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Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: THE Architecture + Planning

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

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Review Statement

Yoker, Glasgow Planning Reference
21/00125/PPP

THE20-0037

Carmichael Homes Scotland Limited

April 8, 2021

1.0 INTRODUCTION

- 1.1 This statement has been prepared in support of a request of Glasgow City Council to review the application 21/00125/PPP. The application was accepted by the Planning Authority as valid on 19 January 2021. The target date for determination of this application was 18 March 2021. This Request for review has been submitted on the basis of non-determination and has been submitted within 3 months of the target date for determination.
- 1.2 The application has been submitted in principle only and seeks permission for the erection of a flatted residential development and associated infrastructure. Indicative plans have been prepared for the development indicating how the site could be developed, but it would be for an Application for Approval of Matters Specified in Conditions to determine the details of the proposed design. Only the matters of principle are relevant to the determination of this Review.
- 1.3 The planning authority has undertaken neighbour notification on the application and additional measures to advertise the application have been taken. A large number of local residents have taken the opportunity to comment on the application through this process. Consultation has also been issued to the following external bodies: Scottish Power, Scottish Water, West of Scotland Archaeology Service, The Coal Authority, Network Rail, Peel Port, Airport Safeguarding, Glasgow Humane Society, Water Safety Group, SEPA and NATS.
- 1.4 This statement describes the site, and relevant planning considerations for this application for planning permission in principle. It then goes on to assess the proposal against these considerations and sets out a conclusion on the application for planning permission in principle for a flatted residential development on the site at Yoker Ferry Road.

2.0 SITE CONTEXT AND HISTORY

- 2.1 The site is a brownfield site which extends to 0.13ha, according to the Scottish Vacant and Derelict Land Survey 2018 (Document 3.1) it has lain vacant and derelict since 2008 and is noted as previously having been used for a retailing use, although it is understood a public house was the most recent use.
- 2.2 The site is located alongside the River Clyde and the slipway for the Renfrew Ferry is adjacent sits to the south east of the site. The Ferry service is operated by Clyde Link and runs seven days a week between Yoker and Renfrew.
- 2.3 To the north west of the site is hosing which is separated by a ditch and car parking. The site is bound by Core Path 29 to the south east of the site and to the north east is a recently completed development of 42 flatted dwellings which is Mid-Market Rental property managed by Sanctuary Scotland. Access to the proposed site is via Yoker Ferry Road which terminates at the site and slipway entrance.
- 2.4 There is currently a derelict building on the site which was an out-building attached to a larger building, collectively these operated as the public house and prior to this was the ferry master's house. The larger building has subsequently been demolished in circa 2012 when it was in a ruinous state with the former out-house building the only remaining

structure on the site. To the east of the ferry slip is more vacant and derelict land with the potential for reuse/redevelopment.

- 2.5 A detailed application on the site was submitted by C&S Ventures although this was not considered to be a valid application by the Planning Authority and no determination on this application was made. The application is now made in principle and has been reduced in scale.

3.0 PROPOSED DEVELOPMENT

- 3.1 The plans submitted are indicative only, but these indicate proposals to redevelop this existing brownfield site for residential use. Plans and elevations show proposal for 36 flats in a building that steps down from seven storeys to five storeys towards the River Clyde providing south west facing terraces bringing activity and life to this section of the River Clyde.
- 3.2 The site has good access to local services, the local town centre is approximately 200m away and there are excellent links to bus and rail links. The proposed Clyde Fastlink is planned to operate immediately to the north of the site which will enhance the sustainable transport options and encourage intermodal shifts to public transport reducing reliance on private cars.
- 3.3 The flats would be contained within a single building with undercroft parking to secure a viable development proposal.
- 3.4 Vehicular access is taken from Yoker Ferry Road to the car parking area with convenient access then available for residents to the building through stairs or a lifts to all levels. The final appearance and materials would be subject to approval of matters specified in conditions.
- 3.5 The proposal creates an opportunity to reuse a vacant site to create an attractive residential development providing desirable living accommodation in a well-connected location.

4.0 POLICY CONTEXT

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning decisions be made in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 This application requires to be assessed against the extant LDP for Glasgow City Council which was formally adopted on 29 March 2017. Consideration must also be given to the Strategic Development Plan (SDP) for the Glasgow City Region as well as nationally to policy documents including the National Planning Framework (NPF) and Scottish Planning Policy (SPP). This has been conducted below, where relevant policy considerations for the development subject to this Review Statement have been extracted from the aforementioned documents.
- 4.3 The Glasgow City LDP outlines policies which must be considered for the future use of land to deliver high quality places. The plan is then further supported by Supplementary Guidance which provides further detail on policy considerations. The Decision Notice and Report of Handling outline the policy considerations against which the

development has been considered. The context of these policies is briefly outlined below with further detail provided throughout this Review Statement.

- 4.4 As an application for planning permission in principle only the following matters are considered to be of relevance to the determination of the application for a flattened development in principle on this site.
1. Location and principle of development
 2. Flood risk
 3. Scale of development
- 4.5 The following sections of this Report consider these aspects of the proposal against the Development Plan and other material considerations.

5.0 ASSESSMENT OF PROPOSAL

Location and Principle of Development

- 5.1 There is no identified protection or development proposal identified for the site on the policy and proposals maps within the LDP. The site abuts the Clyde Walkway, which is identified in the City Development Plan Policy SG11 development Plan, which requires the continuity of these routes to be protected or enhanced. The Clyde Walkway is also identified as a core path (C29A) and links from the river front past the site along Yoker Ferry Road towards Dunbarton Road. The site is identified on the SEPA flood maps as being at risk of flooding, further assessment and information has been provided to consider the impact and this is set out in a separate section to this report.
- 5.2 Policy CDP2 is titled the 'Sustainable Spatial Strategy' and seeks to promote sustainable development in the city. Aims which it seeks to achieve include utilising brownfield land in preference to greenfield, supporting regeneration of key housing investment areas and supporting higher residential densities in sustainable locations.
- 5.3 Policy CDP11 addresses 'Sustainable Transport' and is supported by Supplementary Guidance 11. These aim to address movement across the city and seeks to provide networks of sustainable means for its residents. Encouraging use of active travel provision is also core to the policy as Core Paths and cycle routes are highlighted as requiring focus. The location of the development as described in the supporting Transport Statement has high levels of accessibility with connection to the National Cycle Route and core path network in addition to regular bus, train and ferry services a short walking distance from the site.
- 5.4 To support the policy a number of Strategic Development Frameworks have been published, one of these addresses the River Clyde. The River Clyde has been identified as an area requiring regeneration following the collapse of the industrial nature along the river as Glasgow seeks to achieve a more vibrant and diverse place. The regeneration of the waterfront is key to this and a long term Strategic Development Framework (River Corridor Strategic Development Framework) has been developed to shape development until 2050 along the Clyde Development Corridor. The river corridor currently suffers from a postindustrial hangover which has led to a high volume of vacant and derelict land surrounding the city centre. It is hoped the Framework can unlock this

band of land and bring it back into productive use and support a variety of economic, environmental and social uses. Yoker is located within the Development Corridor as identified on Figure 9 of the City Development Plan.

- 5.5 National Planning Framework 3 (NPF3 Document 3.2) outlines the national stance on derelict and vacant land, it states, "Most of Scotland's vacant and derelict land lies in and around cities, and particularly in West Central Scotland. This presents a significant challenge yet also an opportunity for investment. Planning has an important role to play in finding new and beneficial uses for previously used land including, in the right circumstances, 'green' end uses. A planned approach will continue to deliver development in the parts of our city regions where there is a continuing need for regeneration" (NPF3, 2.21).
- 5.6 The NPF3 recognises the important role planning plays in the regeneration of vacant and derelict land, therefore planning authorities should be considering the regeneration of sites which have lain in this state for significant periods of time.
- 5.7 The site in Yoker is brownfield land and Scottish Planning Policy (SPP Document 3.3) defines this as, "Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable" (SPP, p71). SPP requires planning authorities to consider the re-use of brownfield land before new development take place on greenfield sites, this is due to the clear benefits of redeveloping vacant land as opposed to disturbing previously undeveloped land.
- 5.8 This site provides an opportunity for the redevelopment of a vacant and derelict site in Yoker. The surrounding area is within the 10% most deprived locations within Scotland as identified by the Scottish Index of Multiple Deprivation. Housing is identified as a particular issue within this location. On a wider scale, vacant and derelict land is a big challenge for planning authorities in Scotland, the Scottish Vacant and Derelict Land Survey 2018 shows there is approximately 11,600 hectares of this land across the country. This type of land is often associated with anti-social behaviour and crime as land, in many cases, lies unoccupied for extended periods of time. This type of land also often impacts the amenity of the surrounding area and planning should prioritise bringing this land back into use.
- 5.9 The Scottish Land Commission is a public body established on 1 April 2017 by the Land Reform (Scotland) Act 2016. The Commission promotes the use of vacant land for housing "Reform of the way in which land markets determine the pattern and quality of development has potential to address pressing social and economic needs, particularly provision of good quality housing at affordable levels.
- 5.10 In a Taskforce Report (Document 3.4) the Commission highlights that there are wide ranging benefits to the redevelopment and reuse of vacant and derelict land. The report identifies that "Across Scotland, 28% of the population lives within 500 metres of a derelict site. In deprived communities, which also have the worst health outcomes, that increases to 55%. This is not a coincidence. Addressing urban dereliction could play a major role in reducing health inequalities and improving wellbeing" The report highlights that vacant sites within urban areas are of greater priority as they are more likely to be causing harm to people.

- 5.11 The NPF highlights that the majority of vacant land lies within city areas particularly on the west coast of Scotland. It notes that planning should seek to find new and beneficial uses for previously used land. The Scottish Government monitor the extent and state of this land annually, the most recent figures show a modest decrease with Glasgow still having over 1,000 hectares and 721 sites classified as vacant and derelict. This is the highest number of sites of any local authority in Scotland and accounts for 20.3% of all sites in the country. Where an opportunity to bring land back into productive use is proposed it should be given careful consideration due to the wider impact this can have.
- 5.12 The Scottish Government have issued a Position Statement on its current thinking on the issues that will need to be addressed when preparing Scotland's fourth National Planning Framework. This statement notes that there is a significant shift required to achieve net-zero emissions by 2045 and one of the key opportunities to help achieve this is to shift development away from greenfield land including by actively enabling the redevelopment of vacant and brownfield land.
- 5.13 The Glasgow City Council LDP identifies vacant and derelict land at several points within the plan. Policy CDP2 notes that proposals which prioritise the reuse of vacant and derelict land will be supported. Policy CDP3 highlights the levels of vacant and derelict land across the city as an obstacle to economic development and the high costs that can be associated with bringing this type of land back into productive use. Generally the LDP states that the Council should promote the redevelopment of vacant and derelict land and recognises the challenge faced in Glasgow to address the volume of sites.
- 5.14 Clyde Waterfront is identified within the SDP as a key priority for growth as the city seeks to develop an east to west development corridor along the River Clyde. The 2018 Vacant and Derelict Land Survey highlights that 61.6% of the total vacant and derelict land in Scotland. Further, 67.1% of all vacant and derelict sites lie within the Clyde City Region, combined these highlight that addressing this type of land is a key priority for all planning authorities in the region. The SDP highlights the opportunities that vacant and derelict sites present and calls on local authorities to recycle these sites.
- 5.15 The 2050 Strategic Development Framework 'River Clyde 2050' (Document 3.5) highlights the importance of unlocking the vacant and derelict land which surrounds Glasgow city centre due to the deindustrialisation and depopulation of the inner urban areas.
- 5.16 Mission Clyde Project is included in the Scottish Government Economic Action Plan (Document 3.6). The Clyde regeneration is being promoted as it can provide green recovery and is Europe's biggest riverside development opportunities. The Clyde Mission Project has released £10m funding to support capital projects that will help to underpin the Clyde Mission. There are over 250 sites of Vacant and Derelict land covering more than 400ha with a large number of these at risk of flooding and there are proposals to improve flood defences and undertake dredging to help unlock development opportunities.
- 5.17 Planning has a vital role to play in addressing the high number of vacant and derelict sites across Scotland. Where opportunities exist to bring land back into productive use, they must be given due consideration. The need to address the volume of this land along the River Clyde has been identified within the River Clyde Strategic Development Framework and informed the SDP through background reports. The proposed

development site has lain vacant since 2008, evidence suggests there has been little demand at the site. Without effective consideration of all options the land will continue to lie with no use on the site.

- 5.18 The Scottish Index of Multiple Deprivation Map shows the proposed site in Yoker as being in an area of moderate deprivation, however, the areas immediately adjacent to the site are all amongst the 20% most deprived in Scotland (Figure 1). Regeneration projects are underway to address some of the challenges faced in these areas. Re-development of this brownfield land in Yoker which has lain vacant for ten years with little prospect can significantly contribute to the wider strategy for regeneration by adding to a vibrant community.

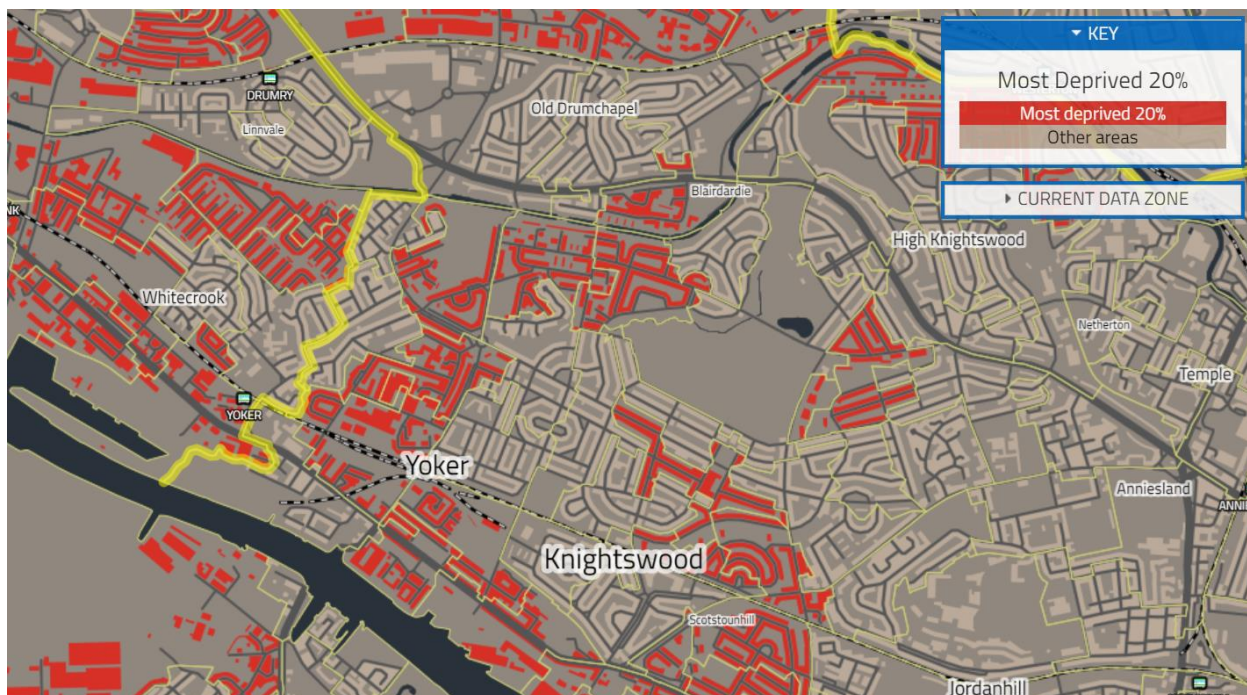


Figure 1 20% Most Deprived Areas (SIMD)

Flood Risk

- 5.19 The site is identified as being at risk of flooding by SEPA flood maps and a Flood Risk Assessment has been prepared and submitted with the application. Consultation response from Technical Services (Document 2.1) agrees with the findings of the assessment and concurs with the final floor levels required for residential accommodation.
- 5.20 SPP Paragraph 263 notes that residential development in areas identified as having this level of flood risk may be possible where certain criteria are fulfilled and where a suitable Flood Risk Assessment (FRA) is undertaken. Paragraph 265 notes that land raising may be permitted where it has a neutral or better impact on flood risk outside the raised area.
- 5.21 Policy CDP8 addresses 'Water Environment,' this policy requires new development to demonstrate that proposals avoid increasing flood risk on the site and outwith as a consequence of the development. Where a site is at risk of flooding then there is a

requirement to complete a FRA. Land raising is allowed in exceptional circumstances where a proposal can demonstrate that development -

- Would have a neutral or positive effect on the probability of flooding elsewhere
- Would be linked to the provision of compensatory storage; and
- Would not create islands of development

- 5.22 The site is at a level of between 4.3mOD to 3.1mOD with Ellerslie Crescent elevated to the north and west. The 1 in 200 year flood level at the site is assessed at 4.87mOD. The River Clyde Flood Management Strategy identifies that a flood defence design level of 6mOD should be applied in this location.
- 5.23 To mitigate the flood risk the proposed development incorporates an undercroft car park which sits at 6.0m OD above a permeable underbuilding to elevate the development above the flood levels at the site. The proposed development would be founded on piled foundations driven to bedrock. There is thus no risk of scour to the proposed foundations which will, in addition, adopt salt resilient construction techniques. The detail is a matter for building warrant and does not require detailed consideration as a part of this application for Planning Permission in Principle.
- 5.24 The residential accommodation above the car park would then have a minimum final floor level of 8.55mOD as required by the flood risk assessment and above the required final floor level identified by Technical Services (Document 2.1).
- 5.25 There will be a small part of the existing access road that will be at risk from flooding. In order to safeguard vehicular property within the development it is proposed that an automated barrier be placed at the entrance to the garage area.
- 5.26 The automated barrier would provide protection by preventing cars leaving the garage if this vehicle access was in danger of flooding and would be triggered if the River Clyde water level reached a level of 4.5m OD. Outline discussions have been held with Waterfront Fluid Controls based at Maritime House in Glasgow. This company is highly experienced in flood defence solutions and is capable of designing and fitting the recommended automated vehicle access barrier at the development.
- 5.27 In flood events there will be emergency access available to the north east of the site for pedestrians, which sits well above the flood levels. This access would be utilised in emergencies and is not designed as providing general access for the residential properties.
- 5.28 The Flood Risk Assessment identifies that there is no risk of surface water flooding, but it makes recommendations for final floor levels for the development in relation to coastal and fluvial flooding from the River Clyde. The mitigation outlined above ensures that the development would be safe from flood risk and would not have any detrimental impact on the flood risk of the surrounding area and that the introduction of surface water management and SUDS the development will improve the current situation at the site.
- 5.29 The detailed design of all flood mitigation will be required in the determination of future AMSC applications. Technical Services request that in approval the following are achieved and the Applicant is agreeable to these matters being confirmed through condition.

- Any proposed venting of underground spaces should exit above the Flood Defence Level recommended in Table 1 above.
- The Council's Water Safety Group should be consulted with regard to safety on the Clyde Walkway, visibility, lighting, maintenance, access/escape, and rescue from the river.
- It is recommended that the developer is required to register to receive free flood warning messages from SEPA's Floodline Warnings Direct (FWD) system by signing up at www.sepa.org.uk/floodingsignup or by calling Floodline on 0845 988 1188.

Other Material Considerations

- 5.30 There are wider aspirations for redevelopment of brownfield land along the River Clyde and investment is being made to enable this. The Clyde Mission recognises the constraints of flooding on securing regeneration and seeks to provide mitigation to take advantage of the opportunity of the largest river front re-development in Europe. There are other major development proposals currently being considered around the Riverside Museum on former shipyard land (20/01792/PP) and further development at Beith Street on the River Kelvin (20/02427/FUL). The development of residential accommodation at Beith street proposes a similar strategy to raise final floor levels of residential accommodation over flood levels. If the redevelopment strategy along the Clyde is to be achieved as planned, then there requires to be innovation in the approach to managing flood risk and flexibility in the application of policy to secure these significant benefits.
- 5.31 A recent Planning Appeal Decision NA-SBD-54 demonstrates that development which is raised on columns or stilts within a functional flood plain can be acceptable. The Scottish Ministers called-in the application from the Scottish Borders Council for residential development of 34 flatted dwellings. SEPA objected to the development on the grounds that the site was at risk of flooding given its location on a functional flood plain. The design response is similar in nature and the decision on this Appeal is material to this application.
- 5.32 The proposed development comprised a five storey building with associated parking on a derelict site which had been unused for 10 years. The site located adjacent to the Gala Water which is identified as having a medium-high risk of flooding which would affect the development site. The Reporter outlined his findings with regards the proposed building being on stilts stating-
- *"There is no reason to doubt that the proposed development may be designed and constructed so that it would not suffer structural damage from repeated flooding. This is primarily a matter for consideration in relation to the building standards regime.*
 - *In the present case, foundations can be taken down to bedrock. This would address any ground stability problem arising from subsurface lateral transmission of water.*
 - *During a peak flood event, the proposed residential accommodation would not become an island. Access to and from Huddersfield Street would remain available.*
 - *Provision of hard surfacing would prevent scour beneath the proposed building.*
 - *Use of the space beneath the proposed building could be controlled. The proposed grille would not increase flood levels by a significant amount"* (NA-SBD-054 Report, p28).

Economic Benefits

- 5.33 The development will generate economic benefits during construction delivered by a local contractor with the full effect attributable to the local area. It is estimated that the development would generate £6m GVA and support 98 job years across Scotland.
- 5.34 There would also be economic benefits arising from spending of new residents. Based on the flat types and the ONS Household Spending Survey 2018 (Table A521) the average weekly spend is estimated at £486.60 per week for 36 flats (net of VAT) provides an annual expenditure of £700,000 per annum.

Scale of Development

- 5.35 This is not a detailed application but in assessing the scale of development it is helpful to consider some of the more detailed matters to ensure that in principle this scale of development is appropriate.
- 5.36 Policy CDP1 concentrates on 'The Placemaking Principle' and is supported by a two part Supplementary Guidance which outline more specific detail on the design considerations a development must demonstrate in a planning application. The policy is primarily concerned the six qualities of successful places and outlines aims which the policy seeks to achieve including bringing vacant land back into use, making Glasgow an appealing place and providing high quality amenity for residents.

Design & Amenity

- 5.37 City Development Plan Policy CDP1 – The Placemaking Principle aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. It advises that, to be successful, new development should aspire to achieve the six qualities of Places and Designing Streets. The six qualities of successful places are:
- Distinctive
 - Safe and pleasant
 - Easy to move around and beyond
 - Welcoming
 - Adaptable
 - Resource Efficient
- 5.38 CDP1 also advises that the associated supplementary guidance SG1 will provide guidance to promote the overarching Placemaking Principle, sustainable development, and detailed design guidance. These criteria should be read in conjunction with the Residential Design Guide (RDG) and should take a design-led approach towards the design concept that has been developed for the site.
- 5.39 The design and access statement prepared for the proposed development and submitted with this application describes the design response of the development.

¹ [Average weekly household expenditure by Output Area Classification \(OAC\) group: Table A52 - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/outputareaclassification)

- 5.40 In terms of an application for planning permission in principle it is considered that the design matters to consider relate to the building's scale and mass rather than the detailed design matters.

Density

- 5.41 The application site is located within the Inner Urban Area Boundary, which states density may vary between 30 and 100 Dwellings Per Hectare (DPH) in areas with base accessibility to public transport. This site is zoned within an area with high accessibility to public transport. Higher densities will be expected in areas zoned as having high accessibility to public transport.
- 5.42 The LDP does not set a specific limit on the density which residential housing must adhere to, rather guidance is given where a high-density development would be deemed acceptable is outlined in SG1. The policy notes that where good links with sustainable transport links are available as well as good active travel options, then this will promote higher density. The excellent links in Yoker and current active travel options, as well as proposed future links, allow the proposed development density to comply with SG1.
- 5.43 The scale of the development is considered to be consistent with similar developments in the surrounding area such as the flatted building to the north of the site that has 42 apartments within a single building. The existing building to the north has a footprint of 561sq.m and is 7 storeys. The proposed building has a footprint of 824sq.m and starts at 7 storeys (including car park) closest to the existing building and then drops to 5 storeys at the river.

Impact on Neighbouring Properties

- 5.44 The window to window measurements between the proposed and existing buildings to the west at Ellerslie Crescent are approximately 30m, SG1 Part 2 requires habitable rooms to have a minimum 18m between windows. This is comfortably achieved for the existing development to the west. To the north the recently build flatted development managed by Sanctuary is approximately 19m window to window from the proposed development at the nearest point. This is mitigated though through the views from the Sanctuary building being offset properties nearest the proposed development will still have very good views of the River Clyde.

Residential Amenity

- 5.45 Policy CDP 6 refers to open space provision and states that new development should meet the standards set out in the Open Space Strategy (OSS). The Council adopted the OSS on 6 February 2020 and this sets an accessibility standard that homes are 400m actual walking distance of a good quality. Publicly useable open space of 0.3 ha or more.
- 5.46 Public areas of open space are available in close proximity to the site with good sports facilities noted at the Yoker Bowling Club and Sports Centre. The OSS identifies the following spaces within 400m of the site:

- Yoker Recreation Ground (0.5ha)
- Green corridor along Bulldale Street and National Cycle Network (2.8ha)
- River Clyde Natural Open Water (42ha)
- Smaller areas of local amenity space and landscaping

- 5.47 Collectively, these will provide residents with sufficient open space which will not infringe on other developments. Plans for future enhancements to the riverside along the Clyde will also provide further access to attractive public open space which will be enjoyed by Yoker residents and provide a more sustainable place.
- 5.48 The site boundary incorporates and enhances Core Path 29B which starts at Yoker Ferry Road and passes through the site to the riverside at the Clyde. The Core Path will ultimately be enhanced by the development with natural surveillance likely to encourage use, at present the site is derelict with one disused building and little surveillance on Yoker Ferry Road. The path will also benefit from enhanced surfacing as well as being barrier free. Shared surfaces will be utilised at the site entrance which can be accessed by pedestrians and cyclists using the route with ample space. Users of the route can then continue along the riverside as the site employs a ramp following the natural gradient towards the River Clyde.
- 5.49 The proposal is compliant with Amenity guidance contained within the Council's Supplementary Guidance¹ and meets aims outlined in CDP1 of the LDP, the development will provide enhanced amenity for residents and members of the public passing along the Core Path.

Cycle Route

- 5.50 Core Path 29 sits adjacent to the site which then runs alongside the Clyde eventually splitting in two south of Partick. The development will in no way adversely impact an existing walking network, Core Path 29 has been designed so that it is maintained and can still be enjoyed by member of the public. There is potential that this development will enhance the Core Path as there will be an element of natural security along the path with residential development as opposed to the existing vacant land. Comments are made in relation to the detail widths of paths and street lighting in consultee response Document 2.2. The detailed design of the access and core path will be subject to detailed design and AMSC application and can be secured by condition.
- 5.51 Currently this is a derelict site which is open and located next to the core path. Any overlooking that currently exists is from a longer distance with change in levels. The development will remove the derelict building and it is considered that its redevelopment will positively contribute to an improved sense of safety along this section of the route.

Surface Water Drainage

- 5.52 Surface water drainage is to be provided on-site, under the building. The drainage design incorporates storage and filtration and will be discharged to the Clyde at a controlled rate of 2.21/sec. in accordance with the requirements of SUDS. As requested by Technical Services discharge will be in accordance with the Water Environment (Controlled Activities) (Scotland) Regulations 2011 and CIRA SUDS Manual.

Environment

- 5.53 The site comprises entirely of previously developed land. The main site area is a patch of waste ground which lies immediately adjacent to the Yoker Ferry Terminal. It is dominated by coarse grasses such as cocksfoot *Dactylis glomerata* and false oat grass *Arrhenatherum elatius* and ruderal vegetation and is separated by a bund with a retaining wall from Ellerslie Crescent (which overlooks the site from higher ground to the west and north). The bund and retaining wall is vegetated.
- 5.54 There are no statutory or non-statutory nature conservation designations within any potential Zone of Influence (Zol) of the proposed development.
- 5.55 The site lies within a highly urbanised environment and supports habitats typical of those found on previously developed sites. None of the habitats present within the site are of high ecological importance, are intrinsically of negligible ecological value and their loss will require no specific mitigation.

Parking

- 5.56 A transport Statement has been prepared for the proposal and identifies that the site is located within the Inner Urban Area of Glasgow in a high accessibility location which will ensure that sustainable accessibility is excellent and car ownership is not required. Parking has been provided at a rate of 100% for the 36 flats identified on the plans submitted with this application for planning permission in principle. The detail of the parking and ratios will be a matter for AMSC applications.
- 5.57 Enhanced cycle parking provision is provided in order to maximise the opportunities for sustainable modes of travel from the development.

6.0 CONCLUSIONS

- 6.1 This statement has been prepared in support of a request for a review of application reference 21/00125/PPP ann application for Planning Permission in Principle for the redevelopment of the land at Yoker Ferry Road for the development of approximately 36 flats. The application has been submitted on behalf of Carmichael Homes (Scotland) Limited.
- 6.2 Development proposed will allow a vacant and derelict site to be brought back into productive use. The site has lain unused for over ten years with little interest. The proposal for residential development is complimentary to the surrounding development in Yoker and can contribute to the overall regeneration of the area.
- 6.3 The redevelopment of the site is supported and encouraged by the Development Plan, national planning policy and other material considerations.
- 6.4 The main consideration for assessing the principle of residential development on this site is Policy CDP2 and a summary of the development against these criteria is summarised below.

CDP2 requirement	Comment
Accord with the current National Planning Framework and Glasgow and the Clyde Valley Strategic Development Plan's Spatial Development Strategy	Support and encouragement is provided for the redevelopment of vacant and derelict land within the NPF and the Strategic Development Plan. The sites redevelopment contributes towards the aspirations for the regeneration of land along the Clyde and supports the Clyde Mission redevelopment objectives. There are no protections or allocations on this site and its development is within a residential area connected to existing communities and supports the strategy to have a compact city form. There is a flood risk at the site and assessment has been undertaken and mitigation identified to accord with the spatial development strategy and allow for a sustainable development.
Meet the requirements of relevant Spatial Supplementary Guidance (SDF and LDF) that supports The Plan;	The River Clyde has been identified as an area requiring regeneration following the collapse of the industrial nature along the river as Glasgow seeks to achieve a more vibrant and diverse place. The regeneration of the waterfront is key to this and a long-term Strategic Development Framework (River Corridor Strategic Development Framework) has been developed to shape development until 2050 along the Clyde Development Corridor. Redevelopment of this site can contribute towards the objectives of this Framework and regeneration along the Clyde.
Protect & promote the City Centre's diverse functions and role as the sustainable regional centre of the West of Scotland	Residential development within the city in support of the objectives of the LDP spatial strategy will help to protect and promote the City Centre.
Support the regeneration of the River Clyde Development Corridor, which includes Clyde Waterfront and Clyde Gateway strategic priority areas	This proposal reuses vacant and derelict land in the River Clyde corridor and this proposal is actively encouraged as it will contribute towards regeneration objectives.
Protect and reinforce town centres as the preferred locations for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities	Residential development within the city in support of the objectives of the LDP spatial strategy will help to protect and promote the local Yoker Town Centre.
Support the regeneration and redevelopment of key housing investment areas	Yoker has areas of deprivation and regeneration of this vacant and derelict site can contribute towards regeneration objectives.
Utilise brownfield sites in preference to greenfield sites	This application supports this objective.

Prioritise the remediation and reuse of vacant and derelict land	This application supports this objective.
Focus economic development in Strategic Economic Investment Locations, the City's Safeguarded Economic Development Areas, town centres and other appropriate sustainable locations	Not applicable to this proposal.
Contribute to the development of vibrant and accessible residential neighbourhoods	Population will help to support and sustain and bring new services into this residential neighbourhood.
Support higher residential densities in sustainable locations.	This is a high density development maximizing the use of a vacant and derelict site in a sustainable and accessible location.
Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure	The site is surrounded by a core path and the River Clyde and development of the brownfield site will enhance the outlook and approach to this location.
Meet the requirements of the Metropolitan Glasgow Strategic Drainage Partnership Scheme	Glasgow is proactively working in partnership with key stakeholders to deliver a programme of drainage schemes targeting areas of the city where rainfall adversely impacts communities. These schemes will reduce flood risks and impacts, improve water quality, bring greenspace improvements through blue-green interventions, and increase drainage capacity. This investment is also critical for Metropolitan Glasgow's future economic prosperity. Without an effective drainage system, progress of urban development would be inhibited in some areas as it would be simply adding to the problem. The site does not impact directly on planned schemes and as dealt with in the following section has only minimal reduction in storage and surface water drainage proposals will improve the surface water management from this brownfield site.
Support the use of, and improved access to, the City's waterways for a range of uses including leisure, transport, drainage and nature conservation.	The development maintains existing access to the River Clyde via the existing slipway and the operation of the Yoker Ferry.

- 6.5 The development results in the redevelopment of a vacant and derelict site in Yoker, which can add to ongoing regeneration of the area and the River Clyde Development Corridor. Further advantages of the development exist through the re-use of land which has been vacant and derelict for a significant period of time. The Glasgow City Region currently accounts for 40% of the national total of vacant and derelict land and whilst small in size, this proposal presents an opportunity which will assist in reducing this.

Vacant and derelict land, whatever the size, affects our communities and their potential. Over time it can damage an area, resulting in social, economic and environmental harm. However, these sites also present opportunities for long term regeneration and renewal – unlocking growth, reviving communities and reducing inequalities.

- 6.6 The development of this site adds to the mix of housing tenure in the Yoker area providing housing for sale within the City at attainable prices. In combination with the other affordable housing within the surrounding area this provides an opportunity to support inclusive growth.
- 6.7 In light of the assessment undertaken it is considered that this review should be supported when assessed against the Development Plan and other material considerations. It is therefore, respectfully requested that this application for planning permission in principle is approved.

7. Appendix C

Assessment Compliance Certificate

I certify that all reasonable skill, care and attention to be expected of a qualified and experienced professional in this field has been exercised in carrying out the attached Flood Risk Assessment.
/ Drainage Impact Assessment* (delete if applicable). The report has been prepared for the below named development in accordance with the reporting requirements issued by Glasgow City Council.

Name of Development Yoker Ferry Road

Address of Development Yoker Ferry Road, Glasgow

Planning Application No 2100125/PPP

Name of Developer C & S Ventures Ltd

Name and Address of
Organisation preparing the assessment

Terrenus Land & Water Ltd,
International House,
Hamilton International Park,
Stanley Boulevard,
Hamilton
G72 0BN

Signed

Name

William Hume

Position Held

Director

Engineering Qualification of
person responsible for checking
this Assessment

C. Geol, MSc, BSc (1)

Date

22nd March 2021

Note: 1 - C.Eng from an appropriate Chartered Engineering Institution.

PROFESSIONAL INDEMNITY INSURANCE

We confirm the following details relating to our client's Professional Indemnity Insurance:

Insured: **Terrenus Land & Water Limited**

Address: **International House
Hamilton International Business Park
Stanley Boulevard
Blantyre
Glasgow
G72 0BN**

Lead Insurer(s): **Royal & SunAlliance Insurance plc and a panel of co-insurers**

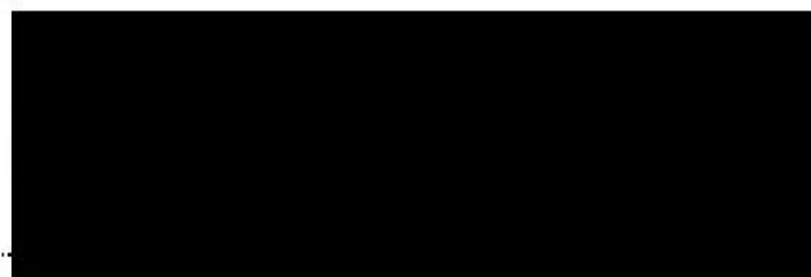
Period of Insurance: **01 October 2020 to 30 September 2021**

Policy Number: **19/1/03641**

Limit of Indemnity: **£5,000,000 any one claim and unlimited in the period of insurance**

Signed:

.....
Carl Evans
Partner
Group Chief Executive - Professional Risks



Date: **08 October 2020**

The policy is subject to the insuring agreements, exceptions, exclusions, limitations, conditions and declarations contained therein. The above is accurate at the date of signature. No obligation is imposed herein on the signatory to advise of any alteration.

Document List

1. Submission Documents

- 1.1 Location Plan
- 1.2 Existing Site Plan
- 1.3 Indicative Plans
- 1.4 Indicative Elevations
- 1.5 Flood Risk Assessment
- 1.6 Flood Risk Assessment Designer Sign off
- 1.7 Ecological Advisory Note
- 1.8 Transport Statement

2. Consultee Responses

- 2.1 Technical Services
- 2.2 Access Officer

3. Policy and Other Supporting Information (Copies of the Council's Local Development Plan have not been provided and assumed that the Council have full access to this information)

- 3.1 Scottish Vacant and Derelict Land Survey
- 3.2 National Planning Framework 3
- 3.3 Scottish Planning Policy
- 3.4 Recommendations from the Vacant and Derelict Land Taskforce
- 3.5 River Corridor Strategic Development Framework
- 3.6 Clyde Mission
- 3.7 Appeal Decision NA-SBD-054

NOT SO

P/RETTY VACANT



SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

Transforming Scotland's Approach to Vacant and Derelict Land

Recommendations from the
Vacant and Derelict Land Taskforce

October 2020

www.landcommission.gov.scot/notsoprettyvacant

[#notsoprettyvacant](https://twitter.com/notsoprettyvacant)

Executive Summary

Scotland has almost 11,000 hectares of vacant and derelict urban land. This legacy of our industrial past means that almost a third of the Scottish population lives within 500 metres of a derelict site. These sites blight communities, harm wellbeing, and limit opportunities – but they could be so much more: they could help solve some of society’s biggest challenges.

In 2018 the Scottish Land Commission and the Scottish Environment Protection Agency (SEPA) established a national Taskforce to help realise this opportunity. We did not set out to tackle the legacy of urban dereliction – that comes next – we set out to do something much more fundamental. We set out to:

Transform Scotland’s approach to tackling vacant and derelict land, create the conditions necessary for eradicating persistent dereliction in urban communities and realise the social, economic and environmental benefits of returning unloved derelict urban land back to productive use.

The Work of the Taskforce

The Taskforce brought together senior representatives from around 30 businesses, public bodies and third sector organisations. Each member of the Taskforce brought with them valuable insight and experience, which we have drawn on in pulling together our recommendations. We met seven times over the past 18 months and commissioned a programme of research to support our work. The outputs from this research are available on the [Scottish Land Commission’s website](#).

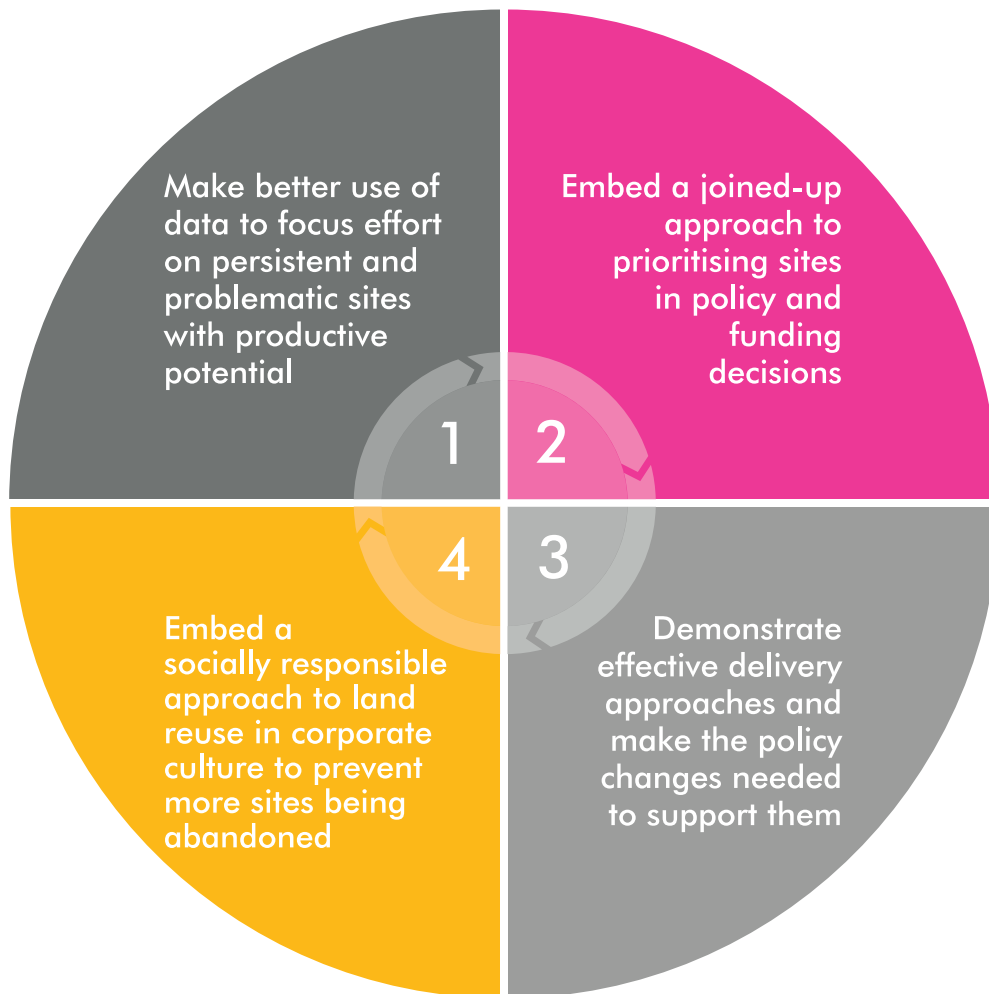
Figure 1: Membership of the Taskforce

The Taskforce members include representatives from the following organisations:

BT, Built Environment Exchange, Green Action Trust, Chartered Banker Institute, Clyde Gateway, Clydeplan, Community Land Scotland, Construction Scotland Innovation Centre, Development Trust Association Scotland, East Ayrshire Council, Edinburgh Chamber of Commerce, Glasgow City Council, Homes for Scotland, Institute of Directors, Leapmoor LLP, NatureScot, North Lanarkshire Council, Royal Scottish Geographical Society, Royal Town Planning Institute, Scotland’s Towns Partnership, Scottish Enterprise, Scottish Environment Protection Agency, Scottish Futures Trust, Scottish Government, Scottish Land Commission, Scottish Power, Scotland’s Regeneration Forum, Social Bite, Stirling University and Sweco.

The Taskforce is grateful to all the organisations and individuals who contributed to this report and for all of the advice and support we received throughout our work. Any errors or omissions are entirely the responsibility of the authors.

We used the findings from the research to develop four strategic priorities to guide our work (see below), which we published as part of our **Statement of Intent** in 2019.



Since then we have engaged widely with stakeholders to translate these high-level priorities into a practical and deliverable set of recommendations. As part of this we conducted individual and group interviews with representatives of more than 40 stakeholder groups, including local authorities, public bodies, community groups and private sector interests. We hosted a workshop attended by planners and economic development officers from 16 local authorities and a webinar attended by c. 50 local authority officers responsible for vacant, derelict and contaminated land. We have met with the local authority group responsible for the Vacant and Derelict Land Register three times, consulted with COSLA and engaged with Heads of Planning Scotland. Different members of the Taskforce have also spoken widely about our work at a range of conferences, seminars and events across the country – inviting feedback, engagement and ideas.

Our recommendations are a synthesis of all we have learned from this process and we are grateful to everyone who took part for their input and suggestions.

The Case for Change

Scotland's stock of vacant and derelict land is a legacy of our industrial past that has not changed much for years. Indeed, many of these sites have been in their present condition for decades. This matters for two reasons: because of the harm it causes, and because of the missed opportunities it represents. We can no longer afford to ignore it.

Life expectancy in Scotland is lower than elsewhere in the UK. Around 5,000 more people die in Scotland each year than should be the case. Addressing urban dereliction could help to change this – but the benefits don't stop there.

The potential for reusing vacant and derelict sites is huge. In fact, it is difficult to think of a single major area of Scottish public policy that would not benefit from a concerted national effort to bring these sites back into use. Focusing on these sites as a vehicle for delivery could help to enhance policy coordination across civic Scotland by concentrating effort and resources where they are most needed – a tangible example of the Place Principle in action.

Transforming Scotland's legacy sites will require innovation and technical skills across a variety of professional disciplines – from ecologists to renewable heat engineers. With the right strategic leadership, we could use this opportunity to develop the skills and commercial expertise Scotland needs to shift to a sustainable growth path and deliver a green recovery.

By focusing on vacant and derelict land we can do this in a way that will help direct resources and support to the parts of the country that need it most – making sure that those left behind by the last chapter in Scotland's economic history are at the forefront of the next.

Climate action needs to be a collective endeavour, but barely half of those living in our most deprived communities – those with the highest concentrations of vacant and derelict land – see it as an urgent priority. If we really want to make climate action a collective priority, then tackling our legacy of vacant and derelict sites is where we should start.

Making Better Use of Data to Drive Decisions

To tackle Scotland's legacy of vacant and derelict land we need to know where it is, what condition it is in, what barriers exist to its reuse and what its productive potential might be – and we need to make this information freely available so that anyone can use it to help bring sites back into use. Scotland is fortunate in that we already have a national register of vacant and derelict land, but the Register is far from perfect. We therefore recommend that:

1. Scotland's Vacant and Derelict Land Register should be reformed to provide a clearer focus on sites that have significant barriers to reuse, and effort and resources should be directed toward these sites through the planning system. The Register should incorporate accurate and up to date information about important barriers to reuse including flood risk, ownership and contamination; it should be linked to information about current planning and development status and incorporate small sites that are of particular concern to communities.
2. The information on the Register should be fully digitised and brought together in a publicly accessible, map-based format. This should be presented in an accessible and engaging way and linked to information about funding sources and reuse potential to help promote investment opportunities to commercial, philanthropic and social impact investors.

Aligning Policy to Support Delivery

While reusable grocery bags and regular trips to the bottle bank are now standard practice for most of us, the circular economy principles underpinning these good habits have not yet filtered through to our approach to land. While we may now baulk at the idea of single use plastics, we don't think twice about treating land – one of our most precious resources – as a disposable commodity. If Scotland is to emerge stronger from the pandemic, this needs to change. We need to start applying circular economy principles to land reuse and begin rebuilding the value of our collective inheritance. To achieve this, we recommend that:

3. Scotland's regeneration strategy should be updated and its status within the policy hierarchy enhanced to help embed a strong focus on place-based regeneration and land reuse in public policy and ensure that the opportunities of community empowerment, planning reform and community wealth building can be fully realised.
4. A more proactive approach to initiating and driving development should be adopted across the public sector. To support this, Scottish Planning Policy should incorporate a stronger focus on place-based regeneration; long term stuck sites should be identified as national investment priorities in the forthcoming National Planning Framework; and the remediation of brownfield sites should be recognised as an infrastructure investment priority in the next Infrastructure Investment Plan.
5. Action should be taken to make it easier to overcome ownership barriers to land reuse. This should include the introduction of new legislation for compulsory sales orders, a review of existing land assembly mechanisms, and reform of the current approach to public sector land disposals.

Aligning Strategic Funding to Support Delivery

Transforming vacant and derelict land could deliver substantial social, environmental and economic benefits but to do so there has to be strategic alignment between policy and funding. To achieve this, we recommend that:

6. Dedicated funding to support local authorities' efforts to bring vacant and derelict land back into use should be increased and an evaluation of the Vacant and Derelict Land Fund should be undertaken to ensure that funding criteria are fit for purpose.
7. The Scottish Government should initiate a review of strategic funding streams to ensure that they are aligned around the Place Principle and incorporate criteria that will help to direct investment to parts of the country that need it most. To support this, new approaches for appraising capital investment should be adopted across the public sector that go beyond financial measures and provide a clearer focus on wellbeing.
8. New approaches to funding the remediation of vacant and derelict land should be developed. This should include the introduction of an innovative new compensation instrument that would enable unavoidable biodiversity loss from greenfield development to be offset by improvements to derelict sites elsewhere, a new fund to enable derelict sites to be remediated to create a publicly-owned development land bank, and a community fund to tackle harmful and persistent small scale sites.

Stemming the Flow of New Sites

Scotland's overall stock of vacant and derelict land has not changed significantly in years. Part of the reason for this is that we are working against a huge backlog that is being added to all the time – it's like trying to empty a bath while the taps are still running! If we want to address the problem of vacant and derelict land, then the first thing we need to do is stop the problem from getting any worse. We need to turn off the taps. To do this we need to embed a culture of responsible land ownership so that when land or buildings are no longer required, they are never abandoned or allowed to fall into dereliction. To do this we recommend that:

9. The principle that it is unacceptable for land to be allowed to become derelict or to be left vacant indefinitely (if this has an adverse impact on the surrounding community) should be embedded within corporate social responsibility objectives across the public and private sector. To support this, public funding should be contingent on recipients fulfilling their obligations as responsible landowners and the disposal of public land and property only taking place after due diligence has taken place to ensure prompt and productive reuse.

10. All landowners should be expected to adopt proactive estate management policies that enable assets at risk of obsolescence to be identified early and put plans in place to avoid sites falling into disuse and becoming problematic. To support this, existing support for public sector asset disposal should be expanded.
11. The Government should move quickly to identify options for using the tax system to incentivise landowners to repurpose surplus commercial property for socially beneficial uses to prevent the emergence of a new legacy of vacant and derelict land as a result of the Covid-19 pandemic.

Tackling the Legacy

The scale of Scotland's legacy of vacant and derelict land means that a piecemeal approach will be inadequate. There are simply too many sites. Instead we need a thematic approach that allows us to tackle groups of sites collectively. There is no single right way of doing this, but our approach must be collaborative – drawing on the collective strength of the public, private and third sectors – and it must be inclusive, taking full account of the needs and aspirations of the communities concerned. Collective public sector leadership is key to success and has to be demonstrated through multi-year commitment to delivery. To do this we recommend that:

12. Scotland should establish a major national green infrastructure investment programme to bring our legacy of stuck sites back into use in ways that will contribute to a fair and green recovery, support job creation and skills development and help rebuild community resilience. The Programme should be built around four pillars of action: urban green spaces, community-led regeneration, low carbon housing and renewable energy, and supported by a multi-year funding package to stimulate investment.
13. Government should make a clear commitment to work toward the complete eradication of urban dereliction, put in place arrangements for monitoring progress toward this objective, and appoint a national coordinator to drive delivery.

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Part 1: Approach and the Case for Change

1 Introduction

Scotland has almost 11,000 hectares of vacant and derelict land spread across c.3,500 sites¹, an area roughly twice the size of Dundee. Although not exclusively an urban challenge, vacant and derelict land disproportionately affects urban communities in more deprived areas. Despite various policies and initiatives, the total amount of vacant and derelict land has not changed significantly in many years. Why is this, and how can we use these assets to unlock opportunities to make more of Scotland's land?

1.1 Establishing the Taskforce

The creation of the Scottish Land Commission in 2017 created a new impetus to address the issue of long term land vacancy and dereliction and led to the creation of the Vacant and Derelict Land Taskforce in 2018. The Taskforce, which was initially established in partnership with the Scottish Environment Protection Agency (SEPA), set out to:

Transform Scotland's approach to tackling vacant and derelict land, create the conditions necessary for eradicating persistent dereliction in urban communities and realise the social, economic and environmental benefits of returning unloved derelict urban land back to productive use.

Since its creation in September 2018, the Taskforce has met seven times.

From the outset, productive use was defined broadly to include everything from commercial development to green infrastructure.

