

Merchiston Community Council – Public Meeting Tuesday 19th January 2021



Community-led Planning

Petra Biberbach
Chief Executive, PAS

PAS: Who We Are

We are a charity and social enterprise.
For over 25 years, we have been helping individuals and community groups to get involved in the planning system.

Charity & social enterprise

Volunteer-led

Impartial & independent

- **Advice**
- **Skills training**
- **Inclusive**
- **Local Place Plans**

In the last 12 months, our 400 volunteers have given 3 years' worth of time, skills and experience

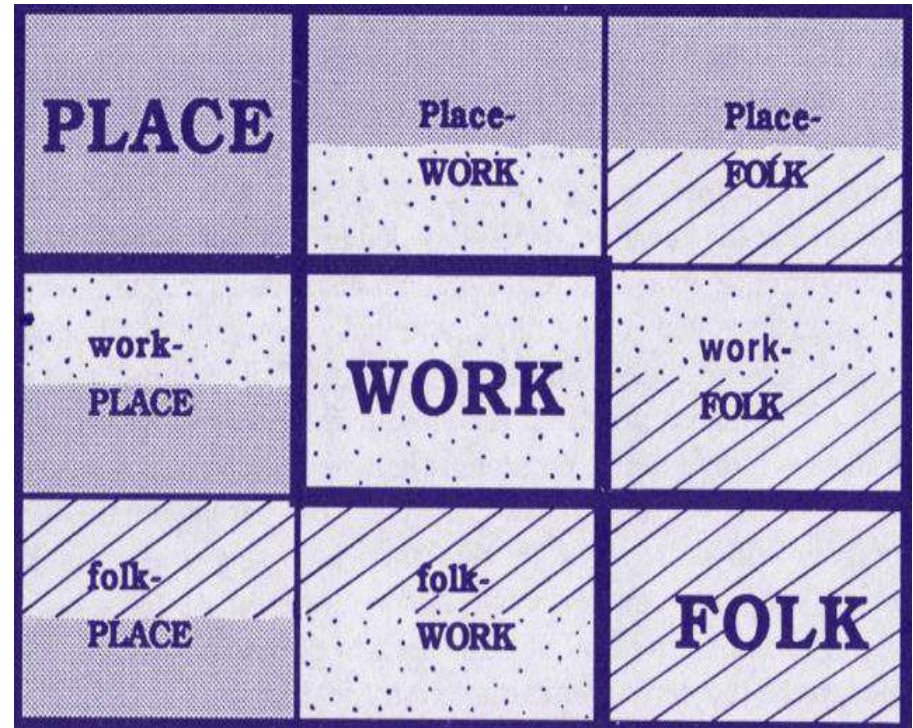


Place Is Always About People

The Geddesian approach to thinking about place

"Town Planning is not mere place-planning, nor even work planning. If it is to be successful it must be folk planning."

- Patrick Geddes



Planning (Scotland) Act 2019

Key changes

Some key changes introduced:

- **Purpose for planning** – new - “to manage the use and development of land in the long-term public interest.”
- **National Planning Framework** – new format; policies will mostly replace local supplementary guidance; wide ranging content including climate change; health & wellbeing; parliamentary approval
- **Local Development Plans** – new process, evidence report & gate check, 10 year timeframe
- **Planning applications** - health effects of major and national developments to be considered
- **Local Place Plans** – new tier of community-led plans
- **Community engagement** – new guidance
- **Mediation** – new tool within planning system
- **Children & young people** – new duty to involve
- **Self-build housing register** - new
- **Masterplan consent areas** - new
- **Mandatory training for elected members** - new



Planning (Scotland) Act 2019

Purpose of Planning

The Act defines the “Purpose of Planning” (for Development Plans):

“... to manage the use and development of land in the long-term public interest.”

