel about your local area?
Does the area make you feel you belong?'

- Average rating: 3
- Pride in where you live: Most groups said emphatically that they were not proud of where they lived, through their ratings and comments. One group said that they wanted to move house and highlighted problems with anti-social behaviour such as graffiti. However, two groups were positive, with one group saying that 'it is a good area'.

Feeling Safe

'Do you feel safe around your local area? Is crime a problem?'

- Average rating: 3
- Sense of safety: Several groups highlighted that they did not feel safe in their area citing 'unsafe driving, motorbikes' and 'teenagers'. One group said 'Niddrie is a really dangerous place'. However, another group said that they feel the area is safe, including for walking at night, and that crime is not a problem.

Care & Maintenance

'Are buildings, parks and spaces well cared for?'

- Average rating: 5
- Maintenance of buildings and places: One group said that buildings are not taken care of, but another felt that 'everything is well cared for'.
- Problems with care and maintenance: Several groups felt that there is a lot of litter, with one group also highlighting issues with 'flytipping and graffiti'.
- Recycling: One group said that it's easy to recycle; another group stated 'a few people recycle'.

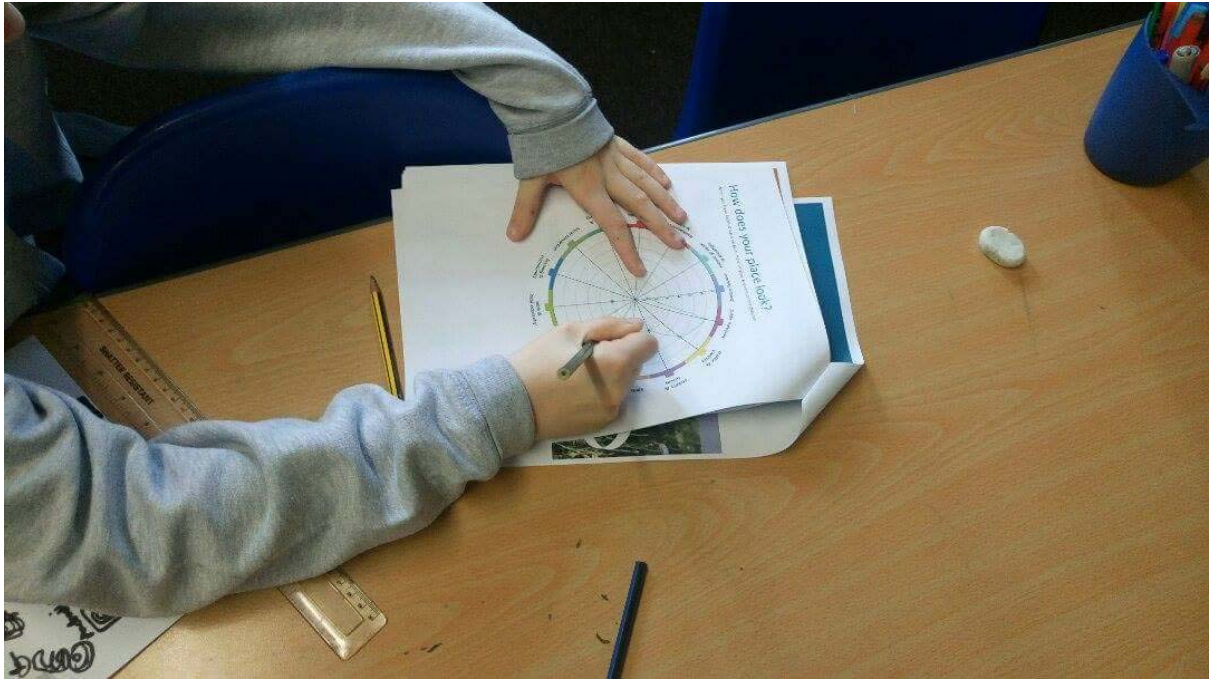
Influence & Sense of Control

'Do you know how to make your ideas about your places heard? How easy is it to change your local place?'

- Average rating: 3
- Ease of making your views heard: Several groups felt that it was difficult to make their views heard on their local area. One group stated that 'we have no control over what happens in our area' and another one said that 'everyone's views are barely heard, especially kids'.
- Places to make your views heard: One group stated that 'we don't know who to talk to', although another group noted that they could 'go to events about decisions...take surveys about it too'.