Figure 1: Membership of the Taskforce

The Taskforce members include representatives from the following organisations:

BT, Built Environment Exchange, Green Action Trust, Chartered Banker Institute, Clyde Gateway, Clydeplan, Community Land Scotland, Construction Scotland Innovation Centre, Development Trust Association Scotland, East Ayrshire Council, Edinburgh Chamber of Commerce, Glasgow City Council, Homes for Scotland, Institute of Directors, Leapmoor LLP, NatureScot, North Lanarkshire Council, Royal Scottish Geographical Society, Royal Town Planning Institute, Scotland's Towns Partnership, Scottish Enterprise, Scottish Environment Protection Agency, Scottish Futures Trust, Scottish Government, Scottish Land Commission, Scottish Power, Scotland's Regeneration Forum, Social Bite, Stirling University and Sweco.

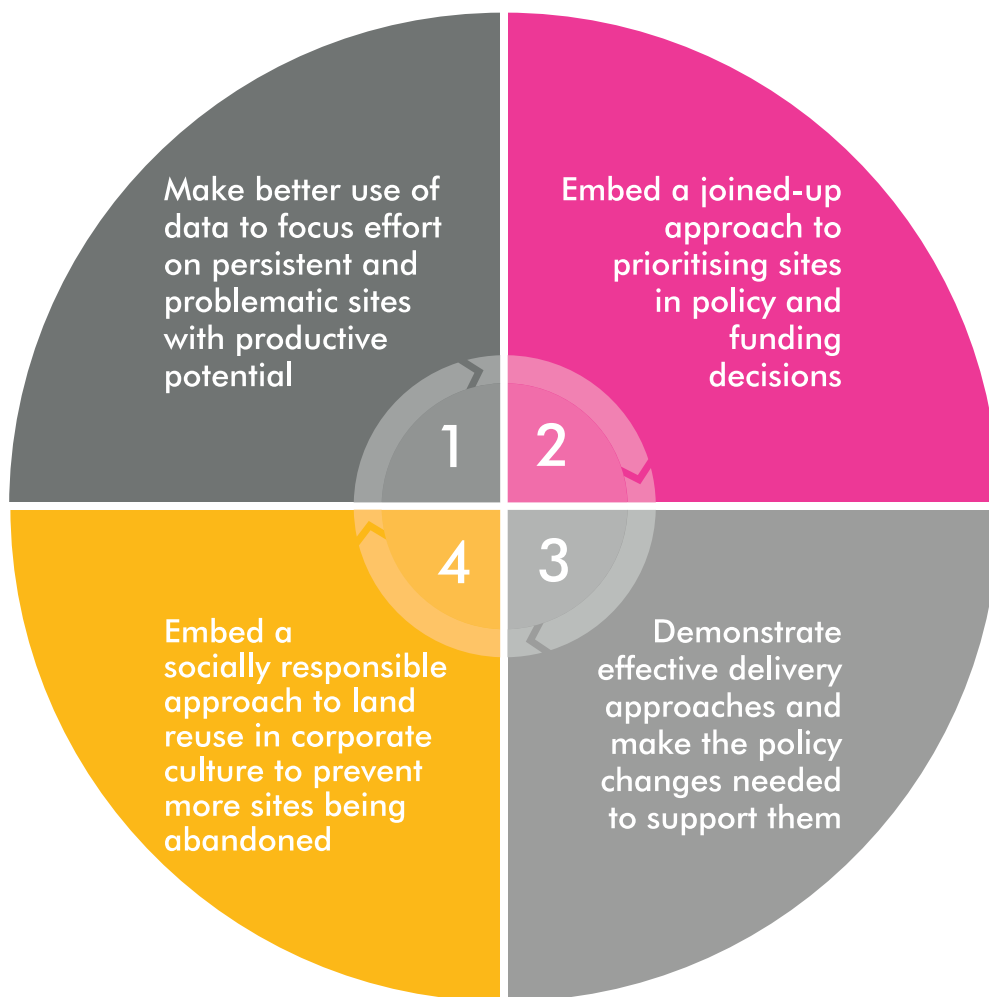
¹Scottish Government (2020) Vacant and Derelict Land Survey 2019. Available [here](#).

1.2 Identifying Strategic Priorities

A programme of research was undertaken to support the first phase of work. The outputs from this are available [here](#) and the key findings are summarised in [section 3](#).

The findings from the research programme were used to develop four strategic priorities for the Taskforce (see below), which we published as part of our [Statement of Intent](#) in 2019.

Taskforce Strategic Priorities



1.3 Developing the Recommendations

Since then the Taskforce has worked to translate the four high-level strategic priorities into a series of practical recommendations that we believe will change the policy environment in the short, medium and long term to deliver real change.

The recommendations have been developed through extensive stakeholder engagement led by the Scottish Land Commission taking place over a period of three months in 2020. The consultation process has included over 40 stakeholders including over 20 local authorities, public agencies, membership and third sector organisations. The final set of recommendations was agreed by the Taskforce in August 2020.

The recommendations are targeted at all relevant actors including Government, public agencies, landowners and developers. Where possible, we have identified the organisations or existing structures that we think could play a role in delivery.

1.4 Turning the Recommendations into Reality

We are acutely aware that many of our recommendations will have resource implications for both the Government and public bodies involved in delivery. Revenue funding will be required to support the implementation of the policy recommendations described in sections 4 to 7 of this report while both capital investment and revenue funding will be required to deliver the ambitious programme of green infrastructure investment set out in section 8. Given current constraints on public finances we recognise that this will almost certainly require discussions between government and its agencies about reprioritisation of resources and hope that all parties will take a proactive approach to initiating these discussions.

To ensure that the full benefits of the programme of change set out in this report are realised, we also believe it is vital that central oversight and coordination will be required. This will be necessary to ensure that activities are complementary, lessons are learned and disseminated, and good practice is enshrined into our processes and systems.

We have set out our thinking on this coordination role in section 8.2.2, where we have recommended that the Government should appoint a national vacant and derelict land coordinator to oversee the delivery of our recommendations, but it is worth reiterating this here. We see the role of the national coordinator as threefold:

- To oversee delivery of the changes to Government policy and practice described in the report
- To make links between delivery agencies
- To report back to Government about lessons learned and implications for future policy change.

We recommend that this programme role should be embedded within Scottish Government with direct oversight from Scottish Ministers.

1.5 Structure of Report

The remainder of this report is structured as follows:

- The remainder of this section presents the key findings from the research programme and presents the case for change
- Section two contains our recommendations for changes in policy, funding and practice that will help to embed a more circular approach to land reuse in the future
- Section three presents our proposals for tackling Scotland's existing legacy of vacant and derelict land.

2 The Case for Change

Scotland's stock of vacant and derelict land is a legacy of our industrial past that has not changed much for years. Many of the sites have been in their present condition for decades. This matters for two reasons: because of the harm it causes, and because of the missed opportunities it represents. We can no longer afford to ignore it.

2.1 The Hidden Costs of Urban Dereliction

Life expectancy in Scotland is lower than elsewhere in the UK and this cannot be explained by differences in socio-economic conditions. Even after adjusting for differences in poverty and deprivation (the main causes of poor health in any society) around 5,000 more people die in Scotland each year than should be the case. A lot of research has been done to explain this. In 2016 the findings from this research were brought together in a **major report**², which identified the major causes of Scotland's "excess mortality." One of the factors identified was an "adverse physical environment."

The reasons for this are obvious. What you see when you get up in the morning and go home at night affects every aspect of your life. It affects how you feel about where you live, how you feel about yourself, whether you have the confidence to let your children out to play or even whether you have the motivation to get up in the morning.

Across Scotland, 28% of the population lives within 500 metres of a derelict site. In deprived communities, which also have the worst health outcomes, that increases to 55%³. This is not a coincidence. Addressing urban dereliction could play a major role in reducing health inequalities and improving wellbeing – but the benefits don't stop there.

²Walsh et. al. (2016), History, Politics and Vulnerability: Explaining Excess Mortality, Glasgow Centre for Population Health.

³Scottish Government (April 2020), Scottish Vacant and Derelict Land Survey.

2.2 A Missed Opportunity

The potential for reusing vacant and derelict sites is huge. They could be used to provide new homes, grow food, generate renewable energy, provide spaces to learn, play and connect. They could help us reduce carbon emissions, increase biodiversity and improve wellbeing. Addressing dereliction can also help to reduce crime and anti-social behaviour, making communities safer and more attractive for inward investment. It is difficult to think of a single major area of Scottish public policy that would not benefit from a concerted national effort to bring these sites back into use.

This holistic approach to place-based intervention lies at the heart of the Place Principle, which was formally adopted by the Scottish Government in 2018. Considerable progress has been made since then to embed the approach across Scotland's policy environment, but the continued presence of abandoned and neglected spaces within many communities across Scotland is a reminder that more remains to be done.

The Place Principle was developed by partners in the public and private sectors, the third sector and communities, to help them develop a clear vision for their place. It promotes a shared understanding of place, and the need to take a more collaborative approach to a place's services and assets to achieve better outcomes for people and communities.

Scottish Government website

A concerted national effort to bring Scotland's abandoned and unloved places back into use is a logical next step in this journey.

But the opportunity isn't just at the community level – a national focus on vacant and derelict land could also help tackle some of the biggest challenges we face as a society.

2.3 Towards a Wellbeing Economy

As the immediate public health crisis from Covid-19 starts to wane, the scale of the economic challenge we now face is becoming clearer. Job losses and business failure at a scale not seen in decades are realistic prospects. We need to restart our economy to meet these challenges – but we cannot simply return to our old ways of doing things.

Fighting Covid has brought the limitations of our existing economic model into stark relief but it has also created a huge appetite for change. There is a strong consensus that our current approach to growth is not working – for people or the planet – but a different approach is possible.

Regenerative growth, based on circular economy principles in which reuse of resources is designed into the production process from the start, is part of the solution. A zero waste approach to production is already becoming the norm in many parts of our economy – but we have yet to embrace this concept in relation to land reuse. Changing this could help us shift our whole economy onto a more sustainable growth path.

To achieve this, we need to increase productivity – we need to make better use of the resources at our disposal. Much of Scotland’s stock of vacant and derelict land is in parts of the country left behind by previous waves of prosperity. These are places where we are manifestly not making the most of our assets – either human or natural. This has serious consequences for wellbeing, social cohesion and the economy.

The Place Principle was developed by partners in the public and private sectors, the third sector and communities, to help them develop a clear vision for their place. It promotes a shared understanding of place, and the need to take a more collaborative approach to a place’s services and assets to achieve better outcomes for people and communities.

The causal links between inequality and sub-optimal economic growth are well established – UK GDP is already at least 9% lower than it should be because of rising inequality⁴. The economic rationale is compelling. We simply cannot afford to continue to leave large parts of urban Scotland behind.

2.4 A Green Renewal

A national focus on land reuse could also play a major role in tackling climate change. A significant proportion of Scotland’s most persistent derelict sites are already partially naturalised and could – with relatively modest effort – be restored to fully functional natural capital assets. This would have several environmental and ecological benefits.

These sites could provide informal amenity greenspace for local communities – the absence of which has been keenly felt during the Covid pandemic. They could provide rare patches of urban habitat, supporting biodiversity and providing wildlife corridors through our towns and cities – and they could sequester carbon while helping to reduce adverse urban climate impacts like flooding, overheating and air pollution.

But the benefits don’t stop there.

Using abandoned sites to grow food could help reduce unnecessary food miles while making it easier for communities to access fresh, healthy produce. Reusing brownfield land in preference to greenfield sites can help reduce the impact of development on the climate by reducing the need for residents to travel long distances for work and leisure. Some sites may even have the potential for renewable energy generation.

Transforming Scotland’s legacy sites will require innovation and technical skills across a variety of professional disciplines – from ecologists to renewable heat engineers. With the right strategic leadership, we could use this opportunity to develop the skills and commercial expertise Scotland will need to transition onto a more sustainable growth path and deliver a green recovery.

By focusing on vacant and derelict land we can do this in a way that will help direct resources and support to the parts of the country that need it most – making sure that those left behind by the last phase of Scotland’s economic development are at the forefront of the next phase.

⁴2015 parliamentary address by [OECD](#) Secretary General.

Climate action needs to be a collective endeavour, but according to the Scottish Household survey barely half of those living in our most deprived communities see it as an urgent priority (compared to 75% in more affluent neighbourhoods). If we really want to make climate action a collective priority, then tackling our legacy of vacant and derelict sites is the logical place to start.

3 Evidence

To help us better understand the challenge of vacant and derelict land, the Scottish Land Commission led a programme of research to inform the work of the Taskforce.

3.1 Understanding the Problem

The first piece of [research](#)⁵ provided, for the first time, an analysis of the different types of sites on the Scottish Vacant and Derelict Land Register and the challenges of bringing these back into use. It concluded that the Scottish Vacant and Derelict Land Register provides little guidance about which sites are harmful, which are just part of the overall land supply and which are slowly naturalising. It found that the sites brought back into use each year tend to be smaller, more recently vacated sites with fewer barriers to reuse (the “lower hanging fruit”) – whereas older, more challenging sites in more difficult market areas tend to persist.

Thus, the steady, successful reuse of sites for new purposes masks a layer of problematic sites that persist from year to year – and indeed from decade to decade. The result is a legacy of hardcore sites that are unlikely to ever come back into use without concerted effort. These are Scotland’s ‘stuck sites’: persistent, problematic, yet with productive potential for reuse where additional public focus is needed. A clear recommendation from this early work, which was subsequently adopted by the Taskforce, was that future activity should focus on these sites.

3.1.1 Introducing the DUSTEs

Further analysis⁶ was undertaken to identify and characterise Scotland’s stuck sites. By applying a series of filters to the 2018 Scottish Vacant and Derelict Land Register, the research identified c.600 Derelict Urban Sites that have been unused since Two thousand or Earlier and are effectively permanent residents of the Register. These are Scotland’s DUSTEs (see fig.2)

⁵Scottish Land Commission (2019) Vacant and Derelict Land Task Force: Phase One Report. Available [here](#).

⁶Scottish Land Commission (2020) Understanding Scotland’s Stuck Sites.

Fig.2 Scotland's Most Stuck Sites

Scotland's DUSTEs are:

- Derelict – sites with identified barriers to re-use, such as leftover buildings and materials, are likely to be more challenging to bring back into use than sites that are simply vacant – and therefore in greater need of public support
- Urban Sites – sites located within communities are more likely to be causing harm to people nearby – and therefore a higher priority for action than sites located out in the countryside
- unused since Two thousand or Earlier – sites that have been on the Register since at least 2000 were not a result of the 2008 financial crash and have persisted for 18 years through market growth, crash and recovery and can therefore genuinely be regarded as 'stuck'.

To understand more about these sites, during the spring and summer of 2020 SEPA and the Green Action Trust led an engagement programme with planning authorities about registered sites within their geographic boundary.

This process enabled us to identify where development activity is underway but not yet reflected in the Register and where nature is beginning to take its course and sites have been partially or completely naturalised. Not only has this enabled us to refine the long list of DUSTEs to provide greater focus on the most problematic sites, but it has also helped to identify potential opportunities for transforming some sites into much needed urban green space. These sites could provide a relatively quick and low-cost approach for addressing some of Scotland's most persistent urban dereliction.

3.2 The Consequences of Long Term Dereliction

The next major piece of research⁷ undertaken for the Taskforce investigated the consequences of long term vacancy and dereliction on communities. It found that derelict sites can blight a community by affecting the wellbeing of the people living there and negatively affect the local environment and economy and social cohesion. The report was used to develop a framework for decision-makers to gauge the impacts of a site on communities that can be used to help identify and prioritise harmful sites.

The research found that it is often smaller sites that are particularly prominent within a local area that are the most harmful. The effect of clustering (where groups of neglected sites are located in a concentrated geographic area) and physical condition – i.e. sites that are in a neglected state – were also factors that were found to exacerbate the harmful effects of vacant and derelict land on communities.

These findings point to the need to provide mechanisms that will enable communities to take a lead role in identifying and prioritising locally significant sites for action, particularly where these may not yet have been identified on the national register. It also points to a need to focus efforts particularly on those parts where urban dereliction is most heavily concentrated.

⁷Stantec, Kevin Murray Associates and Glasgow Caledonian University (October 2019) *Vacant and Derelict Land in Scotland: Assessing the Impact of Vacant and Derelict Land on Communities*, Scottish Land Commission. Available [here](#).

Fig.1 Scotland's DUSTEs⁸



The DUSTEs are:

- more prevalent in deprived areas
- more likely to be in private or complex ownership
- concentrated in west central Scotland
- often in weaker market areas
- often clustered together – suggesting a place-based approach would be appropriate.

There are no DUSTE sites on Orkney or Shetland, therefore they are not displayed on this map.

⁸Scottish Land Commission (2020) Understanding Scotland's Stuck Sites.

3.3 A New Approach to Encouraging Reuse

A review of funding sources for land reuse showed that there is significant funding available for a wide range of end uses and groups⁹. However, research has also shown that we need to go beyond traditional financial valuation for land reuse if we are to more effectively target our stuck sites¹⁰. Decisions about what to do with a vacant site, including if and when to dispose of them, are most often made on the basis of fairly narrow cost-benefit analysis. Sites in areas with inherent problems are an even weaker prospect for generating reuse. Low land values can mean that owners often wait in hope of a better future return and the sites become 'stuck'. The findings inform guidance on a new approach to making a business case for reusing land based on Scotland's National Outcomes and draws out the social, environmental and community benefits of bringing of reusing land.

Taking a new view on investment focusing on people's health and wellbeing, nature and the nation's economy will be required to bring forward some of these sites. Innovation is underway already with SEPA and the Scottish Wildlife Trust's £1 Billion Challenge, which proposes a privately-financed Vacant and Derelict Land Fund to generate investment returns from environmental and social benefits. A longer term, more collaborative and broader approach to land reuse is required and this is actively encouraged through the Scottish Government's Place Principle.

The potential of these sites should not be considered in isolation. Our research on community impact has shown that affluent communities may have greater resilience and capacity to cope with the impacts of vacant and derelict land and may be more able to encourage reuse of a site, whereas the converse may be true of less affluent communities leading to much slower reuse of derelict sites. Land Commission research with SURF suggests that there may be a real risk of widening inequalities if the community context is not considered, which is why we need to put them at the heart of decision-making¹¹.

⁹Scottish Land Commission (2019) A review of funding sources for the reuse of Vacant and Derelict Land. Available [here](#).

¹⁰Scottish Land Commission (2020) The Case for Change: A New Approach to Assessing the Benefits of the Productive Reuse of Land. Available [here](#).

¹¹SURF (2019) Land and Communities: Beyond the Echo Chambers. Available [here](#).

Part 2: Recommendations for Policy and Practice

4 Making Better Use of Data to Drive Decisions

To be able to tackle Scotland's legacy of vacant and derelict land we need to know where it is, what condition it is in, what barriers exist to its reuse and what its productive potential might be – and we need to make this information freely available so that anyone can use it to help bring sites back into use. Scotland is fortunate in that we already have a national register of vacant and derelict land, but the Register is far from perfect. Modernising and reforming the Register so that it can become a fully functional part of the planning system should be our first objective. To support this, we recommend that:

1. Scotland's Vacant and Derelict Land Register should be reformed to provide a clearer focus on sites that have significant barriers to reuse, and effort and resources should be directed toward these sites through the planning system. The Register should incorporate accurate and up to date information about important barriers to reuse including flood risk, ownership and contamination; it should be linked to information about current planning and development status and incorporate small sites that are of particular concern to communities.
2. The information on the Register should be fully digitised and brought together in a publicly accessible, map-based format. This should be presented in an accessible and engaging way and linked to information about funding sources and reuse potential to help promote investment opportunities to commercial, philanthropic and social impact investors.

4.1 The Vacant and Derelict Land Register

The main source of information about vacant and derelict land in Scotland is the national Vacant and Derelict Land Register. This is a centrally held register, administered by the Scottish Government to which all local authorities are invited to submit data, on a voluntary basis, through an annual survey.

The Vacant and Derelict Land Survey is used to allocate funding from the Vacant and Derelict Land Fund (VDLF), but other than this has no clear role in policy or decision-making. Research undertaken for the Taskforce¹² found that although the Register is a rich and potentially valuable resource, it is not currently fulfilling its full potential because it does not give a true picture of the nature or scale of vacant and derelict land in Scotland.

¹²Scottish Land Commission (2019) Vacant and Derelict Land Task Force: Phase One Report. Available [here](#).

The data submitted to the Survey by different local authorities is inconsistent and of limited value in its ability to inform investment or planning decisions. The Register also contains little information about the barriers to reuse facing a site or its productive potential. For example, information on planning policy, viability, site history and potential outcomes are not included in the register.

The Register contains a mixture of sites, some of which face significant barriers to reuse and pose a genuine risk to community wellbeing and others that do not, but there is currently no way of differentiating between them.

While we know that there is a steady reuse of sites from the Register, the sites that are reused tend to be the 'lower hanging fruit.' They tend to be vacant rather than derelict and therefore likely to have fewer barriers to reuse, and they tend to have been more recently vacated.

This tends to mask a persistent legacy of sites that are effectively permanent occupants of the Register. These sites account for around 30% of sites on the register and many of them have been in their current condition for decades¹³. These are Scotland's 'stuck' sites and they should be tackled as a national priority.

There is huge potential for the Register to help focus effort and resources on stuck sites if the data collected by the Survey and contained within Register is used in way that supports planning and regeneration decisions. To achieve this, the Register should be reformed and given a much clearer role in policy. This would enable a much closer alignment between regeneration and planning objectives.

Reviewing the Register, associated Survey, and guidance would elevate it from what is currently largely a statistical exercise into a meaningful planning tool. This should, in turn, incentivise greater local authority participation, provide a more complete picture of vacant and derelict land and lead to improved place-making outcomes.

The Vacant and Derelict Land Register should be reformed to provide a clearer focus on problematic sites and repositioned to play a more direct role in guiding planning outcomes.

Considerable expertise relating to the Register exists within local authorities and an established working group exists that brings this expertise together. This group would be well placed to guide reforms to the register if supported and empowered to do so. A National Planning Performance Coordinator as proposed in the Planning (Scotland) Act 2019 would also be well placed to align the vacant and derelict land Survey findings with wider place-making activities.

¹³*ibid.*

4.2 Micro-sites

The size threshold for inclusion in the Register is 0.1 hectares. This means that the Register generally overlooks smaller sites, even though these may be a cause of blight and be comparatively deliverable. Research¹⁴ to understand the impact that abandoned or neglected sites have on communities show that often smaller sites, such as gap sites or buildings, can have a particularly harmful effect on the surrounding area.

The sheer number of these sites would make it impractical to incorporate all of them on the Register, yet there is clearly a need for the most problematic local sites to be prioritised for action. To address this, we propose that communities should be encouraged to identify particularly problematic or harmful vacant and derelict sites through Local Place Plans.

The Vacant and Derelict Land Register should be extended to incorporate sites smaller than 0.1 ha where these have been identified as local priorities through a Local Place Plan and can be shown to have significant barriers to reuse.

Research undertaken on behalf of the Taskforce has been used to develop a framework, which has been designed to work alongside the Place Standard to assess the impact of vacant and derelict sites on communities. The Framework could be used to help assess how harmful sites are to the surrounding community and prioritise them for action.

Organisations such as Planning Aid for Scotland could play a helpful role in delivering this recommendation by working with communities to develop local place plans that explicitly identify locally significant problematic sites.

4.3 Understanding Site Constraints

The types of data and information included on the Register makes it difficult to understand how viable a site is and find a suitable end use. If more information about the site and its constraints were included in the Register this would reduce the time and resources needed for site investigations, which would help to de-risk sites and make it easier for them to be brought forward for development.

The public sector has a crucial role to play in providing data that informs place-making and investment decisions. Planning authorities, statutory planning agencies such as SEPA, NatureScot and Historic Environment Scotland, as well as Registers of Scotland, have a wealth of knowledge to provide information on factors such as biodiversity, heritage, flood risk, contamination, ownership and flooding.

Linking this information to the Vacant and Derelict Land Register would be hugely valuable in providing site-level information to inform decisions about reuse. This could help front-load the planning process and support land use decisions for local authorities, landowners, or developers in addressing site challenges. This allows all parties to be more adaptive, manage challenges and build in flexibility, ultimately creating the conditions to deliver.

¹⁴Scottish Land Commission (2019) Vacant and Derelict Land in Scotland: Assessing the Impact of Vacant and Derelict Land on Communities. Available [here](#).

Relevant public agencies should be required to update the Register regularly with site level information covering current planning and development status, flood risk, contamination and ownership.

The information required to do this already exists within the public sector so there should not be any requirement for any major data collection exercise to achieve this and much of it is already being digitised as part of the Scottish Government's Digital Planning programme. Extending the scope of this Programme to incorporate vacant and derelict land could therefore provide a ready-made opportunity to deliver this recommendation.

4.4 Making Sites Visible

The Vacant and Derelict Land Register is currently presented in spreadsheet format accessed via the Scottish Government's website. The spreadsheet is difficult to find and not presented in an engaging way, effectively rendering the information within it invisible to all but the most determined investigators. This is a major barrier to reuse.

How we present and access vacant and derelict land data is important. Making information available, freely and publicly, could enable a wide range of stakeholders from public bodies, local businesses, to community groups to take a much more proactive approach to reuse. It could reinforce statutory development plan processes and support Local Place Plans, allowing regeneration to happen across different scales.

Presenting the information contained within a reformed Register on a publicly-available, map-based portal has the potential to transform what is currently a statistical exercise into an inspiring investment promotion tool – particularly if this is linked to information about potential funding sources.

A publicly-accessible, map-based portal should be created to provide easy access to the information in the Register and promote viable investment opportunities.

Work being taken forward through the Digital Planning Taskforce could provide the IT architecture needed to underpin this, but support would be required to develop public-facing gateway/s to the information. Some local authorities have already taken steps in this direction, such as South Ayrshire Council, for example, which has developed a web-based story map with its data, but many lack the capacity and/or technical expertise to do so.

Expertise in Geographic Information Systems (GIS) is particularly important for this. GIS expertise provides the technical ability to present data about sites in a map-based format and is invaluable for identifying opportunities to support better place-making and make better use of the public estate – but not all local authorities have these skills. Ideally all local authorities should invest in this capacity but current pressures on public finances means that this may not be realistic; therefore we suggest that resource should be made available at a national level.

Local authorities should aim to invest in in-house GIS expertise and resource should be made available at a national level to support this.

We believe that the Improvement Service could play an important role in providing the technical resource to support this. We also see a role for Scotland's enterprise agencies in helping to present large scale investment propositions to the market and for third sector organisations and community intermediaries to help promote opportunities to the community sector.

5 Aligning Policy to Support Delivery

Reduce, reuse, recycle is a familiar mantra that is quickly becoming a life habit for anyone with even a passing concern about the future of our planet. But while reusable grocery bags and regular trips to the bottle bank are now standard practice for most of us, the circular economy principles underpinning these good habits have not yet filtered through to our approach to one of our most precious resources – land, which is often treated as a disposable commodity.

If Scotland is to emerge stronger from the pandemic then this needs to change. We need to build on the positive work that is already happening and more urgently adapt the policy environment to start applying circular economy principles to land reuse and put wellbeing at the centre of decision-making. Turning this into reality will require us to mainstream a place-based approach in decision-making and rethinking the value of our collective assets. This means a proactive role for the public sector in initiating and driving development and a policy and funding environment that is aligned to support delivery. We suggest that the following changes are required:

3. Scotland's regeneration strategy should be updated and its status within the policy hierarchy enhanced to help embed a strong focus on place-based regeneration and land reuse in public policy, and ensure that the opportunities of community empowerment, planning reform and community wealth building can be fully realised.
4. A more proactive approach to initiating and driving development should be adopted across the public sector. To support this, Scottish Planning Policy should incorporate a stronger focus on place-based regeneration; long term stuck sites should be identified as national investment priorities in the forthcoming National Planning Framework; and the remediation of brownfield sites should be recognised as an infrastructure investment priority in the next Infrastructure Investment Plan.
5. Action should be taken to make it easier to overcome ownership barriers to land reuse. This should include the introduction of new legislation for compulsory sales orders, a review of existing land assembly mechanisms and reform of the current approach to public sector land disposals.

5.1 Embedding a Circular Approach to Land Reuse

Productive reuse of land will be fundamental to Scotland's transition to a circular economy, but land reuse does not currently feature very prominently in Scotland's strategic policy hierarchy. If Scotland is to make a successful transition to a low carbon economy, then this needs to change.

The main policy document relating to land reuse is the Scottish Government's Regeneration Strategy¹⁵ but this has not been updated since 2011, limiting its effectiveness. For example, one of the key actions within the Strategy was the introduction of new legislation on community empowerment. The Community Empowerment Act (Scotland) was introduced in 2015, creating important new opportunities for communities to drive local regeneration, but these opportunities are not reflected in the strategy. Similar arguments could be made about Local Place Plans, which were introduced in the Planning (Scotland) Act 2019 and the emerging narrative around community wealth-building.

Updating the strategy to reflect these and other important developments could play an important role in driving the shift toward a more circular approach to land reuse. We therefore recommend that:

Scottish Government reviews and updates the 2011 Regeneration Strategy with a view to enhancing its status and aligning it more closely with planning, land reform and the community empowerment agenda.

5.1.1 Public Interest-Led Delivery

Much has been said and written in recent years about the value of a public interest-led approach to delivery. Whether under the guise of an 'infrastructure first,' 'plan-led' or 'public interest-led development,' the essential idea is the same: to deliver the public interest in land, the state needs to play a much more proactive role in planning and delivering major development, and that in so doing can create value that would not otherwise exist. This is a view that the Taskforce wholeheartedly endorses.

Parts of Scotland have already grasped this opportunity. The Dundee Waterfront and the Clyde Gateway partnership are both examples of effective public interest-led delivery. We need to build on, replicate, and learn from such initiatives. To do this we suggest that:

The Government should consider how a public interest-led approach to delivery can be embedded across the public sector and take steps to support this through public policy.

¹⁵Scottish Government (December 2011) Achieving a Sustainable Future: Regeneration Strategy. Available [here](#).

In 2019 the Scottish Land Commission provided advice to the Scottish on options for capturing uplifts in land value uplift to the Government. This advice drew on collaborative research undertaken with the Scottish Futures Trust and proposed an outline framework that could be used to help support public interest led delivery at a national level. Further work is now being undertaken to develop these ideas and will be published in early 2021.

This work will consider the experience of other European countries, which use approaches such as pre-emptive acquisition or land pooling to allow sites to be assembled for development. These approaches enable increases in land value to be used to help fund the infrastructure improvements required to make the scheme viable. This work will provide valuable lessons for what Scotland will need to do in order to embed a more proactive approach to delivery.

At the local level there is also much that could be done to embed a more proactive approach to delivery. One important challenge in relation to vacant and derelict land is the issue of 'serial redevelopment sites.' These are sites that have been allocated for development in the Local Development Plan but, despite being associated with multiple development proposals, remain undeveloped. Usually the cause is problems with site viability, with plans often hitting the same barriers again and again. This can result in sites lying empty with successive proposals failing over time.

To avoid this, and the consequent harm to communities, it is imperative that planning authorities fully consider potential barriers to reuse when designating sites for development in the Local Development Plan. Plans should be in place to provide infrastructure or remediate land, and there should be a more flexible approach that allows designations to change if it becomes clear that development will not come forward.

The input and advice of statutory planning authorities, who can provide valuable information on site constraints as well as innovative ideas for helping to overcome these constraints, can be invaluable in such situations.

Recognising the value of this collaborative approach, the Key Agencies Group, a formal grouping of statutory planning agencies, wrote to planning authorities in June 2020 to outline the benefits of a more collaborative approach and offer support to help deliver a green recovery. We believe that this approach could be a game changer for serial redevelopment sites and therefore encourage:

Planning authorities to identify sites that have been the subject of repeated redevelopment proposals but that have not come to fruition and work with the Key Agencies group to develop innovative solutions that will enable activity to progress.

5.2 A Supportive Policy Environment

A supportive policy environment will also be crucial for embedding a circular approach to land reuse. Planning policy will be central to this at the local, regional and national level.

5.2.1 NPF4 and National Planning Policy

The opportunities and potential benefits from reusing vacant and derelict land are recognised in Scotland's current National Planning Framework (NPF3), but while some progress has been made, the amount of vacant and derelict land recorded on Scotland's national register has not changed appreciably since NPF3 came into force.

The Planning Scotland (2019) Act presents a major opportunity to rectify this and deliver a step-change in how Scotland approaches land reuse. Addressing Scotland's most challenging sites through NPF4, which will incorporate Scottish Planning Policy, is an opportunity to act on climate change, strengthen local economies, tackle health and wellbeing inequalities and deliver inclusive growth. We therefore call on Government to use this opportunity to adopt a more ambitious approach.

The Taskforce has already submitted our ideas about how planning policy could be strengthened to bring a greater focus on vacant and derelict land to the recent consultation on NPF4. Our full response to the consultation can be downloaded [here](#) but two key points bear repetition:

National Planning Framework 4 should prioritise brownfield sites for development in policy and recognise stuck sites as a national development priority.

The Taskforce has undertaken initial work that could provide a basis for identifying stuck sites. This work has involved developing a set of objective criteria to identify a sub-set of sites from the existing vacant and derelict land register that are most harmful to surrounding local areas and most in need of public intervention. Significantly, more than two-thirds of these sites are in Scotland's most deprived communities.

NPF4 should stipulate that all Local Development Plans and National Developments must demonstrate the contribution they will make to enhancing wellbeing.

This could be achieved by revising existing guidance on the assessment of net-economic benefits to focus explicitly on wellbeing and enhancing the status of this guidance within the decision-making process.

The Scottish Land Commission recently published [guidance](#) setting out how the full benefits of bringing vacant and derelict sites back into use can be assessed that could inform this guidance (see [6.2.1](#)) and would welcome the opportunity to support Government in making this change.

5.2.2 Regional Land Use and Planning Policy

Many of Scotland's stuck sites have complex remediation needs. This can seriously compromise commercial viability, which can deter traditional developers with an understandable preference for less complex greenfield development.

Planning authorities play an important role in promoting the reuse of vacant and derelict land but face an unenviable challenge of balancing policies to promote the reuse of land with policies designed to attract investment. Authorities that adopt an ambitious approach to prioritising brownfield development risk losing much needed investment to neighbouring authorities with a more flexible approach.

NPF4 and future Regional Spatial Strategies could help to mitigate the adverse effects of unintended competition between local authorities by requiring the prioritisation of brownfield development at a regional level. Careful thought would be required to design policy in a way that supports rather than deters investment, but overseas experience suggests this is an achievable aspiration. Regional Land Use Partnerships aligned with Regional Spatial Strategies could provide an effective vehicle for managing this coordination at a regional scale. Therefore, we suggest:

Regional Land Use Partnerships should be used to prioritise the redevelopment of brownfield sites at a regional level.

5.2.3 Local Planning Policy

Policy changes at the national level can go a long way to supporting a more circular approach to land reuse but ultimately delivery occurs locally. There is much that could be done at a local policy level to help steer more development toward vacant and derelict land.

For example, some local authorities in England are exploring the use of site pairing policies, whereby permission to develop a greenfield site is dependent on the applicant also bringing forward proposals for the redevelopment of a brownfield site.

We believe there could be significant benefits from sharing good practice on innovative planning approaches like this between planning authorities. Organisations such as Architecture and Design Scotland, the Royal Town Planning Institute, and Partners in Planning would be well placed to help with this by promoting good practice, sharing knowledge and building confidence.

Local authorities should explore options for innovative planning policies that would support the reuse of vacant and derelict land. This should be encouraged through a programme of skills and knowledge sharing led by professional organisations.

5.2.4 Infrastructure and Capital Investment

As highlighted in 5.1, stuck sites can be seen as too difficult and expensive to redevelop. While the challenge of remediating these sites is real, adopting a longer-term, patient place investor approach can turn a challenge into an opportunity. To do this and realise economic, social, and environmental benefits requires a strategic approach to site remediation and reuse of derelict land.

Remediation of derelict and contaminated land should be recognised as an infrastructure priority within the next Infrastructure Investment Plan.

5.3 Land Ownership Barriers and Enablers

Site ownership can be both a crucial enabler and a powerful barrier to productive reuse, but there are a number of practical steps that can be taken to address these issues.

5.3.1 Unwilling Landowners

Where sites are not in public ownership this can pose a real barrier to redevelopment and make it difficult to pursue a public interest-led approach to delivery. Overcoming ownership barriers requires the public sector to take a proactive role in assembling sites for development, but during the course of our work the Taskforce has heard evidence from multiple public bodies that suggests current provisions for public land assembly are inadequate.

The main mechanism currently available to public authorities to overcome ownership barriers is compulsory purchase procedures, which allow public bodies to take direct ownership of sites under some circumstances. However, compulsory purchase procedures generally take a long time to complete. This can present difficulties because when regeneration plans are developed for an area, this can cause the value of sites to rise rapidly, before authority for compulsory purchase can be secured, which can result in regeneration projects becoming unviable.

The requirement for public bodies to demonstrate that they have the funds in place up front to secure a Compulsory Purchase Order can also cause projects to stall, particularly the regeneration of large-scale sites. This could be resolved by removing the requirement to demonstrate available funding (proposals for compulsory purchase usually lead to a negotiated purchase) or by providing multi-year funding for regeneration and land reuse. To help overcome these issues we recommend that:

A review is carried out to determine whether existing land assembly mechanisms and procedures, including rules around compensation for compulsory purchase, adequately support a more proactive role for the public sector in driving delivery of major regeneration sites.

Land ownership can also be a barrier to reuse when landowners have unrealistic expectations about the current value of a site and choose to hold off development in the hope that prices will increase in the future. To help address this the Scottish Land Commission put forward proposals in 2018 for **Compulsory Sales Orders** (CSOs) that would give local authorities the ability to require the sale of sites that have been vacant for an undue period to be sold by public auction. The Taskforce is of the view that CSOs would be a valuable part of the regeneration toolkit. Therefore, we recommend that:

The Scottish Government should bring forward proposals for the introduction of Compulsory Sales Orders early in the next Parliament.

5.3.2 Community Ownership

Site ownership is important not just as a potential barrier to reuse, but also as a crucial enabler for realising the social value of vacant and derelict land.

The policy agenda around community ownership has evolved significantly over the last 20 years to a point where it is now relevant across rural and urban Scotland, and is increasingly recognised as being integral to regeneration and sustainable development in both rural and urban contexts. It is now widely recognised that in order for communities to realise their full potential, it is critical that they are able to exercise effective control over the key community assets and infrastructure that underpin community wealth.

North Ayrshire Council's commitment to **community wealth building**, which includes an explicit focus on land as a key building block of community wealth, is an exemplar in this respect and we welcome the Scottish Government's commitment to supporting the rollout of this approach in five other local authority areas¹⁶.

The ability to control such assets, whether through ownership or more collaborative models of governance, ensures that they can be managed in a way that supports the development of social capital, the fundamental building block of resilient communities. Repurposing some of the small unloved sites that currently blight communities all over Scotland as community assets could play a significant role in helping to drive forward this community wealth building agenda.

However, while community groups could play a really important role in bringing these small sites back into use, the current policy and legislative frameworks surrounding community ownership can place a disproportionately heavy burden on communities. Implementation of the recommendations set out in the 2018 **Review of Community Ownership** would help with this, but further action to scale up community led regeneration is likely to be required.

In July 2020 the Development Trusts Association Scotland and the Scottish Land Commission established a joint action research project to help identify how community led approaches to land reuse can be most effectively supported. The findings from the project are expected to be published in Autumn 2022, at which point it is recommended that the:

¹⁶Scottish Government (September 2020), 'Protecting Scotland, Renewing Scotland.'

Government consider the findings of the joint action research led by the Development Trusts Association into how community led regeneration of vacant and derelict land can be scaled up.

5.3.3 Ownerless Land

When ownership of a site is uncertain this can present a major barrier for reuse. Sometimes uncertainty over ownership is simply the result of a lack of transparency or availability of information (something that the completion of the Land Register in 2024 should help to address) but in some cases it arises because a site has no owner, perhaps because the previous owner has died or, in the case of a company, been dissolved.

In Scotland ownerless land and buildings fall to the Crown and are dealt with on the Crown's behalf by the Queen's and Lord Treasurer's Remembrancer (QLTR). Established in 1834, the QLTR is currently supported by a small department in the Crown Office and Procurator Fiscal Service.

When a site is confirmed as ownerless the QLTR may either:

- Claim and dispose of the property on the open market or to an interested party where there is value in doing so
- Disclaim the property.

If the QLTR opts to disclaim a property, it becomes legally ownerless, effectively postponing any form of productive reuse in the short to medium term, creating a lengthy and complicated route to ownership, and subsequent reuse, for future prospective owners.

As such the QLTR is, in many respects, the gatekeeper on the potential reuse of sites that have no commercial or economic value, but could have substantial community or environmental value; these functions have the potential to play a pivotal role in ensuring such sites are set on the path to productive reuse.

The powers and functions of the QLTR are unique and if they were to be reformed to align with wider regeneration and land reform objectives, could be a game-changer for overcoming ownership issues on these sites. We therefore suggest that:

The QLTR's role, powers and functions should be reviewed to see how they might allow better alignment with wider regeneration and land reform objectives.

This should include a review of the disclaimer process, and alternatives such as a statutory transfer mechanism considered for transferring Title; a review of the barriers to decision-making, such as the allocation of liability for clean-up and maintenance costs; the role of other public bodies in the decision-making process; the timescales within which decisions should be made; and the criteria, such as the Scottish Public Finance Manual, against which decisions are made.

5.3.4 Public Disposals and Accounts

More than a third of the sites on the Scottish vacant and derelict land register are owned by the public sector.¹⁷ In principle this should make it easier to bring about productive reuse but in practice things are rarely so straightforward. Part of the reason for this is that unless a site is part of an active regeneration programme, public sector owners often behave much like private owners, seeking the highest price for a site rather than considering the wider benefits of reuse.

This behaviour is perhaps explained by the requirement for public bodies to secure 'best value' – and the common interpretation that this equates to highest price.

This approach can result in organisations or parts of organisations working in silos. Surplus public assets are disposed of on the open market by one public body when they could have been used to help deliver public policy priorities being pursued by another. To overcome this:

The Government should review Guidance relating to the Scottish Public Finance Manual to ensure that it enables decision-makers to account for the wider benefits of bringing land back into use and require public agencies to update their own disposal guidance to reflect this.

We note that this recommendation is similar to one included in an evaluation of asset transfer requests published by the Scottish Government in 2020, and that the Government committed to establishing a group to take forward these recommendations. We believe that Scottish Futures Trust could provide valuable input and advice in this regard.

The decision to retain land or property is often driven by an expectation that the site can be sold in the future to generate funds to help finance core operations. When expectations of future prices exceed current market prices, there is no incentive to pursue a sale and sites can remain unused. Making decisions based purely on financial returns makes sense for private landowners but public bodies should take a more enlightened approach.

To do this we need to look again at how land is valued by the public sector and question whether current public accounting practices are really operating in the public interest. Historic acquisition costs and potential future value are rarely a good reflection of the current value that a site or property could be generating for society right now. Reusing land can generate significant benefits for society that are rarely quantified. Improving health outcomes and educational attainment, and reducing crime and anti-social behaviour generate significant savings in the long term that can be quantified.

When public bodies choose to retain property based on what they might be worth in the future they are, by implication, confirming that they do not require the funds locked up in the asset to fund current operations. They have decided they can afford to wait.

¹⁷Scottish Vacant and Derelict Land Survey (2019), Scottish Government.

This implies that it should be possible to transfer future cost savings arising from the reuse of an asset from the agency realising the savings to the agency releasing the asset after the asset has been brought back into use. This would require a more imaginative approach to public accounting that would make it easier to move savings between departments and across different time periods. To address this:

Government should work with relevant research and professional bodies to develop innovative public accountancy mechanisms that would enable cost savings to be moved between agencies and across different time periods.

6 Aligning Strategic Funding to Support Delivery

Transforming vacant and derelict land can help to address multiple different policy objectives, but despite this there is no major national programme for bringing vacant and derelict land back into use. The Vacant and Derelict Land Fund (VDLF) is the only dedicated source of funding for this purpose, but it is relatively small (£7.6 million in 2020-21) and only available to five local authorities. Enhancing and reforming the VDLF will be key to transforming our approach to land reuse, but it will not be sufficient.

To realise the full potential of our vacant and derelict land resource we also need to align other major sources of strategic capital funding to support delivery. But allocating more funding will not be enough. To gain the benefits to health and wellbeing that vacant and derelict land reuse unlocks, public project appraisal should consider not just the financial, but the social and environmental returns on investment.

There are also opportunities to implement innovative new funding mechanisms focused on housing-led regeneration, community led projects, and the creation of greenspace in areas disproportionately harmed by derelict land.

6. Dedicated funding to support local authorities' efforts to bring vacant and derelict land back into use should be increased and an evaluation of the Vacant and Derelict Land Fund should be undertaken to ensure that funding criteria are fit for purpose.
7. The Scottish Government should initiate a review of strategic funding streams to ensure that they are aligned around the Place Principle and incorporate criteria that will help to direct investment to parts of the country that need it most. To support this, new approaches for appraising capital investment should be adopted across the public sector that go beyond financial measures and provide a clearer focus on wellbeing.
8. New approaches to funding the remediation of vacant and derelict land should be developed. This should include the introduction of an innovative new compensation instrument that would enable unavoidable biodiversity loss from greenfield development to be offset by improvements to derelict sites elsewhere, a new fund to enable derelict sites to be remediated to create a publicly owned development land bank, and a community fund to tackle harmful and persistent small scale sites.

6.1 The Vacant and Derelict Land Fund

Currently the only source of funding dedicated exclusively to bringing land back into use is the Vacant and Derelict Land Fund. The fund is comparatively small relative to the costs of remediation and reuse (worth £7.6 million in 2020-21) and is available only to the five local authorities with the most vacant and derelict land.

Although the fund is extremely important for stimulating local action its size and scope limits its potential impact.

There are also issues with the effectiveness of the criteria used to allocate funding. For example, because the Fund is only available to the five local authorities with the most vacant and derelict land, the reward for successfully bringing land back into use can be a loss of future funding. This creates a perverse incentive for local authorities not to remove sites from the register.

The VDLF also operates on an annual funding cycle, which can be problematic because it tends to inhibit medium and long-term projects. As the remediation and reuse of land can take years this can be particularly problematic. A long-term approach to funding is very important.

To address these issues we recommend that:

Dedicated funding to support local authorities' efforts to bring vacant and derelict land back into use should be increased, and an evaluation of the Vacant and Derelict Land Fund should be undertaken to ensure that funding criteria are fit for purpose.

6.1.1 Awareness of Funding Sources

A common perception about vacant and derelict land is that if a site is located in a local authority that is not currently eligible for VDLF, then funding will not be available. This is not the case and this view needs to be challenged.

As part of our work the Taskforce undertook a review of different funds that could be used to support the reuse of vacant and derelict land. This review identified more than 40 funding sources that could be used to support derelict land remediation and reuse that deliver clear environmental and community benefits.

However, it is challenging to keep abreast of available funds in a constantly changing landscape – particularly for communities. The Taskforce's work is a good starting point but needs to be regularly revised and updated if communities are to benefit. Thus we suggest:

A comprehensive and accessible database of potential funding sources to support the reuse of vacant and derelict sites is created, maintained and promoted.

Scotland's Regeneration Forum (SURF) would be ideally placed to maintain and promote this database of funds.

6.2 Aligning Government Funding with Place

Reforming the VDLF and increasing awareness of other existing sources of funding will be necessary for transforming Scotland's approach to land reuse, but it will not be sufficient. The scale of the challenge is such that it will also require significant realignment of other major funding streams to facilitate delivery. To achieve this, we suggest that:

Major Scottish Government grants and funds are reviewed to ensure that they are fully aligned to support place based regeneration and that they prioritise the reuse of vacant and derelict sites.

To achieve this, we need to make sure that there is a clear focus on vacant and derelict sites across multiple areas of spending areas and public bodies. In particular we propose that the remediation of vacant and derelict land should be prioritised focusing within the following areas:

- Capital investment and infrastructure
- Health
- Housing
- The environment
- Inclusive growth.

To help deliver this, we suggest that there should be a strategic focus on vacant and derelict land across Scotland's public agencies.

In seeking to align funding to help achieve place-based objectives, we recommend that the Government focus on a number of key underpinning principles (see Figure 2.)

Figure 2: Funding Principles for Circular Land Reuse

Focus on wellbeing: There's a need to embed broader thinking in the way projects are valued, assessed and funded so that decisions take full account of the full range of social, economic and environmental benefits of land reuse.

Think long term: It is important that a multi-year approach to capital funding is adopted to support the reuse of vacant and derelict land.

Allocate revenue as well as capital funding: Capital funding alone will be not be sufficient to address Scotland's legacy of vacant and derelict land. Funding to support key development phases including proof of concept and feasibility studies to give projects a chance to develop is also vital.

Adopt an investment mindset: We need to move beyond traditional funding models and develop new approaches for attracting private finance and social impact investment into land reuse projects. NESTA provides advice on how this could be achieved: '[Funding Innovation: A practice guide](#)'.

Release the potential of communities: Fully consider the role of community groups and third sector organisations in accessing funds to support community-led regeneration that delivers for people and planet.

6.2.1 Focus on Wellbeing

At present decisions about what is funded are often based on fairly narrow cost-benefit analysis. We need to change this and adopt a wider focus on wellbeing.

Scotland needs to move away from using a purely financial basis for evaluating return on public investment to one that measures the full range of social, environmental and economic benefits that a project will deliver – and (crucially) captures the opportunity cost of inaction.

To achieve this we need a new approach to appraisal in which wellbeing is prioritised over financial returns. In this we are in full agreement with the Infrastructure Commission's recent advice to Government, which also highlighted the need for a new approach to investment appraisal that fully reflects the need to deliver an inclusive and low carbon economy. To help deliver this change we propose that public bodies across Scotland should:

Review project appraisal guidance and criteria to ensure that funding decisions give due weight to the benefits of productive land reuse.

To support this change, the Taskforce commissioned work to help develop a new approach that would capture the wider benefits of bringing vacant and derelict land back into use. The case for making this change is articulated here and guidance setting out how the approach can be implemented is available here.

6.2.2 A Long Term Approach to Funding

Bringing vacant and derelict land back into use is challenging and time-consuming with projects often spanning several years from inception to completion. In contrast, capital funding for projects often operates on single year cycles (the VDLF for example is an annual fund). This short-term approach to funding can be a major barrier to delivering projects; therefore we propose:

In reviewing potential sources of funding for land reuse the Government should aim, where possible, to allocate funding over multiple years.

6.2.3 The Importance of Revenue Funding

While capital investment funding is critical to the reuse of vacant and derelict land, successful reuse requires careful planning and project design. Scoping investigations, feasibility studies and option appraisals are all fundamental to delivering successful schemes but funding this work can be challenging. Public funding should be used to help fill this gap. To ensure vacant and derelict land projects are supported to develop an initial concept into a viable solution, we propose:

A proportion of public funding designated for vacant and derelict land should be allocated to project development, including support for initial site investigations, scoping and feasibility studies.

6.2.4 Adopt an Investment Mindset

The scale of the challenge presented by Scotland's legacy of vacant and derelict land is beyond the scope of public finance alone. Meeting this challenge will require private investment as well. To attract this investment we need to stop thinking of vacant and derelict land as a liability and start recognising the opportunities it can provide.

A strategic approach to large scale regeneration can create opportunities for long term financial gain for patient place investors, while the reuse of sites for community and environmental purposes can present attractive propositions for philanthropic and social impact investors.

The financial services sector increasingly recognises the value of environmental and social returns on investment, with products developed to deliver corporate social responsibility objectives. There may be opportunities for derelict land reuse and regeneration to benefit from this shift in focus.

Work undertaken by SEPA and the Scottish Wildlife Trust, for example, highlighted a range of innovative funding mechanisms, including proposals for a new Vacant and Derelict Land Fund.¹⁸

Awareness of these alternative sources of private finance is, however, relatively poor, and support for, and promotion of, vacant and derelict land reuse as a viable long-term investment is currently lacking. We therefore recommend:

Support is provided to better market vacant and derelict land reuse as an attractive long-term investment to private and institutional investors.

