

### Community Facilities

- Development impact on community welfare needs to be considered at design stage, there may be need to provide/contribute/expand community facilities; this should be done with local community engagement and planning guidance.
- Libraries are community hubs that should be safeguarded providing multigenerational space and access to educational materials in a variety of formats.
- Community E-bike provisions.
- Provisions to eliminate unnecessary commute. Local hub with office space.
- Intergenerational consideration with flexibility to adapt to changing demographics and local needs
- Incorporation of community food growing space in new flatted urban developments, perhaps instead of playparks a multigenerational space. Landscaped areas redeveloped site will have minimum topsoil, the requirement to have an area that could be utilised by the development community once established for food growing would help to support social, health, food security and environmental policies.
- Rates reduction to premises providing maintained public access to toilet facilities (that are not just for customers) - an online register/GIS of public WCs.
- Environmental impact: Air quality; Land and water environment quality; Greenspace, heritage and cultural provisions. More flexibility on how this space can be developed for additional uses i.e. habitat, ecosystem services, quiet space, food growing (orchard, pollination), heritage information, cultural opportunities.

### Digital

- There is an increased assumption that everyone has home access to internet services. Whether paying bills, fines, for education or receiving important information, currently not everyone has provisions or can afford this service. As part of national resilience planning a basic (minimum) digital connectivity should be provided to every home. Consider quarantine, mobility and child care restrictions that would prevent the householder from being able to go to a local hub.

### Green infrastructure

- Blue, green and grey infrastructure to connect humans with other neighbourhoods, nature and heritage, connect habitats and flood resilience.
- Not just surface water flooding but also groundwater flooding areas. SEPA Flood maps needs to kept up to date. Higher specification of installations that could cause pollution within flood risk area (i.e. petrol stations, scrap yards, waste transfer areas).
- Identify locations for improvement on how we manage our water environment systems. The impact is beyond site boundaries and a strategic approach is needed so that the necessary improvements can be incorporated into development design.

### Health

- Wellbeing should also encompass health benefits of quality of built environment (home and surrounding area), connectivity (to people and environment inc. greenspace access).
- A development impact study would examine the impact of a proposed major development on a locality including welfare.
- The planning system should protect public health by ensuring their procedures include full consultation with their Contaminated Land Officer on mine gas matters. Where more specialist knowledge is required consultations should extend to the Coal Authority, SEPA and other LA CLOs. Evaluation of the risk to site should include a wider area review and be supported with detailed conceptual site models that identify potential ground gas migration pathways in the context of the proposed final development; this should include changes to topography (earthworks), boreholes, grout holes, services etc. There should be adequate environmental monitoring in line with the available guidance. This work should be reviewed by the CLO and development should not proceed until a suitable remediation scheme has been agreed. **It is also crucial that habitation should not be permitted until evidence that these protection measures have been correctly installed.** There is evidence that sale and habitation of properties is being permitted without these protective measures in place.

## **Business/ Employment**

- Sustainability analysis of proposed developments i) construction practice, it is often that surplus waste soil is generated on site that needs to go to landfill because this issue was not considered at the design stage; and ii) in use - provision of electric charge points for vehicles and e-bikes.
- Use of office space hubs to accommodate local workers who may not have facilities/desire to work from home and reduce commute.

## **Energy Electricity**

- Wider consideration of a mixed energy source provisions. Also consider what will happen to the restoration/reinstallation at the site ensure there are measures in place to protect the surrounding area from operational impacts. Resist building on sites adjacent to rural windfarm access roads.

## **Mineral-extraction**

- A review of practice should be incorporated in the consent to ensure detrimental impact is minimal and that there are adequate resources available for land restoration.
- I agree that more needs to be done to ensure appropriate restoration procedures are in place and biodiversity gains where possible. Restoration plans should also be flexible to what is agreeable with the community. There might be follow-on economic opportunities.
- While there is coal extraction, there still a need for a planning policy on opencast coal extraction, but there should be restrictions on new or extensions to existing coal extraction as we evolve our energy sources. Exporting coal for burning is unethical and the purpose of the product should be a consideration.