Report 2

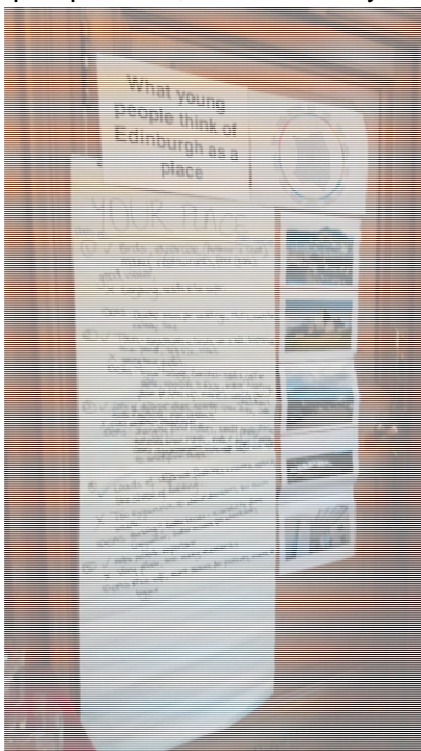
Edinburgh Civic Forum Event, Tuesday 7 March 2017, 4-6pm Edinburgh City Chambers

2.1 Introduction

On Tuesday 7 March, in the Edinburgh City Chambers, the Edinburgh Civic Forum held an event to encourage Edinburgh's Community Councils/Civic Groups to get involved in the consultation on the future of the Scottish planning system: **Places, people and planning**. The event



was hosted by The City of Edinburgh Council and delivered by PAS. It built on a previous PAS event conducted with P7 pupils at Castlevie Primary School, Craigmiller, Edinburgh, on Wednesday 1 March 2017 (See **Appendix 1** for details). At this event the young people's perspectives, as outlined by material from the school workshop, were displayed around the room for the Civic Forum members to see.



2.2 Format

The session began with a welcome and a short introduction to PAS. PAS' workshop with Castlevie Primary School was mentioned and participants could see the school workshop material pinned on the wall. There was then a short introductory talk about the planning review and participants were then asked to write one word they think of when they hear the word "planning".

The planning related words were compared to those that the school pupils had come up with in a similar exercise.

The main focus of the event was a facilitated workshop discussion led by PAS. Here the participants were divided into 4 groups and each group was asked to discuss and write down their opinions about 4 of the proposals outlined by the planning review consultation. The 4 proposals chosen were considered the most pertinent to Community Councils/Civic Groups and wider public involvement in the planning system. They were:

1. **Proposal 4: Stronger Local Development Plans**

This proposes community groups being involved at an earlier stage in the plan making process.

2. Proposal 6: Local Place Plans

This proposes giving communities the opportunity to plan their own place by producing Local Place Plans that could then form part of the Local Development Plan.

3. Proposal 7: Getting more People Involved in Planning

This proposes getting a broader cross-section of people involved in planning.

4. Proposal 8: Improving Public Trust

This proposes more pre-application consultation with community groups, strengthening community involvement when site applications are being considered for usage other than that specified in the Local Development Plan and enhanced enforcement.

The resultant opinions from these discussions were placed around the room and the participants were then asked to pick their three most effective ideas to better involve communities in the planning system.

The event closed with thanks given to all who had participated and an explanation that the material collected would be recorded and submitted as part of CEC's response to the planning review. But before the participants left they were asked to write down one word, or short sentence, which reflected their aspirations of what planning should be about.

2.3 Outcomes of sessions

- Community Councils/Civic Groups will learn about the youth perspective.
- Both young people and members of the Community Councils/Civic Groups will increase their understanding of the proposed reforms to the planning system and be encouraged to respond and participate further in the consultation process.
- There will be a better understanding (evidence) of the views of children and young people and Community Councils /Civic Groups on proposed reforms to the planning system.
- And, this material evidence, resulting from the workshop discussions on the planning review (and outlined in these **Appendices 1 & 2**), will then feed into the Council's response to the consultation paper.



2.4 Results

The words the participants associated with planning were:



This word cloud is representative only and neither colour nor size should be taken to mean any weighting or emphasis of the words is given; each word was written by one person and is equally valid.