Case Study 1 (page 29) provides an illustration of how this approach can work in practice, showing how the local authority acted as a patient place investor, using public sector investment to leverage other sources of funding and creating additional value that would not otherwise have existed. This approach has helped to deliver the multi-use redevelopment of a long derelict site in an area of multiple deprivation.

¹⁸www.scottishwildlifetrust.org.uk. Available [here](#).

Case Study 1: Queens Quay, Clydebank

This project is a major mixed-use regeneration of the former John Brown's shipyard site. West Dunbartonshire Council have led the development, investing significantly in infrastructure, and creating a masterplan with a long-term vision for the site.

Infrastructure works include site remediation, development of a distributor road and installation of a renewable district heating system. A business centre, a leisure centre, a care home and a college campus will be followed by mixed tenure housing in this residential led regeneration project.

Upfront investment by West Dunbartonshire Council was used to secure significant additional funding to help finance for the project, while their role as master planners allows the council to create an attractive place with low carbon heating that provides opportunities for active travel.

The council's role in initiating and shaping the development will deliver significant benefits, building a new neighbourhood close to local amenities and creating jobs.

6.2.5 Recognise the Potential of Communities

Bringing vacant and derelict land back into use could enhance wellbeing in some of Scotland's most deprived communities – but these communities also have the potential to make a huge contribution to realising these opportunities. The response to the Covid-19 pandemic has provided a powerful illustration of this potential. If Scotland is to succeed in addressing the challenge of vacant and derelict land, then we need to tap into this more effectively.

To do this it is vital that funding for land reuse is not restricted to capital investment but also includes revenue support to help develop community capacity to lead change. The Scottish Land Commission recently joined forces with DTAS to do this by appointing a dedicated Vacant and Derelict Land Project Manager to work with communities to develop project proposals for long term derelict sites. This is a model that we believe could be easily replicated.

6.3 Funding Mechanisms

Having set out the principles on which funding should operate to support reuse of vacant and derelict land and regeneration, the rest of this chapter proposes three specific funding mechanisms to increase reuse. We illustrate the potential for investment to create a public land bank for housing, propose an approach to greenfield development that would create quality greenspace on brownfield sites, and make a case for reviewing the Vacant and Derelict Land Fund to focus on social and environmental benefits to communities affected by derelict land.

6.3.1 Housing-Led Regeneration

Analysis of Scotland's Vacant and Derelict Land Register undertaken on behalf of the Taskforce suggests that housing may be the land use with the greatest potential for driving site redevelopment. It is clear, however, that the market on its own will not deliver redevelopment of vacant and derelict land for housing. The cost of remediating sites is often prohibitive. The result of this is that around 50% of Scotland's new homes are developed on greenfield sites.¹⁹

To unlock the benefits of redeveloping vacant and derelict land for housing, we need to get better at using public funding to prime sites for redevelopment.

While there is significant government investment to support housing development in Scotland, it is not targeted on reducing vacant and derelict land. The Help to Buy scheme supports the customer to buy a home and is not limited to regeneration sites, while the Vacant and Derelict Land Fund cannot be used to prepare land for housing.

There are several ways that changes to funding for housing could be reengineered to provide a greater focus on supporting the delivery of homes on brownfield sites.

The Scottish Government could provide support to encourage redevelopment of brownfield sites, particularly in areas of multiple deprivation. Where gap funding is required, public subsidies could bridge the funding gap in areas where developers are unable to make a profit due to low sales values could also be considered. The GRO Grant scheme previously performed this role in Scotland, establishing a market for housing for sale in marginal areas while providing mixed tenure housing. Expanding the Partnership Support for Regeneration Fund would help to achieve these objectives while providing a stimulus for Small and Medium-sized Enterprises (a sector that suffered after the 2008 recession). Employment and training clauses could be a condition of funding to ensure the local community benefitted from the investment, as has happened, for example, in housing developments in the Clyde Gateway.

We believe that refocusing public investment in housing provision on brownfield sites could help to rebalance our housing market by giving the public sector a greater role in driving development value. Using housing funding to make vacant and derelict land development ready could enable the public sector to create a publicly owned bank of development land that could be used to support future housing delivery.

It should be possible to recoup much of this funding when land is either sold or developed, effectively creating a recyclable fund to support future housing delivery. We envisage that the Scottish National Investment Bank could provide loan funding at a competitive rate with investment focussed on stuck sites.

A potential model for this approach is the **Landbank Fund** operated by Highland Council, which has used funding to remediate land and fund infrastructure, and to bank land for affordable housing development, with funds recycled on project completion.

¹⁹The Economic and Social Benefits of Housebuilding – Homes for Scotland (2016).

Given the importance of housing as a potential end use for vacant and derelict land, it is important that such options are fully investigated. Therefore, we suggest:

The option of creating a recyclable fund to prepare vacant and derelict sites for housing development is investigated.

6.3.2 Supporting Community Reuse

In section 5.3.3 we discussed the challenge of ownerless land and the opportunity to align the operations of the Queens Lord Treasurer and Remembrancer (QLTR) with the community empowerment agenda. Doing this could also provide a potentially transformational source of additional funding to support community reuse.

The QLTR currently contributes around £6 million annually to the Scottish Consolidated Fund as a result of disposing of ownerless property, including funds of dissolved companies.

Although variable, and comparatively modest, this funding is not currently allocated for any particular purpose, so could be used to support community reuse. We believe there is a natural justice in using funds largely acquired from dissolved companies to fund the community reuse of property that is causing harm, and which has been abandoned, largely by companies. Therefore, we suggest that:

Payments made by the QLTR into the Scottish Consolidated Fund are used to support community reuse of ownerless derelict sites.

6.3.3 Supporting Biodiversity

The legacy of dereliction in urban Scotland means communities suffering higher levels of deprivation often lack quality greenspaces. There is also growing concern about the impact greenfield development has on biodiversity.

Reducing the negative impact of development on biodiversity should be a fundamental consideration for any development, but where preserving biodiversity would compromise the viability of a development that would help meet other important social and economic needs, compromise is necessary.

In such circumstances, providing no critical biodiversity thresholds are breached, we propose that developers should be permitted to offset biodiversity loss by investing in biodiversity improvements on derelict land nearby.

This would support the objectives of NPF4 and the Scottish Government Environment Strategy (2020) while offering a new source of funding to support the remediation of derelict land. Adopting such a principle could help generate income that could be redistributed and spent on maximising biodiversity across local, regional, and national levels.

To achieve this objective it will be important that the geographic focus for any new mechanism is broad enough to enable a redistribution of benefits between parts of the country where there is strong market demand for development to parts of the country where viability is more marginal. Regional land use partnerships could provide a useful vehicle for doing this.

In England there are examples of the development industry adopting the biodiversity net gain principle to deliver positive environmental outcomes. We propose that Scotland should build on this experience to develop a distinctively Scottish approach to achieving biodiversity net gain that uses funding secured from offsetting biodiversity loss associated with greenfield development to remediate brownfield sites. Accordingly, we suggest that:

The Government should bring forward ambitious proposals for a new compensation instrument that would enable unavoidable biodiversity loss associated with greenfield development to be offset by improvements to derelict sites elsewhere.

To facilitate this approach and inform the allocation of future funding arising from any new biodiversity compensation mechanism, we further propose that:

Audits should be undertaken to determine the biodiversity potential of vacant and derelict sites across Scotland.

Scotland's strategic research institutes would be well placed to assist with this task.

7 Stemming the Flow of New Sites

Scotland currently has almost 11,000 hectares of vacant and derelict land. Every year this figure falls by a few hundred hectares²⁰, a testament to the hard work and dedication of local authority officers, community groups, developers and others up and down the country, but the overall stock of land remains largely unchanged. This is because those working so hard to deliver change face a huge backlog that is being added to all the time. It's like trying to empty a bath while the taps are still running!

If we want to address the problem of vacant and derelict land, then the first thing we need to do is stop the problem from getting any worse. We need to turn off the taps. To do this we need to embed a culture of responsible land ownership so that when land or buildings are no longer required for their present purpose, they are never simply abandoned and allowed to fall into dereliction. To do this, we recommend that:

²⁰Research for the Taskforce (Ryden, Phase One Report) showed that over the five years to 2017 an average of 424 ha/annum is removed from the Register. The latest survey shows that just 164 ha.

9. The principle that it is unacceptable for land to be allowed to become derelict or to be left vacant indefinitely (if this has an adverse impact on the surrounding community) should be embedded within corporate social responsibility objectives across the public and private sector. To support this, public funding should be contingent on recipients fulfilling their obligations as responsible landowners and the disposal of public land and property only taking place after due diligence has taken place to ensure prompt and productive reuse.
10. All landowners should be expected to adopt proactive estate management policies that enable assets at risk of obsolescence to be identified early and put plans in place to avoid sites falling into disuse and becoming problematic. To support this existing support for public sector asset disposal should be expanded.
11. The Government should move quickly to identify options for using the tax system to incentivise landowners to repurpose surplus commercial property for socially beneficial uses to prevent the emergence of a new legacy of vacant and derelict land as a result of the Covid-19 pandemic.

7.1 Responsible Land Reuse

The starting point for embedding a culture of responsible land reuse will be to establish some ground rules for what is and is not considered acceptable in relation to the management of surplus land. For too long we have been ready to accept that once a site is no longer required it is OK to simply walk away. If we are going to succeed in tackling Scotland's legacy of urban vacancy and dereliction, then this needs to change.

During its deliberations, the Taskforce adopted a common sense interpretation of what responsible land ownership looks like in relation to vacant and derelict land. This was based on the implicit assumption that it should not be acceptable for surplus land or property to be allowed to fall into dereliction or to remain unused indefinitely if this has significant detrimental impact on the surrounding community.

This does not imply that all empty land is always or necessarily problematic; it is not. Society will always require a stock of vacant land on which development can take place – but society has no requirement for land that is in such a poor physical condition that it is actively harming the wellbeing of the communities that surround it.

This common sense definition aligns closely with the principles set out in the Scottish Government's **Land Rights and Responsibilities Statement**, and the emphasis they place on good stewardship, sustainable economic development, environmental protection, and social justice. We therefore propose that the Statement should be used as a framework for driving the shift toward a more responsible approach to land reuse.

The Scottish Land Commission has been tasked with implementing the Land Rights and Responsibilities Statement on behalf of the Scottish Government so would be well placed to drive this change. We therefore propose that:

The Scottish Land Commission should work with relevant sector bodies to support implementation of the Land Rights and Responsibilities Statement and develop sector specific guidance in relation to the management of surplus property.

But there is no reason why proactive landowners should wait for new guidance. The principles of the Land Rights and Responsibilities Statement have already been established and there is much that could be done immediately to start incorporating them into corporate processes, so we call on:

Pioneering change leaders to pledge their support to responsible land ownership and take steps to ensure that the principles embodied within the Land Rights and Responsibilities Statement are reflected within their existing corporate social responsibility obligations.

It would not be appropriate for the Taskforce to propose who these change leaders should be, but this is an area where we would hope the public sector would be willing to show leadership. We therefore call on all public bodies, particularly those that own sites on the Vacant and Derelict Land Register, to consider stepping up to help lead this change.

What responsible land reuse looks like and the steps that need to be taken to achieve it will vary from sector to sector, so embedding this change will require proactive sector-specific support. In principle we envisage that the principles of a responsible approach to reuse would include commitments to:

- Regularly reviewing property portfolios with a view to identifying assets at risk of obsolescence early
- Putting in place proactive estate management practices to help avoid assets falling into disuse
- Developing plans for either disposing of unused assets or bringing them back into productive use promptly.

7.2 The Role of Land Owners

Responsibility for preventing sites becoming vacant and derelict ultimately rests with the land owner. While we acknowledge that many sites face legitimate barriers that make reuse difficult, this should never be used as justification for inaction. We need to establish the principle that, as part of land owners' obligations under the LRRS, owners of sites at risk of becoming vacant or derelict that would harm communities must put in place plans for bringing sites back into use.

We recognise that plans are not the same as action and that proposals will still need to be funded, but if the recommendations set out in section 6 are implemented then this should become much easier. We also recognise that delivering such change will not happen overnight – the scale of the challenge is great: this is a long-term project, but we need to start somewhere. To support the efforts of land owners we suggest that:

All organisations with responsibility for delivering a major capital investment project should review their project boundaries to identify opportunities to incorporate persistently problematic vacant and derelict sites into the project.

7.3 Supporting the Change

A proactive, long term, strategic approach to estate management is vital for ensuring that property assets that are coming to the end of their useful life do not fall into disuse, but designing and implementing this kind of approach requires specialist expertise in estate management. Unfortunately, estate management is not always regarded as a core operational function and can be an early casualty when resources are constrained.

With around a third of all vacant and derelict land in public ownership, the public sector has a significant role to play in bringing such sites back into productive use, and indeed preventing them from becoming vacant and derelict in the first place. However, many public sector organisations simply do not have the expertise or resources to maximise the opportunities from assets that have come to the end of their working life. Supporting these organisations to take a more proactive approach to estate management should therefore be an important priority.

The work that Scottish Futures Trust is doing to help public bodies like the NHS with property disposal programmes is a good example of what can be achieved through this kind of approach (see Case Study 2).

Case Study 2: Supporting Public Bodies to Reuse Surplus Assets

Scotland's NHS Boards, the Scottish Funding Council and Police Scotland have all been working with the Scottish Futures Trust on a programme approach to identification and sale of their surplus assets resulting from the provision of new facilities or organisational change. Over the last eight years this has included the disposal of over 125 assets with the combined benefits of financial receipts (reinvested in service provision), savings in maintenance and holding costs, economic investment and place-making, together with delivery of housing, commercial and community uses. The approach recognises the close link between organisational Estates Strategies and the pipeline of surplus assets and the need for appropriate resourcing and governance, stakeholder engagement (including Key Agencies, Local Authorities and HES where appropriate), enabling funding and sufficient lead in periods to prepare sites for sale and alternative use.

Former hospitals are notoriously difficult to deal with, and there are examples of derelict former hospitals around the country that have been left to decay – but this is not inevitable. Previously derelict hospitals such as Bangour in West Lothian (215 acres) and Sunnyside in Montrose (64 acres) with substantial Listed Buildings have been sold for housing development as a result of disposal strategies that have clarified planning and other technical constraints and enabled commercial structures that are acceptable to the market. Other NHS, former College, and Police Scotland sites have also benefitted from early consideration and extensive technical work to minimise the time between them being vacated and repurposed.

We believe that there is significant potential to extend this model to other public (and potentially private) sector landowners with significant property portfolios. We therefore suggest that:

The Scottish Futures Trust should explore options for expanding provision of estate management support to other large land owners in the public sector and whether a similar model could be developed to support strategically important land owners in the private sector.

Learning from the experience of others can be much more efficient than developing solutions from scratch, so simply sharing case studies of good practice and examples of innovative reuse can be an effective way of driving change. To support this, we suggest that:

Relevant sector and membership bodies should work with their client groups to share good practice and promote innovative approaches to site reuse.

There will be those who doubt the effectiveness of this approach and point instead to the need for legislative tools and/or substantial public investment to drive behaviour change. While such tools will undoubtedly be required for some sites this will not always be the case.

The experience of the Taskforce suggests that some sites remain unused not because of any particular resistance on the part of the land owner or any specific physical or regulatory constraint, but simply because they are not regarded as a priority. This is particularly likely if there is no market demand for a site and therefore no potential profit to be made. Some sites are ignored simply because owners have nothing to gain from bringing them back into use and are unaware that they are causing problems.

In such scenarios simply raising awareness and creating clear expectations about what constitutes socially responsible land ownership may be enough to prompt action.

7.4 Conditionality of Support

However, simply raising awareness will not be sufficient. Embedding the concept of responsible land reuse within corporate culture will require proactive effort. One way of driving this change would be by linking it directly to the conditions for public support. For example, it would be possible to introduce clauses on enterprise support grants and funding that would create an obligation for recipients to maintain any land or property they own in a reasonable state of repair throughout their tenure as a condition for receiving public support.

To be effective such clauses would need to include suitable clawback arrangements to enable funding to be reclaimed where appropriate. For this reason, we suggest that:

Enterprise support agencies should ensure that recipients of public support are obliged to maintain good standards of land stewardship as a condition of receiving support.

Another important area in which conditionality could usefully be applied is in relation to the disposal of public assets.

Although most of the land on the Vacant and Derelict Land Register is owned by the private sector, analysis of the Vacant and Derelict Land Register undertaken on behalf of the Taskforce suggests that this was not always the case. A significant proportion of the land that is now on the register was once owned by public sector bodies. Such sites, which include former gas works and hospitals, serve as a reminder of the failure of historic public disposals policies. To change this, we suggest that:

All public bodies should be obliged to carry out due diligence on disposal of property to ensure its productive reuse, and if necessary to attach appropriate conditions that would tie future owners into maintaining the asset in an acceptable state of repair throughout their tenure.

While this approach would admittedly be of little benefit in situations where recipient businesses failed and were unable to meet their obligations, it could play an important role in driving long-term behaviour change by helping to embed clear cultural norms about what it means to be a responsible corporate landowner.

7.5 Preventing a New Legacy from Emerging

Much of Scotland's current stock of vacant and derelict land is a legacy of previous structural changes in the economy. It is not yet clear what the long-term economic effects of the Covid-19 pandemic will be, but early indications suggest that there could be profound effects on patterns of demand within the commercial property sector.

New working patterns have reduced demand for commercial office space, shifts in shopping habits have moved more consumer spending online, while changes in international travel have affected demand for tourism and student accommodation. Nobody knows how long-lasting these changes will be but it is unlikely that things will completely revert to the way they were before: it is vital we act now to avoid the creation of a whole new legacy of redundant property.

The nature of modern businesses means that today's surplus commercial property will not present the same scale of contamination problems as the heavy industry of the past so solutions should be more tractable – but the need for action is no less urgent.

Reform of land and property taxation provides one potential mechanism for preventing this from happening. Options for reform could include the introduction of reliefs from business rates following redevelopment, the removal of reliefs for vacant properties, reductions in corporation tax for developers who bring problematic sites back into use or extending VAT exemptions that already apply to new build homes to retrofitting existing buildings. We suggest that all of these options merit further consideration and that:

The Scottish Government should investigate options for using the tax system to incentivise landowners to repurpose surplus commercial property for socially beneficial uses, particularly in parts of the country already disproportionately affected by urban dereliction.

The Scottish Land Commission would be well placed to advise the Government on these options.

Since lockdown restrictions began to ease there have already been several encouraging examples of surplus property assets being converted to alternative uses. Sharing this experience and helping others to follow suit is incredibly important. The private sector is well placed to play a leading role in this, so for this reason we suggest:

Support and guidance should be developed to support imaginative approaches to repurposing surplus commercial property, working with owners and local authorities to identify sustainable uses and maintain the viability of town centres.

We believe that the commercial property sector, Scottish Futures Trust, and Scotland's Towns Partnership could all play a helpful role in developing this guidance and sharing ideas and good practice.

7.6 Monitoring Progress and Options for Enforcement

Stemming the flow of new urban dereliction will be vital if we are to succeed in tackling Scotland's legacy of vacant and derelict land, and achieving this will require responsible land reuse to be firmly embedded as a standard component of corporate social responsibility obligations. Responsible land reuse needs to become a normal expectation for all land owners. The Taskforce believes that much can be achieved by working proactively with corporate land owners to support behaviour change in the ways outlined above – but this approach is primarily a voluntary one and there are no guarantees that this will be enough. That is why we suggest:

The Government should commit to reviewing the effectiveness of the voluntary approach to responsible land reuse set out above and to considering what additional enforcement measures may be required as part of the planned review of the Land Rights and Responsibilities Statement in 2022.

The Scottish Land Commission would be well placed to assist with this.

Part 3: Tackling the Legacy

8 Demonstration and Delivery

The scale of Scotland's legacy of vacant and derelict land means that a piecemeal approach will be inadequate. There are simply too many sites. Instead we need a thematic approach that allows us to tackle groups of sites collectively. There is no single right way of doing this – but our approach must be collaborative, drawing on the collective strength the public, private and third sectors; it must be inclusive, taking full account of the needs and aspirations of the communities concerned; and it must be empowering, supporting communities to drive delivery where appropriate. Ambitious, collective public sector leadership will be key to success and has to be demonstrated through multi-year commitment to delivery. To do this we recommend that:

12. Scotland should establish a major national green infrastructure investment programme to bring our legacy of stuck sites back into use in ways that will contribute to a fair and green recovery, support job creation and skills development, and help rebuild community resilience. The Programme should be built around four pillars of action: urban green spaces, community-led regeneration, low carbon housing and renewable energy, and supported by a multi-year funding package to stimulate investment.
13. Government should make a clear commitment to work toward the complete eradication of urban dereliction, put in place arrangements for monitoring progress toward this objective, and appoint a national coordinator to drive delivery.

8.1 Tackling the Legacy

Tackling Scotland's legacy of vacant and derelict land will require commitment to a long-term dedicated programme of investment and support. To this end we propose that:

A major national green infrastructure investment programme is established to bring our legacy of stuck sites back into use in ways that will contribute to a fair and green recovery, support job creation and skills development, and help rebuild community resilience.

8.1.1 Where to Start?

To help provide a focus for this Programme the Taskforce commissioned preliminary analysis to help identify Scotland's most problematic sites ([see section 3](#)). This analysis identified a group of derelict sites, the DUSTEs, which have been persistently vacant for at least 20 years and are extremely unlikely to be brought back into productive use without public intervention.

These sites are not the only problematic sites in Scotland. The process of reforming the vacant and derelict land register described in section 4 is likely to identify other equally problematic sites that will also require public intervention – but until then the DUSTEs provide a good place to start.

This group of sites have been drawn from the existing vacant and derelict land register: because the Register currently only includes sites of >0.1 ha, it excludes an important (and potentially large) group of very small sites that are likely to be of concern to communities. This is an important omission.

The research we have undertaken during the life of the Taskforce clearly shows that it is often these smaller sites that cause the most harm to communities. We also know that, with a little imagination, such sites can often come back into use in ways that can deliver transformational benefits for communities. While the geographic footprint of these sites may be small, the collective benefits of bringing them back into use could be huge. Because the cost of returning these sites to productive use is also often relatively small, the marginal returns on investment can be significant.

To ensure that these benefits are not overlooked we therefore propose that small sites that are identified by communities as priorities for action and meet the criteria of the DUSTE sites in all ways other than size (e.g. derelict, urban and unused since 2000 or earlier) should also be a focus for action.

To this we propose to add a small group of large countryside sites that we believe may have the potential for reuse for renewable energy generation.

Many, perhaps most, of these sites will not be suitable for commercial development – or at least not in the near future – but collectively they represent a massive opportunity to invest in the nation’s natural and social capital.

We propose that this programme should be built around four action pillars: urban green spaces; community-led regeneration; low carbon housing and renewable energy. These should be supported by a fifth overarching pillar relating to skills and employment. As part of this we suggest that a new modern apprenticeship position should be established to support each of the four action pillars.

An outline of each pillar is provided below in sections 8.1.2 – 8.1.5:

8.1.2 Urban Green Spaces

Analysis undertaken by the Green Action Trust on behalf of the Taskforce suggests that around 200 DUSTE sites already show indications of being wholly or partially naturalised. With a modest amount of investment these sites could be restored to functional urban green space; important for community health and wellbeing, biodiversity, and climate change mitigation.

The Green Action Trust, working in partnership with relevant local authorities, would be ideally placed to lead this work. In some instances, acceptable temporary green infrastructure and meanwhile uses could offer a transitional solution and could build on ongoing work being undertaken by the Green Action Trust.

8.1.3 Community Led Regeneration

Some of the sites identified through our preliminary analysis are likely to be too small to be considered strategic priorities by local or national delivery bodies but could be ideal for community-led initiatives. Transforming these sites into green infrastructure assets – like urban market gardens, allotments, playgrounds or skate parks – could significantly enhance community wellbeing and play an important role in addressing health inequalities.

Work to restore these sites could be led by a coalition of community intermediary groups coordinated by Development Trust Association Scotland. A steering group and Project Manager are already in place to help deliver this activity.

8.1.4 Low Carbon Housing

Many of the sites identified through our analysis have short to medium term development potential. Some of these sites may be suitable for housing-led regeneration but the fact that they have remained on the register for so long indicates that public support would be required to realise this potential. This could be an ideal opportunity to test and develop innovative new approaches to housing delivery that showcase low carbon development technologies – helping to put Scotland at the forefront of green construction.

Work to bring these sites forward for development could be led by the Construction Scotland Innovation Centre in collaboration with local authorities and Scottish Enterprise.

8.1.5 Renewable Energy

Preliminary analysis has identified more than 700 hectares of publicly-owned land in the countryside, some of which may be suitable for renewable energy generation. Developing even a small proportion of this land could make an important contribution to reducing carbon emissions but also has the potential to create a long-term income stream that could be used to support the remediation of other sites in the future. There are also likely to be smaller urban sites with potential for community-scale renewables.

Work to investigate these sites could be led by Scottish Renewables, with support and involvement of other partners such as Greenspace Scotland.

8.1.6 Skills and Job Creation

Each of the four pillars of activity described above has the potential to bring significant long-term social and environmental benefits, but the activity delivered under each pillar could also provide an immediate economic stimulus within some of Scotland's most disadvantaged communities through the creation of new jobs and training opportunities. This could cover a wide range of opportunities ranging from entry-level roles in site clearance and ground works through to advanced professional roles in project management and civil engineering.

Building such opportunities into the Programme at the outset would help Scotland to mitigate the immediate damage the pandemic has done to the labour market, and it would also help build the skills base we will need to transition to a greener economy in the longer term.

We see this as an overarching component of the Programme that should be embedded within the four action pillars described above.

8.2 Leading the Change

Public sector leadership will be critical to tackling the legacy of vacant and derelict land, but although many agencies have important roles to play, it is not the responsibility of any single public body to lead. A piecemeal approach to delivery will not work; local and national government as well as public agencies all have a collective responsibility to help drive delivery, and therefore must work collaboratively from the strategic to site-specific level.

Public sector collaboration through aligning funding, thorough planning, and comprehensive engagement are the building blocks, but allowing the necessary time for delivery of these elements by embracing a multi-year approach will be the real measure of successful leadership.

Many of the most problematic sites that have been vacant and derelict for decades will take years to bring back into productive use, and the public sector needs to demonstrate leadership by committing to long-term solutions.

Case Study 3: Action Coeur de Ville

Launched in December 2017, Action Coeur de Ville is a five-year, €5 billion investment partnership between the French Government and 222 towns to encourage stakeholders in housing, commerce, and town planning to reinvest in town centres, develop innovative urban projects and programs, adapted to local markets and needs, promoting ecological transition and social inclusion, enhancing architectural, landscape, and urban heritage, and improving living standards in medium-sized towns.

While emphasising local public sector leadership, the programme is designed to draw in a range of public and private partners to address five key aspects of regeneration:

- Reviving housing in town centres
- Supporting economic and commercial development
- Increasing accessibility, mobility, and connections
- Enhancing public space and heritage
- Improving access to public facilities and services.

Although plans are developed locally, funding is coordinated nationally, with the government and national investment bank able to mobilise over €2 billion, leveraging the remainder from private finance and institutional investors.

Taking a multi-year approach has also allowed time for ample consultation, and for comprehensive plans to develop – many through design competitions – with the first round of proposals only approved for funding two years after the programme commenced, in December 2019.

8.2.1 The Role of Local Government

Local authorities have always played a major role in driving the regeneration of vacant and derelict land and this must continue, but local authorities simply do not have the capacity to lead delivery across Scotland's entire portfolio of derelict sites. Delivering the scale of ambition set out in this report will require a more strategic approach.

Addressing Scotland's legacy of derelict sites will require concerted effort across the public sector, private and third sectors, but this effort will need to be coordinated and local authorities are well placed to provide this coordination role.

As a starting point for this we recommend that:

All local authorities should undertake a vacant and derelict land audit and set out clear priorities for reuse that incorporate community needs and aspirations identified through local place plans.

We suggest that site prioritisation should be driven by the harm that sites cause to communities and point to research undertaken on behalf of the Taskforce that identifies factors that should be taken into account as part of this process. We suggest that these audits should be used to guide the activity of the four action pillars described above and provide democratic accountability for decisions on end use.

The Planning (Scotland) Act 2019 has a provision for all local authorities to have a Chief Planning Officer. These would be well placed to coordinate and lead on vacant and derelict land at a local authority level in order to deliver against wider social, economic and environmental outcomes.

We suggest that Chief Planning Officers should take on responsibility for coordinating and leading on vacant and derelict land at a local level and resourced to do so.

8.2.2 The Role of National Government

Our work has revealed a strong appetite for a more collaborative approach to tackling vacant and derelict land that is widely shared across the public, private and third sectors. This commitment is welcome; indeed, the scale of the challenge makes it a necessity – but aligning the institutional priorities of all these actors will require a clear steer from Government. To provide this, we suggest:

The Government should make a clear commitment to the eradication of persistent urban dereliction and embed this within Scotland's National Performance Framework.

Establishing this vision would be consistent with the ambitious approach that the Government has taken in relation to climate change but setting targets won't be enough. The changes set out in this document will require coordination and oversight to deliver. To provide this we recommend that:

The Government should appoint a national vacant and derelict land coordinator to oversee the delivery of the recommendations described in this document.

We see the role of the national coordinator as threefold:

- To oversee delivery of the changes to policy and practice described in the report
- To make links between delivery agencies
- To report back to Government about lessons learned and implications for future policy change.

Ensuring that this coordination drives real change will require active ministerial support, but eradicating persistent urban dereliction is a cross-cutting agenda that does not fit neatly inside any existing portfolio. To address this, we propose that the Government should provide a focus for strategic leadership at cabinet level to provide an overarching focus on Place and help drive coordination across policy agendas.

8.2.3 The Role of Public Agencies

Scotland already has an ambitious national target to recycle 70% of waste but there are no similar targets for the reuse of land. Last year we only managed to bring around 6% of the land on the national register land back into use.

Developing viable development propositions for sites depends on a good understanding of both potential barriers to reuse and productive potential. But assessing these constraints and opportunities requires specialist expertise that is not always present within local authorities. Public bodies such as SEPA have a key role to play in helping to provide this understanding. We therefore propose that:

Resource should be made available within relevant public bodies to help local authorities assess constraints to the reuse of prioritised sites and provide specialist advice on how to overcome them.

The sites we have identified are, by design, amongst the most challenging in Scotland, so bringing them back into productive use will require imaginative and innovative solutions that may never have been tried before. Many of these solutions will originate in the private sector so it will be important to provide a route to market for these businesses by linking them into opportunities arising from the investment programme. We therefore propose that:

A targeted programme of enterprise support should be established to support the development of innovative green technologies and nature-based services that could help bring challenging sites back into use.

Scottish Enterprise could play an important role in delivering this support with advice from environmental agencies such as NatureScot and Zero Waste Scotland, and skills and expertise from the Construction Scotland Innovation Centre.

9 Appendix 1 – Table of Suggested Actions and Delivery Bodies

Section	Suggested Action	Delivery Bodies
Making Better Use of Data to Drive Decisions		
The Register 4.1	The Vacant and Derelict Land Register should be reformed to provide a clearer focus on problematic sites and repositioned to play a more direct role in guiding planning outcomes.	Scottish Government, local authorities and the Improvement Service
Micro-sites 4.2	The Vacant and Derelict Land Register should be extended to incorporate sites smaller than 0.1 ha where these have been identified as local priorities through a Local Place Plan and can be shown to have significant barriers to reuse.	Planning Aid for Scotland, local authorities
Understanding site constraints 4.3	Relevant public agencies should be required to update the Register regularly with site-level information covering current planning and development status, flood risk, contamination, and ownership.	Local authorities, planning agencies (SEPA, Historic Environment Scotland, NatureScot, etc.), Registers of Scotland
Making sites visible 4.4	A publicly-accessible, map-based portal should be created to provide easy access to the information in the Register and promote viable investment opportunities.	Scottish Government (Digital Planning Taskforce), local authorities and Scottish Enterprise
	Local authorities should aim to invest in in-house GIS expertise and resource should be made available at a national level to support this.	Local authorities, Scottish Government and Improvement Service
Aligning Policy to Support Delivery		
A Circular Approach 5.1	Scottish Government reviews and updates the 2011 Regeneration Strategy with a view to enhancing its status and aligning it more closely with planning, land reform and the community empowerment agenda.	Scottish Government
Public Interest Led Delivery 5.1.1	The Government should consider how a public interest-led approach to delivery can be embedded across the public sector and take steps to support this through public policy.	Scottish Government
	Planning authorities to identify sites that have been the subject of repeated redevelopment proposals but that have not come to fruition and work with the Key Agencies group to develop innovative solutions that will enable activity to progress.	Local authorities and statutory planning agencies

Section	Suggested Action	Delivery Bodies
Aligning Policy to Support Delivery		
Planning policy – national <u>5.2.1</u>	National Planning Framework 4 should prioritise brownfield sites for development in policy and recognise stuck sites as a national development priority.	Scottish Government
	NPF4 should stipulate that all Local Development Plans and National Developments must demonstrate the contribution they will make to enhancing wellbeing.	
Planning policy – regional <u>5.2.1</u>	Regional Land Use Partnerships should be used to prioritise the redevelopment of brownfield sites at a regional level.	Scottish Government and regional land use planning partnerships
Planning policy – local <u>5.2.2</u>	Local authorities should explore options for innovative planning policies that would support the reuse of vacant and derelict land. This should be encouraged through a programme of skills and knowledge sharing led by professional organisations.	Architecture and Design Scotland, Partners in Planning, Royal Town Planning Institute
Infrastructure and Capital Investment <u>5.2.3</u>	Remediation of derelict and contaminated land should be recognised as an infrastructure priority within the next Infrastructure Investment Plan.	Scottish Government
Overcoming ownership as a barrier <u>5.3.1</u>	A review is carried out to determine whether existing land assembly mechanisms and procedures, including rules around compensation for compulsory purchase, adequately support a more proactive role for the public sector in driving delivery of major regeneration sites.	Scottish Government
	Scottish Government should bring forward proposals for the introduction of Compulsory Sales Orders early in the next Parliament.	
Community Ownership <u>5.3.2</u>	Government should consider the findings of the joint action research led by the Development Trusts Association into how community led regeneration of vacant and derelict land can be scaled up.	Scottish Government, Scottish Land Commission and Development Trusts Association Scotland
Ownerless Land <u>5.3.3</u>	The QLTR's role, powers and functions should be reviewed to see how they might allow better alignment with wider regeneration and land reform objectives.	Scottish Government

Section	Suggested Action	Delivery Bodies
Aligning Policy to Support Delivery		
Public Disposals and Accounts 5.3.4	Scottish Government should review Guidance relating to the Scottish Public Finance Manual to ensure that it enables decision-makers to account for the wider benefits of bringing land back into use and require public agencies to update their own disposal guidance to reflect this.	Scottish Government and Scottish Futures Trust
	Scottish Government should work with relevant research and professional bodies to develop innovative public accountancy mechanisms that would enable cost savings to be moved between agencies and across different time periods.	Scottish Government, research community and professional bodies
Aligning Strategic Funding to Support Delivery		
VDLF 6.1	Dedicated funding to support local authorities' efforts to bring vacant and derelict land back into use should be increased, and an evaluation of the Vacant and Derelict Land Fund should be undertaken to ensure that funding criteria are fit for purpose.	Scottish Government
Funding sources 6.1.1	A comprehensive and accessible database of potential funding sources is created and maintained.	SURF
Funding Principles 6.2	Major Scottish Government grants and funds are reviewed to ensure that they are fully aligned to support place-based regeneration and that prioritise the reuse of vacant and derelict sites.	Scottish Government and all public bodies responsible for allocating funding
	Review project appraisal guidance and criteria to ensure that funding decisions give due weight to the benefits of productive land reuse.	
	In reviewing potential sources of funding for land reuse, the Government should aim where possible to allocate funding over multiple years.	Scottish Government
	A proportion of public funding designated for vacant and derelict land should be allocated to project development, including support for initial site investigations, scoping and feasibility studies.	
	Support is provided to better market vacant and derelict land reuse as an attractive long-term investment to private and institutional investors.	

Section	Suggested Action	Delivery Bodies
Aligning Strategic Funding to Support Delivery		
Funding mechanisms 6.3	Scottish Government to investigate option for the creation of a recyclable fund to prepare vacant and derelict sites for housing development.	Scottish Government
	Payments made by the QLTR into the Scottish Consolidated Fund are used to support community reuse of ownerless derelict sites.	
	Scottish Government should bring forward ambitious proposals for a new compensation instrument that would enable any unavoidable biodiversity loss associated with greenfield development to be offset by improvements to derelict sites elsewhere.	
Enhancing biodiversity 6.3.3	Audits should be undertaken to determine the biodiversity potential of vacant and derelict sites across Scotland.	National Research Institutes, local authorities and Scottish Government
Stemming the flow of new sites		
Responsible Land Reuse 7.1	The Scottish Land Commission should work with relevant sector bodies to support implementation of the Land Rights and Responsibilities Statement in relation to the management of surplus property.	Scottish Land Commission and sector leadership bodies
	Pioneering change leaders to pledge their support to responsible land ownership and take steps to ensure that the principles embodied within the Land Rights and Responsibilities Statement are reflected within existing corporate social responsibility obligations.	All public bodies
Role of land owners 7.2	All organisations with responsibility for delivering a major capital investment project should review their project boundaries to identify opportunities to incorporate persistently problematic vacant and derelict sites into the project.	All land owners
Supporting the Change 7.3	The Scottish Futures Trust should explore options for expanding provision of estate management support to other large landowners in the public sector and whether a similar model could be developed to support strategically important landowners in the private sector.	Scottish Futures Trust
	Relevant sector and membership bodies should work with their client groups to share good practice and promote innovative approaches to site reuse.	Property sector and property professional membership organisations

Section	Suggested Action	Delivery Bodies
Stemming the flow of new sites		
Conditionality of support <u>7.4</u>	Enterprise support agencies should ensure that recipients of public support are obliged to maintain good standards of land stewardship as a condition of receiving support.	Highlands and Islands Enterprise, Scottish Enterprise, South of Scotland Enterprise Partnership
	All public bodies should be obliged to carry out due diligence on disposal of property to ensure its productive reuse, and if necessary to attach appropriate conditions that would tie future owners into maintaining the asset in an acceptable state of repair throughout their tenure.	All public bodies
Preventing a new legacy <u>7.5</u>	Scottish Government should investigate options for using the tax system to incentivise landowners to repurpose surplus commercial property for socially beneficial uses, particularly in parts of the country already disproportionately affected by urban dereliction.	Scottish Government and Scottish Land Commission
	Support and guidance should be developed to support imaginative approaches to repurposing surplus commercial property, working with owners and local authorities to identify sustainable uses and maintain the viability of town centres.	Scotland's Towns Partnership, Scottish Futures Trust and commercial property sector
Monitoring progress and options for enforcement <u>7.6</u>	Scottish Government should commit to reviewing the effectiveness of the voluntary approach to responsible land reuse set out above and to considering what additional enforcement measures may be required as part of the planned review of the Land Rights and Responsibilities Statement in 2022.	Scottish Government and Scottish Land Commission
Demonstration and delivery		
Green infrastructure investment programme <u>8.1</u>	A major national green infrastructure investment programme is established to bring our legacy of stuck sites back into use in ways that will contribute to a fair and green recovery, support job creation and skills development, and help rebuild community resilience.	Construction Scotland Innovation Centre, DTAS, Green Action Trust, Greenspace Scotland, local authorities, NatureScot, Scottish Enterprise, Scottish Government and Scottish Renewables

Section	Suggested Action	Delivery Bodies
Demonstration and delivery		
Leading the change – local government <u>8.2.1</u>	Chief Planning Officers should take on responsibility for coordinating and leading on vacant and derelict land at a local level and resourced to do so.	Local authorities
	All local authorities should undertake a vacant and derelict land audit and set out clear priorities for reuse that incorporate community needs and aspirations identified through local place plans.	Local authorities and communities
Leading the change – national government <u>8.2.2</u>	Scottish Government should make a clear commitment to the eradication of persistent urban dereliction and embed this within Scotland’s National Performance Framework.	Scottish Government
	Scottish Government should appoint a national vacant and derelict land coordinator to oversee the delivery of the recommendations described in this document.	
Public Agencies <u>8.2.3</u>	Resource should made available to help local authorities assess constraints to the reuse of prioritised sites and provide specialist advice on how to overcome them.	SEPA, Scottish Futures Trust, Key Agencies
	A targeted programme of enterprise support should be established to support the development of innovative green technologies and nature-based services that could help bring challenging sites back into use.	Scottish Enterprise, Key Agencies, Zero Waste Scotland, and Construction Scotland Innovation Centre



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PEOPLE, COMMUNITIES AND PLACES

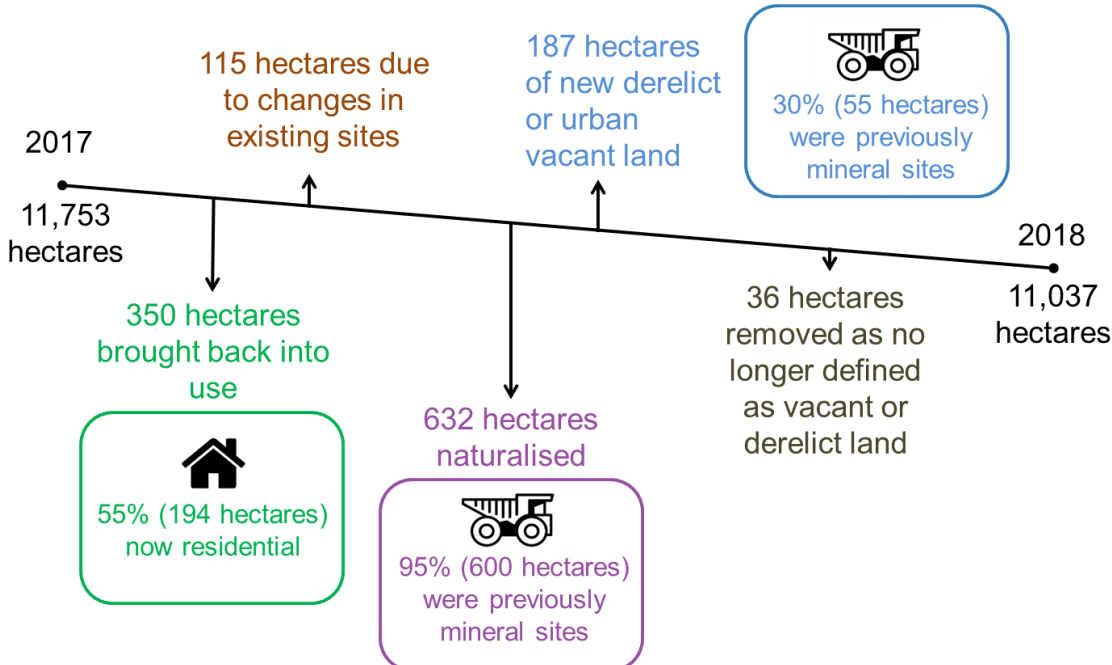
SCOTTISH VACANT AND DERELICT LAND SURVEY 2018

This bulletin presents the latest summary statistics based on data collected by the Scottish Government from local authorities and the Loch Lomond and The Trossachs National Park Authority during the Scottish Vacant and Derelict Land Survey 2018.

1. Key Findings

The total amount of derelict and urban vacant land in Scotland has decreased by 716 hectares (6%) in the latest year, from 11,753 hectares in 2017 to 11,037 hectares in 2018.

From 2017 to 2018 derelict and urban vacant land decreased by 716 hectares (6%)

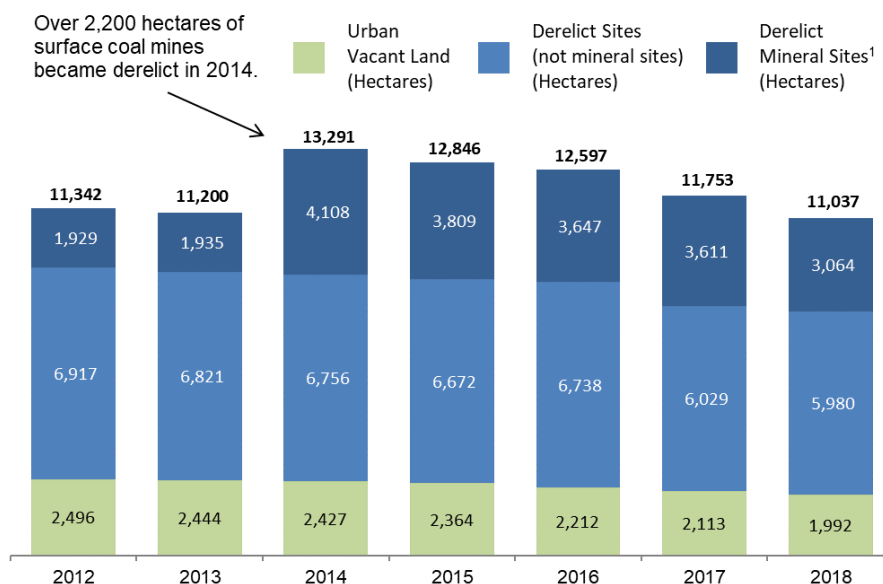


The net decrease of 716 hectares (6%) between 2017 and 2018 is the result of 350 hectares being brought back into use, 632 hectares recorded as naturalised (including 561 hectares of former open cast coal sites in East Ayrshire where restoration schemes are now complete), the addition of 187 hectares in new sites and a net increase of 79 hectares as a result of changes to existing sites and removal of sites that do not meet the required definitions.

Recorded Area of Derelict and Urban Vacant Land

Of the 11,037 hectares of derelict and urban vacant land recorded in the 2018 survey 1,992 hectares (18%) were classified as urban vacant and 9,044 hectares (82%) were classified as derelict.

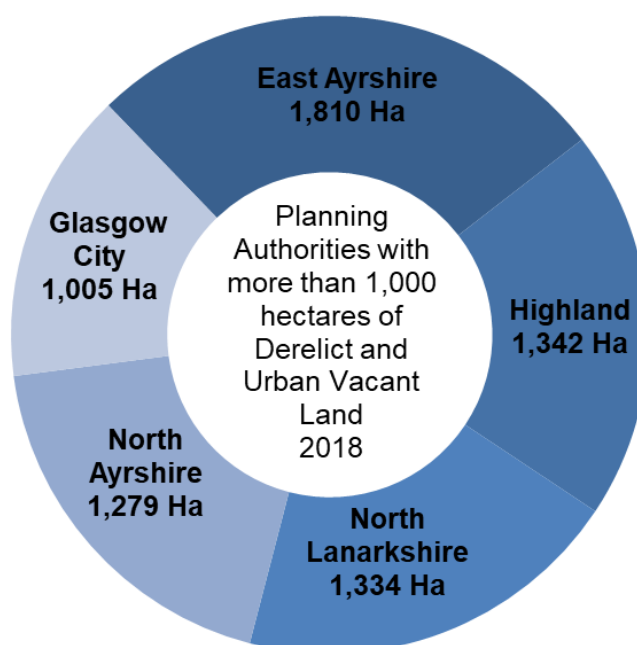
2,217 hectares of derelict land were added in 2014 to incorporate former surface coal mine sites in East Ayrshire which became derelict following the liquidation of Scottish Coal and ATH Resources in 2013. Since then there has been an annual decrease in the total recorded area of derelict and urban vacant land.



Five authorities have more than 1,000 hectares of derelict and urban vacant land.

East Ayrshire has the largest area – 1,810 hectares, 16% of the Scotland total.

Glasgow City has the largest area of the City Authorities - 1,005 hectares, 9% of the Scotland Total.



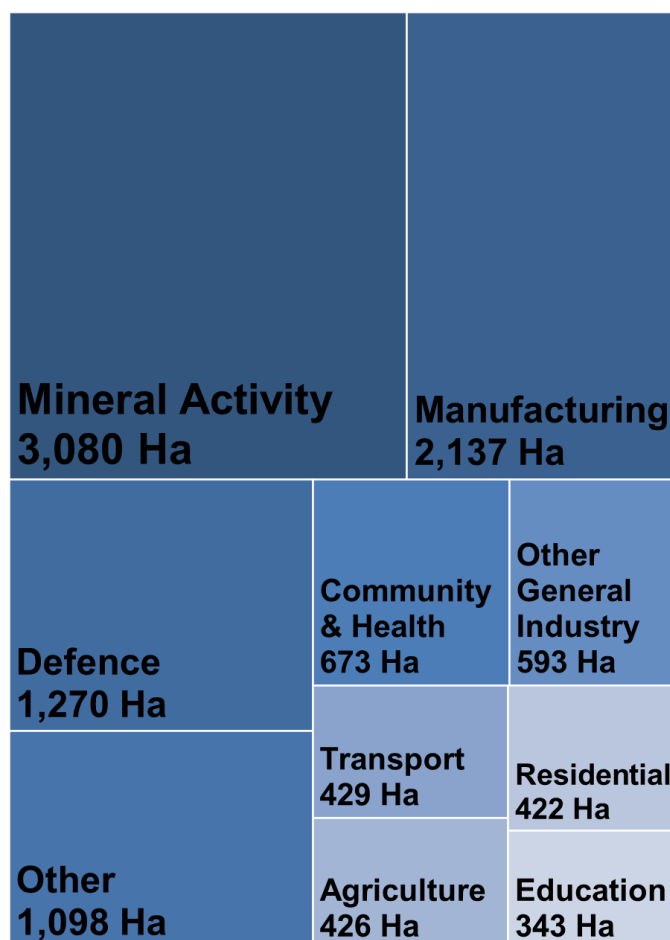
Previous uses of Derelict and Urban Vacant Land

For those sites where the previous use is known, 29% of derelict and urban vacant land had been previously used for mineral activity (3,080 hectares), 20% for manufacturing (2,137 hectares) and a further 12% for defence (1,270 hectares).

For urban vacant land, where previous use is known, the largest area was previously in residential use (16%, 279 hectares). For derelict land the largest area with a known use had a previous use for mineral activity (35%, 3,064 hectares).

Of the 187 hectares of new derelict and urban vacant land reported in 2018, the largest area had previous land uses related to mineral activity, 55 hectares, 29% of new land reported.

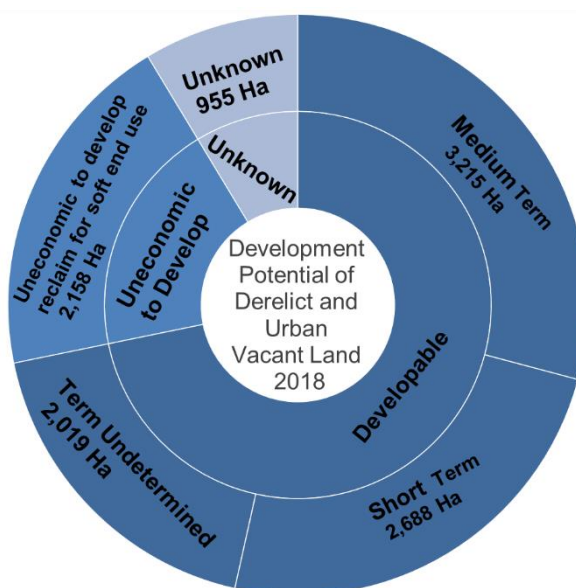
Previous Uses of Derelict and Urban Vacant Land



Development Potential

79% of derelict and urban vacant land, where the development potential was known, was reported to be developable – 27% was considered developable in the short term - development within five years.

21% of derelict and urban vacant land, where the development potential was known, was considered uneconomic to develop and/or is viewed as suitable to reclaim for a 'soft' end use (i.e. non-built use).