## **Rural development**

- If home/hub working and decentralisation of facilities is enabled, and community groups strengthened, this could open up rural areas; making them more attractive places to inhabit. Also Scotland's climate is going to be changing and the consequences of this may have an impact on where people want to live.
- Are there studies for rural communities that identify a population capacity of the areas educational, health care, travel, housing, food and recreational provisions? Areas of surplus, deficit and actions that would target skill/age group needed to enable a healthy balance.
- Modern social housing provisions for those who live and serve in rural areas need to be considered where tourism has impacting on property value/rents that is unaffordable to the local population.

## **Tourism**

- Planning policy on a national level is required to address international tourism, where people are directed to various parts of Scotland according to their interests. There are a number of environmental, historical and recreational assets to make a feature of. A more favourable climate might make Scotland a more attractive destination - depending on the reason for visiting. Ski season might be less reliable and alternative activities should be considered to attract people to existing facilities. Cruise ship port towns should be developed as to help the local community take advantage of the full range of economic opportunities this presents to the area.

## **Town Centres**

- Absence of social facilities for homeless and those living in sheltered accommodation (such facilities should be multiple hubs away from town centre). Substance abuse facilities/intervention opportunities - multiple hubs (possibly attached to community clinics) not a centralised town centre location.
- Night-time: Drink, food, bars, night clubs, entertainments, hotels/spas, cultural and heritage activities in town hall and civic areas, what about the commute issues? Opportunity for behavioural change and evolve away from excess with socialising areas without alcohol - multigenerational considerations there is absence of child friendly space or for older generations.
- Day-time: facilities for workers - food, gym, quiet space, eating space, social space, workers community space, informal business meeting space, nursery and childcare facilities (near where parents are working), outdoor 'lunchtime' exercise space/routes.
- There is an absence of quality communal community space – sheltered from the elements.
- Space for people living in urban areas to exercise pets, adequately facilitated with poo waste bins.

## **Peatland**

- Companies with historic rights to extract peat should cease, given the damage and impact these operations have. Companies continuing to extract should be considered under Environmental Liability Act for knowingly harming our environment.

## **Historic-environment**

- Buildings are allowed to deteriorate to an extent they become unfeasible to restore. These places are not recognised to be cultural/heritage assets local/regional/national scale.
- There needs to be more engagement with heritage and local community. Actions to enforce maintenance and protection of our built heritage. Fines for where this does not happen.
- Stronger enforcement actions for planners to have landowner to protect the asset. Clear guidance for landowner and regulator.

## **Vacant and derelict land**

- The Community Engagement (Scotland) Act 2015, Para 74 introduces "Abandoned, neglected and detrimental land" and inserts "PART 3A COMMUNITY RIGHT TO BUY ABANDONED, NEGLECTED OR DETRIMENTAL LAND" into section 97A of the Land Reform (Scotland) Act 2003. It would make more sense the Planning System try to detect potential SVLD earlier by looking at sites with this wider description. A 'brownfield first' policy with strong disincentives for landowners to 'sit' on "abandoned, neglected and detrimental land" which we know are damaging to the community welfare, environment and local economics. Landowners need to be made aware of these issues and encouraged to take a realistic view of the land value.
- Better infrastructure (digital, blue, green and grey connections) around these sites would make them more accessible and attractive for redevelopment - in tandem with regulations for Compulsory Purchase with deductions in value (or fines) for detrimental damage to community, environment etc. - we can evidence this and the regulatory authority should be supported (encouraged) to act on behalf and in the interests of residents and businesses (this can be evidenced/supported with community dialogue).
- Development policy to require compensation to the local authority for loss of 'valued' greenspace and penalties for landowners that fail to redevelop land within reasonable timeframe. However permit interim development of a brownfield site i.e. biofuel crops, ecosystem services, amenity area, community food growing in temporary raised bed structures, other community use etc but make time frames clear.
- Dialogue with the local community and planning authority to integrate the site to the surrounding area, e.g. it might be that opening up a culverted watercourse would create an aesthetic feature and could be incorporated to a wider flood relief scheme for the area.
- Asking developers to provide evidence that development on brownfield land is not viable is not going to help, as the information is complex it is easily skewed to suit the argument of the developer. There are many approaches to developing brownfield land and a variety of innovative approaches. A significant factor to the cost is insufficient information to sustainably design the development. Consultants land contamination reports for land redevelopment often include overly spec'd remediation solutions. There should be a system of peer review in all major development that examines this aspect under requirements for sustainable development.