Before the proposal discussions questions were raised about the consultation process in general. Some felt that the consultation process for the initial planning review report, **Empowering Planning to Deliver Great Places**, published in May 2016, was not reflected accurately in the final report. A number of the audience felt that issues/opinions raised in the consultation were not represented in the final report and that this meant that they did not have much faith or trust in the current consultation process. Having said this, all participated enthusiastically in the discussions, the results of which are tabulated below. The Suggestion/opinion/questions rated the highest in each section have been highlighted green.

Proposal 4: Stronger Local Development Plans

<i>Suggestion/opinion/questions</i>	<i>No. of top-3 stickers</i>
Give more publicity (to the process and importance)	0
Involve Universities in areas with high student populations	0
Diversify those attending Community Councils	0
How early is early (in terms of community participation)?	0
Incentives to attend/contribute	0
Need for more open, honest and effective process	1
Community consultation for any site rezoning	3
Prepare broad outline for community to comment on at local halls	0
Leadership from Planning Departments	0

Provide realistic approach to car traffic rather than fixation with walking and cycling	0
Good idea to be involved at early stage (e.g. charrettes) but each Community Council varies in terms of scale/skills/level of involvement/resources – may not work for all and may need professional assistance	5
Should be enforced more effectively	3
Identifying issues earlier	1
Difficulties in consultation process for Local Development Plans include the difficulty of relying on Community councils representing communities when there are so many different community groups and many developers having differing views	0

Proposal 6: Local Place Plans

<i>Suggestion/opinion/questions</i>	<i>No. of top-3 stickers</i>
How much engagement will a Planning Authority have to make with these?	0
Connections between a communities right to buy and Local Place Plans	1
Major challenge is a lack of resources in Community groups both in terms of funds and support/interest (reliant on external experts?)	4
Unless statutory requirement for Planning Authorities to reflect Local Place Plans no guarantee of action	0
How rigorously would the ideas expressed in Local Place Plans be tested? Some form of testing procedure including 2-stage competition, independent jury and committee /consultation of community suggested	2

Proposal 7: Getting more People Involved in Planning

<i>Suggestion/opinion/questions</i>	<i>No. of top-3 stickers</i>
Need to increase trust and understanding of system; raise public awareness; design and planning and civic awareness integrated into curriculum for excellence	2
Community Councils need to work closer with planners to be credible and listened to	2
Resourcing for local groups to get new members	3
Use of social media – to get younger people involved	1
Hard copy should be encouraged as people still prefer this option	0
Family involvement	0
Incentives – but lack of power	1
Abolish appeals	0
Need to see results/change to see participation	1
More varied meeting times (4pm tends to exclude non-retired) and more regular meetings	0
Engage with already established groups – e.g. Secondary schools, university departments, sport groups, Youngscot, etc.	1
Anti-jargon (never want to hear 'vision' again)	0

Proposal 8: Improving Public Trust

<i>Suggestion/opinion/questions</i>	<i>No. of top-3 stickers</i>
Scrap planning by appeal	0
Better training for decision makers to improve poor perception of Planning Authorities	1
Meaningful, early discussion with developers	0
Improve development monitoring/resourcing	1
Stop repeat applications/'twin tracking'/sequential build up in successive applications	4
Need to enforce/sign off pre-application consultation	1
No 'commercial confidentiality' in planning applications/consultations	2
More use of brownfield sites/redevelopment	1
More use of compulsory purchase	1
Proper pre-application consultation encouraged and a second public meeting	2
Objections should be answered	1
Better plans/sketches/models so people can see/imagine the real world scenario	3
More visionary	0
Facilities have to be provided	0
Stop land-banking and close all loopholes	2
No major applications sneaked in at quiet times, i.e. summer holidays and Christmas time	0
3 rd party right of appeal	0
Pay attention to large number of objections and/or communities united in opposition to developments	1
Improved neighbour notification	0

Finally the parting words from the participants on their aspirations for ideal planning included:

Releasing enterprise in others; a good mind (a mini-Patrick Geddes); a strong leader; re-invented; common-sense; community based; honesty; understanding; listening; democratic; consistent; even-handed; diplomatic; able to interpret a sense of balance between parties; good aesthetic judgement; qualified; structured, organised thinker with good 3d vision; independent; visionary; work for public good; impartial.