People's Proximity to Derelict Land in 2018

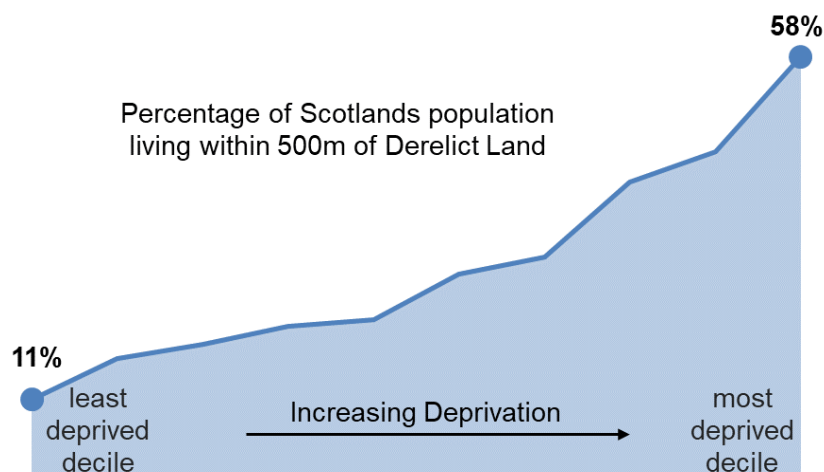
Overall in Scotland 29.1% of the population were estimated to live within 500 metres of a derelict site, though there were differences across the country. Shetland and Orkney had the lowest percentage, both less than 1%.

Almost 30% of Scotland's population are estimated to live within 500m of a derelict site in 2018



58% of people living in the most deprived decile in Scotland are estimated to live within 500 metres of derelict land, compared to 11% of people in the least deprived decile.

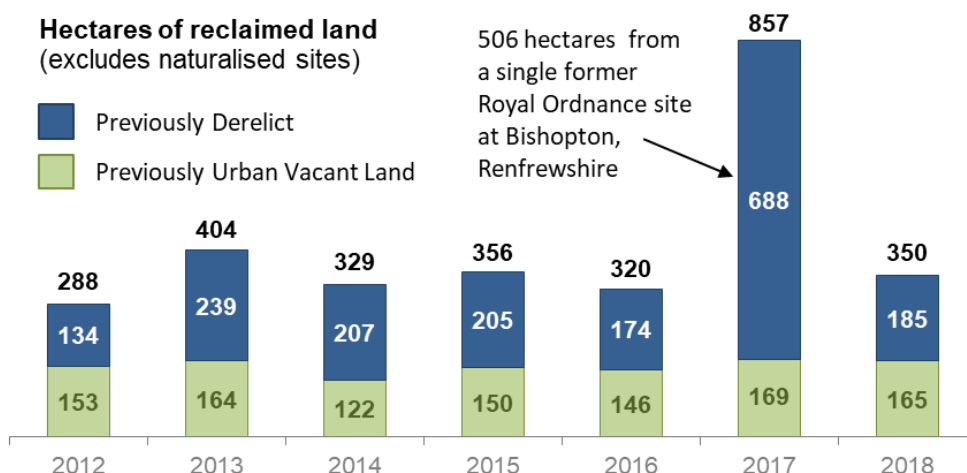
Based on 2017 mid-year population estimates and Scottish Index of Multiple Deprivation (SIMD) 2016.



Area of Derelict and Urban Land reclaimed or brought back into use

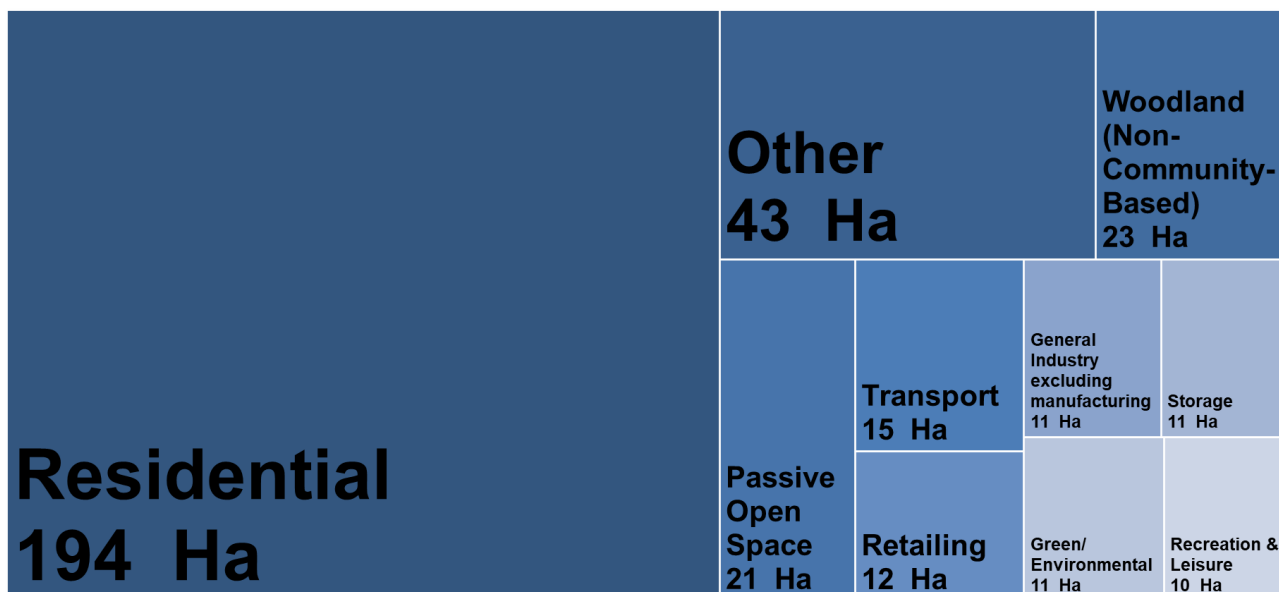
350 hectares of land was reclaimed or brought back into use in 2018.

An additional 632 hectares were recorded as naturalised.



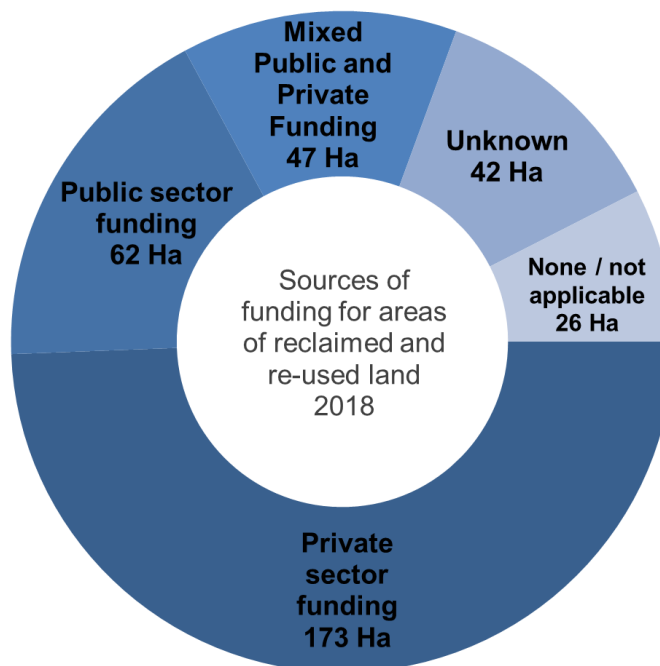
Uses and funding of land reclaimed or brought back into use¹

More sites were reclaimed or brought back into use for residential purposes than any other use -163 of the 318 reused sites, covering 194 of the 350 hectares brought back into use.



Almost half of the 350 hectares of Derelict and Urban Vacant Land brought back into use in 2018¹ (173 hectares) were listed as private sector funded.

109 hectares, 31% of the 350 hectares of Derelict and Urban Vacant Land brought back into use in 2018¹ involved some form of public funding, either a full or partial contribution.



Since its inception in 2005/06, the Scottish Government's Vacant and Derelict Land Fund has contributed (either fully or partially) to the reuse of 402 hectares (in total) of previously derelict and urban vacant land across Dundee City, Fife, Glasgow City, Highland, North Ayrshire, North Lanarkshire and South Lanarkshire.

¹ Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

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Availability of the bulletin

A copy of this bulletin and a set of tables in Excel format can be found on the Planning Statistics page of the Scottish Government Web site along with a dataset of current sites. These are all available at:

<http://www.gov.scot/Topics/Statistics/Browse/Planning/Publications>

Further information about the Scottish Vacant and Derelict Land Survey and how local authorities are guided to enter site information for this return can be found in the Survey Guidance Document at:

<http://www.gov.scot/Topics/Statistics/Browse/Planning/DataSupplierArea>

Information on the uses of the data and the revisions policy are available at:

<http://www.gov.scot/Topics/Statistics/Browse/Planning/DataUses>

<http://www.gov.scot/Topics/Statistics/Browse/Planning/Revisions>

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2. Background to the Survey

2.1 The Scottish Vacant and Derelict Land Survey (SVDLS) is a data collection undertaken to establish the extent and state of vacant and derelict land in Scotland. The survey has been operating since 1988, and is managed by the Scottish Government Communities Analysis Division. The data is sourced from local authorities and the Loch Lomond and Trossachs National Park Authority. Most authorities submit data annually with a Survey base date of 31st March.

2.2 The main purpose of these statistics is to provide the evidence base for monitoring the extent and state of urban vacant and derelict land, the remediation of vacant and derelict land and progress in bringing it into re-use, and to inform the programming of rehabilitation, planning and reuse of urban vacant and derelict sites.

2.3 The statistics are used by the Scottish Government to help allocate and monitor the impact of the Vacant and Derelict Land Fund (VDLF). The VDLF is one element of regeneration investment and aims to tackle long-term vacant and derelict land in Scotland. Its objectives are to stimulate economic growth, create jobs, promote environmental justice and improved quality of life, and to support communities to flourish and tackle inequalities.

2.4 The statistics contribute to the Government's performance indicator for sustainable communities that measures progress on Housing and Regeneration outcomes. Further information on this can be found at:
<http://www.gov.scot/About/Performance/scotPerforms/partnerstories/HARO/Indicators>.

2.5 Other uses of the statistics by Scottish Government and other stakeholders are published at: <http://www.gov.scot/Topics/Statistics/Browse/Planning/DataUses>.

2.6 Vacant land is land unused for the purposes for which it is held and is viewed as an appropriate site for development. This land must either have had prior development on it or preparatory work has taken place in anticipation of future development.

2.7 The main part of this bulletin covers vacant land (referred to as Urban Vacant) that is located within settlements of over 2,000 in population (as defined in council local plans, see ([Annex Section A.7](#))). Some local authorities have also surveyed for vacant land within settlements of under 2,000 in population. Further information on those results can be found in Annex Table 2.

2.8 Derelict land (and buildings) is land which has been so damaged by development, that it is incapable of development for beneficial use without rehabilitation. In addition the land must currently not be used for the purpose for which it is held or a use acceptable in the local plan. Land also qualifies as derelict if it has an un-remedied previous use which could constrain future development. For both vacant and derelict land, site records must be at least 0.1 hectares in size to be included.

2.9 From 2011 urban vacant and derelict land within Loch Lomond and the Trossachs National Park Authority (LLTNP) is separately identified. Previously sites within the national park boundaries were recorded within the relevant local authority boundary. Therefore the amount of vacant and derelict land within Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authorities for 2011 onwards is not directly comparable with that for years prior to this.

2.10 In previous surveys local authorities were asked to indicate up to three preferred future uses for sites as defined in the most recent local plan or other approved local authority planning policy documents. After consultation with relevant stakeholders it was agreed that these data would no longer be collected. Therefore from the 2013 bulletin onwards there is no analysis of future use provided.

3. Points to note for 2018 survey

3.1 Highland has not updated their survey since 2015 so data from the 2015 survey is carried over in this report. Annex Table 5 records local authority annual participation in the survey each year since 1996.

3.2 During the collection of the 2018 survey data some previous survey returns for the years 2012 to 2017 have been revised to remove sites that have been taken out of the survey for definitional reasons (for example, when new information comes to light such as a presumption about ground contaminants from a previous use has been shown to be incorrect and so the site no longer meets the criteria for vacant or derelict land). In addition, some previous survey returns have also been revised to incorporate updates to underlying data and to add sites identified as having first become derelict or vacant in previous years. This revisions process is carried out so that any time series analysis presented within this bulletin is as accurate as possible. Further information is available in section A.4 of the Annex, along with unrevised historical data for 1996 to 2011.

3.3 The increased use of digital mapping and satellite imagery has resulted in revisions to areas of derelict or urban vacant land recorded in previous years as a result of more accurate boundary mapping. Where this has resulted in a decrease in area this will not be reflected in the area of land listed as re-used or naturalised. Where this has resulted in an increase in area this reflects more accurate recording and not the adding of additional land. These potential changes in area as a result of improved boundary recording should be considered when making any comparisons with areas of derelict and urban vacant land in previous years.

4. Guide to figures in the bulletin

A dash (-) is used to represent zero

An asterisk (*) is used to represent numbers between 0 and 0.5 and

n/a indicates data that is not available.

Land has been measured in hectares.

1 hectare = 10,000 square metres (100 metres x 100 metres)

The maximum playing area of an international-sized rugby union pitch is just over one hectare, 70 metres x 144 metres.

5. Former Surface Coal Mines

5.1 This section provides an overview of how former surface coal mines have been treated in the Survey results for the period 2014 to 2018.

5.2 A number of opencast coal mining sites were affected by the liquidation of Scottish Coal and ATH Resources in 2013 across sites in East Ayrshire, Fife and South Lanarkshire. Sites in East Ayrshire were affected by a shortfall in restoration bonds that meant the level of financial guarantees fell short of the amount of money required to return all the land to its original condition.

5.3 Analysis carried out by East Ayrshire Council throughout the course of 2015 identified a total of 2,217 hectares of former surface coal mines in East Ayrshire that were considered to be derelict, and these sites were included in the 2015 SVDLS publication for both the years 2014 and 2015 (2014 figures being revised from those previously published).

5.4 For each subsequent Survey East Ayrshire Council has reviewed the sites reducing site sizes to reflect any areas of naturalisation. In 2018 a number of sites were removed from the survey due to their restoration scheme being completed. The total area of former surface coal mines now is listed at 1,507 hectares, a reduction of 710 hectares (32%) since the initial listing.

5.5 The East Ayrshire Council analysis is based on the following principles for recording former surface coal mines, which were agreed following discussions between Scottish Government representatives and East Ayrshire, Fife, North Lanarkshire and South Lanarkshire Councils.

5.6 Large areas have been broken down into smaller areas to distinguish between parcels of land that still need to be restored to their original condition, parcels that are unworked and parcels derelict or naturalised.

5.7 Areas of abandoned sites where the only element of activity is the maintenance of the site for health and safety reasons have been considered derelict.

5.8 Areas which have been subject to partial restoration which are below the standard expected within the original planning permissions, but which are not considered to be of such poor quality as they would present a significant health and safety danger or environmental risk, are not considered derelict. Only areas of land identified as being unsafe or of very poor environmental quality and requiring further remediation have been recorded as derelict.

5.9 Any former compounds, coal wash areas or haul routes that are still being used for another operational site have not been considered derelict.

5.10 [Table 1](#) shows East Ayrshire surface coal mines for each survey since 2015. In 2016 and 2017 the Dunstonhill site was broken into separate areas to distinguish between remaining areas of dereliction and other areas that, while in some instances were below the expected standard of restoration, were no longer of very poor environmental quality or comprise a significant health and safety or environmental risk. In 2018 the Galawhistle, Skares Earthworks and Dunstonhill sites were removed as their restoration scheme had been completed.

Table 1 - Former Surface Coal Mines in East Ayrshire

	Data submitted in 2015	Data submitted in 2016	Data submitted in 2017	Data submitted in 2018
SITE NAME	Size (hectares)	Size (hectares)	Size (hectares)	Size (hectares)
BENBAIN REMAINDER	194	194	194	194
BENBAIN REMAINDER NORTH	138	138	138	138
CHALMERSTON	41	41	41	41
CHALMERSTON BACKFILL	23	23	23	23
CHALMERSTON COMPOUND	10	10	10	10
CHALMERSTON EXTRACTION	19	19	19	19
CHALMERSTON OVERBURDEN	8	8	8	8
CHALMERSTON PROCESSING	11	11	11	11
CHALMERSTON NORTH	110	110	110	110
DALFAD	164	164	164	164
DARNCONNER	44	44	44	44
GALAWHISTLE ²	507	507	507	-
GARLEFFAN 1&2	135	135	135	135
GARLEFFAN SOUTH	4	4	4	4
GRIEVEHILL	122	122	121	121
PIPERHILL	133	133	133	133
POWHARNAL	246	246	246	246
SKARES AREA D	57	57	57	57
SKARES	31	31	31	31
SKARES EARTHWORKS ²	4	4	4	-
SKARES EXTRACTION	4	4	4	4
SKARES MUIR FARM	4	4	4	4
SKARES PROCESSING	11	11	11	11
DUNSTONHILL (PATNA) ¹		80	50	-
DUNSTONHILL (BURNFOOTHILL)		21		
DUNSTONHILL (LETHAN HILL)		3		
DUNSTONHILL (FOREST ROAD)			15	-
DUNSTONHILL (SUBTOTAL) ²	197	104	65	-
OVERALL TOTAL	2,217	2,124	2,084	1,507

1. Site size was amended in 2017.

2. Sites were removed from the survey in 2018 due to their restoration scheme being complete.

6. Derelict and Urban Vacant Land: Location and Trends

6.1 In 2018 there were 11,037 hectares of derelict and urban vacant land, of which 82% (9,044 hectares) was classified as derelict. Five councils (East Ayrshire, Highland, North Lanarkshire, North Ayrshire and Glasgow City) together contain just over 60% of all recorded derelict and urban vacant land.

Table 2 - Derelict and Urban Vacant Land by Planning Authority¹

Local Authority	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) ²	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) ²	No. of Sites	Area (ha)	% of Total V&D Land (by Area) ²	No. of Sites
Aberdeen City	13	*	14	30	2	25	42	*	39
Aberdeenshire	43	*	30	35	2	30	79	1	60
Angus	229	3	26	52	3	22	281	3	48
Argyll and Bute ³	38	*	11	20	1	25	58	1	36
Clackmannanshire	46	1	13	11	1	14	57	1	27
Dumfries and Galloway	301	3	46	18	1	7	320	3	53
Dundee City	17	*	18	167	8	162	184	2	180
East Ayrshire	1,736	19	80	74	4	58	1,810	16	138
East Dunbartonshire	43	*	10	26	1	14	69	1	24
East Lothian	78	1	28	10	*	10	88	1	38
East Renfrewshire	34	*	23	18	1	19	52	*	42
City of Edinburgh	88	1	24	77	4	48	165	1	72
Falkirk	208	2	48	69	3	35	277	3	83
Fife	598	7	162	129	6	65	727	7	227
Glasgow City	580	6	276	425	21	445	1,005	9	721
Highland ⁴	1,276	14	103	66	3	81	1,342	12	184
Inverclyde	83	1	51	73	4	56	155	1	107
Loch Lomond and the Trossachs National Park ³	6	*	7	1	*	2	7	*	9
Midlothian	107	1	34	11	1	10	117	1	44
Moray	7	*	8	8	*	12	16	*	20
Na h-Eileanan Siar	*	*	1	8	*	2	8	*	3
North Ayrshire	1,098	12	117	181	9	105	1,279	12	222
North Lanarkshire	1,189	13	403	145	7	99	1,334	12	502
Orkney Islands	32	*	1	.	-	.	32	*	1
Perth and Kinross ³	17	*	25	25	1	7	42	*	32
Renfrewshire	160	2	29	95	5	82	255	2	111
Scottish Borders	45	*	56	22	1	15	68	1	71
Shetland Islands	6	*	6	1	*	2	7	*	8
South Ayrshire	96	1	55	23	1	15	118	1	70
South Lanarkshire	296	3	111	94	5	95	390	4	206
Stirling ³	117	1	12	28	1	23	145	1	35
West Dunbartonshire ³	152	2	57	16	1	15	168	2	72
West Lothian	304	3	44	37	2	19	341	3	63
Scotland	9,044	100	1,929	1,992	100	1,619	11,037	100	3,548

1. Figures may not sum due to rounding.

2. As a percentage of the total vacant/derelict land recorded in Scotland.

3. From 2011 Loch Lomond and the Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and the Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

4. Highland has not updated their survey since 2015, their 2018 figures have been carried over from 2015.

6.2 3,548 sites were recorded in the 2018 survey. The seventeen largest sites (each over 100 hectares) collectively account for 3,300 hectares - 30% of all recorded derelict and urban vacant land. Those sites, all of which are derelict, include eight of the former opencast coal sites in East Ayrshire (1,240 hectares), Fearn and Fendom Airfields (collectively 681 hectares) and Ardersier Port (255 hectares) in Highland, two sites in North Ayrshire (553 hectares), a former airfield in Dumfries & Galloway (185 hectares), disused railway lines in Angus (166 hectares), the former Ravenscraig site in North Lanarkshire (115 hectares) and the former Royal Ordnance site at Bishopton, Renfrewshire (105 hectares).

In addition, a 170-hectare site, the former airbase at Edzell, Aberdeenshire is not included in the above figures but is noted as a vacant site in a small settlement ([Annex Table 2](#)).

6.3 There are 27 hectares of urban vacant and derelict land located within Scotland's National Parks with 26% (7 hectares) in Loch Lomond and the Trossachs (LLTNP) and 74% (20 hectares) in Cairngorms (CNP).

Table 3 - Derelict and Urban Vacant Land located within Scotland's National Parks¹

National Park	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) ²	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) ²	No. of Sites	Area (ha)	% of Total V&D Land (by Area) ²	No. of Sites
Cairngorms	13	68	9	7	91	7	20	74	16
Loch Lomond and the Trossachs	6	32	7	1	9	2	7	26	9
Total	20	100	16	8	100	9	27	100	25

1. Figures may not sum due to rounding.

2. As a percentage of the total vacant/derelict land recorded in Scotland's National Parks.

6.4 There are 5,560 hectares of derelict and urban vacant land located within Scotland's Strategic Development Plan (SDP) areas.

Table 4 - Derelict and Urban Vacant Land located within Scotland's Strategic Development Plan Areas¹

Strategic Development Plan Area	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) ²	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) ²	No. of Sites	Area (ha)	% of Total V&D Land (by Area) ²	No. of Sites
Aberdeen City & Shire	56	1	43	65	4	55	121	2	98
Clydeplan	2,537	62	959	891	60	825	3,428	62	1,784
SESplan	1,171	29	304	279	19	158	1,450	26	462
TAYplan	311	8	112	250	17	199	561	10	311
Total	4,075	100	1,418	1,485	100	1,237	5,560	100	2,655

1. Figures may not sum due to rounding.

2. As a percentage of total vacant/derelict land recorded in Scotland's Strategic Development Plan Areas.

The SDP areas comprise:

- Aberdeen City and Shire Strategic Development Plan Area (**Aberdeen City and Shire**):

Aberdeen City and Aberdeenshire local authority areas (except the part of Aberdeenshire that forms part of CNP).

- Glasgow and the Clyde Valley Strategic Development Plan area (**Clydeplan**): East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, North Lanarkshire, Renfrewshire, South Lanarkshire and West Dunbartonshire local authority areas (except the part of West Dunbartonshire that forms part of LLTNP).
- Edinburgh and South East Scotland Strategic Development Plan area (**SESplan**): City of Edinburgh, East Lothian, Midlothian, Scottish Borders, West Lothian and Fife (Kirkcaldy, Mid-Fife and Dunfermline local planning areas only) local authority areas.
- Dundee, Perth, Angus and North Fife Strategic Development Plan area (**TAYplan**): Angus (except the part of Angus that forms part of CNP), Dundee City, Perth & Kinross (except the part of Perth & Kinross that forms part of LLTNP) and Fife (St. Andrews and North Fife local planning areas only) local authority areas.

More information about SDP areas is available from [Planning Circular 1/2013](#) on the Scottish Government website.

6.5 Table 5 shows the area of recorded derelict and urban vacant land from 2012 to 2018. A small number of councils did not participate in every survey during those years. In these cases, the previous years' data is rolled forward until new data becomes available. Highland has not updated their data since 2015 so data for Highland is carried over from 2015 in this report. Details of participation in the survey is available in Annex Table 5.

6.6 Since the last survey there has been a net decrease of 716 hectares (6%) in Scotland's total amount of derelict and urban vacant land, from 11,753 hectares in 2017 to 11,037 hectares in 2018. This net change is caused by the rehabilitation and reuse of some sites and others becoming vacant or derelict. In addition, there have been changes in the recorded areas of existing sites while other sites have become naturalised.

6.7 The total amount of derelict and urban vacant land in Scotland has shown a net decrease of 3% since 2012 (from 11,342 hectares in 2012 to 11,037 hectares in 2018). Excluding derelict mineral sites, the total amount of derelict and urban vacant land has decreased from 9,413 hectares in 2012 to 7,973 hectares in 2018 (15% decrease).

6.8 Changes in the recorded areas of derelict and urban vacant land vary by council. 24 councils had decreases in levels of recorded derelict and urban vacant land, including Renfrewshire (down 74%), Midlothian (down 57%) and Dumfries and Galloway (down 35%). Eight councils recorded more in 2018 than they did in 2012, including East Ayrshire with more than four times as much and Clackmannanshire with more than double the area recorded for 2012. Percentage changes for some councils are volatile due to there being only a small base of recorded land in 2012.

Table 5 - Total Derelict and Urban Vacant Land by Planning Authority, 2012-2018^{1,2,3}

Local Authority	Total Derelict and Urban Vacant Land Area (ha)							% Change 2012-2018 ⁵
	2012	2013	2014	2015	2016	2017	2018	
Aberdeen City	54	52	46	38	38	35	42	-21%
Aberdeenshire	83	75	71	71	79	80	79	-5%
Angus	173	173	183	164	142	144	281	62%
Argyll and Bute ⁴	34	34	31	59	58	58	58	67%
Clackmannanshire	21	28	36	32	74	64	57	170%
Dumfries and Galloway	492	492	491	463	465	320	320	-35%
Dundee City	187	196	211	215	204	182	184	-2%
East Ayrshire	335	351	2,553	2,541	2,457	2,401	1,810	441%
East Dunbartonshire	71	66	62	71	77	76	69	-3%
East Lothian	71	72	70	91	95	92	88	25%
East Renfrewshire	55	60	60	55	55	51	52	-5%
City of Edinburgh	211	213	208	184	168	178	165	-22%
Falkirk	159	173	187	200	246	286	277	74%
Fife	927	935	940	731	728	729	727	-22%
Glasgow City	1,239	1,196	1,171	1,145	1,111	1,069	1,005	-19%
Highland ⁶	1,455	1,382	1,373	1,342	1,342	1,342	1,342	-8%
Inverclyde	141	149	146	163	160	156	155	10%
Loch Lomond and the Trossachs National Park ⁴	19	30	30	27	27	27	7	n/a
Midlothian	271	271	216	199	191	120	117	-57%
Moray	17	22	21	15	15	15	16	-10%
Na h-Eileanan Siar	10	10	10	10	9	9	8	-22%
North Ayrshire	1,355	1,349	1,356	1,346	1,341	1,346	1,279	-6%
North Lanarkshire	1,374	1,304	1,298	1,263	1,228	1,283	1,334	-3%
Orkney Islands	41	39	39	39	39	39	32	-23%
Perth and Kinross ⁴	50	53	56	56	49	42	42	-16%
Renfrewshire	981	957	927	913	860	272	255	-74%
Scottish Borders	86	82	76	75	75	70	68	-22%
Shetland Islands	8	8	7	6	6	7	7	-15%
South Ayrshire	97	102	101	107	106	105	118	21%
South Lanarkshire	470	475	472	461	411	422	390	-17%
Stirling ⁴	177	175	164	163	152	148	145	-18%
West Dunbartonshire ⁴	193	188	189	182	171	165	168	-13%
West Lothian	485	485	491	420	420	420	341	-30%
Scotland	11,342	11,200	13,291	12,846	12,597	11,753	11,037	-3%

1. Figures may not sum due to rounding.

2. See [Annex Table 5](#) for details of council participation in different years.

3. During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.

4. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.

6. Highland has not updated their survey since 2015, their 2018 figures have been carried over from 2015.

7. Derelict Land: Levels, Location and Characteristics

7.1 This section focuses exclusively on derelict land - its levels over the past seven years and its location within Scotland. Derelict land is land which has been so damaged by development, that it is unsuitable for development for beneficial use without rehabilitation. The land must currently not be used for the purpose for which it is held or a use acceptable in the local plan. Land also qualifies as derelict if it has an un-remedied previous use which could constrain future development.

7.2 The total amount of derelict land has shown a net increase of 198 hectares (2%), from 8,846 hectares in 2012 to 9,044 hectares in 2018 (Table 6).

7.3 Excluding derelict mineral sites, the total amount of derelict land in Scotland has shown a net decrease of 14% (937 hectares) since 2012 (from 6,917 hectares in 2012 to 5,980 hectares in 2018).

7.4 The change in the recorded amount of derelict land from 2012 to 2018 varies by authority. Some councils have seen large percentage decreases - Renfrewshire showing the largest percentage decrease, down 80%. Others have seen large increases in levels of derelict land - East Ayrshire has more than six times the amount of derelict land in 2018 compared to 2012. This large increase is due to the addition of 2,217 hectares of former surface coal mines in 2014 ([see Section 5](#)).

7.5 The large percentage changes for some authorities, for example Na h-Eileanan Siar, Argyll and Bute, Clackmannanshire and Moray, are due the small base of recorded land in 2012.

7.6 The five councils recording the largest amount of derelict land in 2018 are East Ayrshire (1,736 ha), Highland (1,276 ha), North Lanarkshire (1,189 ha), North Ayrshire (1,098 ha) and Fife (598 ha). Together these councils account for almost two thirds (65%) of all derelict land recorded in 2018.

7.7 The notable increase in derelict land in Angus from 2017 to 2018 was mainly due to remapping an area of disused railways using aerial photography which resulted in a change to the area recorded for a single site - increasing from 30 to 166 hectares.

7.8 The notable decrease in derelict land in East Ayrshire from 2017 to 2018 was mainly due to a number of former surface coal mine sites being classed as naturalised on completion of their restoration programme.

7.9 The largest derelict sites recorded in the 2018 survey include:

- Fearn and Fendom Airfields and the Port of Arderseir in Highland (386, 295 and 255 hectares)
- A former explosives factory in Ardeer, North Ayrshire (332 hectares)
- A former opencast coal site in Muirkirk, East Ayrshire (246 hectares)

7.10 The largest site recorded as derelict for the first time during this survey was a housing site in Airdrie, North Lanarkshire (50 hectares).

Table 6 - Total Derelict Land by Planning Authority^{1,2,3}

Local Authority	Total Derelict land Area (ha)							% Change 2012-2018 ⁵
	2012	2013	2014	2015	2016	2017	2018	
Aberdeen City	27	28	25	21	16	13	13	-53%
Aberdeenshire	35	35	34	34	38	45	43	24%
Angus	124	124	126	112	100	94	229	84%
Argyll and Bute ⁴	8	9	8	37	37	37	38	361%
Clackmannanshire	11	11	15	12	54	48	46	312%
Dumfries and Galloway	483	483	482	455	457	301	301	-38%
Dundee City	14	14	18	16	16	14	17	16%
East Ayrshire	277	285	2,493	2,480	2,386	2,324	1,736	527%
East Dunbartonshire	57	56	52	61	67	69	43	-25%
East Lothian	62	62	61	76	76	79	78	26%
East Renfrewshire	39	39	36	36	36	34	34	-14%
City of Edinburgh	114	112	111	96	96	91	88	-22%
Falkirk	79	89	101	108	163	210	208	162%
Fife	815	806	813	599	602	601	598	-27%
Glasgow City	657	644	638	641	640	621	580	-12%
Highland ⁶	1,373	1,302	1,299	1,276	1,276	1,276	1,276	-7%
Inverclyde	24	26	26	28	82	81	83	249%
Loch Lomond & the Trossachs National Park ⁴	15	25	25	25	25	25	6	-57%
Midlothian	254	253	204	188	181	107	107	-58%
Moray	3	9	9	8	7	7	7	164%
Na h-Eileanan Siar	1	1	1	1	1	1	*	-89%
North Ayrshire	1,124	1,125	1,137	1,129	1,127	1,147	1,098	-2%
North Lanarkshire	1,156	1,145	1,139	1,116	1,083	1,138	1,189	3%
Orkney Islands	40	39	39	39	39	39	32	-21%
Perth and Kinross ⁴	40	38	28	28	23	16	17	-58%
Renfrewshire	795	784	761	748	708	173	160	-80%
Scottish Borders	58	54	49	49	49	46	45	-22%
Shetland Islands	7	7	5	5	5	6	6	-2%
South Ayrshire	71	70	70	75	81	81	96	35%
South Lanarkshire	350	356	345	340	296	306	296	-16%
Stirling ⁴	137	131	131	131	117	117	117	-15%
West Dunbartonshire ⁴	172	168	168	167	157	149	152	-12%
West Lothian ⁶	421	421	417	346	346	346	304	-28%
Scotland	8,846	8,756	10,864	10,481	10,385	9,640	9,044	2%

1. Figures may not sum due to rounding.

2. See [Annex D](#) for details of council participation in different years.

3. During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.

4. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.

6. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.

7.11 Just over three quarters of all Scotland's derelict sites are found within a settlement; the remaining quarter is within the countryside (Table 7). While the majority of derelict sites are located within settlements a larger area of derelict land is found outside of settlements with 5,775 hectares of derelict land, 64% of the total area, in the countryside.

7.12 North Lanarkshire has the largest number of settlement-based derelict sites with 317 recorded in 2018 and the largest amount of derelict land recorded within settlements in 2018 (805 hectares). This accounts for almost a quarter of all settlement-based derelict land.

7.13 North Lanarkshire also has the largest number of countryside-based derelict sites with 86 (385 hectares) recorded in 2018. However, the largest area of derelict land in the countryside is in East Ayrshire (1,680 hectares) which accounts for almost 30% of all countryside-based derelict land. This is due mainly to a small number of very large derelict former surface coal mines in East Ayrshire.

7.14 The average size of a derelict site in Scotland is 4.7 hectares. The average size of a countryside site is 12.9 hectares, with the average size of a settlement-based derelict site notably smaller at 2.2 hectares.

7.15 Across Scotland as a whole 0.1% of all land is derelict. Glasgow City has the largest amount of derelict land in relation to the size of its administrative area (Chart 1). The figures for all councils can be found in Annex Table 3.

Chart 1 - Planning Authorities with the largest area of Derelict Land as a percentage of Local Authority administrative area

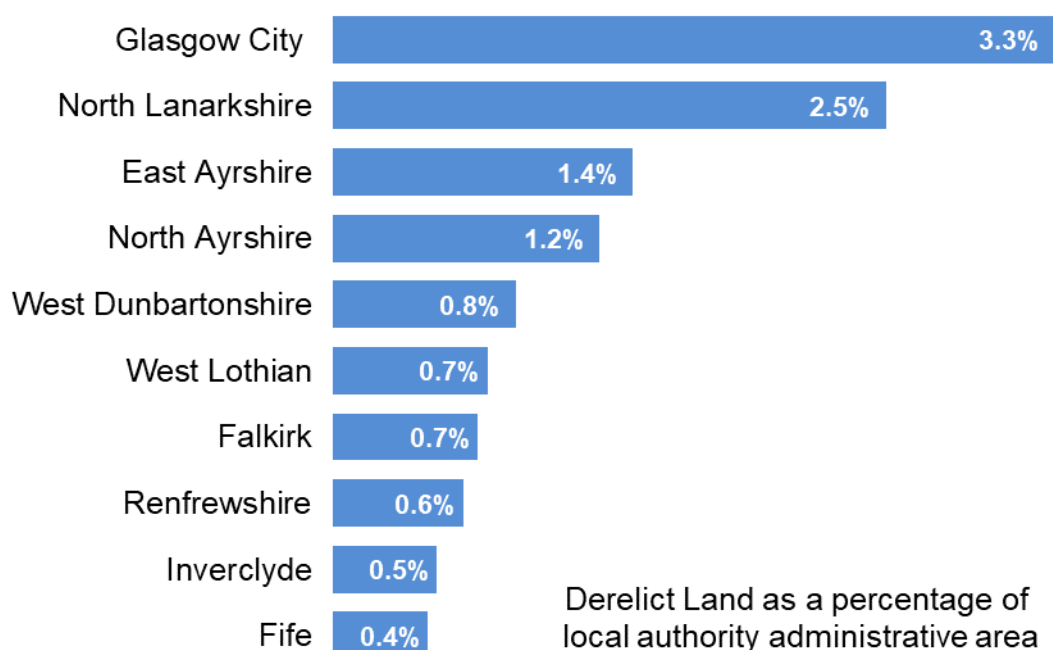


Table 7 - Location and average size of Derelict Sites by Planning Authority^{1,2}

Local Authority	In a Settlement					In the Countryside					All Derelict Land		
	Area (ha)	% of LA's derelict land in settlements (by Area)	No of Sites	Average Site Size	% of Scottish derelict land in settlements (by Area) ³	Area (ha)	% of LA's derelict land in the Countryside (by Area)	No of Sites	Average Site Size	% of Scottish derelict land in the Countryside (by Area) ⁴	Area (ha)	No of Sites	Average Site Size
Aberdeen City	13	100	14	0.9	*	-	-	-	-	-	13	14	0.9
Aberdeenshire	30	69	28	1.1	1	13	31	2	6.7	*	43	30	1.4
Angus	19	8	10	1.9	1	211	92	16	13.2	4	229	26	8.8
Argyll and Bute ⁵	9	23	8	1.1	*	29	77	3	9.8	1	38	11	3.5
Clackmannanshire	10	22	10	1.0	*	36	78	3	11.9	1	46	13	3.5
Dumfries and Galloway	78	26	38	2.0	2	224	74	8	28.0	4	301	46	6.5
Dundee City	17	100	18	0.9	1	-	-	-	-	-	17	18	0.9
East Ayrshire	56	3	36	1.6	2	1,680	97	44	38.2	29	1,736	80	21.7
East Dunbartonshire	15	34	3	4.8	*	28	66	7	4.0	*	43	10	4.3
East Lothian	22	28	9	2.4	1	56	72	19	3.0	1	78	28	2.8
East Renfrewshire	32	95	22	1.5	1	2	5	1	1.7	*	34	23	1.5
City of Edinburgh	87	98	23	3.8	3	2	2	1	1.9	*	88	24	3.7
Falkirk	151	73	34	4.4	5	57	27	14	4.0	1	208	48	4.3
Fife	219	37	107	2.1	7	378	63	55	6.9	7	598	162	3.7
Glasgow City	544	94	271	2.0	17	36	6	5	7.2	1	580	276	2.1
Highland ⁶	174	14	75	2.3	5	1,102	86	28	39.4	19	1,276	103	12.4
Inverclyde	83	100	51	1.6	3	-	-	-	-	-	83	51	1.6
Loch Lomond and The Trossachs National Park ⁵	3	43	6	0.5	*	4	57	1	3.6	*	6	7	0.9
Midlothian	29	27	13	2.2	1	78	73	21	3.7	1	107	34	3.1
Moray	7	100	8	0.9	*	-	-	-	-	-	7	8	0.9
Na h-Eileanan Siar	*	100	1	0.2	*	-	-	-	-	-	*	1	0.2
North Ayrshire	330	30	83	4.0	10	768	70	34	22.6	13	1,098	117	9.4
North Lanarkshire	805	68	317	2.5	25	385	32	86	4.5	7	1,189	403	3.0
Orkney Islands	-	-	-	-	-	32	100	1	31.8	1	32	1	31.8
Perth and Kinross ⁵	8	47	12	0.7	*	9	53	13	0.7	*	17	25	0.7
Renfrewshire	52	33	27	1.9	2	108	67	2	53.8	2	160	29	5.5
Scottish Borders	30	67	48	0.6	1	15	33	8	1.8	*	45	56	0.8
Shetland Islands	1	14	1	0.9	*	6	86	5	1.1	*	6	6	1.1
South Ayrshire	90	94	49	1.8	3	6	6	6	1.0	*	96	55	1.7
South Lanarkshire	134	45	85	1.6	4	161	55	26	6.2	3	296	111	2.7
Stirling ⁵	5	4	3	1.7	*	112	96	9	12.4	2	117	12	9.7
West Dunbartonshire ⁵	152	100	56	2.7	5	*	*	1	0.2	*	152	57	2.7
West Lothian ⁶	66	22	15	4.4	2	238	78	29	8.2	4	304	44	6.9
Scotland	3,269	36	1,481	2.2	100	5,775	64	448	12.9	100	9,044	1,929	4.7

- Figures may not sum due to rounding.
- Settlements as defined by Local Authorities in their latest council approved local plans.
- As a percentage of total derelict land within a settlement in Scotland.
- As a percentage of total derelict land within the countryside in Scotland.
- From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and the Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.
- Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.

7.16 Where derelict characteristics are recorded the most common characteristic in terms of the number of sites is the remains of buildings (Table 8), with 663 sites listed with this as a single characteristic. However, this only accounts for 10% of the total area of characterised derelict land. The largest area of characterised derelict land is listed as having a mixture of possible left over chemicals/substances and rubble, stone deposits and other material - 2,080 hectares (27% of total area) across 118 sites. A further 21% of the total area (1,579 hectares and 183 sites) is characterised by building remains and possible left over chemicals/substances. It should be noted that there is potential for overlap between these categories, so the results should be treated with some caution.

Table 8 - Derelict Land Characteristics¹

Derelict Characteristics	Derelict Land		
	Area (ha)	% of Derelict Land with known characteristics (by Area) ²	No. of Sites
Building remains	804	10	663
Possible left over chemicals/substances	911	12	245
Abandoned physical material (stone deposits, rubble etc)	542	7	168
Building remains and possible left over chemicals/substances	1,579	21	183
Building remains and abandoned physical material (stone deposits, rubble etc)	450	6	148
Possible left over chemicals/substances and rubble, stone deposits and other material	2,080	27	118
Building remains, possible left over chemicals/substances and abandoned physical material (stone deposits, rubble etc)	1,321	17	73
Total Derelict Land with known characteristics	7,686	100	1,598
Unknown ²	1,358	-	331
Total Derelict Land	9,044		1,929

1. Figures may not sum due to rounding.
2. Unknown values are excluded from the calculation of percentages.

8. Derelict Land: People's Proximity to Derelict Land

8.1 This section focuses exclusively on derelict land and people's proximity to such sites throughout Scotland. It reports on peoples proximity to derelict land and not their exposure to it.

8.2 29.1% of Scotland's population is estimated to live within 500 metres of a derelict site. A further 24.0% are estimated to live between 500 metres and 1,000 metres of a derelict site with the remaining 46.8% living at least 1,000 metres from a derelict site (Table 9).

8.3 People's proximity to derelict land varies significantly by authority (Table 9, Map 1). For example, 60.1% of Glasgow City and Inverclyde's population is estimated to live within 500 metres of a derelict site, whereas the figure for City of Edinburgh is 7.5%. Other councils with a higher proportion of their population living close to derelict land than the 29.1% average figure for Scotland include North Lanarkshire (74.6%), Inverclyde (60.1%) and West Dunbartonshire (57.9%). The populations of the Orkney Islands and Shetland Islands are least likely to be living close to derelict land, both with less than 1% of the population estimated to live within 500 metres of a derelict site.

8.4 In 2012, an estimated 30.9% of Scotland's population lived within 500 metres of a derelict site. This has decreased slightly to 29.1% in 2018 (Table 10).

8.5 The notable decrease recorded in Orkney in 2014 is due to the removal of eight sites, seven for definitional reasons and one for retail development.

8.6 The increase recorded in Inverclyde in 2016 is due to the addition of three new sites all close to residential areas and changes made to site types for several older (pre 2001) sites from vacant to derelict as well as increases in the size of some older sites. The increase in Dumfries and Galloway in 2017 is due to the addition of 16 new derelict sites (52 Hectares).

8.7 Between 2012 and 2013, the percentage of Scotland's population that were estimated to live within 500 metres of a site that was derelict prior to 1991 fell from 14.2% to 12.2%. From 2013, long term derelict sites were considered to be those recorded as derelict prior to 2001. For the years 2013 to 2018 the percentage of Scotland's population that were estimated to live within 500 metres of a site that was derelict prior to 2001 fell from 16.4% to 14.9%.

8.8 People's proximity to long term derelict land varies significantly by authority. Those councils with the largest percentage of people within 500 metres of a site derelict before 2001 are Glasgow City (39.4%), West Dunbartonshire (38.3%), Inverclyde (33.2%) and North Lanarkshire (32.4%).

8.9 Four local authorities show an increase in population estimated to live within 500 metres of a site that was derelict prior to 2001 compared to the previous year. Increases in proximity to pre-1991 and 2001 sites are usually caused either by the entry of newly identified sites that have been derelict for a long time, or where old sites change type from vacant to derelict. New residential developments also have a small effect.

Table 9 - Estimated percentage of local authority population living within various distances of Derelict Land, 2018¹

Local Authority	Population ²	Distance from Derelict Land in 2018 ³		
		Less than 500m	500m to Less than 1,000m	1,000m or further
Aberdeen City	228,800	23.3	22.1	54.6
Aberdeenshire	261,800	11.1	12.8	76.2
Angus	116,280	19.1	22.6	58.3
Argyll and Bute	86,810	8.5	9.7	81.8
Clackmannanshire	51,450	28.5	33.2	38.3
Dumfries and Galloway	149,200	21.3	21.1	57.6
Dundee City	148,710	32.5	43.5	24.0
East Ayrshire	121,940	22.8	24.0	53.1
East Dunbartonshire	108,130	7.7	25.1	67.2
East Lothian	104,840	17.0	28.7	54.3
East Renfrewshire	94,760	21.8	24.6	53.5
City of Edinburgh	513,210	7.5	17.4	75.2
Falkirk	160,130	27.1	40.1	32.8
Fife	371,410	30.0	29.6	40.5
Glasgow City	621,020	60.1	32.8	7.1
Highland ⁴	235,180	12.5	13.9	73.6
Inverclyde	78,760	60.1	22.9	17.1
Midlothian	90,090	19.2	29.6	51.2
Moray	95,780	9.2	19.9	70.9
Na h-Eileanan Siar	26,950	1.6	5.8	92.6
North Ayrshire	135,790	43.5	33.8	22.7
North Lanarkshire	339,960	74.6	21.3	4.1
Orkney Islands	22,000	0.2	0.0	99.8
Perth and Kinross	151,100	9.9	22.2	67.9
Renfrewshire	176,830	25.9	29.0	45.1
Scottish Borders	115,020	39.1	14.0	46.9
Shetland Islands	23,080	0.9	4.8	94.3
South Ayrshire	112,680	37.7	21.7	40.5
South Lanarkshire	318,170	26.5	23.8	49.7
Stirling	94,000	5.7	9.7	84.6
West Dunbartonshire	89,610	57.9	31.6	10.5
West Lothian	181,310	14.6	21.4	64.0
Scotland	5,424,800	29.1	24.0	46.8

1. Figures may not sum due to rounding.
2. Population figures used for each local authority are the 2017 mid-year estimates published by NRS.
3. Information on how this data was calculated is available in [Annex Section A.8](#).
4. Highland has not updated their survey since 2015 so their 2018 figures have been calculated using figures from 2015.

Map 1 - Percentage of population within 500m of a derelict site, 2018

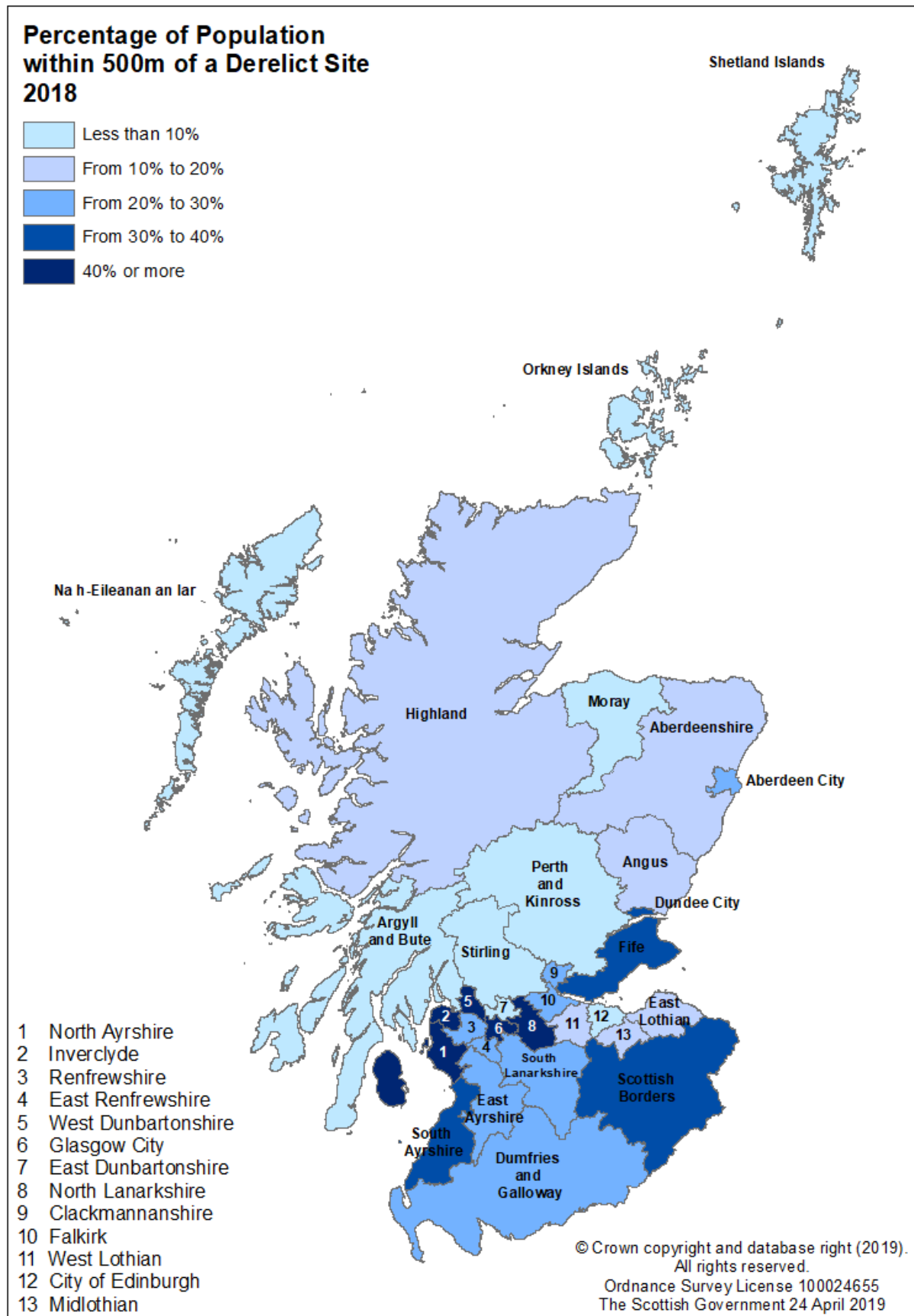


Table 10 – Estimated percentage of local authority population living within 500m of derelict land, 2012-2108^{1,2,3}

Local Authority	% of Population within 500m of any Derelict Site								% of Population within 500m of long term derelict land							
									prior to 1991		prior to 2001					
	2012	2013	2014	2015	2016	2017	2018		2012	2013	2013	2014	2015	2016	2017	2018
Aberdeen City	35.8	31.3	27.8	26.4	26.6	24.4	23.3		7.4	4.8	8.0	8.0	7.7	7.7	7.6	5.0
Aberdeenshire	7.7	6.9	7.4	6.8	8.2	10.2	11.1		1.5	0.2	1.2	1.2	1.0	0.4	0.4	0.7
Angus	17.3	16.0	16.0	18.9	21.1	19.2	19.1		11.4	10.0	12.3	12.3	11.7	12.0	9.7	9.6
Argyll and Bute	12.6	9.3	7.0	8.9	9.2	9.0	8.5		5.7	4.6	5.9	5.8	5.8	6.0	5.9	5.8
Clackmannanshire	24.2	22.8	31.7	35.0	36.0	34.1	28.5		12.1	10.3	13.4	13.4	13.0	6.6	9.1	9.2
Dumfries and Galloway	11.7	10.6	10.6	8.7	8.6	21.4	21.3		5.2	4.0	4.2	4.2	2.4	2.4	3.5	3.5
Dundee City	29.2	27.8	30.2	31.4	31.9	28.8	32.5		12.0	10.2	16.1	16.1	12.3	12.2	12.2	16.5
East Ayrshire	28.9	28.1	28.0	28.0	28.2	26.2	22.8		10.2	8.8	11.0	11.0	10.4	10.5	8.8	8.7
East Dunbartonshire	20.1	20.8	18.4	16.4	19.4	19.6	7.7		14.4	13.7	15.2	15.2	15.1	15.1	15.2	7.6
East Lothian	17.6	16.2	18.7	17.9	17.9	17.6	17.0		5.2	3.9	18.8	18.7	13.2	13.2	12.8	7.3
East Renfrewshire	26.5	23.6	22.5	22.3	22.6	22.0	21.8		11.2	8.6	13.5	13.5	13.2	12.3	12.2	12.0
City of Edinburgh	17.9	16.7	15.2	13.7	13.0	7.5	7.5		4.7	2.6	3.8	3.8	2.7	2.9	3.0	3.0
Falkirk	12.7	11.3	11.1	13.0	24.3	25.1	27.1		5.2	4.4	10.0	10.0	9.9	11.6	13.3	10.4
Fife	28.8	25.7	28.0	27.9	29.6	29.1	30.0		5.1	3.5	11.4	11.4	11.0	9.7	12.5	12.3
Glasgow City	60.6	59.1	57.5	61.8	61.1	61.7	60.1		41.7	35.9	40.3	40.2	40.6	40.0	40.0	39.4
Highland ⁴	20.9	13.9	15.2	12.6	12.5	12.5	12.5		13.7	9.0	11.3	11.3	9.8	9.6	9.7	9.7
Inverclyde	28.2	34.7	34.1	35.0	54.0	56.0	60.1		19.1	18.1	24.0	24.1	22.8	32.6	33.3	33.2
Midlothian	45.9	45.5	41.4	36.4	36.7	20.4	19.2		36.5	35.9	33.9	33.7	29.0	27.9	17.0	10.7
Moray	6.5	13.2	14.8	15.0	9.3	9.2	9.2		4.0	3.7	5.7	5.7	2.5	0.0	0.0	0.0
Na h-Eileanan Siar	5.5	4.8	4.7	4.7	4.6	4.5	1.6		2.9	2.2	3.8	3.9	3.9	3.8	3.8	1.6
North Ayrshire	43.3	39.3	39.9	39.5	39.3	39.7	43.5		18.7	18.1	23.3	23.5	21.0	20.8	20.8	18.3
North Lanarkshire	62.1	67.0	69.6	73.5	73.4	75.8	74.6		23.9	23.7	33.9	33.9	34.0	34.6	33.6	32.4
Orkney Islands	23.9	22.0	0.6	0.6	0.6	1.0	0.2		1.4	0.6	0.6	0.6	0.6	0.6	1.0	0.2
Perth and Kinross	20.8	20.4	16.4	15.2	14.8	12.8	9.9		5.3	2.9	5.3	5.3	5.4	4.7	4.5	3.6
Renfrewshire	33.1	31.9	21.1	30.9	31.2	26.3	25.9		10.8	9.5	21.1	21.1	21.2	21.5	17.3	15.0
Scottish Borders	43.6	40.9	38.4	38.4	40.2	38.9	39.1		16.4	15.1	23.0	22.9	22.8	22.5	20.4	20.2
Shetland Islands	1.9	0.9	0.9	0.8	0.9	0.9	0.9		1.7	0.8	0.8	0.8	0.8	0.8	0.8	0.8
South Ayrshire	22.5	24.8	25.0	30.9	33.0	32.5	37.7		6.1	5.0	16.2	16.2	16.2	20.4	20.5	20.7
South Lanarkshire	28.8	28.3	28.0	27.9	26.7	28.9	26.5		11.5	9.8	12.8	12.8	13.1	12.7	13.5	13.4
Stirling	18.6	11.3	9.0	9.7	7.2	7.2	5.7		10.9	3.3	4.3	4.2	4.9	3.6	3.5	3.1
West Dunbartonshire	59.5	60.7	62.1	64.0	61.7	57.5	57.9		37.9	36.2	41.1	41.4	42.3	40.5	39.6	38.3
West Lothian	25.7	24.7	20.3	20.0	20.1	19.9	14.6		10.9	10.2	11.3	11.3	9.9	9.9	9.8	8.8
Scotland	30.9	29.7	28.9	29.7	30.3	29.8	29.1		14.2	12.2	16.4	16.4	15.7	15.6	15.4	14.9

1. See [Annex D](#) for details of council participation in different years.
2. Population figures used for each local authority are the 2017 mid-year estimates published by NRS.
3. Information on how this data was calculated is available in [Annex Section A.8](#).
4. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.