The purpose is also to contribute to sustainable development and help achieve the National Outcomes in the National Performance Framework

Planning (Scotland) Act 2019

Changes to Development Planning

- **Strategic Development Plans are abolished**
- **Regional Spatial Strategies are introduced (non-statutory)**
- **10 year timeframe for renewal of Local Development Plans (with opportunity to amend in between as needed)**
- **National Planning Framework & Scottish Planning Policy become part of the Development Plan**
- **National Planning Framework will include housing targets**
- **Longer parliamentary scrutiny of NPF (also 10 year renewal period)**
- **No statutory Supplementary Guidance**
- **Scottish Government to produce guidance on effective engagement**
- **Young people (up to 25) to be involved in Local Development Plan preparation**

Planning (Scotland) Act 2019

Changes to Local Development Plans

- 1 Evidence Report
- 2 "Gatecheck"
- 3 Draft Plan
- 4 Examination

New matters for LDPs to consider:

- Disabled people
- Needs of older people
- Involvement of young people
- Needs of higher education students
- Involvement of Gypsy/Travellers
- Water Refill Points
- Public Conveniences
- Play facilities for children
- Health and Education capacity
- Self build desire
- Open Space Strategies
- Forestry & Woodland Strategies
- Rural population decline
- Maintaining cultural venues

Note

- *Main Issues Report Stage replaced*
- *Focus on delivery*

Planning (Scotland) Act 2019

Changes to Development Management & Other

- Repeat applications - 5 years period
- 2 x Pre-Application Consultation events required
- Master-plan Consent Areas
- Self-build register (those who want to do so)
- Short-term Holiday Let Control Areas
- Infrastructure Levy (no firm proposals in Act)
- Health Impact Assessments (Major proposals only)
- Toilet facility requirements in larger developments
- Mediation
- Chief Planning Officers
- Training for Elected Members in planning
- Enforcement - higher financial penalties
- LA performance - qualitative approach too

Planning (Scotland) Act 2019

Changes to National Planning Framework

The Planning Act has altered how the National Planning Framework works. It will now include within it all national **planning policies** on a wide range of topics, including climate change, housing and other key issues. The policies in NPF4 will largely replace guidance produced by planning authorities.

NPF4 will also become part of the 'Development Plan', which is to say it will directly influence and **inform Local Development Plans** produced by planning authorities.

All in all, NPF4 will continue to be a national document, but it will have significantly more influence at the local level.



Local Place Plans

New Planning Act introduces community-led plans

Local Place Plans are a new type of plan

- The Planning (Scotland) Act 2019:
 - *“A local place plan is a proposal as to the development or use of land. It may also identify land and buildings that the community body considers to be of particular significance to the local area.”*
- Local Place Plans must have regard to
 - Local Development Plan (and set out reasons why an LDP should be amended)
 - National Planning Framework
 - Views of the wider community
 - Views of local councillors
- Opportunity for communities... but also for landowners, housing providers and local authorities to work with communities



Local Place Plans

New Planning Act introduces community-led plans

- Any community body can prepare and submit a Local Place Plan to their local planning authority.
- The Act defines a community body as either:
 - A community-controlled body, as defined by the Community Empowerment (Scotland) Act 2015.
 - **A Community Council**
- The plan should be co-produced, with different groups, individuals and age groups getting involved in plan production.
- The planning authority must keep a register of all Local Place Plan.
- Government will undertake a review of Local Place plans after 7 years.



Local Place Plans

Some early approaches to Local Place Plans

Isle of Rum Community Land Use Plan



Applecross Community Land Use Plan



Opportunities for communities to:

- Be lead actors in the plan-making process
- Plan for how they want their place to be in the future
- Influence decisions about land-use

Role of Communities

Supporting community-led change

- An expanding role for Community Councils in the planning system
 - National Planning Framework 4
 - Local Development Plans
 - Local Place Plans
- Community Councils and community organisations as creators



The Heart of Newhaven

Community-led intergenerational project

Spring/summer 2019, PAS conducted engagement activities in the Newhaven area to assist The Heart of Newhaven community group to understand what residents and stakeholders wanted to see happen in the soon-to-be-vacated Victoria Primary School.

The community felt that Newhaven lacked a single centre which could bring people of all ages and backgrounds together and the idea for a multigenerational centre emerged.

These were used to inform the community group's intended application to the City of Edinburgh Council for the Community Asset Transfer of the school.