9. Derelict and Urban Vacant Land: Location relative to deprivation

9.1 This section focuses on derelict and urban vacant land and where it is situated relative to the 15% most deprived data zones in Scotland (as identified by the 'Scottish Index of Multiple Deprivation' (SIMD 2016). The SIMD identifies small area concentrations of multiple deprivation across all of Scotland. It contains 38 indicators in seven domains: Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Crime and Housing. SIMD 2016 was published on 31 August 2016.

9.2 In 2012, 1,489 hectares of derelict and urban vacant land were situated within the 15% most deprived data zones. By 2018 this had increased to 1,521 hectares, 14% of all recorded derelict and urban vacant land (Table 11).

9.3 Just over 60% of all derelict and urban vacant land located within the 15% most deprived data zones is in either Glasgow City or East Ayrshire (Chart 2). Glasgow City has the highest proportion, with 40%, East Ayrshire contains 20%.

9.4 Glasgow City has had the largest amount of derelict and urban vacant land located within the 15% most deprived data zones for each of the last seven years. This figure decreased by 160 hectares between 2012 and 2018 from 774 to 614 hectares.

9.5 Angus, Dumfries and Galloway, East Dunbartonshire, and East Lothian have data zones within Scotland's 15% most deprived but did not have any derelict or urban vacant land situated within those areas in 2018.

9.6 Moray, Na h-Eileanan Siar, Orkney Islands and Shetland Islands have no data zones within Scotland's 15% most deprived.

9.7 As data zones get progressively less deprived, the proportion of their population that lives within 500 metres of a derelict site becomes smaller (Chart 3).

9.8 58% of people living in the most deprived decile in Scotland are estimated to live within 500 metres of derelict land, compared to 11% of people in the least deprived decile.

9.9 Analysis used 2017 mid-year population estimates and SIMD 2016. Comparisons should not be made to years earlier than 2016 as results based on SIMD 2016 are not comparable with previous years based on earlier versions of the SIMD.

Table 11 - Derelict and Urban Vacant Land located within the 15% most deprived data zones^{1,2,3,4,6}

Planning Authority ⁶	% of Local Authority Datazones within Scotland's 15% most deprived (SIMD 2016)	2012		2013		2014		2015		2016		2017		2018	
		Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites	Area of Vacant & Derelict Land (Hectares)	Sites
Aberdeen City	3	6	4	5	3	5	3	4	3	2	2	2	3	2	3
Aberdeenshire	1	3	6	3	6	2	5	1	4	1	4	1	4	1	4
Angus	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Argyll and Bute	8	3	9	2	7	2	7	3	7	2	6	2	5	2	5
Clackmannanshire	15	2	1	2	2	3	3	3	5	4	5	3	4	3	4
Dumfries and Galloway	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dundee City	29	62	82	71	89	74	91	77	95	70	85	60	80	61	79
East Ayrshire	22	61	26	72	27	310	29	309	27	309	27	308	27	306	20
East Dunbartonshire	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Lothian	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Renfrewshire	4	3	7	3	5	3	5	3	5	3	5	3	5	2	4
City of Edinburgh	10	17	8	18	8	18	8	18	8	16	8	16	8	11	5
Falkirk	11	17	6	17	7	16	6	16	6	14	6	18	6	18	7
Fife	14	57	30	58	32	60	33	59	33	51	30	56	32	55	31
Glasgow City	43	774	593	741	570	729	554	704	535	679	515	658	502	614	476
Highland ⁵	6	9	15	4	11	4	11	4	11	4	11	4	11	4	11
Inverclyde	36	44	60	55	76	54	78	46	65	43	62	40	55	44	57
Midlothian	6	3	2	3	2	4	3	4	3	4	2	3	1	3	1
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	27	102	58	99	56	122	55	123	54	118	53	119	53	114	47
North Lanarkshire	23	81	95	84	101	91	107	88	107	85	103	103	104	96	105
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Perth and Kinross	5	-	-	-	-	-	-	-	-	*	1	*	1	*	2
Renfrewshire	21	77	77	71	72	71	73	63	64	63	64	45	48	42	42
Scottish Borders	4	7	9	7	9	6	9	6	8	6	8	5	7	3	5
Shetland Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Ayrshire	12	3	4	3	4	3	5	3	5	3	5	3	6	4	7
South Lanarkshire	14	83	60	80	58	82	64	83	65	73	61	73	59	68	53
Stirling	7	19	17	21	17	12	14	12	11	15	11	14	11	14	10
West Dunbartonshire	29	53	30	52	28	56	30	57	28	49	24	50	23	52	22
West Lothian	7	5	4	5	4	3	2	3	2	3	2	3	2	*	1
Scotland	15	1,489	1,203	1,475	1,194	1,729	1,195	1,687	1,151	1,616	1,100	1,588	1,057	1,521	1,001

- Figures may not sum due to rounding.
- 2012-2018 analysis uses the results of SIMD 2016. These figures should not be compared with those published in bulletins prior to 2016 which used an earlier version of the SIMD index.
- See [Annex D](#) for details of council participation in different years.
- During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.
- Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.
- Loch Lomond and the Trossachs National Park is not considered separately for this analysis.

Chart 2 - Percentage of Derelict and Urban Vacant Land within the 15% most deprived data zones

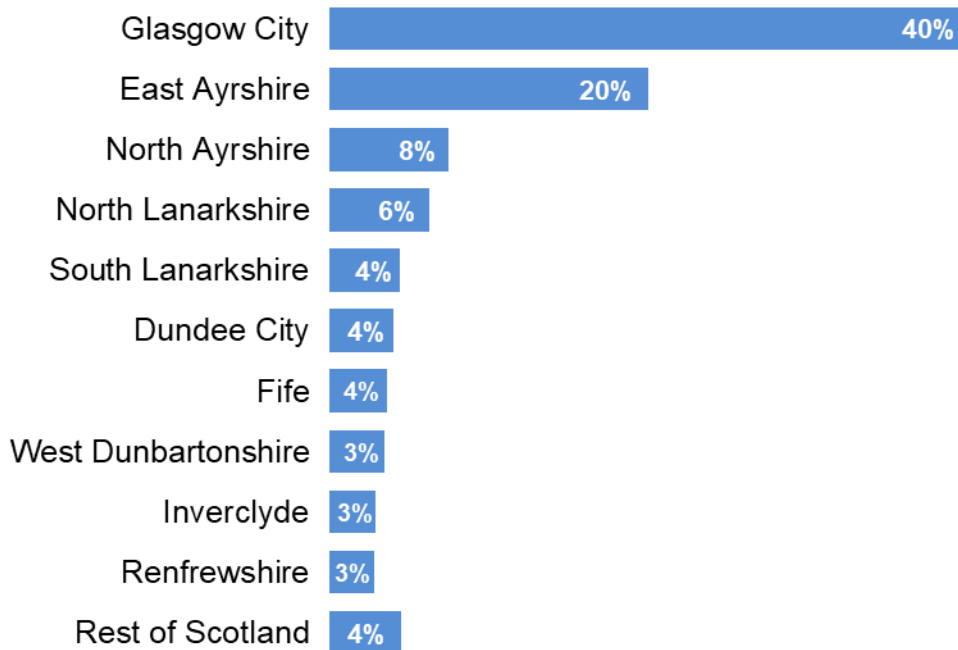
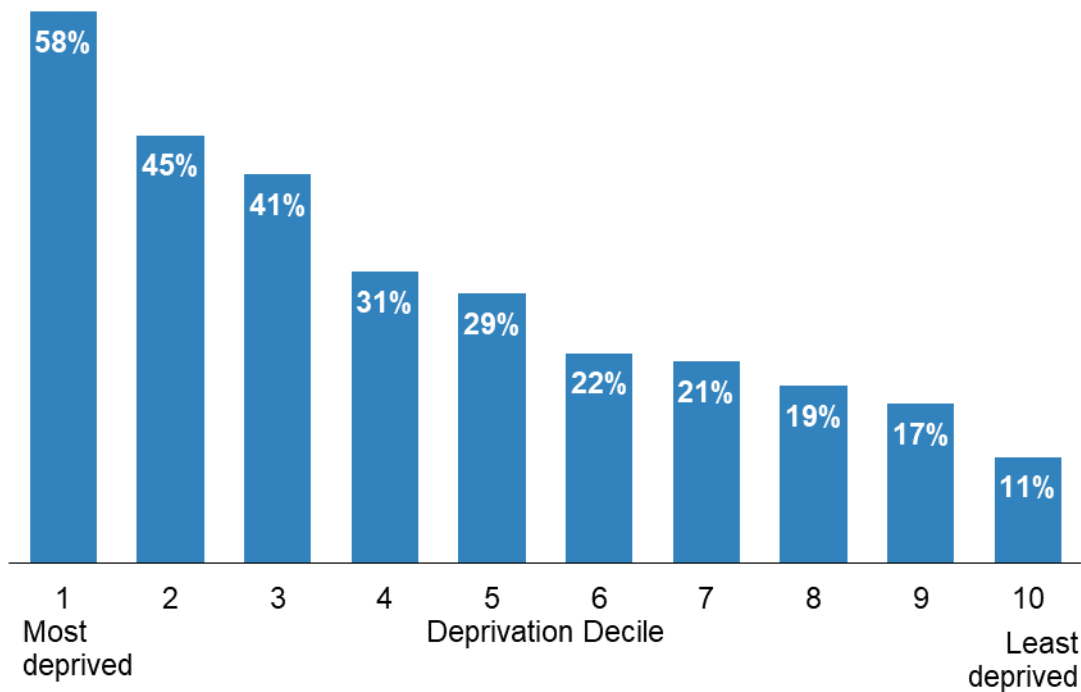


Chart 3 - Percentage of Scotland's population living within 500m of Derelict Land - by deprivation decile^{1,2}



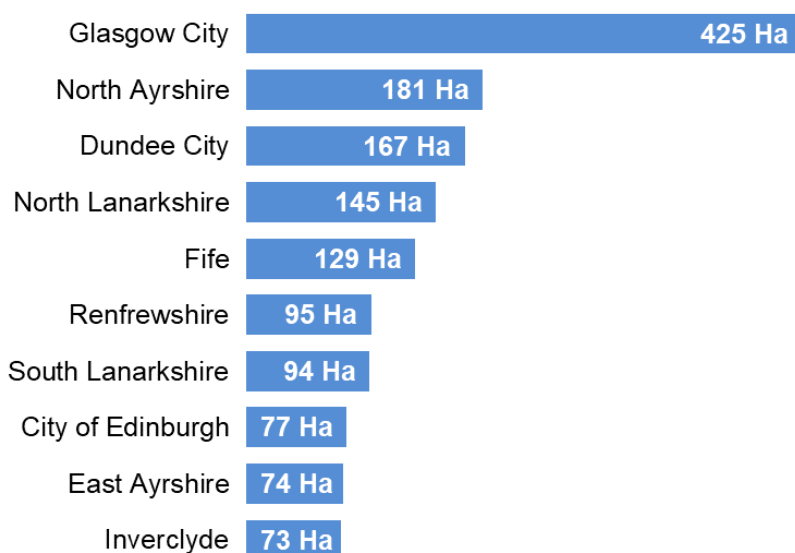
1. Analysis uses 2017 mid-year population estimates and the Scottish Index of Multiple Deprivation (SIMD) 2016.
2. Comparisons should not be made to years earlier than 2016 as results based on SIMD 2016 are not comparable with previous years that were based on earlier versions of SIMD.

10. Urban Vacant Land: Levels and Location

10.1 This section focuses exclusively on urban vacant land, its levels over the past seven years and its location within Scotland. Vacant land is land which is unused for the purposes for which it is held and is viewed as an appropriate site for development. The land must either have had prior development on it or had preparatory work taken place in anticipation of future development. Vacant land is described as urban when it is located within settlements of over 2,000 in population. Unlike derelict land, urban vacant land is generally not in need of rehabilitation before new development can commence.

10.2 There were 1,192 hectares of urban vacant land recorded in Scotland in 2018. Glasgow City had the most urban vacant land with 425 hectares, followed by North Ayrshire (181 hectares) and then Dundee City (167 hectares).

Chart 4 –Planning Authorities with the largest area of Urban Vacant Land



10.3 In 2018, the largest areas of urban vacant land in Scotland were sites in Orchardbank Business Park, Angus (28 hectares), a former hospital site in Montrose (25 hectares), a site in Redburn, Irvine, North Ayrshire (22 hectares) and Claverhouse Business Park, Dundee (21 hectares).

10.4 In 2012 there were 2,496 hectares of urban vacant land in Scotland. This figure has fallen to 1,992 hectares in 2018. Between 2012 and 2018 there has been an overall 20% (504 hectares) reduction in the amount of urban vacant land in Scotland.

10.5 Changes in the relative amount of urban vacant land in Scotland between 2012 and 2018 show variation at council level. The largest reduction in terms of area was in Glasgow City, down by 156 hectares from 581 hectares in 2012 to 425 hectares in 2018. 23 Planning Authorities recorded percentage decreases, the remaining ten showed an increase. Some of the larger percentage changes, for example Orkney Islands and Perth and Kinross, are due to a very small base of recorded land in 2012.

Table 12 - Total Urban Vacant Land by Planning Authority^{1,2,3}

Local Authority	Total Urban Vacant Land Area (ha)							% Change 2012-2018 ⁵
	2012	2013	2014	2015	2016	2017	2018	
Aberdeen City	27	23	22	17	22	22	30	10%
Aberdeenshire	48	40	37	37	41	35	35	-27%
Angus	49	49	57	53	42	50	52	7%
Argyll and Bute ⁴	26	25	23	22	21	20	20	-25%
Clackmannanshire	10	17	21	20	19	17	11	12%
Dumfries and Galloway	9	9	9	8	8	18	18	101%
Dundee City	172	182	193	199	188	168	167	-3%
East Ayrshire	58	67	60	61	70	77	74	28%
East Dunbartonshire	14	10	10	10	10	7	26	90%
East Lothian	9	11	10	15	19	14	10	13%
East Renfrewshire	15	21	24	19	19	17	18	17%
City of Edinburgh	97	100	97	88	72	87	77	-21%
Falkirk	80	85	86	91	83	75	69	-13%
Fife	112	128	127	132	126	128	129	15%
Glasgow City	581	552	533	504	471	449	425	-27%
Highland ⁶	82	80	74	66	66	66	66	-20%
Inverclyde	117	123	120	136	78	75	73	-38%
Loch Lomond and The Trossachs National Park ⁴	5	5	5	2	2	2	1	-85%
Midlothian	17	17	12	12	10	12	11	-38%
Moray	14	12	12	7	7	8	8	-43%
Na h-Eileanan Siar	9	9	9	8	8	8	8	-12%
North Ayrshire	231	223	218	218	215	199	181	-22%
North Lanarkshire	218	159	159	147	145	145	145	-34%
Orkney Islands	1	*	-	-	-	-	-	-100%
Perth and Kinross ⁴	9	16	29	28	26	26	25	166%
Renfrewshire	186	173	166	165	152	99	95	-49%
Scottish Borders	28	28	27	26	26	24	22	-20%
Shetland Islands	2	2	2	1	1	1	1	-67%
South Ayrshire	27	32	31	32	25	24	23	-15%
South Lanarkshire	120	119	127	122	115	116	94	-22%
Stirling ⁴	40	44	33	32	35	32	28	-30%
West Dunbartonshire ⁴	20	20	21	15	14	16	16	-21%
West Lothian	64	64	74	74	74	74	37	-41%
Scotland	2,496	2,444	2,427	2,364	2,212	2,113	1,992	-20%

1. Figures may not sum due to rounding.

2. See [Annex D](#) for details of council participation in different years.

3. During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.

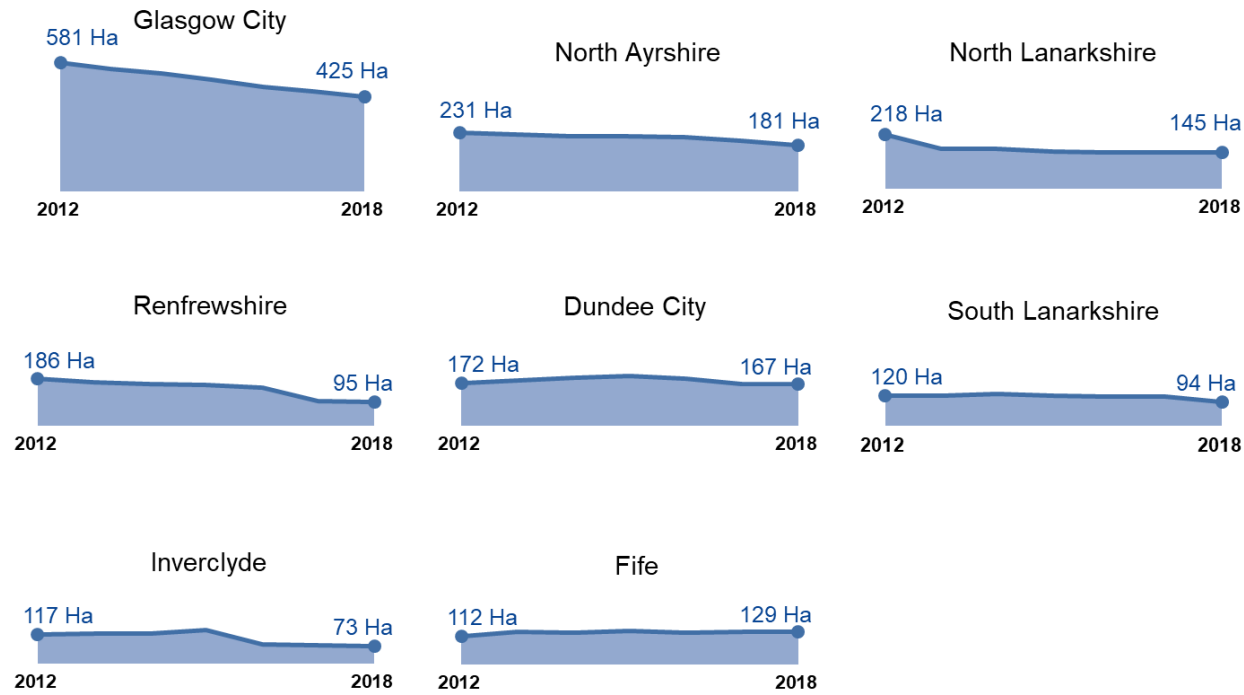
4. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

5. Previous SVDLS bulletins have used different base years for percentage change and so these percentages should not be compared with those in previous bulletins.

6. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.

10.6 Glasgow City has consistently had the highest amount of urban vacant land in Scotland for the period 2012-2018. Eight authorities had more than 100 hectares of urban vacant land in 2012, five have recorded 100 hectares or more in 2018 (Chart 5).

Chart 5 – Change in area of Urban Vacant Land in authorities which had 100 hectares or more in 2012



11. Derelict and Urban Vacant Land: Previous Uses and Other Characteristics

11.1 This section focuses on previous uses of derelict and urban vacant land before it fell out of use. Information is also provided on how long derelict and urban vacant land has lain out of use and how developable that land is.

11.2 In general former agricultural land is only included if it is characterised by specific unsightliness or neglect. However, in some instances former agricultural land is released for development and is then classed as vacant if either the land is prepared for development or development has started on the land.

Table 13 - Previous uses of Derelict and Urban Vacant Land¹

Previous Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) ⁴	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) ⁴	No. of Sites	Area (ha)	% of Total V&D Land (by Area) ⁴	No. of Sites
Agriculture	177	2	118	248	15	113	426	4	231
Business Class	4	*	6	5	*	8	9	*	14
Community & Health	591	7	133	82	5	67	673	6	200
Defence	1,236	14	37	34	2	22	1,270	12	59
Education	143	2	97	199	12	138	343	3	235
Forestry/Woodland	22	*	12	15	1	6	37	*	18
Green/Environmental	1	*	1	-	-	-	1	*	1
Manufacturing	1,871	21	286	266	16	115	2,137	20	401
Mineral Activity	3,064	35	233	16	1	15	3,080	29	248
Nature Conservation	8	*	1	-	-	-	8	*	1
Offices	7	*	16	14	1	20	21	*	36
Other General Industry ²	470	5	140	123	7	102	593	6	242
Passive Open Space	25	*	15	53	3	41	78	1	56
Prepared Ground	32	*	14	82	5	30	114	1	44
Recreation & Leisure ³	107	1	75	62	4	64	169	2	139
Residential	142	2	213	279	16	359	422	4	572
Retailing	14	*	44	37	2	54	51	*	98
Storage	163	2	75	52	3	49	214	2	124
Transport	363	4	126	66	4	70	429	4	196
Utility Services	154	2	35	5	*	11	159	2	46
Wholesale Distribution	16	*	11	19	1	10	35	*	21
Other	149	2	78	51	3	55	200	2	133
Total of categorised sites	8,760	100	1,766	1,710	100	1,349	10,470	100	3,115
Unknown ⁴	285		163	282		270	567		433
Total	9,044		1,929	1,992		1,619	11,037		3,548

1. Figures may not sum due to rounding.

2. Excluding manufacturing.

3. Excluding passive open space.

4. Unknown values are excluded from the calculation of percentages.

11.3 In 2018 the previous use was unknown for 567 hectares - 285 hectares (3%) of derelict land and 282 hectares (14%) of urban vacant land. Where previous use is known, 35% of derelict land had previously been used for mineral activity (3,064 hectares), 21% for manufacturing (1,871 hectares) and 14% for defence (1,236 hectares). For urban vacant land, where previous use is known, the largest areas had former residential uses (16%, 279 hectares) or manufacturing uses (16%, 266 hectares) (Table 13).

11.4 Where the time a site has lain unused was known, 33% (1,621 hectares) of urban vacant or derelict land within settlements and 36% (2,006 hectares) within the countryside had been unused since before 1991 (Table 14 and Table 15). Across Scotland 3,627 hectares of urban vacant and derelict land has been unused for at least 25 years. There is considerable variation at council level for how long land has been unused.

Table 14 - Sites in Settlements - date first identified as derelict/urban vacant land^{1,2,3}

Local Authority	Pre-1991 ⁴		1991-2000 ⁴		2001-2005 ⁴		2006-2010 ⁴		2011-2015 ⁴		2016-2018 ⁴		Unknown ⁴	Total
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	Area (ha)
Aberdeen City	4	13	2	6	3	10	2	6	10	31	11	34	9	42
Aberdeenshire	-	-	4	11	3	8	7	20	7	20	14	41	30	65
Angus	5	8	9	14	31	48	11	16	8	12	1	1	5	71
Argyll and Bute ⁵	7	44	*	2	-	-	4	24	4	28	*	2	13	28
Clackmannanshire	3	14	-	-	6	27	1	5	8	40	3	15	-	21
Dumfries and Galloway	32	57	2	3	9	17	11	19	2	4	-	-	40	96
Dundee City	35	19	38	21	27	15	33	18	27	15	22	12	3	184
East Ayrshire	51	50	22	22	9	9	11	11	8	8	1	1	28	130
East Dunbartonshire	20	49	8	20	2	4	-	-	11	27	-	-	-	40
East Lothian	1	5	1	3	*	2	6	24	16	65	-	-	7	32
East Renfrewshire	8	16	16	33	16	32	2	3	7	14	1	2	-	50
City of Edinburgh	11	10	19	17	5	4	46	41	16	15	16	14	50	163
Falkirk	34	17	8	4	92	47	14	7	40	20	9	4	23	220
Fife	90	26	96	28	88	26	45	13	22	6	-	-	8	348
Glasgow City	413	43	235	24	86	9	155	16	62	6	19	2	-	969
Highland ⁶	173	78	27	12	15	7	4	2	3	2	-	-	17	240
Inverclyde	17	11	23	15	10	6	23	15	68	44	13	8	*	155
Loch Lomond and The Trossachs National Park ⁵	1	42	-	-	1	58	-	-	-	-	-	-	1	3
Midlothian	29	73	3	7	4	9	*	1	1	3	3	7	-	40
Moray	-	-	-	-	8	53	-	-	6	40	1	7	-	16
Na h-Eileanan Siar	-	-	2	100	-	-	-	-	-	-	-	-	6	8
North Ayrshire	187	37	137	27	81	16	82	16	5	1	13	3	5	510
North Lanarkshire	198	21	383	41	26	3	201	21	62	7	75	8	3	949
Orkney Islands	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Perth and Kinross ⁵	2	6	2	7	7	23	12	39	8	25	-	-	3	33
Renfrewshire	43	29	25	17	22	15	54	36	3	2	1	1	-	148
Scottish Borders	4	30	2	19	-	-	2	20	4	31	-	-	41	53
Shetland Islands	-	-	-	-	*	100	-	-	-	-	-	-	1	1
South Ayrshire	56	62	15	16	3	4	12	14	*	*	4	4	21	113
South Lanarkshire	70	38	15	8	12	7	29	16	38	21	20	11	44	228
Stirling ⁵	1	3	4	17	1	4	11	50	3	12	3	14	11	33
West Dunbartonshire ⁵	77	46	36	21	26	15	7	4	13	8	8	5	1	168
West Lothian	48	72	-	-	13	19	2	3	1	2	3	4	37	104
Scotland	1,621	33	1,136	23	606	12	785	16	465	10	241	5	406	5,262

1. Figures may not sum due to rounding.

2. Figures are for total vacant land in settlements of 2,000 and over and derelict land in all settlements. Settlements as defined by local authorities in their latest council approved local plans (Annex Section A.5).

3. See [Annex D](#) for details of council participation in different years.

4. Unknown values are excluded from the calculation of percentage values.

5. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

6. Highland has not updated their survey since 2015 so their 2016-2018 figures have been carried over from 2015.

Table 15 - Sites in the countryside - date first identified as derelict or urban vacant land^{1,2,3}

Local Authority	Pre-1991 ⁴		1991-2000 ⁴		2001-2005 ⁴		2006-2010 ⁴		2011-2015 ⁴		2016-2018 ⁴		Unknown ⁴	Total
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	Area (ha)
Aberdeen City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aberdeenshire	13	100	-	-	-	-	-	-	-	-	-	-	*	13
Angus	181	86	3	1	-	-	18	8	9	4	-	-	1	211
Argyll and Bute ⁵	-	-	-	-	-	-	-	-	-	-	-	-	29	29
Clackmannanshire	-	-	-	-	-	-	-	-	24	67	12	33	-	36
Dumfries and Galloway	223	100	-	-	-	-	*	*	-	-	-	-	*	224
Dundee City	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Ayrshire	122	7	1	*	-	-	-	-	1,507	92	-	-	50	1,680
East Dunbartonshire	9	45	1	3	-	-	-	-	10	52	-	-	9	28
East Lothian	11	21	16	31	1	2	24	46	-	-	-	-	5	56
East Renfrewshire	-	-	2	100	-	-	-	-	-	-	-	-	-	2
City of Edinburgh	-	-	-	-	-	-	-	-	-	-	-	-	2	2
Falkirk	28	64	3	7	7	16	6	13	*	1	-	-	12	57
Fife	129	36	73	20	119	33	40	11	1	*	-	-	17	378
Glasgow City	23	65	13	35	-	-	-	-	-	-	-	-	-	36
Highland ⁶	725	67	82	8	256	24	23	2	-	-	-	-	16	1,102
Inverclyde	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loch Lomond and the Trossachs National Park ⁵	-	-	-	-	4	100	-	-	-	-	-	-	-	4
Midlothian	44	59	27	36	-	-	2	3	1	1	*	*	3	78
Moray	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	28	4	38	5	635	83	67	9	-	-	-	-	-	768
North Lanarkshire	92	24	19	5	17	4	9	2	152	40	95	25	1	385
Orkney Islands	32	100	-	-	-	-	-	-	-	-	-	-	-	32
Perth and Kinross ⁵	1	10	-	-	3	37	2	24	2	30	-	-	2	9
Renfrewshire	-	-	106	98	-	-	-	-	2	2	-	-	-	108
Scottish Borders	6	100	-	-	-	-	-	-	-	-	-	-	9	15
Shetland Islands	3	100	-	-	-	-	-	-	-	-	-	-	2	6
South Ayrshire	-	-	-	-	-	-	-	-	4	88	1	12	2	6
South Lanarkshire	85	63	9	7	35	26	5	4	-	-	-	-	27	161
Stirling ⁵	109	98	2	2	-	-	*	*	-	-	-	-	1	112
West Dunbartonshire ⁵	-	-	-	-	-	-	-	-	-	-	*	100	-	*
West Lothian	142	61	35	15	54	24	-	-	-	-	-	-	6	238
Scotland	2,006	36%	429	8%	1,130	20	195	3%	1,710	31%	108	2%	196	5,775

1. Figures may not sum due to rounding.
2. Figures are for derelict land in the countryside.
3. See [Annex D](#) for details of council participation in different years.
4. Unknown values are excluded from the calculation of percentage values.
5. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.
6. Highland has not updated their survey since 2015 so their 206-2018 figures have been carried over from 2015.

11.5 Development potential of derelict and urban vacant land is reported by Local Authorities, based on their expectation of when land is likely to be developed. Within Scotland, 22% of all derelict land (with known development potential) is estimated to be developable in the short term, as is 45% of urban vacant land with known development potential. The higher proportion of urban vacant land estimated to be developed in the short term is not surprising given derelict land (by definition) requires some form of rehabilitation before new development can commence. Overall, 27% of all derelict and urban vacant land within Scotland (with known development potential) has been estimated to be developable in the short term. Across Scotland, 26% of derelict land and 2% of urban vacant land is seen by local authorities as being uneconomic to develop and/or is viewed as suitable to reclaim for a 'soft' end use (i.e. non-built use) (Table 16).

Table 16 - Development potential of Derelict and Urban Vacant Land¹

Development Potential	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) ⁴	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) ⁴	No. of Sites	Area (ha)	% of Total Land (by Area) ⁴	No. of Sites
Developable - Short Term ²	1,845	22	492	844	45	625	2,688	27	1,117
Developable - Medium Term ³	2,510	31	488	705	37	571	3,215	32	1,059
Developable - Undetermined	1,733	21	556	286	15	283	2,019	20	839
Uneconomic to Develop/Reclamation for 'Soft' End Use	2,112	26	189	46	2	51	2,158	21	240
Total for sites with known development potential	8,200	100%	1,725	1,881	100%	1,530	10,081	100%	3,255
Unknown ⁴	844	-	204	112	-	89	955	-	293
Total	9,044	-	1,929	1,992	-	1,619	11,037	-	3,548

1. Figures may not sum due to rounding.
2. Expectation of development within five years.
3. Expectation of development between five to ten years.
4. Unknown values are excluded from the calculation of percentage values.

11.6 In 2018, a majority of all derelict and urban vacant land with known ownership had a single private owner, 72% (7,269 hectares). 22% (2,278 hectares) of derelict and urban vacant land with known ownership had a single public owner. The remaining 6% is split with 4% (414 hectares) mixed public and private ownership, 1% (115 hectares) multiple private owners and 1% (78 hectares) multiple public owners. Of the 11,037 hectares of derelict and urban vacant land recorded in 2018, 8% (883 hectares) has ownership unknown to the local authority (Table 17).

Table 17 - Ownership of Derelict and Urban Vacant Land¹

Ownership	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) ²	No. of Sites	Area (ha)	% of Urban Vacant Land (by Area) ²	No. of Sites	Area (ha)	% of Total Land (by Area) ²	No. of Sites
Single Owner: Public	1,452	17	421	826	47	711	2,278	22	1,132
Single Owner: Private	6,509	78	1,068	759	43	623	7,269	72	1,691
Multiple Owners: Public	48	1	25	30	2	20	78	1	45
Multiple Owners: Private	74	1	30	41	2	16	115	1	46
Mixed Owners	305	4	80	108	6	57	414	4	137
Total where ownership known	8,389	100	1,624	1,765	100	1,427	10,154	100	3,051
Single Owner: Unknown ²	655	-	305	228	-	192	883	-	497
Total	9,044	-	1,929	1,992	-	1,619	11,037	-	3,548

1. Figures may not sum due to rounding.
2. Unknown values are excluded from the calculation of percentage values.

12. Derelict and Urban Vacant Land: New, Reclaimed and Naturalised Sites

12.1 There were 137 hectares (72 sites) of newly identified derelict land since the previous survey. Over half of the total area (75 hectares across 15 sites) was in North Lanarkshire. There were 51 hectares (63 sites) of newly identified urban vacant land since the previous survey. The largest area was also in North Lanarkshire, 14 hectares across 14 sites. These figures relate only to new sites first identified as vacant or derelict in the latest survey. They do not include sites listed in the previous survey which changed in size or changed from derelict to vacant or vice versa (Table 18).

12.2 A total of 350 hectares (318 sites) were reclaimed or brought back into use since the previous survey, excluding those sites removed for definitional reasons or due to naturalisation. 185 hectares (135 sites) was previously derelict and 165 hectares (183 sites) had been recorded as urban vacant land (Table 19).

12.3 Reclaimed sites relate only to sites (or parts thereof) which were brought back into use. Sites removed due to naturalisation or for definitional reasons are not included. In 2018 33 sites (632 hectares) of formerly derelict and urban vacant land were removed due to naturalisation – including over 600 hectares of former surface coal sites in East Ayrshire where the restoration plans had been completed (Table 21). In addition, 29 sites (36 hectares) were removed for definitional reasons - further details can be found in [Annex C](#).

12.4 The most common new use for previously derelict land was for residential development, with 48% of sites (65 of 135) and 58% of the total area (107 of 185 hectares) reclaimed for this purpose (Table 20).

12.5 For urban vacant land the most common new use was also residential development with 54% of sites (98 of 183) and 53% of the total area brought back into use (87 of 165 hectares) (Table 20).

12.6 In 2018 the source of funding was known for 282 hectares of land brought back into use and 26 hectares were listed as having no funding or funding not being applicable. The source of funding was unknown for the remaining 42 hectares brought back into use.

12.7 The largest area brought back into use with known sources of funding involved private sector funding (173 of 282 hectares, 61%). Public sector funding accounted for 62 hectares (22%) and mixed public and private funding was used for 47 hectares (17%). South Lanarkshire (33 hectares) and North Ayrshire (28 hectares) had the greatest areas brought back into use with only private funding, North Lanarkshire (15 hectares) and West Lothian (14 hectares) reported the largest areas brought back into use with only public funding (Table 22).

12.8 For land receiving public or mixed public/private funding the largest area of new use was for residential development (65 hectares). For solely privately funded land the largest area of new use was also for residential development (103 hectares).

Table 18 - New sites identified since the previous survey by planning Authority^{1,2}

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
Aberdeen City	-	-	7	5	7	5
Aberdeenshire	2	6	2	2	4	8
Angus	-	-	2	4	2	4
Argyll and Bute ³	-	-	*	1	*	1
Clackmannanshire	-	-	-	-	-	-
Dumfries and Galloway	-	-	-	-	-	-
Dundee City	5	3	4	3	9	6
East Ayrshire	-	-	-	-	-	-
East Dunbartonshire	-	-	2	1	2	1
East Lothian	1	3	*	2	1	5
East Renfrewshire	-	-	1	2	1	2
City of Edinburgh	-	-	4	5	4	5
Falkirk	5	4	*	1	6	5
Fife	-	-	-	-	-	-
Glasgow City	-	-	4	5	4	5
Highland ⁴	n/a	n/a	n/a	n/a	n/a	n/a
Inverclyde	5	5	6	4	11	9
Loch Lomond and The Trossachs National Park ³	-	-	-	-	-	-
Midlothian	1	2	2	4	3	6
Moray	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	-	-	-
North Ayrshire	5	1	*	1	5	2
North Lanarkshire	75	15	11	14	86	29
Orkney Islands	-	-	-	-	-	-
Perth and Kinross ³	2	7	*	1	2	8
Renfrewshire	-	-	-	-	-	-
Scottish Borders	-	-	-	-	-	-
Shetland Islands	-	-	-	-	-	-
South Ayrshire	12	14	*	1	12	15
South Lanarkshire	13	5	4	4	17	9
Stirling ³	-	-	-	-	-	-
West Dunbartonshire ³	8	4	-	-	8	4
West Lothian	2	3	2	3	4	6
Scotland	137	72	51	63	187	135

1. Figures may not sum due to rounding.

2. Sites identified since the previous survey but recorded as initially falling out of use prior to 2017 are not included in the above table.

3. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

4. Highland did not complete a survey in 2018 therefore there is no information on new sites.

Table 19 - Derelict Land reclaimed and Urban Vacant Land brought back into use since the previous survey^{1,4}

Local Authority	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area)	No. of Sites ⁵	Area (ha)	% of Urban Vacant Land (by Area)	No. of Sites ⁵	Area (ha)	% of Total Land (by Area)	No. of Sites ⁵
Aberdeen City	*	*	1	-	-	-	*	*	1
Aberdeenshire	2	1	2	2	1	3	4	1	5
Angus	-	-	-	-	-	-	-	-	-
Argyll and Bute ²	*	*	1	*	*	1	*	*	2
Clackmannanshire	2	1	2	6	4	2	8	2	4
Dumfries and Galloway	-	-	-	-	-	-	-	-	-
Dundee City	-	-	-	8	5	12	8	2	12
East Ayrshire	11	6	4	3	2	6	13	4	10
East Dunbartonshire	3	1	2	*	*	1	3	1	3
East Lothian	1	1	4	4	3	1	6	2	5
East Renfrewshire	-	-	-	*	*	1	*	*	1
City of Edinburgh	5	3	3	25	15	17	30	9	20
Falkirk	5	3	1	6	4	4	11	3	5
Fife	1	1	3	*	*	1	2	*	4
Glasgow City	37	20	23	28	17	39	65	19	62
Highland ³	-	-	-	-	-	-	-	-	-
Inverclyde	3	2	2	5	3	7	8	2	9
Loch Lomond and the Trossachs National Park ²	*	*	1	*	*	1	*	*	2
Midlothian	1	*	2	2	1	1	2	1	3
Moray	-	-	-	-	-	-	-	-	-
Na h-Eileanan Siar	*	*	1	*	*	1	*	*	2
North Ayrshire	18	10	14	16	10	24	34	10	38
North Lanarkshire	31	17	34	7	4	9	38	11	43
Orkney Islands	-	-	-	-	-	-	-	-	-
Perth and Kinross ²	-	-	-	1	1	1	1	*	1
Renfrewshire	12	7	6	4	2	10	16	5	16
Scottish Borders	2	1	2	1	*	3	2	1	5
Shetland Islands	-	-	-	-	-	-	-	-	-
South Ayrshire	*	*	1	2	1	4	2	1	5
South Lanarkshire	23	12	16	23	14	21	46	13	37
Stirling ²	-	-	-	3	2	3	3	1	3
West Dunbartonshire ²	4	2	4	1	*	1	4	1	5
West Lothian	23	12	6	18	11	9	41	12	15
Scotland	185	100	135	165	100	183	350	100	318

1. Figures may not sum due to rounding.

2. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

3. Highland did not complete a survey in 2018 and therefore there is no information on reclaimed or reused sites.

4. Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

5. The number of sites refers to the number of packages of land classed as reused and may not directly correspond a full site that was previously listed as vacant or derelict. For example if a previously vacant site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the 2018 vacant land register.

Table 20 - Reclaimed Derelict Land and Urban Vacant land brought back into use since the previous survey - by new use^{1,5}

New Use	Derelict Land			Urban Vacant Land			Total Derelict and Urban Vacant Land		
	Area (ha)	% of Derelict Land (by Area) ⁴	No. of Sites ⁶	Area (ha)	% of Urban Vacant Land (by Area) ⁴	No. of Sites ⁶	Area (ha)	% of Total Land (by Area) ⁴	No. of Sites ⁶
Agriculture	5	3	3	1	*	1	5	2	4
Business Class	-	-	-	3	2	2	3	1	2
Community & Health	-	-	-	1	*	2	1	*	2
Defence	-	-	-	-	-	-	-	-	-
Education	-	-	-	7	4	3	7	2	3
Green/Environmental	*	*	1	10	6	6	11	3	7
Manufacturing	1	*	2	3	2	2	4	1	4
Mineral Activity	-	-	-	-	-	-	-	-	-
Offices	2	1	6	7	4	8	9	3	14
Other General Industry ²	6	3	8	5	3	9	11	3	17
Passive Open Space	12	6	9	10	6	7	21	6	16
Recreation & Leisure ³	3	2	5	7	4	5	10	3	10
Residential	107	58	65	87	53	98	194	55	163
Retailing	5	3	7	6	4	10	12	3	17
Storage	8	4	12	3	2	3	11	3	15
Transport	8	4	8	7	5	16	15	4	24
Utility Services	5	3	5	3	2	6	9	2	11
Wholesale Distribution	-	-	-	4	2	2	4	1	2
Woodland (Community-Based)	-	-	-	-	-	-	-	-	-
Woodland (Non-Community-Based)	23	12	2	-	-	-	23	6	2
Other	*	*	2	2	1	3	2	1	5
Unknown ⁴	-	-	-	-	-	-	-	-	-
Total	185	100	135	165	100	183	350	100	318

1. Figures may not sum due to rounding.

2. Excluding Manufacturing.

3. Excluding Passive Open Space.

4. Unknown values are excluded from the calculation of percentages.

5. Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

6. The number of sites refers to packages of land classed as reused and may not directly correspond to a site previously listed as vacant or derelict. For example if a previously vacant site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the 2018 vacant land register.

Table 21 - Sites classed as naturalised¹

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
East Ayrshire	576	4	1	1	577	5
Falkirk	3	1	-	-	3	1
Fife	1	1	-	-	1	1
Midlothian	1	1	2	1	3	2
North Ayrshire	37	17	2	1	39	18
North Lanarkshire	5	3	-	-	5	3
South Lanarkshire	-	-	4	3	4	3
All	624	27	8	6	632	33

1. Figures may not sum due to rounding.

Table 22 - Sources of funding used for Derelict Land reclaimed and Urban Vacant Land brought back into use since the previous survey, by local authority area^{1,5}

Local Authority	Public sector funding (ha)	Private sector funding (ha)	Mixed funding ² (ha)	Unknown (ha)	None / not applicable (ha)	Total (ha)
Aberdeen City	-	*	-	-	-	*
Aberdeenshire	1	2	-	-	2	4
Angus	-	-	-	-	-	-
Argyll and Bute ³	-	*	-	*	-	*
Clackmannanshire	*	7	1	-	-	8
Dumfries and Galloway	-	-	-	-	-	-
Dundee City	1	1	6	*	1	8
East Ayrshire	-	11	-	1	1	13
East Dunbartonshire	-	3	-	-	-	3
East Lothian	*	4	-	1	-	6
East Renfrewshire	*	-	-	-	-	*
City of Edinburgh	9	15	5	-	1	30
Falkirk	6	5	-	-	-	11
Fife	-	-	-	-	2	2
Glasgow City	5	12	28	19	1	65
Highland ⁴	-	-	-	-	-	-
Inverclyde	-	8	-	-	-	8
Loch Lomond and the Trossachs National Park ³	*	-	-	-	-	*
Midlothian	-	2	-	-	-	2
Moray	-	-	-	-	-	-
Na h-Eileanan Siar	-	-	-	*	-	*
North Ayrshire	2	28	*	3	-	34
North Lanarkshire	15	22	-	-	2	38
Orkney Islands	-	-	-	-	-	-
Perth and Kinross ³	-	1	-	-	-	1
Renfrewshire	-	-	-	-	16	16
Scottish Borders	-	2	-	-	-	2
Shetland Islands	-	-	-	-	-	-
South Ayrshire	1	1	1	-	-	2
South Lanarkshire	7	33	3	-	2	46
Stirling ³	1	3	-	-	-	3
West Dunbartonshire ³	-	1	3	-	-	4
West Lothian	14	11	-	16	-	41
Scotland	62	173	47	42	26	350

1. Figures may not sum due to rounding.

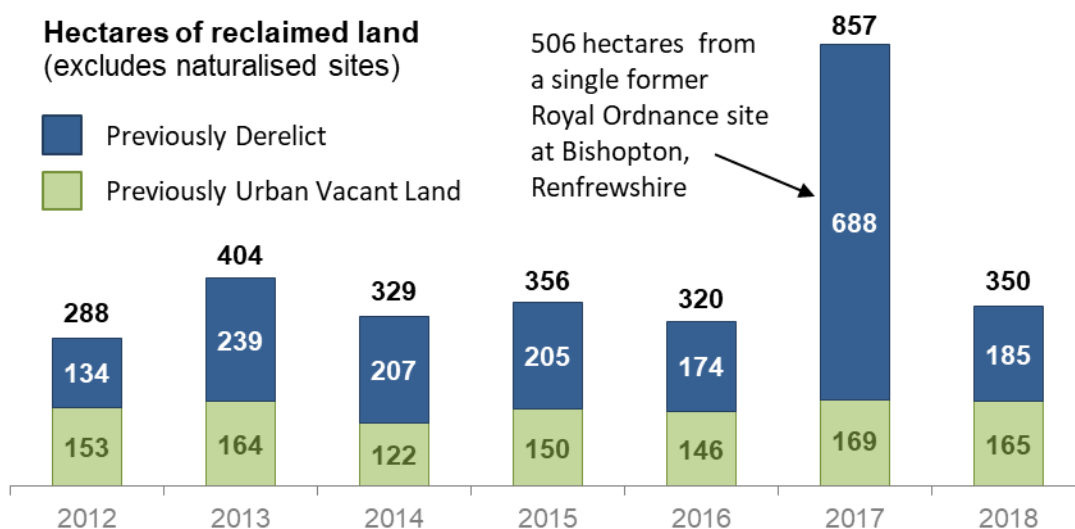
2. Mixed public and private sector funding or partnership.

3. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

4. Highland did not complete a survey in 2018 and therefore there is no information for sources of funding.

5. Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

Chart 6 - Total Derelict and Urban Vacant Land Reclaimed 2012-2018



12.9 The amount of derelict land reclaimed has varied over the period 2012 to 2018, with the lowest amount reclaimed in 2012 (134 hectares) and the largest (688 hectares) reclaimed in 2017. The amount of urban vacant land reused has also varied over the period 2012 to 2018 but to a lesser degree, with the lowest amount reused in 2014 (122 hectares) and the largest (169 hectares) in 2017 (Table 23).

12.10 On average, 192 hectares of derelict land per year was reclaimed between 2012 and 2016. In 2017 there was a notable increase with 688 hectares of derelict land reclaimed on 129 sites, 506 hectares from a single site (former Royal Ordnance site at Bishopton, Renfrewshire). In 2018 185 hectares were reclaimed. Between 2012 and 2017 an average of 151 hectares of urban vacant land was reused per year. In 2018 165 hectares of urban vacant land were reclaimed, slightly higher than the average.

Table 23 - Total Derelict and Urban Vacant Land reclaimed, 2012-2018^{1,2,3,4}

	2012	2013	2014	2015	2016	2017	2018
Derelict Land (ha)	134	239	207	205	174	688	185
<i>Total Sites⁵</i>	92	133	123	119	125	129	135
Urban Vacant Land (ha)	153	164	122	150	146	169	165
<i>Total Sites⁵</i>	141	188	140	194	154	188	183
Total Area Reclaimed (Derelict & Urban Vacant)	288	404	329	356	320	857	350
<i>Total Sites⁵</i>	233	321	263	313	279	317	318

1. Figures may not sum due to rounding.

2. See [Annex D](#) for details of council participation in different years.

3. During 2018, historical data for the years 2012-2017 were updated as a result of improved information. This included removing sites that should not have been included in previous years, adding sites that should have been included earlier and making any required changes to site size. Further information on this process is available in the Annex along with un-amended historical data for the survey years of 1996-2011.

4. Excludes naturalised sites and sites that have been removed as they no longer meet the required definitions for derelict or urban vacant land.

5. The number of sites refers to the number of packages of land classed as reused and may not directly correspond a full site that was previously listed as vacant or derelict. For example if a previously vacant or derelict site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the vacant and derelict land register.

12.11 A total of 402 hectares of formerly derelict and urban vacant land has been removed from the survey with the Scottish Government's Vacant and Derelict Land Fund (VDLF) making either a partial or full contribution (Table 24).

12.12 Glasgow City and North Lanarkshire have been in receipt of this fund since it started in 2005/06, South Lanarkshire since 2006/07. Dundee City, which had been in receipt of the funds from 2005/6 was replaced by Fife in 2015/16. Highland joined in 2008/09 but was replaced by North Ayrshire in 2016/17.

12.13 Glasgow City has the largest area of re-used land where VDLF funding was used, 132 hectares (72 sites). North Ayrshire have recorded their first use of VDLF funding during this survey. Any involvement the VDLF has had with existing sites in the 2018 survey (i.e. those not yet removed from the survey) is not recorded in Table 24, but will appear when the sites are bought back into use in the future.

Table 24 - Reclaimed/Re-used Sites where the Vacant and Derelict Land Fund (VDLF) was a funding source^{1,2,3}

Local Authorities receiving Vacant and Derelict Land Funds	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites ⁴	Area (ha)	No. of Sites ⁴	Area (ha)	No. of Sites ⁴
Dundee City	33	8	86	88	120	96
Fife	-	-	1	1	1	1
Glasgow City	60	48	73	24	132	72
Highland	7	15	19	17	26	32
North Ayrshire	3	2	-	-	3	2
North Lanarkshire	70	32	4	8	74	40
South Lanarkshire	42	11	5	12	47	23
TOTAL	214	116	188	150	402	266

1. Figures may not sum due to rounding.
2. The Scottish Government Vacant and Derelict Land Fund contributed either partially or fully to the reclamation or reuse of the sites shown in the above table. This includes money used to prepare the land for development, e.g. decontamination.
3. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2017 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the above table.
4. The number of sites refers to the number of packages of land classed as reused and may not directly correspond a full site that was previously listed as vacant or derelict. For example if a previously vacant or derelict site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the vacant and derelict land register.

12.14 Across the seven councils in the VDLF for 2005-2018, an estimated 161,500 properties (both private households and communal establishments*) were within 500 metres of land reclaimed with the involvement of the VDLF (either solely or in combination with other funds) (Table 25). Of those properties, 55% (88,600) were within 500 metres of 1 site reclaimed with the involvement of the VDLF, 20% (32,400) were within 500 metres of 2 reclaimed sites, and the remaining 25% (40,500) were within 500 metres of at least 3 reclaimed sites. To date, the largest number of properties in close proximity to land

* A communal establishment provides managed residential accommodation, such as a hospital, care home, prison, barracks or student hall of residence. 'Managed' means full-time or part-time supervision of accommodation.

reclaimed using the VDLF is located within Glasgow City (60,100 properties). North Ayrshire who recorded their first use of VDLF funding during this survey have an estimated 900 properties within 500 metres of sites reclaimed with VDLF funding.

12.15 Overall, 50% of the 161,500 properties within 500 metres of land reclaimed using the VDLF were situated within Scotland's 15% most deprived data zones (81,400 properties); the remaining (80,100 properties) were located outwith the 15% most deprived data zones ([Table 26](#)). The percentage of properties in close proximity to land reclaimed using the VDLF that were situated within the 15% most deprived data zones varied between councils. Glasgow City had the highest percentage (67%, 40,400 of 60,100 properties), Highland had the lowest (23%, 3,700 of 16,300 properties).

Table 25 - Estimate of the number of properties within 500 metres of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF)^{1,2,3,7,8}

Local Authority	Properties within 500m of land reclaimed using VDLF			
	1 Site Only	2 Sites Only	3 Sites +	Total
Dundee City ³	12,200	8,700	20,500	41,400
Fife	700	-	-	700
Glasgow City ^{4,6}	31,800	15,600	12,700	60,100
Highland	14,200	2,000	100	16,300
North Ayrshire	900	-	-	900
North Lanarkshire	17,500	3,800	3,000	24,300
South Lanarkshire ⁵	11,300	2,300	4,200	17,800
Total	88,600	32,400	40,500	161,500

1. Properties based on National Records of Scotland Address Register data 2018. See Annex Note A.8 for further information.
2. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2018 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the table above.
3. A further estimated 60 properties within Angus and Perth & Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.
4. An estimated further 20 properties within Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
5. An estimated 800 of the properties are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
6. An estimated 1,100 of the properties are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries.
7. Properties that are estimated to have been built on the reclaimed site have been removed from this analysis.
8. The number of sites refers to the number of packages of land classed as reused and may not directly correspond a full site that was previously listed as vacant or derelict. For example if a previously vacant or derelict site was partly reused for residential and partly for passive open space while the remainder was still classed as vacant it would be listed as 2 separate reused sites in the table and also still remain on the vacant and derelict land register.

Table 26 - Estimate of the number of properties within 500 metres of at least 1 site reclaimed using the Vacant and Derelict Land Fund (VDLF), split by deprivation^{1,2,3}

Local Authority	Properties within 500m of land reclaimed using VDLF -			
	Within 15% Most Deprived Datazones	Outwith 15% most Deprived Datazones	Total	Percent of Properties near remediated land within 15% most deprived datazones
Dundee City ⁴	18,500	22,900	41,400	45%
Fife	200	500	700	29%
Glasgow City ^{5,7}	40,400	19,700	60,100	67%
Highland	3,700	12,600	16,300	23%
North Ayrshire	500	400	900	56%
North Lanarkshire	10,100	14,200	24,300	42%
South Lanarkshire ⁶	8,000	9,800	17,800	45%
Total	81,400	80,100	161,500	50%

1. Properties based on National Records of Scotland Address Register data 2018.
2. Any involvement the Vacant and Derelict Land Fund has had with existing sites in the 2018 Vacant and Derelict Land Survey (those not yet removed from the survey) is not recorded in the table above.
3. Properties that are estimated to have been built on the reclaimed site have been removed from this analysis.
4. A further estimated 60 properties within Angus and Perth & Kinross are located within 500 metres of a reclaimed derelict site within Dundee City boundaries.
5. An estimated 20 properties within Renfrewshire are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
6. An estimated 800 of the properties are located within 500 metres of a reclaimed derelict site within Glasgow City boundaries.
7. An estimated 1,100 of the properties are located within 500 metres of a reclaimed derelict site within South Lanarkshire boundaries.

13. Other Relevant Sources

Statistics on the amount of derelict and urban vacant land contribute to the Government's performance indicator for sustainable communities that measures progress on Housing and Regeneration outcomes. Information on other related outcomes this can be found at: <http://www.gov.scot/About/Performance/scotPerforms/partnerstories/HARO/Indicators>

Statistics on land use change in the other UK nations can be found through the following link to the Department for Communities and Local Government website: <http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/landusechange/>

Annex A – Data Quality and Processing

A.1. Data Quality

Local authorities may not update all historic site information every survey, consequently some site information may not be current. For example, a site may be sold and change ownership type. A change like this could happen without a local authority's knowledge.

A.2 Local Authority response rate

The overall data quality for a particular year will depend on how many Local Authorities have updated their survey for that year. If a Local Authority does not update their data then data for the previous year is rolled forward. This will provide a reasonable estimate but will not take account of any changes in the latest year. Data quality will also be affected by the number of years since the last update. Highland has not updated their survey since 2015 so their data is carried over from their latest update in 2015.

[Annex Table 5](#) records local authority annual participation in the survey each year since 1996.

A.3 Removal and Addition of Sites

The means by which new sites are detected are largely centred on the expert knowledge of local authority planning officers supported by the SVDLS guidelines which clearly state the definitions for the recording of derelict and urban vacant land. The survey relies on the consistent application of definitions between local authorities and within a local authority through subsequent years. The guidelines are regularly reviewed and modified to assist in the provision of uniform returns. Some of the changes reported in [Annex C - sites removed for definitional reasons](#) is the result of a reappraisal of the survey guidelines by local authorities prior to the 2018 survey. Since the last survey, there were a total of 29 sites (36 hectares) removed for definitional reasons. SVDLS guidance documents can be found at: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/DataSupplierArea>.

A.4 Changes to Site Details

Changes in site details can cause difficulties in interpreting the data. The most notable are when two separate sites become joined by the inclusion of a further piece of vacant or derelict land, and alternatively when a single site has a central area brought back into use, such that the remaining disused area does not form a single contiguous site. The first of these scenarios may cause difficulties if data regarding previous use etc. for the sites differ. Where this happens, details from the largest contributing site are used to describe the new, compound site. In addition, the introduction of GIS systems has also allowed planning officers to improve data quality, leading to some changes in site sizes recorded.

A.5 Changes in Historic Data, 2012-2018

As part of the 2018 survey, work was undertaken to improve the quality of the data supplied in the previous 2012 to 2018 returns. This was done to allow for improved time series analysis. This included removing sites identified by the local authority as being previously incorrectly included in the survey, adding in sites that the local authorities indicated should have been included in previous surveys and correcting historic sizes as a result of more accurate boundary mapping. A number of site sizes were changed during this years' survey as a result of more accurate mapping of the sites by local authorities through increased use of GIS tools. The revised data for 2012 to 2017 is used throughout the tables and time series analysis of this bulletin.

The SVDLS has been running continuously since 1993. Historical data on the amount of derelict and urban vacant land in Scotland, for the years 1996 to 2011, is shown in Annex Table 1. 1996 to 2004 data has remained unaltered since the 2004 survey publication. 2005 data was last revised in 2011 and each subsequent publication revised historical data for the six years preceding the publication with the 2018 publication updating historical data from 2012-2017. Thus care should be taken when comparing 1996-2011 data in Annex Table 1 to the data shown in this bulletin.

Annex Table 1 - Derelict and Urban Vacant Land by local authority, 1996-2011^{1,2,3}

Local Authority	Total Derelict and Urban Vacant Land Area (ha)															
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Aberdeen City	190	184	184	139	129	152	152	105	139	139	78	63	53	57	59	50
Aberdeenshire	190	191	152	152	145	143	122	118	118	49	78	91	90	66	66	81
Angus	387	373	379	254	213	215	216	156	155	172	161	166	165	164	172	170
Argyll and Bute	64	55	46	46	45	45	46	46	46	28	81	60	40	34	30	29
Clackmannanshire	71	57	64	63	57	55	76	78	71	34	34	30	38	32	28	29
Dumfries and Galloway	365	371	372	364	361	364	360	358	358	225	474	465	456	466	461	491
Dundee City	282	279	288	254	254	259	247	224	237	212	234	219	206	211	225	198
East Ayrshire	564	564	568	477	441	426	355	330	319	332	323	319	319	322	336	335
East Dunbartonshire	109	113	109	100	86	86	135	123	121	120	115	85	77	70	72	65
East Lothian	261	250	236	106	139	134	127	122	86	85	71	62	85	86	86	83
East Renfrewshire	50	54	42	37	33	32	40	46	56	60	57	56	54	53	54	54
City of Edinburgh	154	145	143	122	162	167	167	123	117	199	194	204	222	225	217	223
Falkirk	395	372	226	196	196	248	279	255	247	212	208	147	140	173	156	159
Fife	767	754	948	975	767	665	667	750	804	892	882	857	836	831	831	872
Glasgow City	1,617	1,580	1,581	1,558	1,476	1,392	1,383	1,345	1,315	1,313	1,286	1,270	1,332	1,355	1,329	1,305
Highland	813	813	813	813	813	813	1,181	1,154	1,147	1,110	1,071	1,369	1,369	1,392	1,454	1,455
Inverclyde	131	122	124	123	126	132	127	142	142	138	125	106	126	122	121	123
Loch Lomond and The Trossachs National Park ⁴	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35
Midlothian	458	424	392	394	382	294	295	289	318	321	305	288	282	280	274	272
Moray	41	41	41	41	41	41	41	39	36	36	34	29	29	26	27	19
Na h-Eileanan Siar	16	13	13	11	11	11	11	11	12	11	11	11	11	11	10	10
North Ayrshire	366	387	378	409	391	418	428	555	542	547	1,190	1,279	1,300	1,316	1,316	1,353
North Lanarkshire	2,757	2,366	1,957	2,021	2,021	1,938	1,603	1,509	1,321	1,341	1,362	1,349	1,346	1,463	1,429	1,419
Orkney Islands	25	25	23	38	26	22	22	18	18	42	42	42	40	40	41	41
Perth and Kinross	94	98	132	149	139	106	111	109	114	96	88	78	40	51	49	50
Renfrewshire	347	259	421	413	400	428	989	1,007	1,025	976	959	950	940	962	965	956
Scottish Borders	76	90	87	79	79	69	69	65	65	59	55	108	89	100	88	84
Shetland Islands	-	-	-	-	-	-	2	2	2	2	9	9	9	9	9	9
South Ayrshire	111	133	152	152	164	156	152	144	144	135	135	123	114	87	96	97
South Lanarkshire	747	684	662	689	702	686	651	635	604	571	538	523	524	510	504	476
Stirling	173	173	161	219	210	200	203	210	203	188	182	166	164	176	177	175
West Dunbartonshire	214	230	243	230	225	216	224	222	220	229	241	223	219	221	212	194
West Lothian	1,100	1,100	1,100	809	809	496	573	556	560	654	657	632	617	618	477	478
Scotland	12,933	12,296	12,037	11,432	11,044	10,411	11,053	10,847	10,661	10,528	11,282	11,379	11,333	11,530	11,372	11,391

- Figures may not sum due to rounding.
- See [Annex D](#) for details of council participation in different years.
- Care should be taken when comparing this data to that published for the years 2012-2018 in the main part of this bulletin. The data above has not been amended to take account of all land removed for definitional reasons or other previous reporting errors.
- From 2011 Loch Lomond and the Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and the Trossachs National Park from 2011. Prior to 2011, these sites were classified within the relevant local authority boundary.

A.6 Land area eligible

Local authorities are asked to note all derelict land for the survey but are asked to limit the recording of vacant land to land located within any settlement as defined by the local authority in the latest council approved local plan. Consequently, the actual land area surveyed for vacant land is often considerably smaller than the total land area of each local authority, especially in more rural areas.

A.7 Coverage of Settlements

Local authorities were asked to survey for vacant land within all settlements defined in their latest council approved local plans. However, due to resource constraints some local authorities (particularly those covering large rural areas), were unable to do a full survey of every settlement for vacant land. All returned surveys covered every settlement within the planning authority boundary with a population of 2,000 or more. To ensure consistency, the statistics presented on vacant land throughout this bulletin refer only to land located within settlements that have a population of at least 2,000 (according to the local plan). Some local authorities also undertook either a full or partial survey for vacant land in settlements of under 2,000 in population - these are reported separately from the rest of the bulletin in Annex Table 2.

It is estimated that approximately 16,872 hectares of land within settlements of under 2,000 in population were surveyed for vacant land in Scotland during 2018. From this area, local authorities reported a total of 319 hectares of vacant land across 92 sites. Aberdeenshire had the highest amount of reported vacant or derelict land within settlements of under 2,000 in population, with 176 hectares across 8 sites – this includes a large site at the former Edzell air base (170 hectares).

Of the 90 sites (331 hectares) of vacant land in settlements of under 2,000 in population reported in the previous survey (2017), 8 sites (10 hectares) were either fully or partially brought back into productive use.

Annex Table 2 - Vacant Land within settlements of under 2,000 in population, 2018¹

Local Authority	Area (ha)	No. of Sites
Aberdeenshire	176	8
Angus	27	2
Clackmannanshire	*	1
East Ayrshire	18	9
East Dunbartonshire	2	1
City of Edinburgh	11	6
Falkirk	8	5
Fife	5	6
Highland ²	18	7
Loch Lomond and the Trossachs National Park	1	1
Moray	1	1
North Ayrshire	16	18
North Lanarkshire	10	5
Perth and Kinross	2	3
Scottish Borders	6	4
South Ayrshire	1	4
South Lanarkshire	7	9
West Lothian	10	2
All	319	92

1. Figures may not sum due to rounding.

2. Highland has not updated their survey since 2015 so their 2018 figures have been carried over from 2015.

A.8 Estimate of the proportion of local authority population living within a defined distance of a Derelict Site

Tables 9 and 10 in the publication show estimates by local authority of the percentage of their population living within various distances of derelict land. For Table 9 a circular buffer zone based on the area of each derelict site was drawn around the grid co-ordinate points supplied for that site. This gives an estimated boundary for each site therefore data should be treated with care as actual site boundaries are not being used. Table 10 used the same estimated site boundaries and also estimated the proportion of local authority population living in close proximity to land that has been derelict prior to 1991 or 2001. In addition to derelict sites which were identified as being derelict prior to 1991 or 2001 the analysis also included sites where the length of time derelict is unknown but where the first site inspection occurred prior to 1991 or 2001.

To measure the proportion of each local authority population that lives within a certain distance of derelict land, a national data set was constructed that estimated the population of each property identified as likely to be residential in the latest National Records of Scotland (NRS) Address Register. Average household size figures were calculated by dividing NRS census (2011) population by census household counts at the Census Output Area (COA) level. All records in the Address Register that were identified as likely to be residential were assigned an estimated household size figure based on the average household size of the COA they fall within.

To ensure consistency with previously published population estimates, the latest available small-area estimates of population by NRS were used as a control factor on the calculated household size figures. For each property in the Address Register based dataset, the distance to the nearest estimated derelict site boundary was calculated, to highlight those properties within the defined distance of derelict land. Those properties' estimated populations were then aggregated up by data zone to give a proportion of each data zone's population (and hence each local authority's population) estimated to live within the defined distance of derelict land.

Overall it is estimated that 29.1% of the population of Scotland live within 500 metres of a derelict site in 2018. The data published in Tables 9 and 10 on proximity will also be available at data zone level on the Scottish Government Statistics website at <http://statistics.gov.scot/>. The website will be updated with these results following the publication of this bulletin.

A.9 Deprivation Areas using Scottish Index of Multiple Deprivation (SIMD 2016)

Table 11 shows the amount of derelict and urban vacant land located within Scotland's 15% most deprived data zones. Those data zones are identified using the 2016 Scottish Index of Multiple Deprivation (SIMD). The SIMD 2016 identifies small area concentrations of multiple deprivation across all of Scotland. It contains 38 indicators in seven domains: Current Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Housing and Crime. Sites in the SVDLS are identified as being located within Scotland's most deprived areas if their grid co-ordinate point (i.e. the centre of the site)

falls within a 15% most deprived data zone. Care should be taken with this data as there are instances of sites crossing data zone boundaries, hence part of the site may be in a 15% most deprived data zone, whilst the other part could be outwith. Further information on the SIMD 2016 project can be found on the Scottish Government's web page at: <http://www.scotland.gov.uk/Topics/Statistics/SIMD/Overview>.

A.10 Land surveyed by Highland Council

Due to the large area of land covered by Highland council, a partial survey was carried out in each year between 2002 and 2005 (inclusive). Only derelict and urban vacant sites within settlements containing a population of 2,000 or over and derelict sites within the Inner Moray Firth area were surveyed. In 2006, the (then) Scottish Executive let a contract to consultants to survey derelict sites in outlying parts of Highland council area. This was the first time since 1993 that derelict sites were surveyed in the outlying areas of Highland council. Overall it meant that a complete survey was carried out in Highland during 2006 (in terms of what was presented in the main part of the 2006 bulletin on derelict and urban vacant land). Highland council surveyed all settlements of over 2,000 in population for derelict and urban vacant land and the Inner Moray Firth area for derelict land, the consultants surveyed the remaining outer rural areas for derelict land. In 2007 the previous practice was resumed with Highland council surveying for land within settlements containing a population of 2,000 or over and derelict sites within the Inner Moray Firth area. The 2006 results of the consultants' work in most of the outer rural parts of Highland council were brought forward as the best possible estimate up to 2012. In 2013 Highland council submitted a survey based on visits made in preparation for the Inner Moray Firth Local Development Plan along with visits and knowledge from both Planning and Development and Housing and Property Services staff. Highland Council last updated their survey in 2015.

A.11 Land surveyed by Loch Lomond and the Trossachs National Park Authority

From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

Annex B – Derelict Land by Local Authority Area

Annex Table 3 - Derelict Land as a percentage of total area by local authority, 2018

Local Authority	Total Derelict Land (ha)	Total Area (ha) ²	% of Local Authority Derelict
Aberdeen City	13	20,563	0.1
Aberdeenshire	43	633,822	0.0
Angus	229	220,321	0.1
Argyll and Bute ³	38	716,379	0.0
Clackmannanshire	46	16,391	0.3
Dumfries and Galloway	301	667,605	0.0
Dundee City	17	6,222	0.3
East Ayrshire	1,736	127,034	1.4
East Dunbartonshire	43	17,449	0.2
East Lothian	78	70,094	0.1
East Renfrewshire	34	17,425	0.2
City of Edinburgh	88	27,300	0.3
Falkirk	208	31,493	0.7
Fife	598	137,392	0.4
Glasgow City	580	17,645	3.3
Highland ⁵	1,276	2,647,292	0.0
Inverclyde	83	17,363	0.5
Loch Lomond and the Trossachs National Park ^{3,4}	6	186,340	0.0
Midlothian	107	35,527	0.3
Moray	7	225,709	0.0
Na h-Eileanan Siar	*	326,847	0.0
North Ayrshire	1,098	90,390	1.2
North Lanarkshire	1,189	47,222	2.5
Orkney Islands	32	108,621	0.0
Perth and Kinross ³	17	541,894	0.0
Renfrewshire	160	26,924	0.6
Scottish Borders	45	474,268	0.0
Shetland Islands	6	165,662	0.0
South Ayrshire	96	123,471	0.1
South Lanarkshire	296	177,402	0.2
Stirling ³	117	225,481	0.1
West Dunbartonshire ³	152	18,278	0.8
West Lothian	304	43,159	0.7
Scotland⁴	9,044	8,208,987	0.1

1. Figures may not sum due to rounding.

2. Land areas were derived from the latest local authority boundaries produced by Ordnance Survey. Figures may not add exactly because of rounding. Source: <https://www.ordnancesurvey.co.uk/business-and-government/products/boundaryline.html>.

3. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.

4. Although the land area for Loch Lomond and The Trossachs National Park is separately identified it is also included within the land area for the relevant local authorities that overlap the park. Therefore the total land area for Scotland does not include this separately identified land area for Loch Lomond and The Trossachs National Park.

5. Data for Highland is carried over from 2015.

Annex C – Sites removed for definitional reasons

Annex Table 4 - Sites removed for definitional reasons as they do not meet the requirements to be classed as derelict or urban vacant¹.

Local Authority	Derelict Land		Urban Vacant Land		Total Derelict and Urban Vacant Land	
	Area (ha)	No. of Sites	Area (ha)	No. of Sites	Area (ha)	No. of Sites
East Ayrshire	-	-	*	1	*	1
City of Edinburgh	*	1	*	1	*	2
Glasgow City	-	-	*	1	*	1
Inverclyde	-	-	4	3	4	3
Loch Lomond and the Trossachs National Park	18	5	1	2	19	7
Na h-Eileanan Siar	1	1	*	1	1	2
North Ayrshire	-	-	2	2	2	2
Orkney Islands	7	3	-	-	7	3
Perth and Kinross	1	1	-	-	1	1
Scottish Borders	-	-	*	1	*	1
South Lanarkshire	1	2	1	3	2	5
Stirling	-	-	*	1	*	1
All	28	13	8	16	36	29

1. Figures may not sum due to rounding

Annex D – Planning Authority participation

Not all local authorities participate in the survey every year:

- Comparisons between years must be made with care and only for individual local authorities where suitable data exist.
- Where a local authority has not provided data every year, the recorded change will be since the last survey, and will thus reflect several years' worth of change.

Annex Table 5 - Local Authorities NOT participating in the survey, 2000-2018⁴

Local Authority	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Aberdeen City			x																
Aberdeenshire					x				x										
Angus																			
Argyll and Bute ³				x	x														
Clackmannanshire																			
Dumfries and Galloway															x		x		
Dundee City	x																		
East Ayrshire									x										
East Dunbartonshire																			
East Lothian																	x		
East Renfrewshire																			
City of Edinburgh			x																
Na h-Eileanan Siar																			
Falkirk	x																		
Fife																			
Glasgow City																			
Highland	x	x	*1	*1	*1	*1		*1	*1	*1	*1	*1	x				x	x	x
Inverclyde																			
Loch Lomond and The Trossachs National Park ³	x	x	x	x	x	x	x	x	x	x	*2								
Midlothian																			
Moray		x		x					x										
North Ayrshire			x																
North Lanarkshire																			
Orkney Islands																			
Perth and Kinross ³																			
Renfrewshire																			
Scottish Borders	x			x	x	x													
Shetland Islands				x															
South Ayrshire					x		x												
South Lanarkshire																			
Stirling ³																			
West Dunbartonshire ³																			
West Lothian	x																x	x	

1. See Annex Section A.11 for further details of the survey in Highland.
2. In the 2010 SVDLS bulletin (Annex E) summary figures were published for Loch Lomond and The Trossachs National Park.
3. From 2011 Loch Lomond and The Trossachs National Park took responsibility for surveying vacant and derelict land within the park boundaries. These sites are no longer recorded in Argyll and Bute, Perth and Kinross, Stirling and West Dunbartonshire local authority boundaries, and are separately identifiable as Loch Lomond and The Trossachs National Park from 2011. Prior to 2011 these sites were classified within the relevant local authority boundary.
4. Details of participation for years 1996 to 1999 can be found in the 2017 bulletin.

A National Statistics publication for Scotland

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Designation can be interpreted to mean that the statistics: meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.

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How to access background or source data

The data collected for this statistical bulletin

☒ are available in more detail on the Planning Statistics webpages at <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/Publications> and on the Scottish Government statistics webpages at <http://statistics.gov.scot/>

☒ may be made available on request, subject to consideration of legal and ethical factors. Please contact planstats@gov.scot for further information.

☐ cannot be made available by Scottish Government for further analysis as Scottish Government is not the data controller.

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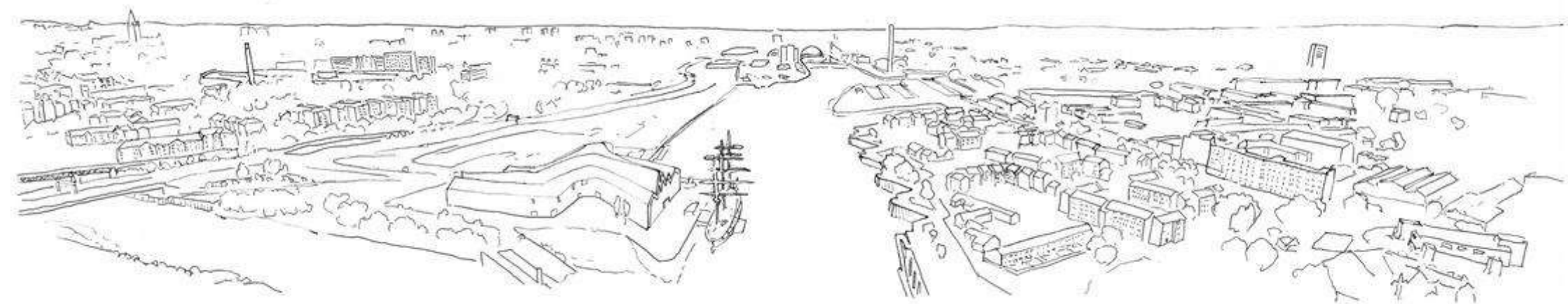
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RIVER CLYDE 2050

STRATEGIC DEVELOPMENT FRAMEWORK

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RIVER CLYDE SDF | EXECUTIVE SUMMARY

RIVER CLYDE 2050—A SUSTAINABLE, CONNECTED, GREEN RIVER AND VIBRANT RIVER

The SDF provides a clear route map towards the 'River Clyde 2050', where the successful regeneration of the River supports a critical mass of people and activity helping it to function as a unified entity, supporting a variety of economic, environmental and social uses and be recognised as the most important and vibrant part of the urban green and blue networks in the City Region.

The framework identifies that a systematic approach is required to support the holistic delivery of the overall vision for the River. This includes a combination of the City Development Plan objectives of a Sustainable, Connected, Green River and Vibrant Place and a range of specific Placemaking Strategies which have been identified for areas of differing spatial character, defined as 'River Rooms'.

This route map towards a multifunctional Clyde also identifies the critical need to continue to understand the challenges and opportunities to the River including the impact of current and future climate change. The framework identifies the need to make significant and bold interventions to help adapt and alleviate from this risk and unlock the areas potential as a liveable, multifunctional, connected and attractive network of places within the City.

The SDF identifies that in order to facilitate, direct and steward this scale of coordinated placemaking, the assembly of a multi-agency governance group will be critical.

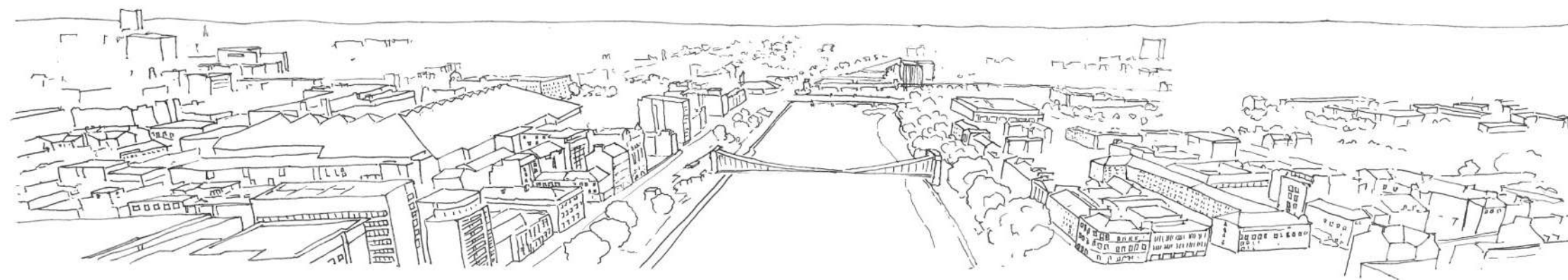


A MULTIFUNCTIONAL WATERFRONT FOR A VIBRANT LIVEABLE CITY

Waterfront regeneration is distinctly different from other types of major urban renewal. The attractive qualities of water next to land, the distinct townscapes, the linear form, the rich heritage, and the ability to activate the water, provides a strong framework for successful placemaking. Over the last several decades, the transformation of disused wharves and declining central business district into to a connected network of vibrant spaces and places, often through pioneering creative and entrepreneurial endeavours, has been simulated by many cities worldwide. Yet, now in the 21st Century, with increasing global pressures such as climate change, urbanisation and globalisation, the stakes are much higher for the future planning, form and function of urban waterways to significantly contribute to the liveability, resilience, attractiveness and prosperity of the City and City Region.

Glasgow's major waterfront consists of the River Clyde, which bisects the City. It forms part of a wider network of Glasgow's urban waterways which includes the River Kelvin, the Forth and Clyde Canal and the River White Cart. Over the last two centuries, the Clyde Corridor has under gone a dramatic transformation in both its design and function. Once at the centre of the City's industrial activities, the river now accommodates a mix of industrial, commercial, leisure and residential uses, reflecting Glasgow's diverse urban characters and economies.

Large investment has been made in key areas of the River. This includes the creation of a series of world class destinations for cultural, leisure and education, the likes of which attract millions of visitors annually. In addition, new and improved housing developments such as Laurieston, Govan and Glasgow Harbour have developed. New employment hubs have emerged, growing the city's life sciences and medical sectors and investing in the



INTRODUCTION | RIVER CLYDE

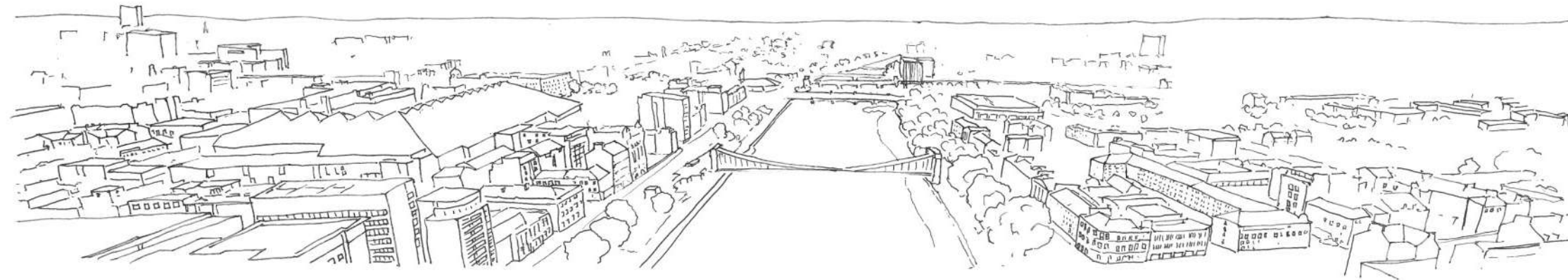
international financial services and media districts, close to the River.

Conversely against this backdrop, many areas of the River, including the water space itself, have been significantly under-performing and currently unable to unlock the full potential that the Clyde presents. The collection of destinations on the river are relatively disconnected from one another and as such the corridor has not yet delivered high quality placemaking on a landscape scale.

INDUSTRIAL LEGACY

Of course, Glasgow owes much of its significance to the River. The Clyde formed the front face to the City for inward and outward migration. This city gateway enabled the rapid growth of the region throughout the 19th and 20th centuries, as firstly a conduit for trade with the Americas and subsequently, as a major industrial centre. Clydeside gained a reputation for being the best location for shipbuilding in the British Empire, and grew to become the world's

pre-eminent shipbuilding centre. However by the late 20th Century the industry collapsed even more rapidly than it had grown. Presently, only two major shipyards and one dock remains in operation on the Upper Clyde. Simultaneously, the containerisation of the shipping industry and the rise of air travel resulted in the closure of Glasgow's inner city docks. As a consequence of the industrial recession the riverside areas fell into decline and the effects of the collapse of heavy industry are still visible today, with a complexity of post-industrial related issues still significantly affecting the Clyde Corridor and its residents. Therefore the scale, pace and culture required to build on past successes and fully transition the Clyde Corridor into a destination of international note requires a new phase of coordinated strategic planning and regeneration to deliver a landscape of well-designed, multifunctional, vibrant and connected places providing opportunities for all.



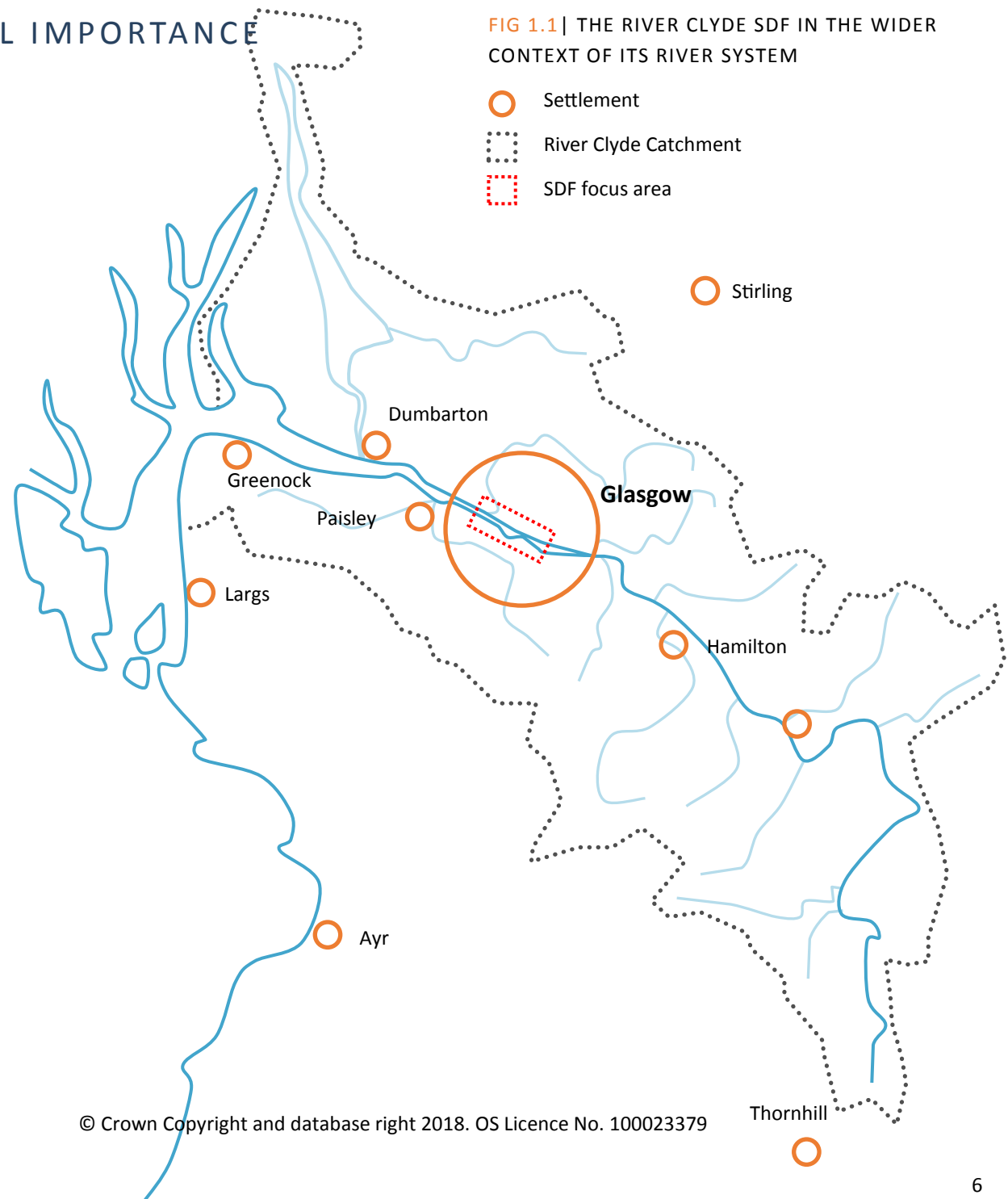
INTRODUCTION | A RIVER OF NATIONAL IMPORTANCE

RIVER CLYDE REGIONAL REGENERATION

Taking full advantage of the current set of drivers, opportunities, mechanisms and investment programmes focused on the River Corridor, the next phase of the River Clyde's regeneration will fundamentally play a key role in the trajectory towards a compact and liveable city and a thriving metropolitan economy and environment. The levels of ambition, opportunity and cross sectoral and authority coordination required directly positions the regeneration efforts on the River Clyde at a scale of many other major Western European renewal programmes and as such undoubtedly sets it within Scottish national planning priority importance.

This Strategic Development Framework sets out the key elements required for the new phase of transformation of the River Clyde. In order to facilitate, direct and steward this scale of coordinated placemaking, the assembly of a multi-agency governance group will be necessary.

FIG 1.1 | THE RIVER CLYDE SDF IN THE WIDER CONTEXT OF ITS RIVER SYSTEM



INTRODUCTION | FOCUS AND WIDER OPPORTUNITY

The primary focus of the River Clyde Strategic Development Framework, is the former industrial Upper Harbour area. This area possesses the critical locality and greatest opportunity to harness the qualities of the River's existing assets, guide the current focus of river development and grow and connect together the future qualities of the corridor, including the function of the river.

The future evolution and development of this area is entwined with the future impacts of climate change on the River and the City, primarily the risk of increased flooding. **A continued understanding of the predications of intensifying flood levels is needed, alongside the requirement to take significant action at a City and regional level to safeguard and adapt the Clyde to ensure long-term urban resilience, liveability and prosperity at a national scale.**

The River Strategic Development Framework also has a wider strategic context. It has a direct interconnection with the adjacent City Centre; and Govan & Partick, forming a mutually reinforcing framework of strategic spatial guidance in this core section of the city, see Fig.1.2.

In addition, the Clyde and its adjoining urban waterways of the River Kelvin, connecting in to the Forth and Clyde Canal, present a unique opportunity to consider a city-scale high quality green, blue and movement network through the inner urban area. Fig 1.2 on page 8 shows the unique opportunity that North and South green and blue active travel 'loops' present to link and enable

connectivity between parks, neighbourhoods, places of work, major hospitals, learning hubs and attractions. This can be used as a strategic driver to help unlock the band of vacant and derelict land which has surrounded much of the City Centre, due to deindustrialisation and depopulation of the inner urban areas. For this reason, the relationship between the River Strategic Development Framework, and the Govan / Patrick, Glasgow North, and the Inner East Strategic Development Frameworks, has a common importance. In addition, the physical and conceptual link between the city centre and the river as a key gateway is highly important.

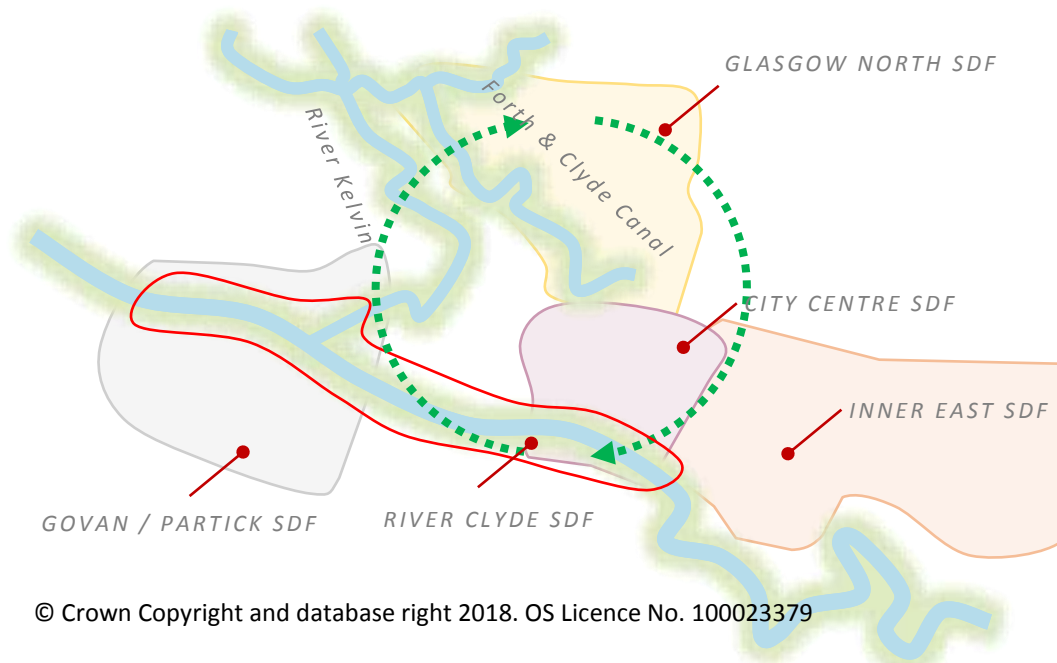
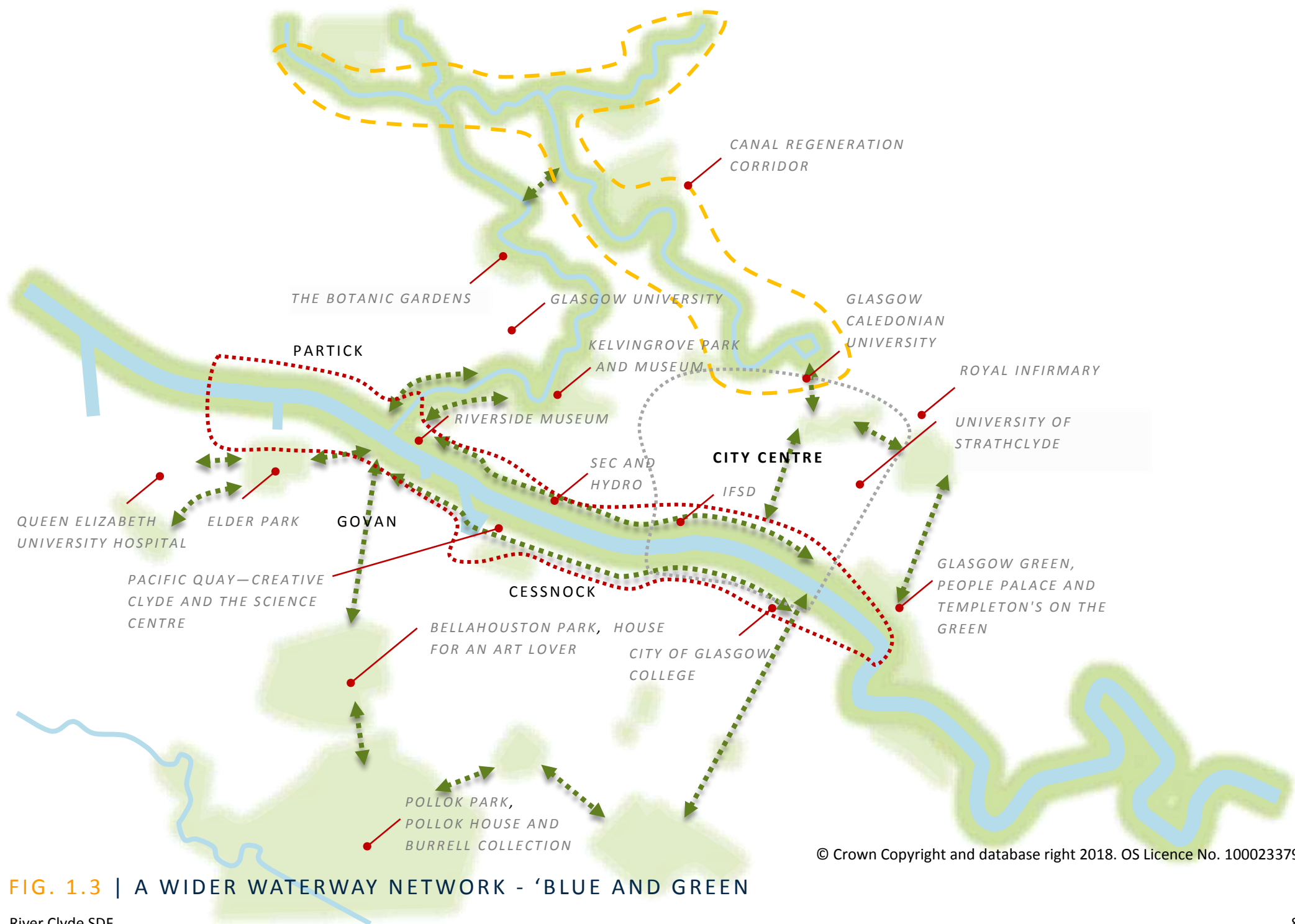


FIG. 1.2 | The relationship between Glasgow's inner city SDFs and delivering a connected green and blue loop.



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FIG. 1.3 | A WIDER WATERWAY NETWORK - 'BLUE AND GREEN'

INTRODUCTION | EMERGING PRIORITIES

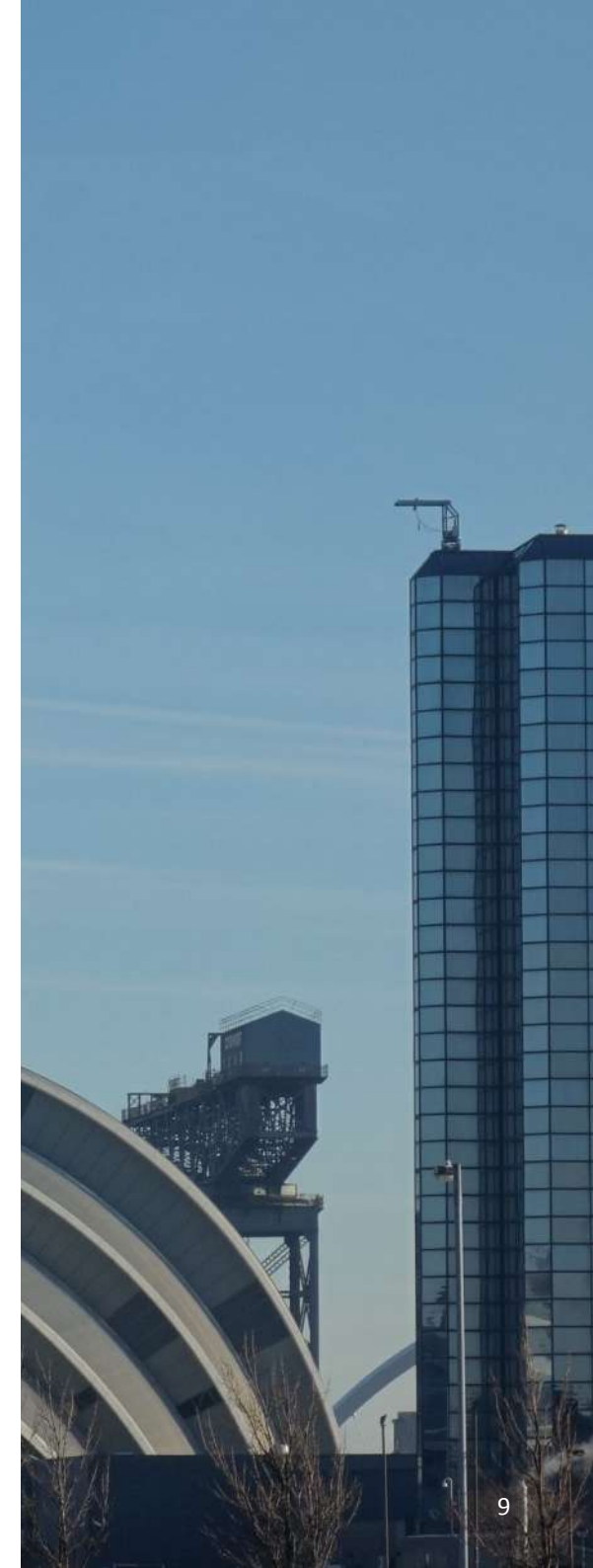
In preparation for the development of the River Strategic Development Framework, a [Strategic Approach Document to the River](#), a [River Area Character Appraisal](#) and a series of river engagement activities were undertaken. This groundwork has helped to identify a number of key themes as priorities for this strategic spatial guidance to focus on. These include:

- a. Creating and growing the **activation** of the water and **vibrancy** of the River Corridor at different locations, scales and timeframes.
- b. Repairing and creating strong movement **connections and access** to, along and on to the river;
- c. Enhancing and reinforcing the distinctive **character of the River Corridor** and its role through a framework of landscape, cultural heritage, play, art, landmarks, lighting and smart technology initiatives;
- d. Repairing the **urban and landscape fabric** along the River Corridor to help unlock the economic, environmental and social potential of the City Centre and riverside neighbourhoods’.
- e. Enhancing, growing, and safeguarding the **biodiversity value and environmental quality** of River Corridor, including the water environment.