Update: the project has passed the Community Asset Transfer test with Edinburgh City Council and been given permission to purchase the site, now awaiting a decision from the Scottish Land Fund.



Supporting Community-led Housing

Co-Housing in Scotland

- Enabling more socially-responsive housing, supporting more intentional communities.
- Homes not housing
- Led by community need
- Innovation in housing delivery



*“[...] An intentional community, with shared interests, aspirations and ethics, that wants to leverage that into a physical space where the balance of privacy and communality is critical.”
(Patrick Devlin)*

Sustaining Choices

Community-led sustainable transport plans



Awarded funding from the Paths for All 'Smarter Choices, Smarter Places' fund to create mini, transport-focused action plans.

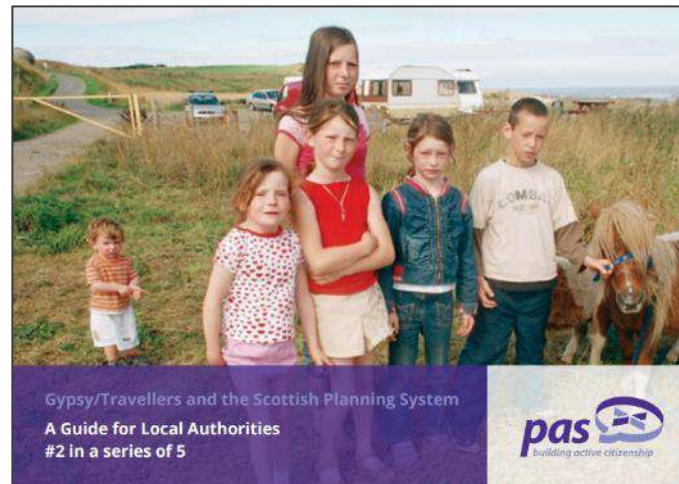
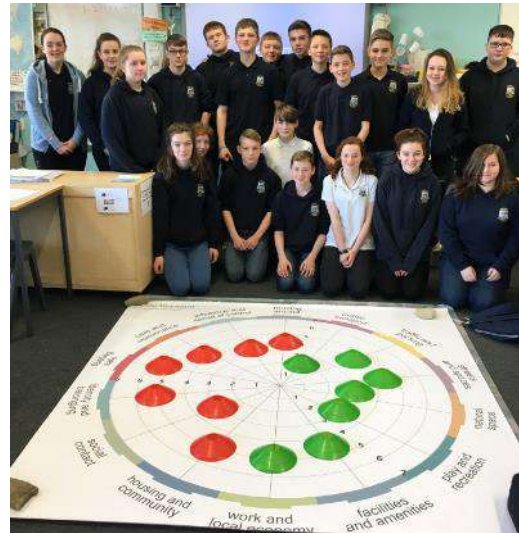
- **10 locations across Scotland.**
- **Supporting economically disadvantaged and isolated communities in urban and rural Scotland who currently underutilise, or have poor access to, sustainable transport and active travel opportunities.**
- **Develop an increased evidence base to support sustainable transport interventions.**



- Provide impartial and technical knowledge to create unique action plans.
- Use the Place Standard Tool to initiate conversations around place, and with the emphasis on moving around.
- Establish a network of community facilitators.
- Raise awareness with key decision makers and elected representatives
- Intergenerational dialogue & seldom-heard voices to ensure all voices are involved, leading to action plans owned by the whole community.

Inclusive Approaches to Placemaking

If place is about people, it's about *all* people



Re-evaluating Our Experience Of Place

How is the pandemic changing our experience of place?

- The coronavirus pandemic is a planning issue
- Rapid, radical change to our experience of place
- Impact on mental and physical health and wellbeing
- Inequalities of health and other outcomes
- What does this mean for communities across Scotland?



How We Can Help

Improve Place through active Participation

- Free, impartial and confidential advice on planning matters – contact our Advice Service
- Information and support on how to take forward Local Place Plans
- Training for community councils, community groups, elected members on the planning system
- Time, knowledge and expertise of our network of specialist volunteers who deliver services to communities across Scotland





Advice – information - training

www.pas.org.uk

Continue the conversation → petra@pas.org.uk