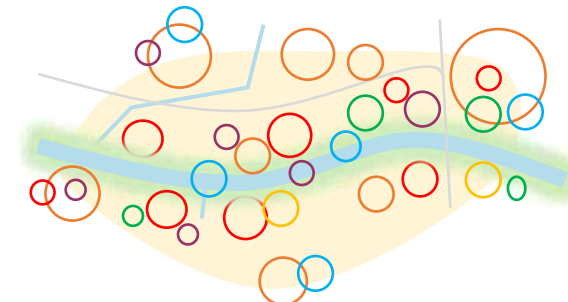
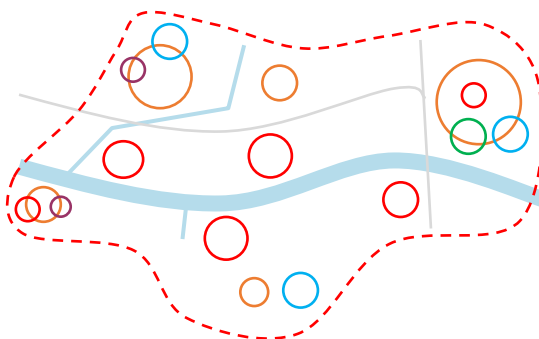
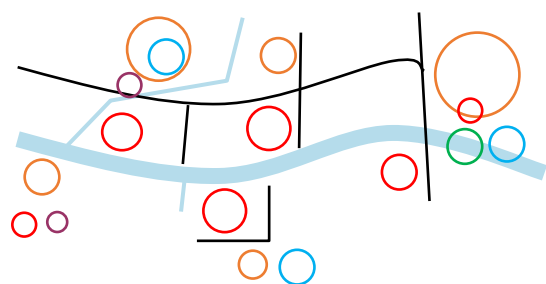
Key Cross-cutting Issues

In addition, there are a number of global, national and local issues which will have a critical impact on achievement of these focuses and will require prominent and careful consideration. These include:

- Climate change, flood and surface water management ,and tidal range.
- Deterioration of the quayside fabric;
- Fragmented land ownership;
- Limited multi-agency river governance.



INTRODUCTION | SPATIALLY LED TRANSITION



2018: As Existing: a River with a Fragmented Spatial Economic, Environmental and Social Condition.

The Clyde Corridor presents a number of areas of differing character, identified as 'river rooms'. There are clusters of; skilled employment locations; leisure & cultural attractions; commercial centres; and residential areas. The riverside quarters that have a good mix of functions have been observed to have a strong vibrant character.

However, there are a number of quarters which are highly specialised and/or underpopulated, failing to provide a real mix of uses that deliver a multifunctional waterfront. Whilst large scale dereliction and dislocation is a significant detractor.

The overall effect is a fragmented conceptual and physical landscape which prevents the River Corridor from functioning as an coherent city spine and a landscape of attractive, vibrant, green, liveable places.

SDF Implementation: Define and Enhance Spatial Clustering and the Removal of Barriers to Economic, Environmental, Social Cohesion and Agglomeration.

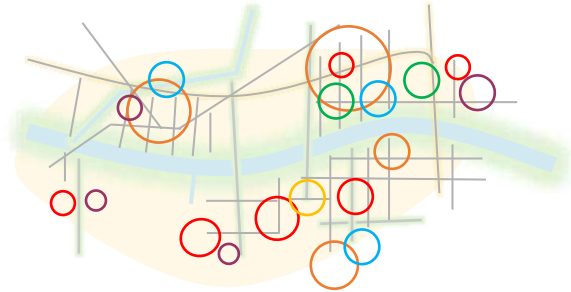
The River Clyde Corridor is a central area of a large metropolitan area. The area's potential to develop as; a major focal point for social activity; the engine of economic activity in the West of Scotland; and a high quality green corridor, is underpinned by a need to restructure the spatial and cultural approach to its development. Restructuring will be the necessary foundation for altering the defined inequality in the area and ensure strategic interventions to aid climate adaption are advanced.

Overall this can be achieved by creating a connected network of places which enable a critical density of people, nature, activities and connections to occur whilst adopting a creative and adaptive culture of governance to the river, focused on a landscape scale.

2050 : Agglomeration established - the Clyde Corridor achieves a critical mass of people and activity to enable it to function as a unified entity, supporting a variety of economic, environmental and social uses.

The River Corridor is a fully functioning, connected attractive and liveable place at the heart of the city region. River spaces and water are activated throughout the day and night and exhibit a vibrant mix of people, uses and experiences for all ages. The green and blue network of the River has been enhanced for the benefit of people and wildlife and supporting a thriving economy and climate resilience. The former industrial land is repurposed with a mixed grain density of people, employment opportunities and activities. Whilst the Clyde itself has become a designed landscape for playing, living, working and undertaking leisure and recreation. The River Corridor has become an economic value creating entity. The agglomeration potentialities are facilitated by good urban form and social relation and a strong culture of River governance.

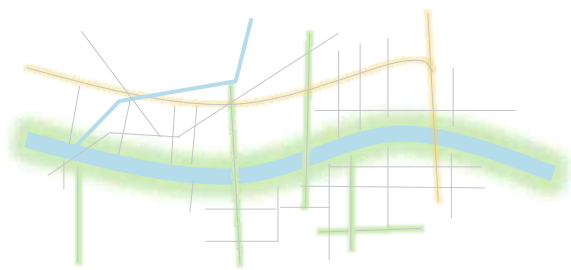
INTRODUCTION | A SYSTEMATIC APPROACH TO DELIVERY OF PLACE



A SUSTAINABLE AND VIBRANT PLACE

For the River Corridor to develop as a successful agglomeration, becoming a vibrant economic engine and a socially connecting place, its growth needs to be sustainable, therefore both of the aforementioned parts of the thematic framework are interlinked. Placemaking approaches to deliver these thematic aims include:

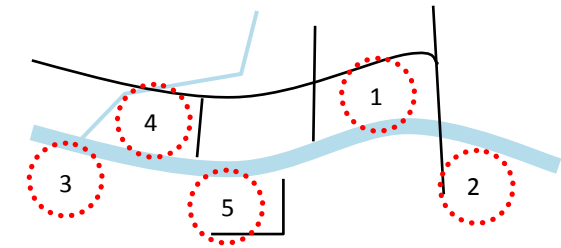
- To **densify and repopulate** sparsely populated and struggling single use areas through a holistic and considered approach supporting a vibrant landscape of fine grain activation.
- The **reinvention** of poor quality urban environments, mono-use districts and stalled places.
- The **activation** and **reactivation** of waterfront spaces, streets and water space itself.
- There are a number of successful neighbourhoods whose character and vitality the SDF will aim to **refine and enhance**.



A CONNECTED AND GREEN PLACE

Primarily, the main barriers to spatial agglomeration in the River Corridor are severance and dislocation of people, places and natural habitats. Therefore key strategic enhancements to spatial infrastructural frameworks are required, comprising placemaking approaches that are concerned with creating a connected and green place are as follows:

- The urban **repair** of fragmented and disjointed urban areas and the **reconfiguration** of former industrial areas.
- **Reconnecting** and creating **new connections** between the riverside, communities and places of work.
- **Reconnecting, enhancing and creating new** green capital (including natural and semi-natural habitats) and landscape features, ensuring a cohesive network of diverse multifunctional spaces that benefit biodiversity and the health & wellbeing of the population.



PLACE STRATEGIES

For the Clyde Corridor to function as a liveable, and comfortable place, a number differing approaches to placemaking have been identified to address the spatial conditions observed in the varied character environments found along it.

The place strategies for each of the river rooms aligns with the key principles outlined within SG1 Placemaking

These encompass a number of quality of place considerations such as; urban design, urban form; landscape and public space; amenity; diversification and activation; and connectivity

A SUSTAINABLE RIVER | CLIMATE RESPONSIVE RIVER DESIGN

As set out within the SDF, one of the most critical considerations within any development on the River will be climate resilience and adaption, in particular responding to increased risk of flooding, surface water management and rising sea levels. Whilst the City Development Plan provides comprehensive guidance on how to achieve high quality placemaking (set out within [CDP 1](#) and [SG 1](#)) the balance of achieving both a vibrant and enlivened River while ensuring developments are climate and place responsive, will require careful design consideration.

City Region Level: The [Metropolitan Glasgow Sustainable Drainage Partnership](#) (MGDSP), founded in 2002, is a cross boundary multi-agency partnership formed to “transform how the city thinks about and manages rainfall to end uncontrolled flooding and improve water quality.” The MGSDP has set out a number of guiding principles, which has influenced the philosophy set out in this SDF. These include:

- *The enhancement of our urban biodiversity and landscape*
- *Reconnection to our waterways*
- *Design for the severity of the rain*
- *Presumption that water will be kept on the surface*
- *Creation of integrated blue green networks*
- *Integrated urban master planning and design*
- *Sustainable and affordable drainage solutions*
- *Climate-change ready.*

Masterplan Level: A culture change is required in how development is delivered and the way assets like roads, carparks and public space are viewed, to utilise integrated landscape solutions to address climatic adaptation, biodiversity enhancement and place improvement measures. Therefore, it is expected that surface water management and innovative, sustainable, multifunctional landscape design solutions will be a central and integrated part of future masterplans and urban design proposals along the River Corridor.

Site Level: Ensuring the River is the primary ‘front door’ to any riverside development remains a key design parameter of the SDF. However as it is acknowledged that the additional flood protection measures will be required between the buildings and river side. To address this, the SDF invites inventive interventions to be incorporated in to the development to avoid the creation of passive edges or areas. This could involve feature landscaping, playful façade treatments, or the use of art, lighting or technology to enlivening the riverside and create a positive connection between the landscape and built environment of the River Corridor.

This section should be read in conjunction with [SG 8: Water Environment](#).

A SUSTAINABLE RIVER | PLAN, IMPROVE AND PROMOTE



WHAT WE WANT TO ACHIEVE

The vibrancy and activation of the River Corridor is vital in transitioning towards a more liveable city. One of the key components in growing vibrancy is supporting the **densification of people living and working** within the corridor. It is important that a population density that supports and sustains a mix of activity over a 24 hour period, is achieved.

The development of the River Corridor will have to demonstrate a measured and holistic approach, which balances; quality public and private amenity space; local facilities; and natural and semi-natural habitat enhancements.

WHERE WE ARE NOW

There are many vibrant mixed use areas along the River Corridor such as Partick, Finnieston and the Merchant City. These are observed to be a density of dwellings above 80 dwellings per hectare as a minimum. They also offer a range of tenure options and sizes of dwellings.

However, currently there are areas suffering from an underutilised or single-use riverside, whilst the deteriorating condition of quay walls has resulted in dislocation. This has caused the physical and conceptual fragmentation of the River Corridor's form.

HOW WE ARE GOING TO GET THERE

For the Clyde to function as a vibrant central city spine and rebalance the vast differences in population density across the River Corridor, well-designed mixed use residential development is encouraged within specific target areas. Riverside neighbourhoods should seek to achieve diversity with a range of housing options for all including families and aging populations, with good links to transport and community facilities. Areas around key transport hubs can support increased density levels.

The spatial phasing of this approach is very important to ensure that areas currently suffering from low levels of activate are targeted, therefore to prevent an exacerbation of the issue.

The consolidation, repair and re-imagination of the River's quay wall, is imperative in supporting this vision.

Immediate Priority | At the Mouth of The Kelvin

Key pivotal node between Govan, Partick Yorkhill and the West End.

Water Row subject to emerging masterplan. Includes provisions for

- private and social residential units,
- live work units,
- commercial floor space for small

to medium business

Meadowside Quay—subject to Glasgow Harbour masterplan and Planning Application for a mixed use development proposal

- Large floor retail
- High Rise Residential and Student Accommodation
- Cinema

Immediate Priority | Yorkhill Quay, SEC West.

This area links the major attractions of the Riverside Museum and SEC and should be developed out to help facilitate a joined up waterfront district.

It is envisioned that with support of improved physical linkages to integrate the area. The area could support a mid rise urban form with a target >80 dph. The area should also support a number of appropriate supporting uses and services such as local convenience, amenity space, hotels.

Critical Issues include; connectivity; flood protection; climate change adaption; design of developments including open space and river landscaping; The River's functioning floodplain.

Immediate Priority | Finnieston & Lancefield Quay / Anderston / Broomielaw

Its lack of urban form, density and activity hamper its role as a conduit between the SEC and the City Centre.

- Increase residential population (>100+ dph);
- manage evolution of area to support a mix of appropriate day and night time uses. Proximity to City Centre and SEC would make location ideal for Hotel and supporting uses.
- Urban design, Architecture, Climate Change Adaptation, Multifunctional Amenity and Open Space will be all absolutely critical given the pressures created by densification and the River's functional floodplain

FIG 2.0 | BRINGING PEOPLE TO THE RIVER

- Network of Centres—mixed use, vibrant, strong townscape
- Regional and National 'attractor' destination
- Urban areas lacking people, activity and vitality
- Area of Low Density Built Form
- Strategic Intensification Focus Area

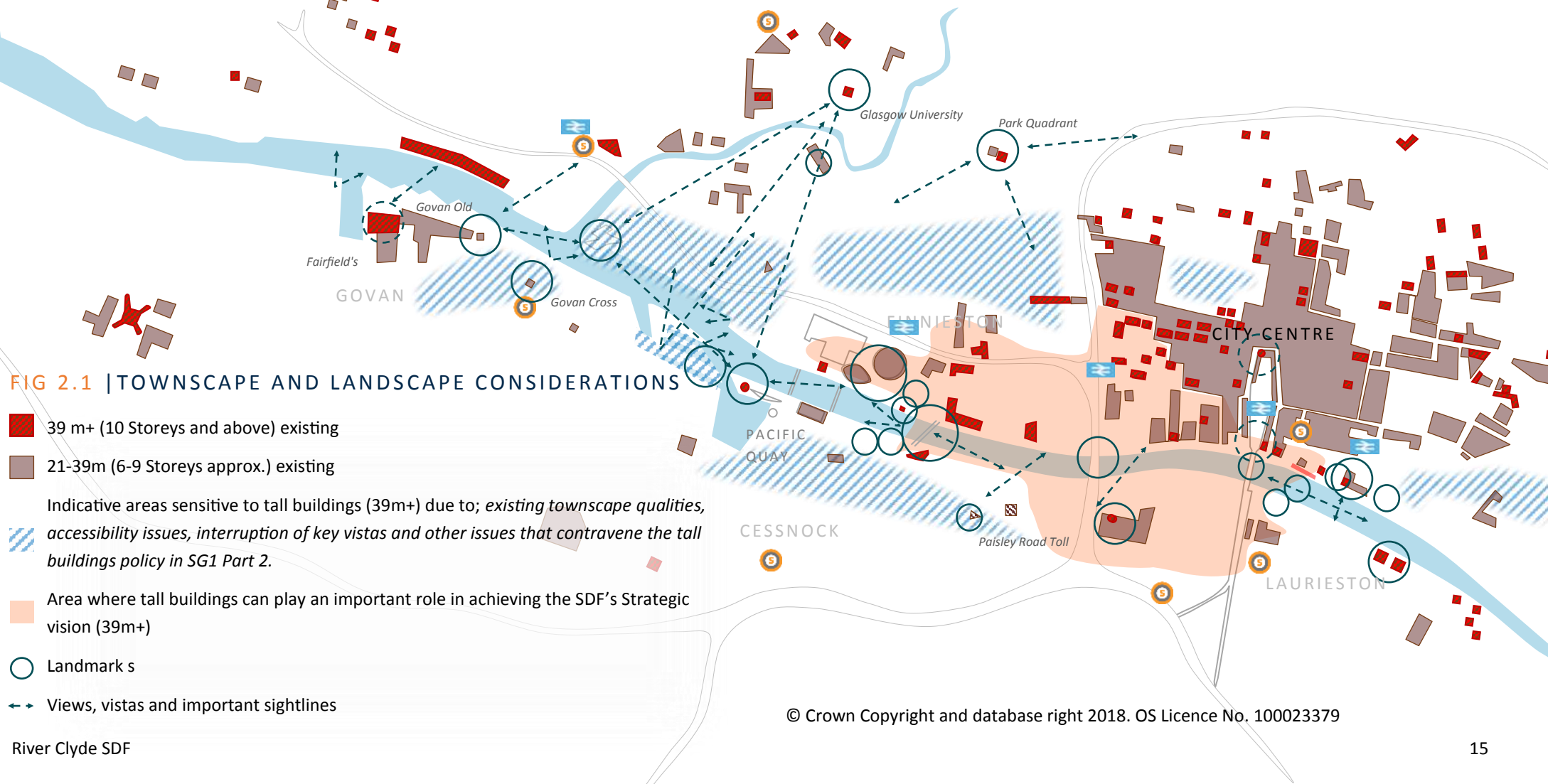
MEDIUM TERM PRIORITY | Pacific Quay

Currently one of the lowest populated neighbourhoods on the waterfront the area is designated as a Strategic Economic Investment Location in CDP. Diversification and densification of the area may put unacceptable pressure on the available land, and alternatives such as use of the water space in the Canting Basin could be explored to achieve a increased resident population in the area.

A SUSTAINABLE RIVER | RIVER TOWNSCAPE

Key Design Principles for Supporting Densification:

- Consistency of building heights is important;
- Main streets and the city centre zone, can accommodate taller buildings;
- Tall buildings have the ability to become River Corridor landmarks and their design should therefore be exemplar with the highest quality materials, green details and creative design.
- New tall buildings and their appropriate siting will have to be greatly considered in relation to both topographical factors and important vistas - tall buildings should not block key vistas or views towards landmarks.
- Microclimatic conditions should be taken to account, buildings should provide shelter to quayside/public spaces and mitigate against the wind tunnel affects.



A SUSTAINABLE RIVER | WATER SPACE ACTIVATION

To transition the River Corridor into a multifunctional and vibrant landscape, the activation of the River itself is very important. There are currently a number of barriers to the safe, successful and sustainable use of the Clyde as a publicly accessible water space.

The Clyde's significant tidal range has a vast impact on the type of access, activity and interaction people have with the water and on the water. Greater activation and civic engagement with the water should be a key consideration in the imaginative redesign of quay walls to provide easier and safer access points. In addition, water activation and interaction should be a core factor in the analysis and decisions over potential future climate adaption measures and/or the tidal reach of the Clyde.

To unlock the full potential of the River for people, as well as ensure it becomes climate ready, the future of quay wall designs, the tidal reach and climate change impacts should be a key priority for the SDF 2050 vision. However in the short-medium term, opportunities such as creating an active water space at the Canting Basin could help test ideas and develop a supply and demand for greater water based activities.

Therefore future developments should include measures that enable increased activation of the water safely. This may include both big and small infrastructure requirements for example:

- access infrastructure, e.g. slipways, pontoons, stairs etc.;
- facilities, such as changing rooms showers etc.;

In addition, key consideration such as managing water quality aspects and the interaction between land and water adjacent developments is critical.

A range of water based events and festivals which help facilities and promote use of the river is encouraged.

Semi Permanent Floating Structures / Floating Architecture:

In areas such as Pacific Quay, pressure on land for economic commercial development may result in the water space itself becoming viable for supporting finer grain of ancillary uses to support a more vibrant populated neighbourhood in the Canting Basin or the Graving Docks.

Provided the design solution is safe and of an exceptionally high quality, the following uses may be deemed appropriate and will support and enhance the vibrancy of riverside districts:

- Hotels
- Cafes and Restaurants;
- Studios and Workspaces;
- Residential.



A SUSTAINABLE RIVER | RIVER PERFORMANCE, USE & CLIMATE READINESS

The current tidal range of the Clyde results in the water levels continually changing.

This creates a number of issues on the current performance of the river:

- Increased silting impeding water navigation and which requires regular dredging;
- Deterioration and instability of the quay walls due to tidal erosion;
- Significant visual disconnection with the water at lower tides;
- Quay walls staining, visible during lower tides and poor water quality;

- Vulnerability to increased flood risk.

The current navigation potential of the river is presently partly inhibited by the requirement for dredging in some areas. In addition, future climate change predictions will impact on the current function and form of the River. A suite of options will need to be explored to identify alterations which can:

- transition the Clyde in to a leisure river, providing opportunities for a range of uses aligned to a liveable, connected and multifunctional River.
- Improved interaction between the riverside and water space and contribute to the increased attractiveness of River Corridor;
- Contribute to improved climate resilience, water quality and use of the river.

Key Considerations: the future of the weir and the requirement for a new or relocated weir; the interim flood model and updated climate change predications; the capacity of the Clyde upstream; the capacity of waterways and connections flowing in to the Clyde; and, the need for a multi-agency and cross authority approach.

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FIG 2.2 | FUTURE USE OF THE WATER-SPACE

- The Clyde Arc Bridge is currently the limit for large vessels sailing upstream.
- Existing Weir & Current Tidal Reach

WORKING RIVER ACCESSIBLE BY LARGER COMMERCIAL AND LEISURE OCEAN GOING VESSELS

HUMAN SCALE RIVER ACTIVATION: SMALL PLEASURE CRAFT, WATER SPORTS AND GREATER PUBLIC INTERACTION AND ACTIVATION WITH THE WATER SPACE

A CONNECTED RIVER | CONNECTIVITY & ACCESS

WHAT WE WANT TO ACHIEVE

The River Corridor has the potential to be the most important movement spine within the city for both people and wildlife. Opportunities to improve movement along the quayside and across the river itself to nearby local centres and business locations by means of active travel and public transport should be maximised.

Development within the River Corridor should contribute to repairing and

creating seamless, joined up movement connections and access to, along and on to the river. Obstacles to movement should be removed, the creation of new barriers should be avoided or mitigated where possible and space dedicated to multifunctional uses, including movement, should be maximised.

A key aim of the City Development Plan is to reduce non-essential car journeys and the Clyde Corridor has a major role in achieving this vision for the city as a whole, it being both a linear connector and a physical barrier.

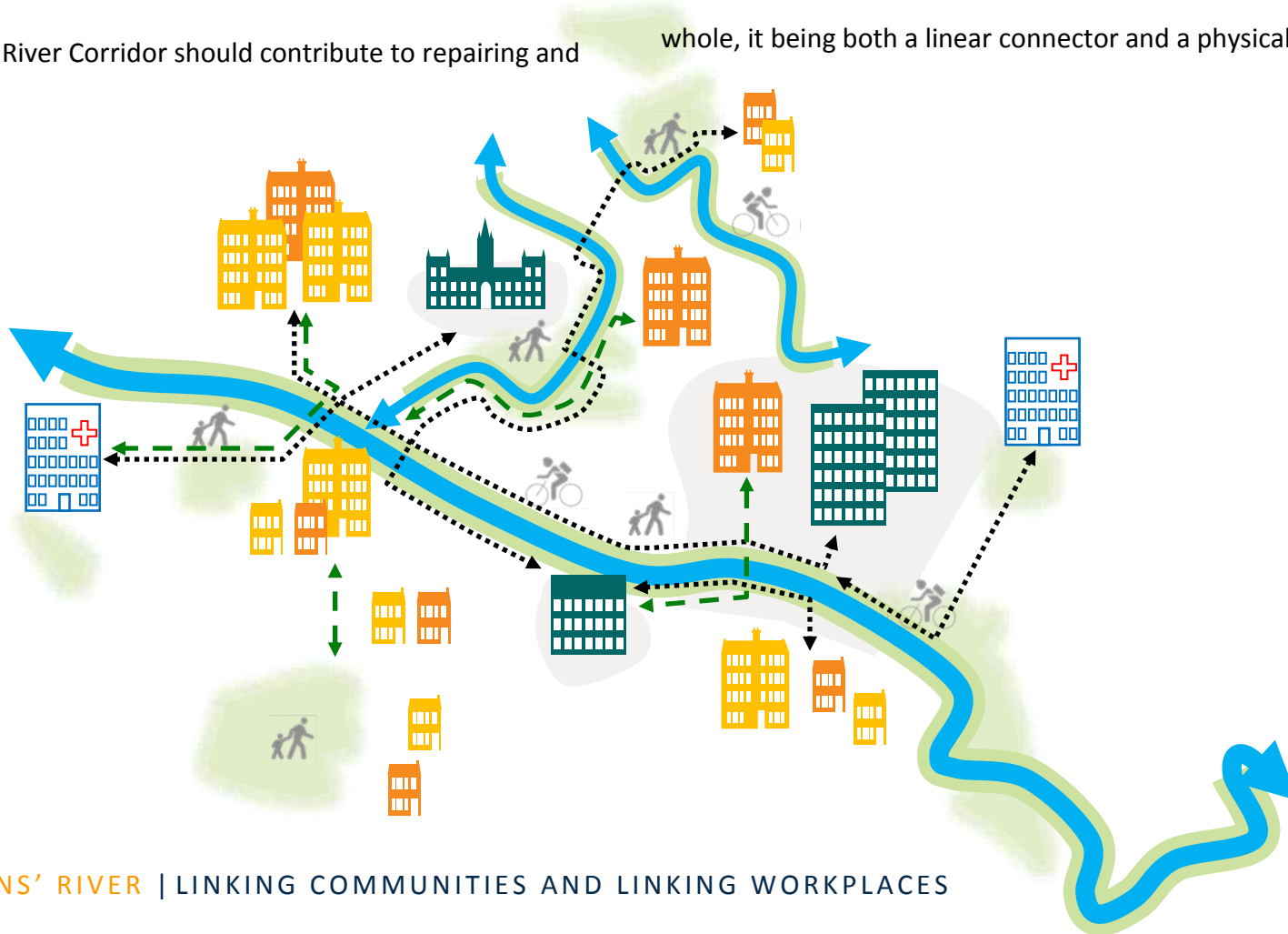


FIG 3.0 THE CITIZENS' RIVER | LINKING COMMUNITIES AND LINKING WORKPLACES

A CONNECTED RIVER | CONNECTIVITY & ACCESS

WHERE WE ARE NOW

The current severance and barriers to access, to, along, and across the River Corridor prevent it from enabling legible, easy and pleasant active travel and leisure links to the City Centre, riverside neighbourhoods and wider links - such as those within the corridors of connecting urban waterways.

HOW WE ARE GOING TO GET THERE

To realise a connected riverside, efforts should be made to repair, replace and enhance walking and cycling connections that have been lost through vehicular dominated design and riverside development creating movement 'pinch points' and severance, on both banks of the Clyde.

The SDF will require developments to successfully integrate with the active travel linkages and seek to expand linkages where there is severance. The SDF encourages the key focus of uniting the City Centre with the River through legible, connected and high quality

routes. In addition the SDF will support the use of innovative river edge treatments that do not solely address structural requirements but also;

- provide improved access to the water;
- improve connectivity along the riverside;
- create and improve the network of public multifunctional spaces;
- enhance existing and create landscape for biodiversity; and
- contribute to the quality and vibrancy of the river;
- support flood management measures.

The coordinated introduction of playful and enlivening components such as multifunctional green infrastructure, lighting, artwork, heritage interpretation, way finders and digital technology, which enhance connections as well as helping generate a stronger sense of place and contribute to the wider liveability of the city.

The overriding principle of designing for human centred movement and experience of place implies a dialogue-led design process which encourages quality of outcomes.



Integrated Connectivity Strategy

Aim: To create a human scale, liveable, permeable town/landscape that facilitates walking, cycling and other active pursuits.

The River Corridor is well served by frequent and fast public transport options. The SDF aims to maximise these resources by improving the pedestrian connections between these nodes and the riverfront.

Water Row, The Mouth of the Kelvin and Meadowsidge Quay.

This is a key pivot point which links Govan, Partick and the Riverside Museum as well as being a key node on the cognitive map of the river.

Future development of these sites which ensures three way pedestrian connectivity will be a major catalyst for the wider regeneration of the River Corridor and beyond.

⇒ New pedestrian links across the Clyde and the Kelvin.

Yorkhill Quay, SEC West.

Topography and existing transport infrastructure have created dislocation and impacted on the experiential qualities for the pedestrian and cyclist. The location is poorly served by public transport.

- ⇒ Restore a continuous quayside path and river green corridor.
- ⇒ Explore options to soften the impact of the expressway in terms of physical, environmental and cognitive impact
- ⇒ Maximise pedestrian connections northwards towards Yorkhill and build in to the future Yorkhill Campus masterplan.

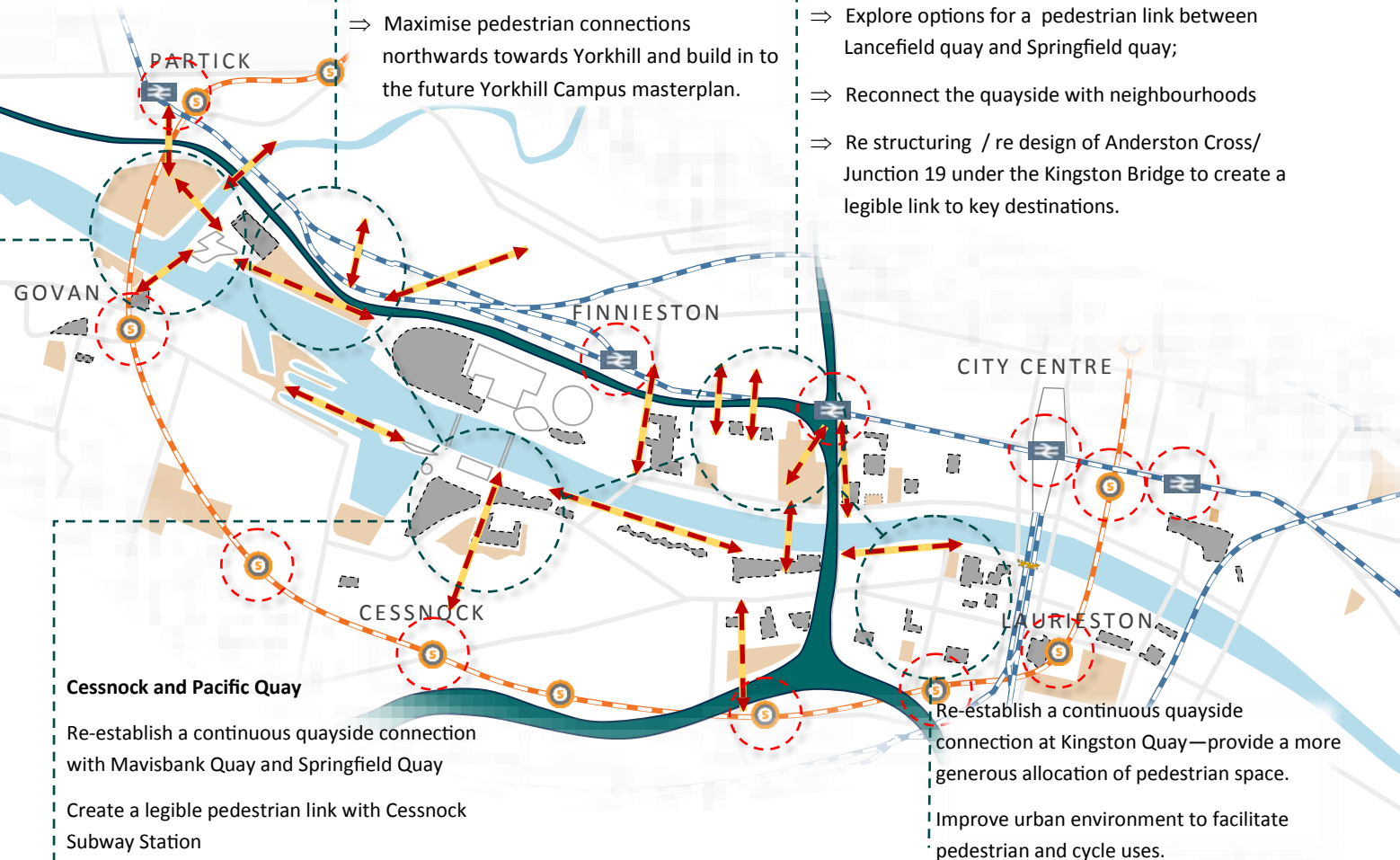
City Centre/ Lancefield Quay / Anderston

The managed change from an industrial zone to a mixed use area will provide the opportunity to foster an environment which supports and encourages active travel between the City Centre, Cranstonhill, the SEC and Pacific Quay. Key to this will be the resolution of the significant impediments to pedestrian and active travel movement as the district is encircled by cognitive barriers.

- ⇒ Unite the city centre and the riverside;
- ⇒ create a permeable townscape with breaks in large blocks
- ⇒ Explore options for a pedestrian link between Lancefield quay and Springfield quay;
- ⇒ Reconnect the quayside with neighbourhoods
- ⇒ Re structuring / re design of Anderston Cross/ Junction 19 under the Kingston Bridge to create a legible link to key destinations.

FIG 3.1 | CONNECTIVITY & ACCESS

- ↑ Strategic Improvements in the Quality Active Travel Network
- National Railway Line/Station
- Subway Line / Station
- Major Road with Bus Route
- Vacant and Derelict Land and Surface Car Parking (including Vacant land) which has significant impact on the landscape quality and permeability.
- Key public transport node - maximise pedestrian connection to and from the Riverfront



A GREEN RIVER | BIODIVERSITY, NATURE & LANDSCAPE

WHAT WE WANT TO ACHIEVE

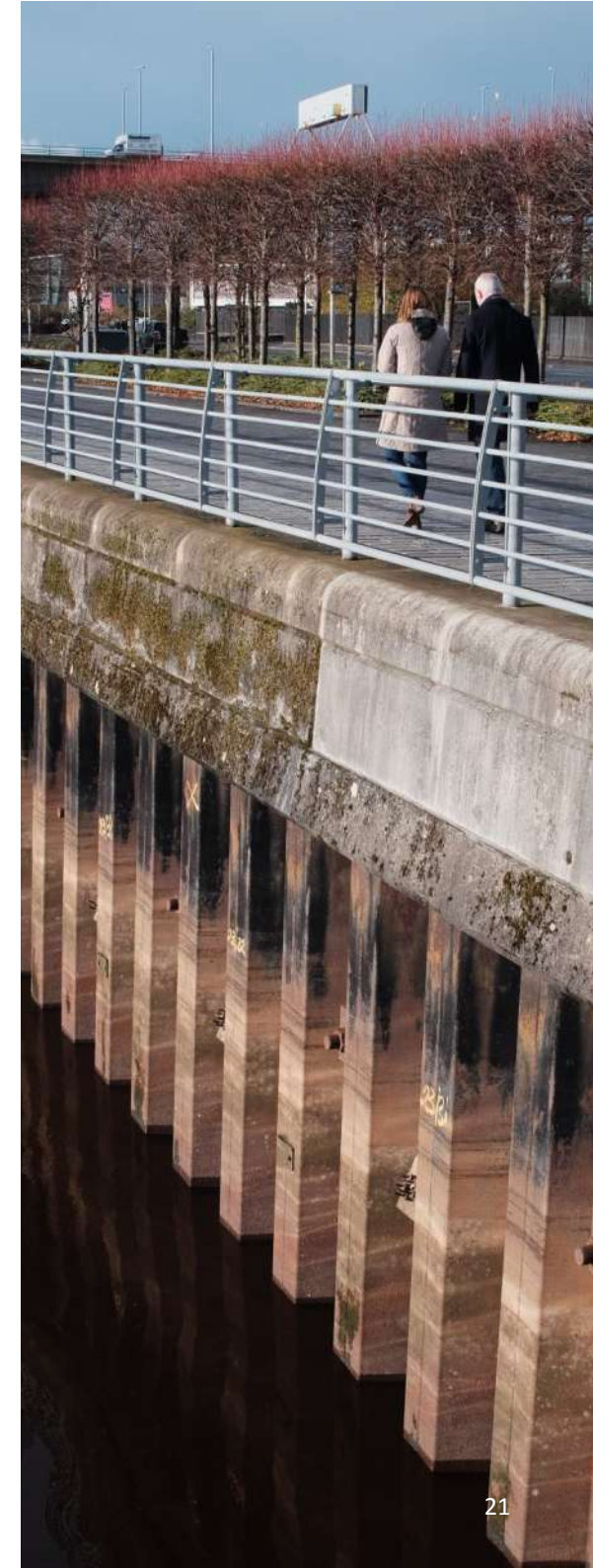
A river which has safeguarded and enhanced its natural environment assets, protected species and utilised all opportunities to create new semi natural habitats to deliver a landscape of high quality, resilient, and connected green and blue places. This can be achieved through the concept of 'habitat stepping stones'.

WHERE WE ARE NOW

The River Corridor is one of the most significant ecosystems within the city. A designated Site of Nature Conservation (SINC) and Green Corridor, the Clyde offers the City a range of benefits from its biodiversity and natural potential such as climate adaption, local distinctiveness and an intrinsic value of beautiful views and vistas, water reflections, a range of sounds, sights and smells. However, the River's ecosystem currently is not reaching its full potential. The ability to deliver benefits and services relies on the availability and safeguarding of the Clyde's natural and landscape features.

HOW WE ARE GOING TO GET THERE

The development of the Clyde Corridor will have to; support the biodiversity value of the River; enhance and sustain its quality for future generations; and, ensure its declining quality and the loss of natural and semi-natural habitat is halted. However, the SDF recognises that one of the biggest challenges with developing a vibrant, activated and repopulated River Corridor will be the competing pressure on land and uses and the potential cumulative impact this could create on the Clyde's environment.

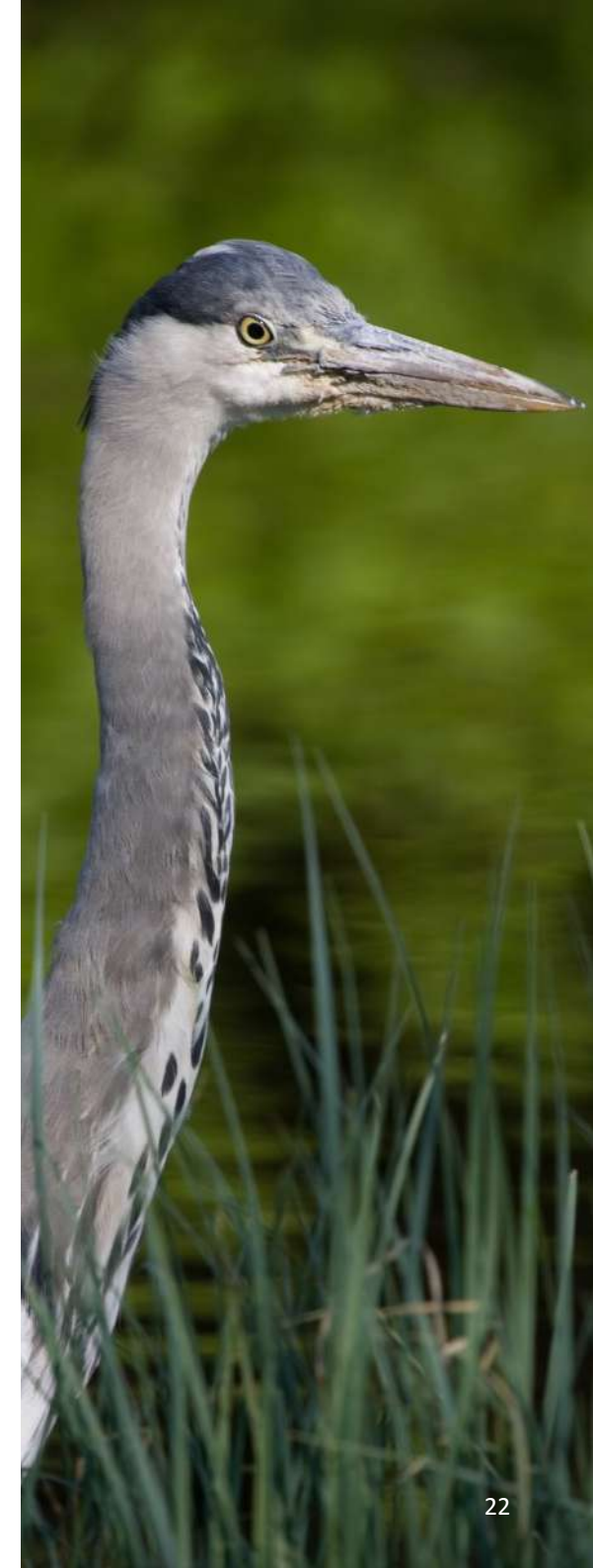


A GREEN RIVER | BIODIVERSITY, NATURE & LANDSCAPE

Therefore in order to support the development of a high quality, biodiversity rich River Corridor, the design of quayside spaces and developments should support the concept of 'habitat stepping stones' by considering:

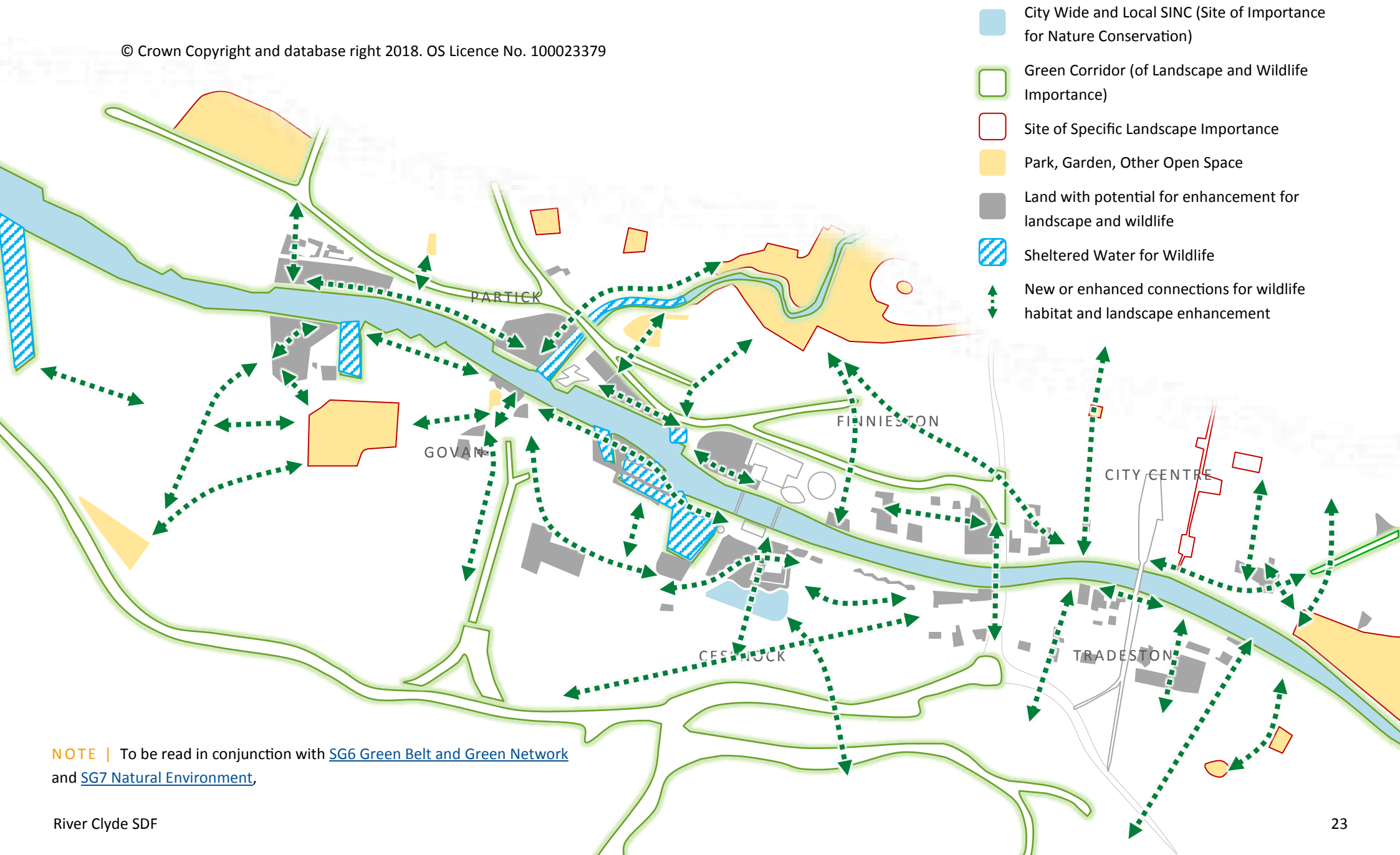
- The need for new and improved multifunctional landscaping to be created. This could be on underused land, vacant spaces or the mosaic of smaller grassed and public realm areas within the River Corridor.
- Reversing the fragmentation of the biodiversity network within the River Corridor. This includes removing physical barriers to ensure species are not isolated or disturbed.
- Introducing supporting components that biodiversity needs to survive and thrive. This includes access to water, food and shelter, all year round.
- The protection of the existing landscaping within the River Corridor and ensuring existing habitat links are maintained.
- Design features within development which help support and enhance biodiversity opportunities. These could include green and brown roofs, living walls, nectar rich planting, native tree planting and bird and bat boxes.
- An ecosystems approach is taken, which considers the wider context of the place and its range of functions, species and habitats.

As the development of the River Corridor will create great opportunities to improve and support biodiversity as well as some disruptions, the regular monitoring of the state of the river environment will be important to adapt and respond to changes on the ground.



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FIG 4.0 | HABITAT STEPPING STONES



NOTE | To be read in conjunction with [SG6 Green Belt and Green Network](#) and [SG7 Natural Environment](#),

A GREEN RIVER | LANDSCAPE AND PUBLIC REALM

The intensive use of urban space for a range of commercial, leisure and residential uses will increase pressure on open space and the River's landscape for amenity and recreational purposes, as well as for climate change adaptations. It is therefore imperative that the design of the River Corridor's open spaces and its linkages are of the highest quality and maximise the potential of the Clyde to function as a healthy multi functional connected landscape of open space.

The landscape of the Upper Harbour area is relatively exposed, hard, grey and entirely man made. The design of riverside public spaces and pedestrian routes is often compromised by several factors that have a significantly negative impact on their perceived quality. The design of quayside spaces should promote innovative design solutions which;

- Employ a simple palette of high quality finishes which are both robust and easily maintained.
- Promote riverside spaces for the use of all across the course of year by providing;
 - ⇒ more formal and informal opportunities to encourage playful and social interaction;
 - ⇒ accessible seating, and areas to rest for all
 - ⇒ opportunities for taking shelter and adaptable spaces responding to the river's micro-climate.
 - ⇒ innovative and coordinated lighting, art and wayfinding; which promote the Clyde's cultural heritage and stimulate interest in the Clyde as a green, vibrant and creative corridor.
 - ⇒ Integrated smart infrastructure to increase the use and digital connectivity within the River Corridor,
- Re prioritise quayside spaces to favour pedestrian and active travel primarily over vehicular transport.
- Recognise the River's role as the City's primary green/blue corridor and enhance its health and function. This is achieved through the integration of well designed multifunctional green infrastructure, which softens the quayside landscape, making the quayside more comfortable, provides shelter, provides climate change adaptation measures and a connected natural and semi natural landscape ecosystem.



A VIBRANT RIVER | A NEW APPROACH TO GROWING THE PLACE

There are a number of riverside districts which have been spatially defined as focus areas of specialist activity. Whilst there have been some notable successes, Creative Clyde and the International Financial Services District, other single use areas are not as successful at demonstrating and sustaining a vibrant local character. It has also been observed that even the successfully single use specialised areas have extreme peaks of activity throughout the day and limited activity at night-time.

In order to create a vibrant and active riverfront at different times of the day and through different seasons, the introduction of finer grain/micro developments and the effective deployment of temporary urbanism, should be encouraged within the River Corridor.

Temporary and micro urbanism is often understood as activities taking place outside the ordinary functioning of the real estate market, working within the opening between formal planning, speculative investment and local possibilities. It possesses a strong ability to be flexible, collaborative, incremental, participatory and experimental whilst providing a complementary mechanism to reanimating underused areas.

Therefore to grow a vibrant River Corridor, the use of micro and temporary interventions has the potential to make the most of some of Glasgow's strengths such as local agency, creativity, and social enterprise and entrepreneurship.

Whilst it is not recognised as a unified movement or technique, in broad terms, this type of urbanism has five key main motivations. These include (1) demand testing, (2) demand fulfilling, (3) acting as a stop gap, (4) momentum growing and (5) activities or components which transition from temporary into permanent.

To encourage more fine grain and temporal use of the River Corridor, the following aspects should be considered:

- Temporary/micro uses which can help stimulate greater use of the River Corridor in the evening;
- Temporary/micro uses which can help test out and demonstrate social and civic uses and optimal locations. These types of uses could include pop-up cafes and restaurants, play spaces and landscaping.
- Temporary/micro uses which help attract people to areas of the River Corridor which are less well used. This can be used to test demand or grow interest and appeal for more long-term uses.
- Temporary/micro uses which help grow the urban character of the River Corridor.
- Temporary/micro uses which are well-designed and have an urban design/architectural quality.
- Temporary micro uses which complement the overall multi-functionality of the River Corridor and do not create barriers or obstacles to seamless movement along and to the River , or prevent the free enjoyment of the Clyde as an asset for all people. Therefore the place programme and management strategy to places and spaces on the River Clyde should be considered carefully.

A VIBRANT RIVER | PROMOTING POTENTIAL

WHAT WE WANT TO ACHIEVE

The River Corridor has been developed to support and accommodate a diverse range of uses, types and scales of industry, helping to contribute to Glasgow's continued success as the UK's fastest growing economy. The River will be occupied with a network of creative, leisure and recreation uses to provide facilities for local people, workers and city visitors. Opportunities to build on existing partnerships within the River Corridor, such as Creative Clyde and the West End Innovation Quarter partnership, will have been maximised. The improved connection between the City Centre and River will have further supported the transformation of Tradeston as a thriving City Centre area to live, work and play. The vacant and derelict land within the River Corridor will have been activated through deploying a flexible masterplan approach.

WHERE WE ARE NOW

To date, the River Corridor has played a key role in growing the City's economy and currently encompasses a number of clusters of nationally significant employment hubs, such as;

- The City Centre and the International Financial Services District; Pacific Quay - Creative Clyde and the media quarter; The Scottish Events Campus; Former Yorkhill Hospital Campus, The Queen Elizabeth University Hospital, Govan, Partick and the West End innovation Quarter; Finnieston Economic Development District.

The proximity of Glasgow University is also a key factor in defining the social and

economic potential of the waterfront as a location for investment in innovation research and hi-tech industry sectors. However, there are sections within the quayside which have not yet been developed.

HOW WE ARE GOING TO GET THERE

There is a requirement to incrementally repair the urban fabric along the River Corridor to help unlock the full economic, environmental and social potential of the City Centre and riverside neighbourhoods. In order to help towards this, the SDF aims to cultivate places where investors, businesses and residents have good access to physical and digital infrastructure. It is required that the following activities are considered:

- a flexible masterplan approach should be taken to riverside development site to ensure the wider context of the corridor is fully considered and positively addressed;
- A managed change approach for identified areas will allow employment generating or supporting proposals to come forward for alternative uses while ensuring that the developments would be compatible with the existing uses and the wider area;
- front-load the physical and environmental infrastructure for sites to ready development areas for the market/development partners. This will also help to establish the connections (such as access links, open space networks, surface water drainage interventions) to maximise the benefits to the River Corridor.

NETWORK OF CENTRES

City Centre

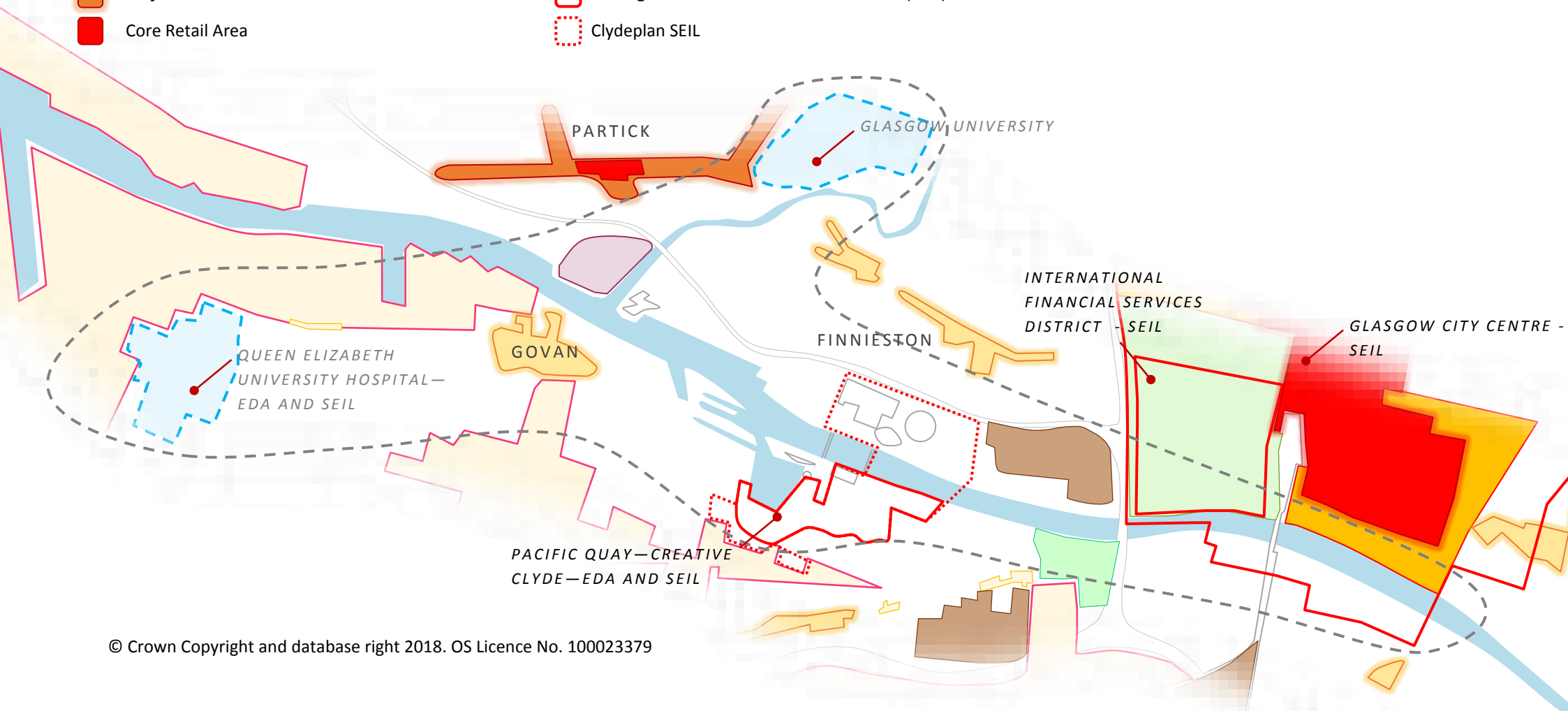
- Principle Retail, Commercial and Office Area
- Edge of Centre
- Principle Office Area
- Major Town Centre
- Core Retail Area

- Edge of centre
- Local Town Centre
- Local Shopping Facilities

ECONOMIC DEVELOPMENT

- Strategic Economic Investment Locations (SEIL)
- Clydeplan SEIL

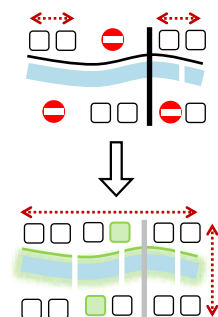
- Economic Development Areas (EDA)
- Economic Development Area with the Potential for Managed Change
- Tertiary Education and Healthcare / SEIL
- Waterfront and West End Innovation Quarter



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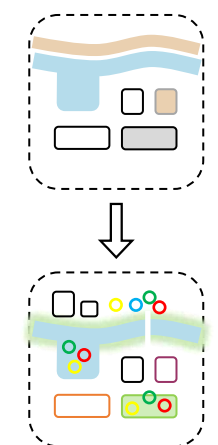
FIG 5.0 A VIBRANT RIVER | GROWING ECONOMIC POTENTIAL

MOVING FORWARD | RIVER ROOM PLACEMAKING STRATEGIES



RECONNECT

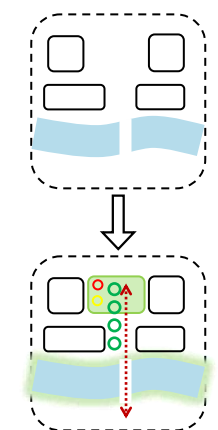
Many of the quayside development sites along the River Clyde are detached and dislocated from surrounding communities. Key to the evolution of the Clyde as a liveable comfortable and central place is their 360 degree integration, with the riverfront as the featured front door.



REINVENT

The economy of the Clyde Corridor has drastically evolved over recent decades. Certain key locations of the Riverfront have failed to adapt to the changing economic context and are now redundant. Whilst, others have become so specialised that they are no longer functioning as dynamic and sustainable city neighbourhoods.

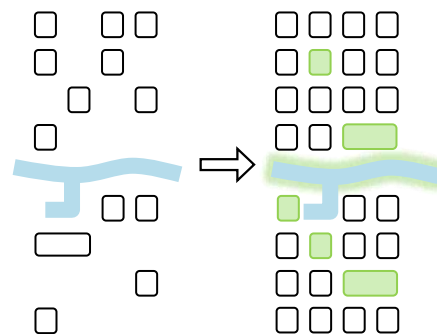
Where this is the case, consideration should be given to redefining more appropriate land use patterns which are sustainable in the long-term and help to generate vibrancy.



REFINE AND ENHANCE

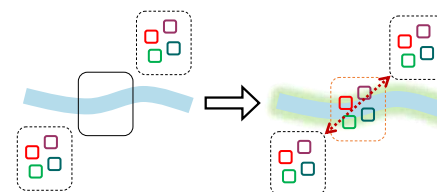
There are many areas along the Clyde which exhibit successful strong attributes and other places where they are weakened but could potentially become more resilient. These attributes include historic buildings and environments, semi natural and natural habitats, cohesive communities, vibrant neighbourhoods and employment locations.

The aim in these scenarios will be to build on these core strengths, reinforcing the core purpose and qualities of the place.



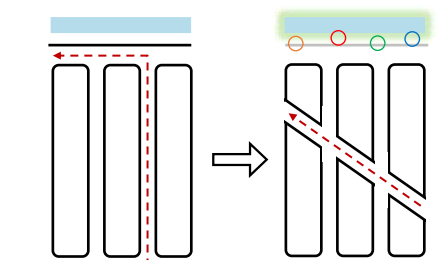
REPAIR AND DENSIFY

Many areas have suffered from a lack of investment and physical decline. Subsequent demolitions and piecemeal development have eroded the built form, natural environment, river landscape and the quality of place. In such areas, consideration should be given to how best to repopulate and repair the urban fabric to reassert the areas assets to allow it's full potential to be reached.



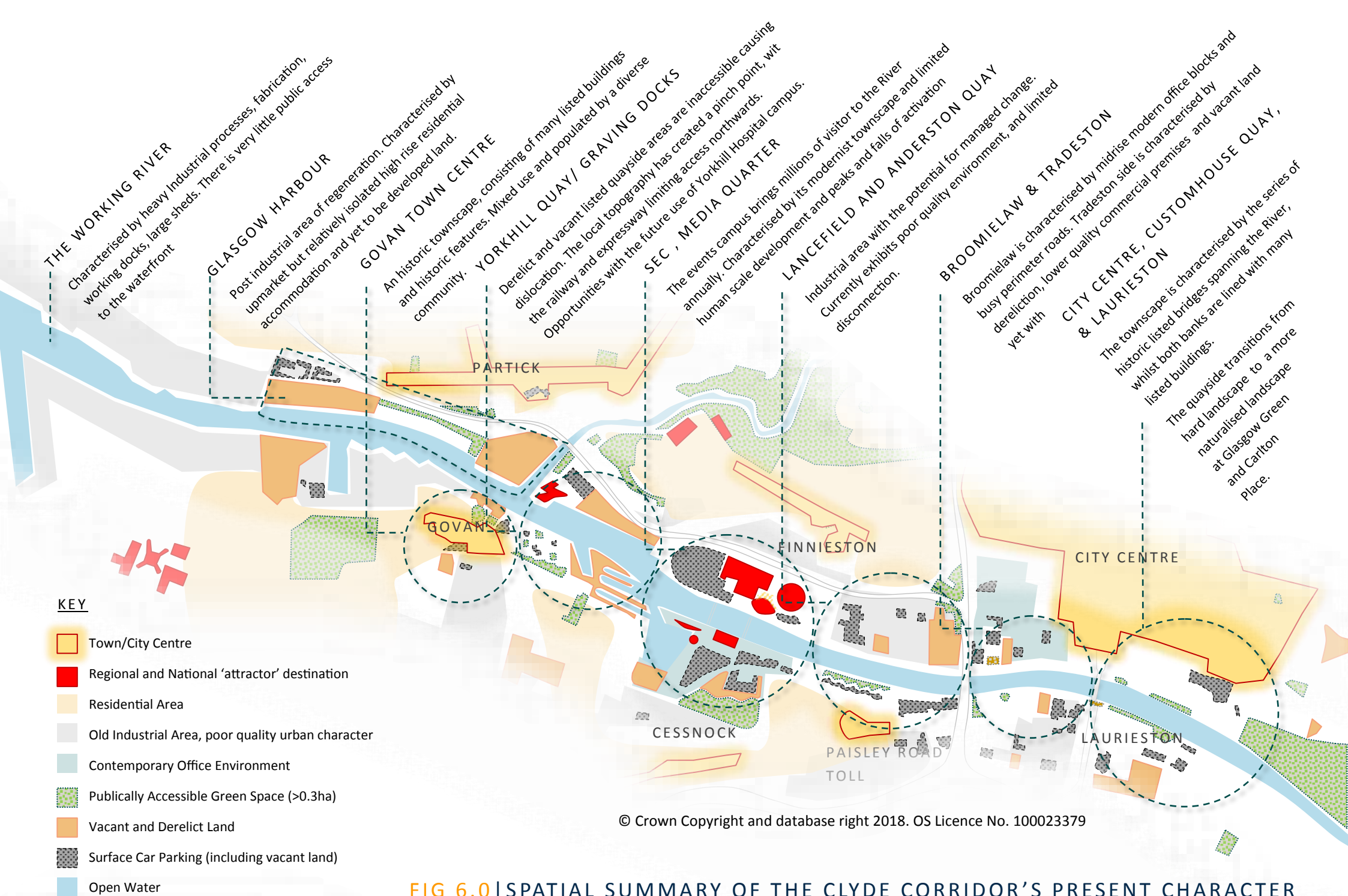
REACTIVATE

Key segments of the Clyde Corridor have little opportunity for social interaction, recreational use or pedestrian / cycle movement. The aim is to reanimate and bring these areas back to urban life. This requires a mix of uses, scales and time frames to offer a diverse and dynamic range of interests.



RECONFIGURE

Much of the Clyde's existing built form continues to be defined by it's industrial legacy and its continued role as a communications/transport corridor. Some of the existing conditions are no longer appropriate for a central urban district. The Clyde's overall quality of place will be greatly improved should placemaking opportunities for the reconfiguration of sites, urban forms and buildings be explored and implemented.



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FIG 6.0 | SPATIAL SUMMARY OF THE CLYDE CORRIDOR'S PRESENT CHARACTER

MOVING FORWARD | RIVER ROOM PLACEMAKING STRATEGIES

CITY CENTRE CUSTOM HOUSE QUAY AND LAURIESTON | *Refine and Enhance; Reconfigure; Reactivate*

This is the oldest part of the City Centre's riverside urban fabric. Future evolution of the area will have to balance respecting and enhancing the setting of the many historic buildings, structures and important landscape elements with reinventing and enlivening this central waterfront location. New developments will need to be designed to be responsive, adaptive and resilient to climate change.

Future placemaking strategies should look to lessen the severance between the quayside and the City Centre's primary commercial core to the north, allowing the vibrancy and vitality to spill down to the waterfront. This can be achieved through minor reconfigurations of the urban fabric, creating activated routes to the waterfront, whilst an improvement of the offer at Customhouse Quay should involve an enhanced civic and recreational experience.

The area between the Laurieston TRA and the waterfront has the potential to act as a key linking space to the wider South Side. The area to the west of the Sherriff Court has a strong historic urban form, which can provide the basis for a significant improvement in place quality as the area is activated by the increase in footfall and uplift in value generated by surrounding regeneration projects.

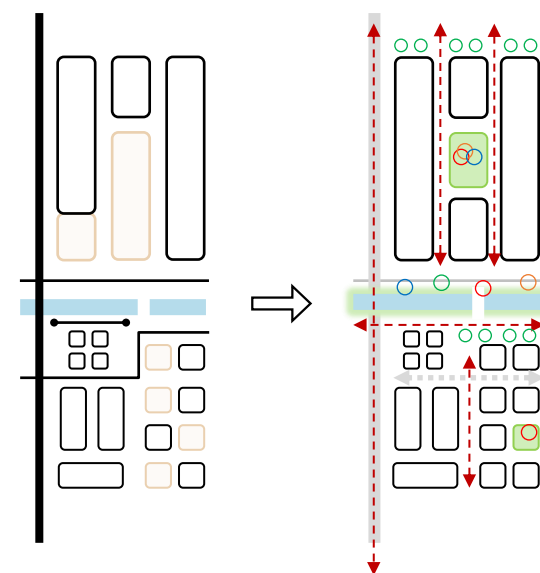
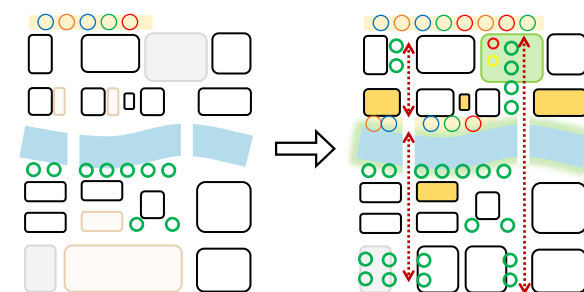
BROOMIELAW & TRADESTON | *Enhance; Repair, Density and Repopulate; Reactivate*

The development of several key vacant and derelict sites in this area is vital to achieving the overall vision of the SDF, bringing a density of people and a variety of activity to create a vibrant waterfront. This will help create a safe, walkable and activated route westwards to the SEC and Hydro.

Building on the successes of the International Financial Services District (IFSD), new development should look to enhance the riverside setting on both sides of the Clyde, activating and bringing people to the riverfront by making the Clyde their 'front door' through key urban design principles. There is significant potential and opportunity for Tradeston to form a destination with a strong interaction with the waterfront.

With the densification of the area putting further pressure on open and amenity space, the provision of high quality multifunctional open space which provides for public amenity for the benefit of health and wellbeing and the creation and enhancement of natural habitat. The spatial prioritisation of the movement network currently favours vehicular travel, and this requires a readjustment to be made both cognitively and physically to favour pedestrians and active travel. Currently the Tradeston area is particularly impacted by transport infrastructure, which leaves it cut off from the wider City on three sides, placing added emphasis on developing strong spatial relations to the City Centre and waterfront.

Illustrative Conceptual Diagrams



MOVING FORWARD | RIVER ROOM PLACEMAKING STRATEGIES

LANCEFIELD, ANDERSTON, MAVISBANK AND SPRINGFIELD QUAYS | *Reinvent; Reconfigure; Reconnect; Repair—Densify and Repopulate; Reactivate*

The northern bank of the River forms the 'missing link' between the City Centre and the SEC. It is characterised by vacant sites, industrial units and road infrastructure. Enhancing and improving connectivity through and across this River Room by creating activated, safe and overlooked routes is a priority. Whilst lessening the impact of the road network will also be key, especially through and across the Clydeside Expressway, Junction 19 Anderston on the M8 and under the Kinston Bridge. It is also acknowledge there is need for a new river crossing to reconnect both banks of the Clyde at this point.

An increase of the residential population in the area will help to enliven the district and support a diversification of supporting compatible commercial uses. The area is lacking in quality open space for an increased residential population and as such the provision of new and the enhancement of existing multifunctional public open space is imperative given the high density development predicted.

The success of the Southbank is hindered by the several blockages and pinch points to quayside connectivity at Mavisbank Quay and Windmillcroft Quay and key to any placemaking strategy for the Southbank will be unpicking these issues. This area also suffers from a lack of urban connectivity to the wider City to the south caused by the urban form of residential areas completed in the post-industrial period and further afield, by the motorway network.

SEC & MEDIA QUARTER | *Enhance; Reconfigure; Reconnect; Reactivate*

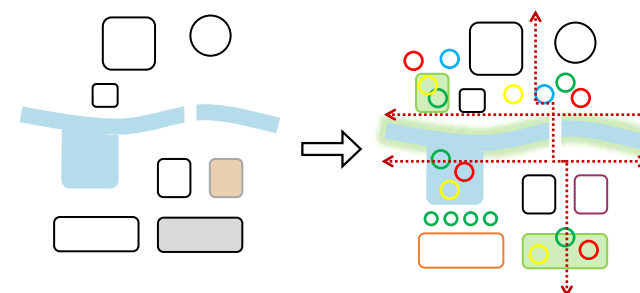
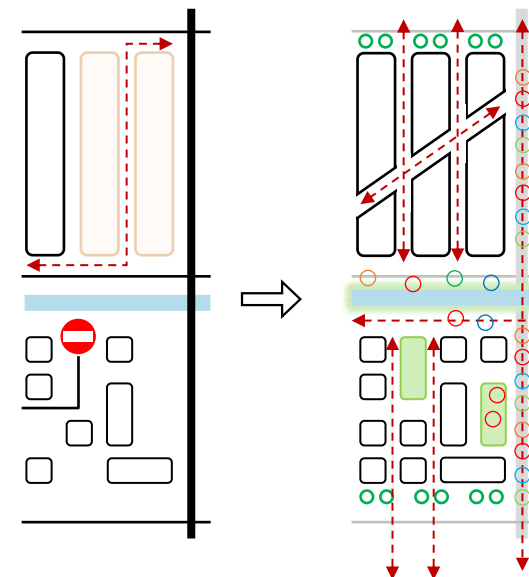
The successful regeneration of the former dockland area has brought an international events campus and many highly specialised industries to the area, however, the district would benefit from an increase in the residential population and a finer grain of supporting commercial activity. This enhancement would create a truly vibrant waterfront destination.

Future development of the area should further urban integration with the neighbouring townscape and provide new pedestrian and cycle links on a north south axis— linking to Cessnock Subway to the South and Finnieston to the north.

The river room is host to a number of iconic buildings and structures and future placemaking strategies should maximise the potential of this setting. However, the public space quality is generally not of a level which reflects this iconic status. Place strategies for the area should look to enhance the urban quality of the district, by carefully considering the treatment of the interfaces with public roads and spaces, and looking to lessen the impact of car parking areas.

This River Room suffers from exposure from the Clyde's harsh micro-climate and future development should look to provide shelter, and design to mitigate sometimes severe conditions - this could be through innovative landscaping, planting or building design.

Illustrative Conceptual Diagrams



MOVING FORWARD | RIVER ROOM PLACEMAKING STRATEGIES

YORKHILL QUAY / GRAVING DOCKS | *Reconnect; Reinvent; Repair and Densify; Reactivate; Refine and Enhance*

The enhancement and of pedestrian connectivity on both sides of the River and across the River is imperative to unlocking each site's potential. The delivery of the new Govan Partick Bridge, landing at Pointhouse Quay, gives extra importance to the improvement of connectivity northwards to Partick Cross, Glasgow University, Yorkhill and former hospital site. Crossing the Clydeside Expressway and the elevated railway will require innovative and imaginative design solutions due to the challenging topography of the area.

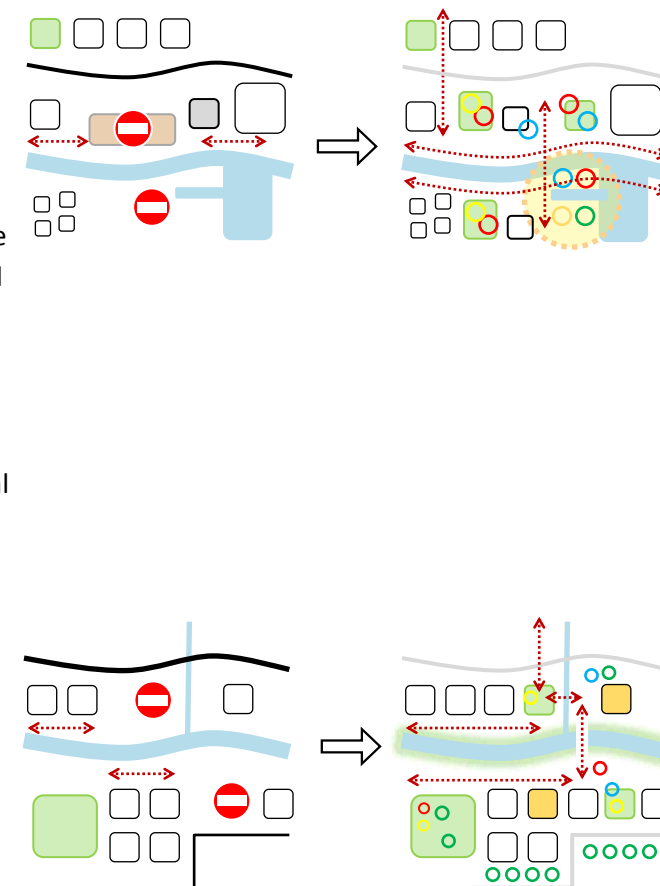
Yorkhill Quay largely remains undeveloped, with the Riverside Museum and the Whisky Distillery being isolated visitor destinations in the area. A supporting finer grain of commercial activity and residential accommodation will enhance the area. The design of high quality public spaces which provide opportunities for shelter and the creation of natural habitat is imperative.

The Graving Docks are an important Grade A listed structure, both for their architectural quality and historic resonance with the area. Future development should acknowledge it's heritage and enhance it's prominent setting on this pivotal part of the River Corridor. The Graving Docks are within the functional floodplain of the River Corridor and therefore new uses for the site will need to be responsive, adaptive and resilient to these environmental conditions. In addition, future development will also have to carefully consider it interfaces harmoniously with its surrounding low-rise residential urban form and views along the Clyde. The site will greatly benefit from enhanced connectivity to SEC and Pacific Quay and the construction of a new bridge crossing at Canting Basin opening to River is considered fundamental to this. Historically the site was connected to the West End via a ferry route and the potential to re-establish a River crossing here should be explored further.

GOVAN TOWN CENTRE | *Refine and Enhance; Repair and Reconnect*

Govan Town Centre is a vibrant local centre with a strong and coherent historic townscape which exhibits some fine civic architecture. Central Govan both turns its back on the River and its hinterland to the south and future development of this interface should look to integrate and enliven these spatial elements through a Placemaking approach. The SDF aims to protect, refine and enhance this successful urban environment, whilst supporting new and innovative interventions which add to the character of the area and help repair its fragmented edges.

Illustrative Conceptual Diagrams



MOVING FORWARD | RIVER ROOM PLACEMAKING STRATEGIES

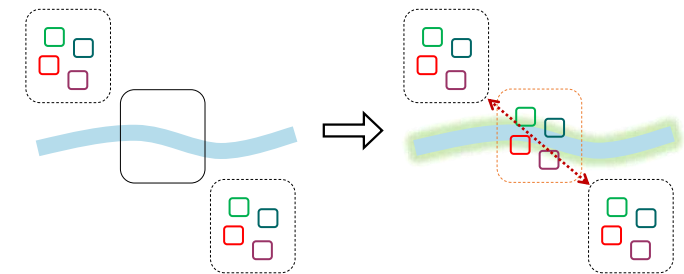
GLASGOW HARBOUR | *Reconnect; Reconfigure; Reactivate and Reinvent*

New development should aim to enliven and reconnect this riverside district whilst creating a more attractive and liveable urban place. Solving the issues of severance and dislocation will be key to unlocking the areas potential. Critical to this is improving pedestrian connectivity across the Clydeside Expressway to the amenities, facilities and public transport available in Partick. Whilst the creation of a continuous quayside route linking to the new bridge to Govan and onwards to the City Centre in the East is also important.

Developments which bring a varied mix of complementary uses across the day are also encouraged, helping to enliven the area and support an increased population.

The enhancement & creation of quality multifunctional open space is also imperative, both for the wellbeing of residents and for the enhancement of natural capital to allowing for a cohesive network of habitats.

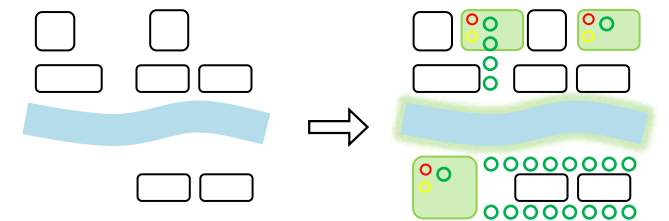
Illustrative Conceptual Diagrams

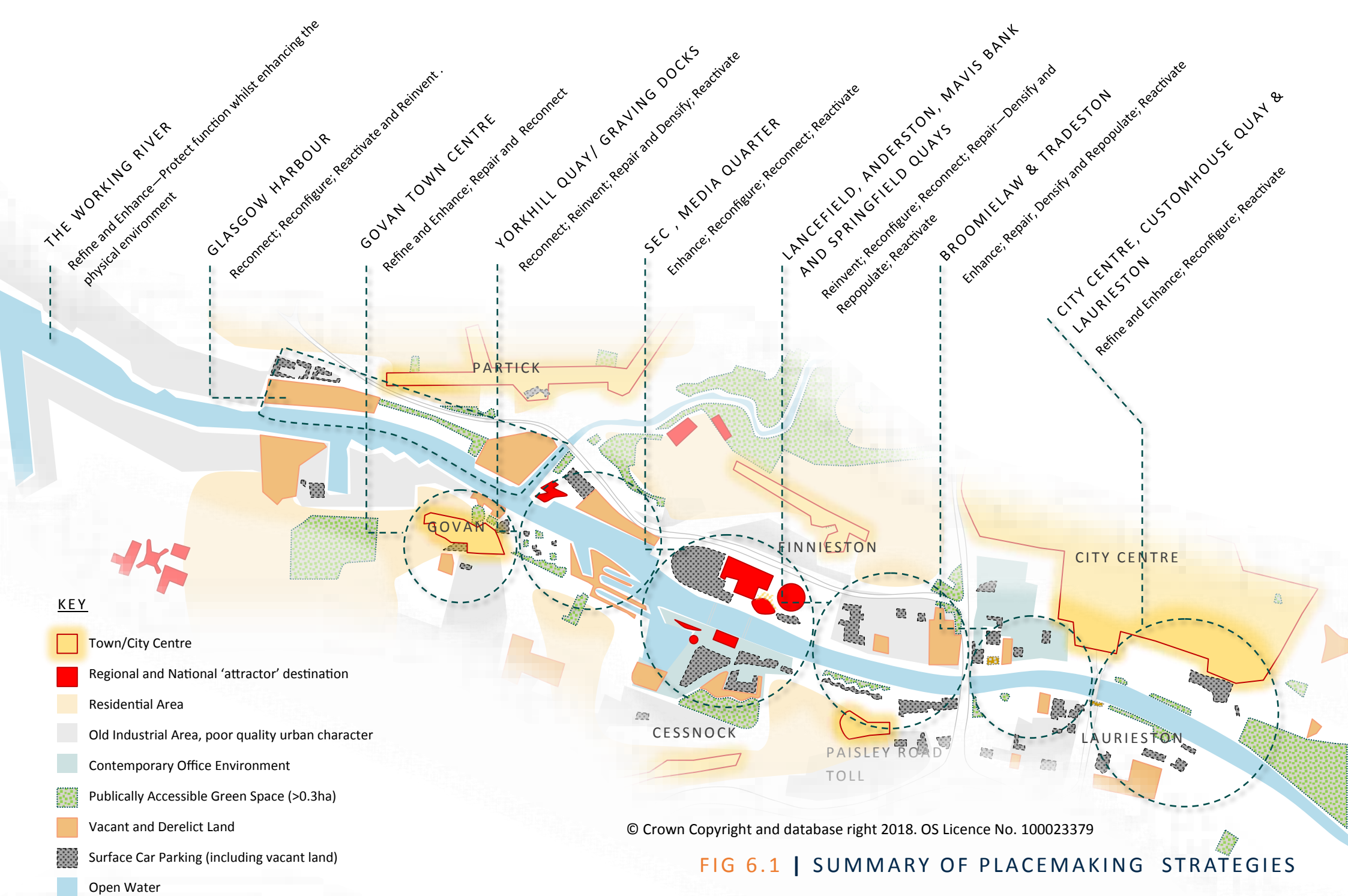


THE WORKING RIVER, SOUTH STREET AND SHIELDHALL | *Refine and Enhance*

These Economic Development Areas' (EDA) value to the City is recognised and the City Development Plan and SDF will help to protect this function. The EDA has significant potential to support the development of a nationally significant cluster of innovation and economic development activity related to the colocation opportunities in relation to Queen Elizabeth University Hospital.

In this context, it is expected that a placemaking approach will be taken and that new development should enhance the physical environment for the benefit of people's health and wellbeing and for the creation and protection of natural habitats and biodiversity. The treatment of the edges / interfaces between this area and neighbouring areas is key.





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FIG 6.1 | SUMMARY OF PLACEMAKING STRATEGIES

SUMMARY & NEXT STEPS

This Strategic Development Framework sets out the key elements required for the new phase of transformational River Clyde regeneration. The level of ambition, opportunity and coordination required directly positions this of strategic importance to the City Region and worthy of national planning priority recognition.

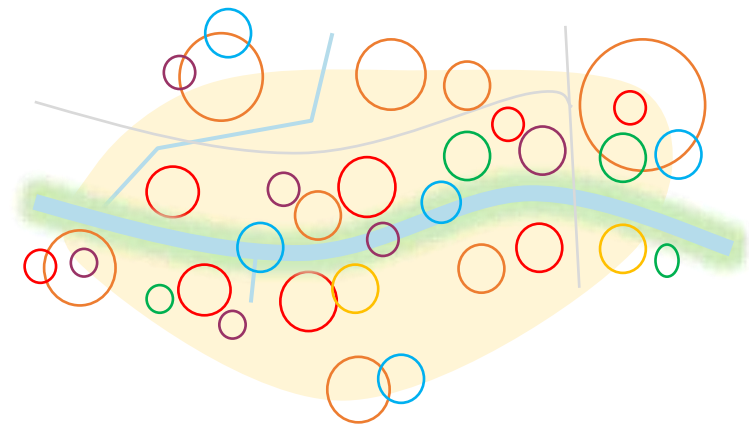
The SDF provides a clear route map towards the ‘**River Clyde 2050**’, the successful regeneration of the River with a critical mass of people and activity to enable it to function as a unified entity, supporting a variety of economic, environmental and social uses and be recognised as the most important and vibrant urban green and blue networks in the City Region.

As identified in this framework, each character area of the River will require a combination of different approaches to placemaking to support holistic delivery of the overall River vision. Through these place strategies the incremental, creative and strategic regeneration of the Clyde can occur.

This route map towards a vibrant, green, connected and sustainable river also identifies the critical need to continue to understand the future flood level predictions on the River Corridor. And in turn, this will require significant and bold interventions to help adapt and alleviate from this risk. Interventions will

likely include a mix of hard infrastructural measures such as the decision over the long term future of the weir and impact on the tidal range, and softer infrastructural interventions such as the development of a river park as part of an enhanced green and habitat network .

The agreed action plan, which will be finalised through consultation with other Council Services, ALEOs, Stakeholders, key and local agencies and city partners, will identify the key actions, actors and phasing required to move forward with this national scale planning and regeneration framework - ‘River Clyde 2050’.



Towards River Clyde 2050

TOWARDS RIVER CLYDE 2050 | RIVER CLYDE SDF DRAFT STRATEGIC ACTION PLANNING

Item	Action	Outcome	Timescale	Key Lead(s)
1.	Assemble a multi-agency governance group for the river to drive, deliver and support the River Clyde 2050 vision.	A multi-sectoral structure to govern and help enable delivery of the key proposals which the River Clyde SDF.	Q1 2019/2020	GCC
2.	Update the River Clyde flood model in partnership with SEPA and Fairhursts, as an interim dataset, with input from the UKCP18 climate change projections.	An understanding of the interim modelled flood levels and new area of the Functional Flood Plain for flood events (such as 1 in 200 + climate change events).	Q1 2019/2020	GCC & SEPA
3.	Develop a concept and strategy for the River Park proposal to RIBA stage 0 for the River Clyde SDF area.	An established approach towards delivering a River Park with the key interventions, phasing and actions outlined.	Q2 2019/2020	GCC
4.	Undertake a cost-benefit and environmental assessment of the potential for shifting the tidal range westwards.	An understanding of the key considerations for shifting the tidal range which can help contribute to a business case for the future of the river as a liveable, multifunctional space.	Q2 2019/2020	GCC
5.	Continue to deliver and implement the City Deal West End Waterfront Innovation programme activities.	An established delivery plan for investing in the River Corridor fabric including the quaywalls and supporting the creation of strategic place partnerships such as with the University of Glasgow.	Ongoing	GCC
6.	Undertake an up-to-date townscape analysis study for the River Corridor.	An understanding of the key townscape considerations for the river (e.g. views, vistas, skyline) to help support the detailed design and delivery of the key River Clyde SDF principles.	Q2 2019/2020	GCC
7.	Prepare a biodiversity and landscape audit report which outlines the key conditions and opportunities of the River Corridor for landscape and biodiversity value.	An understanding of the quality, location and connections of the existing landscape and biodiversity of the River Corridor and identification of detailed enhancement areas.	Q1 2019/2020	GCC

TOWARDS RIVER CLYDE 2050 | STRATEGIC DEVELOPMENT OPPORTUNITIES

STRATEGIC OPPORTUNITIES

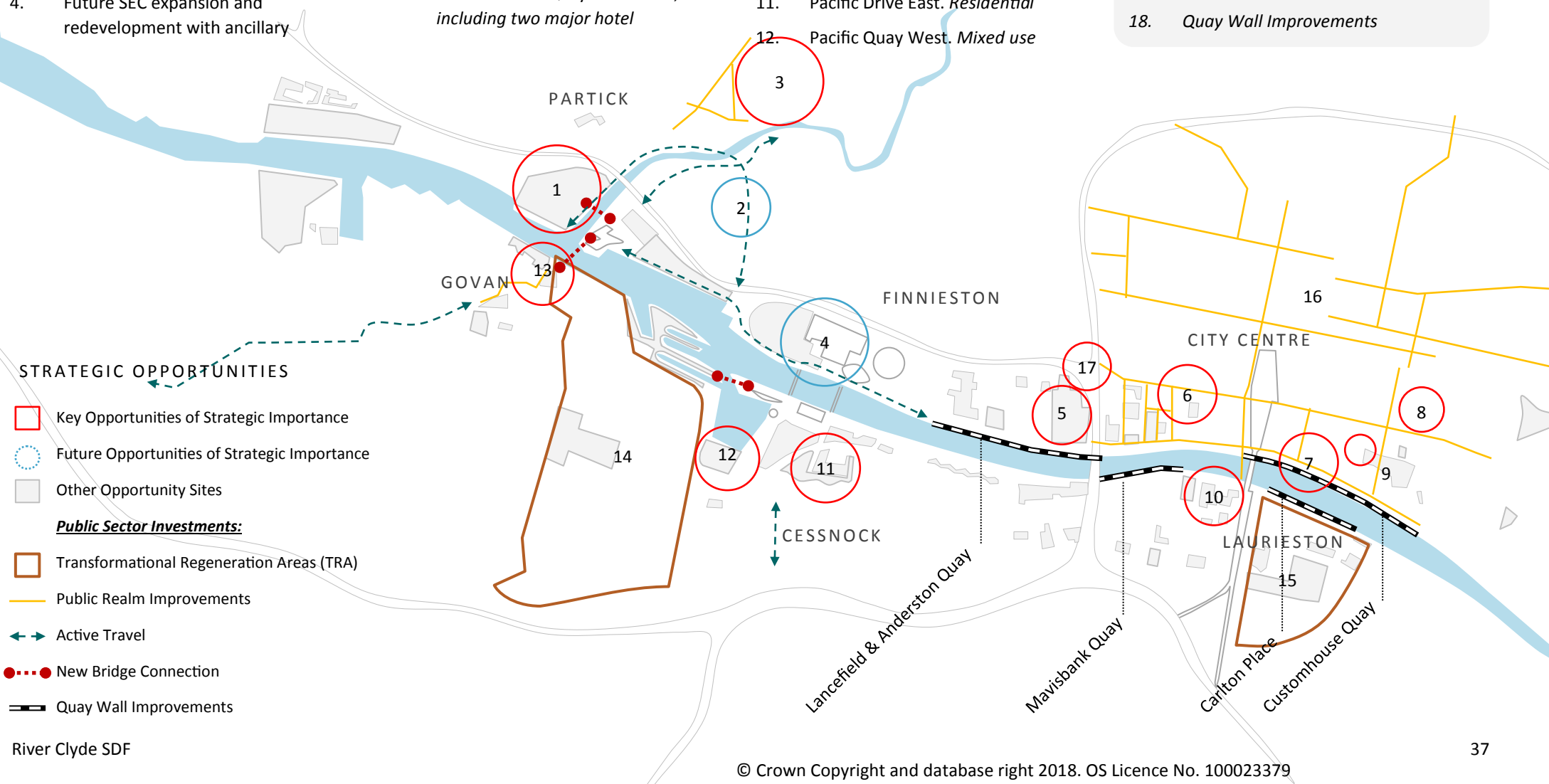
1. Glasgow Harbour Masterplan
2. Redevelopment of Yorkhill Hospital
3. Western Infirmary / Glasgow University Campus Expansion. *Education, research and ancillary commercial*
4. Future SEC expansion and redevelopment with ancillary

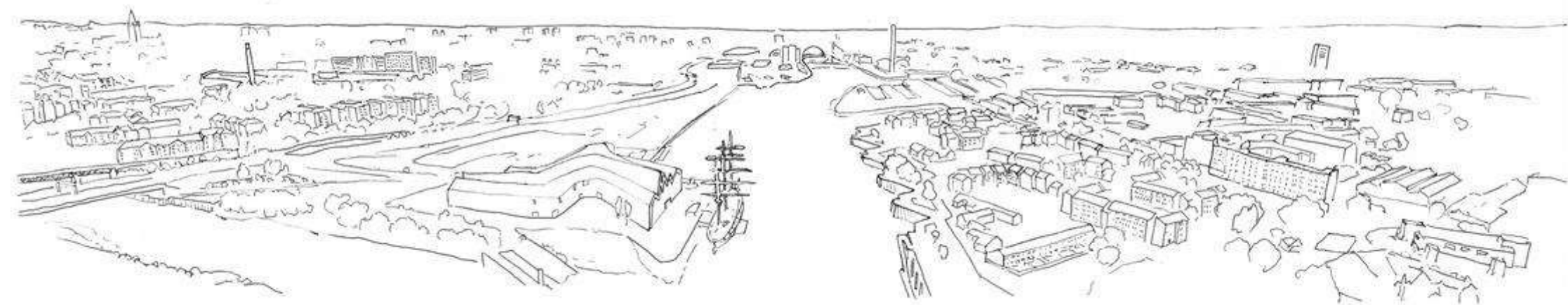
5. Anderston Quay, Cheapside Street, Warroch St. *Multiple residential schemes*
6. James Watt St - 'The Grid'. *Major office development*
7. Customhouse Quay. *Mixed use, including two major hotel*

8. Candleriggs—former Goldberg Site. *Mixed use*
9. St Enoch Centre Expansion. *Commercial and Cinema*
10. Buchanan Wharf. *Major office development*
11. Pacific Drive East. *Residential*
12. Pacific Quay West. *Mixed use*

COMMITTED PUBLIC SECTOR INVESTMENT

13. Water Row Masterplan
14. East Govan and Ibrox TRA
15. Laurieston TRA
16. City Centre Avenues Project
17. Junction 19 / Anderston Cross improvements.
18. Quay Wall Improvements





RIVER CLYDE 2050

STRATEGIC DEVELOPMENT FRAMEWORK



Clyde Mission

Place based approach to maximise the full potential of the Clyde

Key points:

- Developing a compelling investor prospectus
- Identifying further opportunities for business growth and jobs
- Realising the potential of the river to help address the Climate Change Emergency

When the River Clyde flourishes so does Glasgow, the city-region and Scotland. To deliver our economic, social and environmental ambitions, we will develop and deliver a national, place based mission to maximise the full potential of the Clyde and surrounding land and assets.

From South Lanarkshire through to Inverclyde, nearly 115,000 people live in the area just 500 metres either side of the river and there are over 30,000 companies supporting around 160,000 jobs. However, around one in four of the local population live in areas within the 15% most deprived in Scotland and there are also over 250 sites of vacant and derelict land covering over 400 hectares, with a number of these and other sites are at risk of flooding.

With the support of City Region Deal funding, investments such as those in the Barclays Glasgow Campus, the expansion of the Scottish Events Campus (SEC), the Glasgow Riverfront Innovation Campus, along with the Advanced Manufacturing Innovation District and Queens Quay, are bringing new economic life and vibrancy to the Clyde corridor. We will work together across the public and private sectors to ensure the collective impact of those investments are optimised and to attract further investment. We will also develop further opportunities, for example, building on industries such as shipbuilding and marine engineering and bringing vacant and derelict land back in to productive use. We will look at how we can improve and open up the river for visitors, local people and communities and ensure it is climate ready - adaptable and resilient to climate change - and potentially use the river as a source of heat and energy for businesses and communities.

Our initial work will focus on developing a compelling investor prospectus, identifying further opportunities for business growth and jobs, realising the potential of the Clyde to help address the climate change emergency and the opportunities the river presents for new industries and jobs. We will look at how we can bring forward further investment through the Green Growth Accelerator model and Scottish National Investment Bank. We will also work with local authorities. This will include considering plans for a Glasgow Metro as part of the second

Strategic Transport Project Review to ensure the area is well served by sustainable transport, as well as managing future flood risk and using the opportunity presented by the preparation of the National Planning Framework 4 to consider the strategic importance of the river. At the heart of

this approach will be our commitment to reducing greenhouse gas emissions by 75% by 2030 and to achieving net zero by 2045.

PREVIOUS

[Business Improvement Districts](#)

NEXT

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REPORT TO THE SCOTTISH MINISTERS

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS) (SCOTLAND) DIRECTION 2009

Report by Robert W Maslin, a reporter appointed by the Scottish Ministers

- Case reference: NA-SBD-054
- Site Address: Huddersfield Street, Galashiels TD1 3AY
- Application for planning permission, dated 12 May 2017 and with Council reference 17/00695/FUL, called-in by direction dated 21 May 2018
- Description of proposal: erection of 34 flats with associated parking, landscaping, and retaining wall works
- Dates of site visits by reporter: 10 July 2018 and 15 August 2018
- Date of hearing session: 15 August 2018

Date of this report and recommendation: 19 September 2018

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Planning and Environmental Appeals Division
 Summary of report into called-in planning
 application for erection of 34 flats with
 associated parking, landscaping and retaining
 wall works at Huddersfield Street, Galashiels
 TD1 3AY



Scottish Government
 Riaghaltas na h-Alba
 gov.scot

• Case reference	NA-SBD-054
• Case type	Application for planning permission
• Reporter	R W Maslin
• Applicant	Eildon Housing Association Limited
• Planning authority	Scottish Borders Council
• Other parties	H R Motors Galashiels Mill Lade Committee Gala Waterways Group
• Date of application	12 May 2017
• Date case received by DPEA	21 May 2018
• Method of consideration and dates	Written submissions Requests for further information: 1. 27 June 2018 2. 27 June 2018 3. 27 Jun 2018 4. 31 July 2018 Unaccompanied site inspections on 10 July 2018 and 15 August 2018 Hearing session on 15 August 2018
• Date of report	19 September 2018
• Reporter's recommendation	Permission be granted subject to conditions

The proposal and the site

S1 The proposal is erection of a five-storey building containing 34 flats with associated car parking on a site of 0.2 hectare. The Applicant is a registered social landlord. The flats would be “affordable”.

S2 The site is on the edge of Galashiels town centre, in Huddersfield Street. The site slopes down from Huddersfield Street then flattens out. The rear of the site adjoins the Gala Water and is about three metres above river-bed level. The retaining wall on the rear boundary would be replaced as part of the proposed development.

S3 The application site is disused. It was last used about ten years ago for storage of caravans.

Objection

S4 The Scottish Environment Protection Agency objects to the proposed development. The site is part of the flood plain of the Gala Water and is at risk of flooding. National policy and guidance issued by the Scottish Environment Protection Agency all advise against allowing development on sites that are at significant risk of flooding.

Flood risk

S5 The Applicant has carried out a flood risk assessment. This predicts that a peak flood event with an annual probability of 0.5% would cover most of the site with water. The greatest depth of water would be on that part of the site nearest to the Gala Water, where flood water would reach a depth of 0.65 metre.

S6 The proposed flats would be supported on columns so that ground floor level would be about 0.6 metre above street level and about two metres above peak flood level for a flood event with annual probability of 0.5%.

S7 Assessment of flood risk is not an exact science. This is especially so where, as in this case, there is no accurate record of past flood events which can be used to calibrate a flood assessment model. An additional factor is that the Galashiels (Plumtree & Wilderhaugh and Netherdale) Flood Prevention Scheme 2010 was officially opened in 2014. The application site is not protected by this scheme. The scheme seeks to keep flood water within the Gala Water watercourse, thus raising flood levels along the Gala Water.

S8 The Applicant contends that, even in a worst-case scenario in which peak flood levels exceed what has been predicted, water would not invade the proposed flats or cover the access between the flats and Huddersfield Street.

S9 The site is not just at risk from events with an annual probability of 0.5%. Peak flood events with an annual probability of 3.33% would affect the site. Peak flood events in the annual probability range from 3.33% to 0.5% would, at the more frequent end of the scale, involve slight ingress of water on to the lowest part of the car park and, at the least frequent end of the scale, inundation of the proposed cycle storage area and most of the car park by water with a maximum depth of 0.65 metre.

National policy

S10 National policy, in particular *Scottish Planning Policy* and guidance issued by the Scottish Environment Protection Agency, seeks to direct development away from sites that are at risk of flooding. People and property should not be exposed to flood risk. The capacity of flood plains to store and convey flood water should not be reduced.

S11 In the present case, the likelihood of the proposed residential accommodation being flooded or of the access being under water is remote.

S12 The effect of the proposed development on storage and transmission of flood water would not be significant – the proposed development would cause only a slight increase in flood levels in the vicinity of the site. It is the likelihood that the car parking area would be

flooded, with possible damage to cars and bicycles, that means that the proposed development conflicts with national policy regarding flood risk.

The development plan

S13 The application for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan consists of *SESplan* and *Scottish Borders Council Local Development Plan 2016*. The proposed development accords with some parts of the development plan and is in conflict with other parts.

S14 In the local development plan, the application site is part of the Huddersfield Street Mill site which is a safeguarded district business and industrial site. The plan contains a presumption in favour of the retention of industrial and business use on district sites but allows for other uses if various criteria are met. The proposed development meets these criteria.

S15 Local development plan policy on flooding says that, at all times, avoidance will be the first principle of managing flood risk. New development should generally be located in areas free from significant flood risk. "Development will not be permitted if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere. The ability of functional flood plains to convey and store floodwater should be protected, and development should be located away from them." This policy on flooding meets the *SESplan* requirement that local development plans must avoid new development in areas at medium to high flood risk and must safeguard areas which will help contribute to reducing overall flood risk.

S16 The proposed residential accommodation would not be at significant risk of flooding. It is the cycle storage area and most of the car park that are at risk from flooding. This is a significant flood risk that would have the potential to damage cars within the car park.

S17 The building containing the residential accommodation could be designed and constructed so as to be undamaged by any predicted flood event.

S18 On balance, the proposed development is contrary to the flooding policy in the local development plan. This is for two reasons: first, because of the emphasis that the policy places on avoidance and second because the mitigation embodied in the design of the proposed development, while eliminating a great deal of flood risk, does not entirely avoid the possibility of damage to property, in particular cars and cycles, during the more severe of the predicted flood events.

S19 The following points relate to other aspects of the development plan.

S20 The local development plan places importance on the provision of affordable housing. The proposed development would provide a significant amount of affordable housing in a location where there is unmet demand for such housing.

S21 The proposed development would help provide a generous supply of land for affordable housing. This is one of the main aims of the local development plan.

S22 The proposed development would be on a site that is accessible to the town centre and to public transport. In this respect, it would encourage walking and use of public transport, as sought by local development plan policy.

S23 Bringing the application site back into use for the particular development proposed would constitute a long-term and sustainable use of land. This is something that is sought by local development plan policy.

S24 The present appearance of the site is unattractive. Well-designed new development would be a considerable improvement. This would help enhance the built environment, which is one of the main aims of the local development plan.

S25 The north-west side of the application site adjoins Galashiels town centre. Although the site is not within the town centre, the proposed development would be in keeping with development and regeneration of the town centre, which is another of the main aims of the plan.

S26 The conclusions from the foregoing are that conflict with the local development plan's flooding policy is outweighed by support from other aspects of the development plan and that, overall, the proposed development accords with the development plan.

Material considerations

S27 Material considerations are *Scottish Planning Policy*, the *Flood Risk Management (Scotland) Act 2009*, and advice and guidance from the Scottish Environment Protection Agency. The proposed development is in conflict with these matters. In essence, this is because the site as a whole is at risk of flooding. The proposed residential accommodation is not at significant risk of flooding. The proposed development would not have a significant effect on flood levels within or outwith the site. For these reasons, the conflict is of limited extent and is not sufficient to justify refusal of planning permission.

Other matters

S28 Other matters may be addressed by conditions. These matters include possible adverse effects on the River Tweed Special Area of Conservation and other natural heritage interests; details of the external appearance of the walls of the proposed flats; safeguarding the stone wall on the south-east boundary of the site; and ensuring that any necessary work on the structure of the lade beneath the site is carried out.

Recommendation

S29 Planning permission should be granted, subject to 16 conditions.

Scottish Government
Planning and Environmental Appeals Division
4 The Courtyard
Callendar Business Park
Callendar Road
Falkirk
FK1 1XR

ioDPEA case reference: NA-SBD-054

The Scottish Ministers
Edinburgh

Ministers

By means of a direction dated 21 May 2018, you required Scottish Borders Council to refer to you for determination an application for planning permission for erection of 34 flats with associated parking, landscaping, and retaining wall works at Huddersfield Street, Galashiels TD1 3AY. The reason for the direction was the proposed development's possible significant level of flood risk.

The attached report contains my findings and recommendation as to how the application should be determined. All planning aspects of the proposed development must be taken into account in determining the planning application. Thus the report addresses not only flood risk but also other matters.

In accordance with a minute of appointment dated 9 August 2018, I conducted a hearing on 15 August. A summary of points made at the hearing is given in chapter 5 of the report. A list of those who participated in the hearing is given in Appendix 2 of the report.

I made four requests for further information. Three of these requests were issued on 27 June 2018. The fourth was issued on 31 July 2018.

On 10 July 2018 and 15 August 2018 I made unaccompanied inspections of the site and its surroundings.

My report takes account of information associated with the planning application. It also takes account of the development plan, information provided by consultees, the hearing process, responses to requests for further information and national policy. Appendix 1 of the report contains lists of documents to which I have had access.

R W Maslin
Reporter

CHAPTER 1: THE SITE AND THE PROPOSAL

1.1 In an application dated 12 May 2017, Eildon Housing Association Limited seeks planning permission for the erection of 34 dwelling affordable housing flats, and associated parking, landscaping, and retaining wall works. Drawings accompanying the application are listed as GEN20 to GEN33 in Appendix 1.

The site

1.2 The site of the proposal is in Huddersfield Street, Galashiels. The site is on the north-east side of Huddersfield Street, between the street and the Gala Water. The site has a street frontage that is almost 50 metres in length. The site extends back from the street for about 42 metres to 44 metres. It has an area of 2,111 square metres. It is described as “yard of former caravan storage”.

1.3 The site is devoid of buildings. It is covered with unkempt grass and weeds. The street frontage has a height above Ordnance datum that ranges from 107.2 metres to 107.7 metres. Within a distance of seven to twelve metres from the street frontage, the site slopes downwards to a level that is about two metres below street level. The remainder of the site is mostly flat. There is a security fence along the frontage. The north-west boundary adjoins a footpath that goes from Huddersfield Street to a footbridge over the Gala Water. The south-east boundary is defined by a stone wall that has a height that varies from about two metres to two-and-a-half metres.

1.4 Submissions indicate that there is a functioning culvert beneath the site. It seems that the culvert is parallel to Huddersfield Street and beneath that part of the site which is nearest to the street. The culvert is part of the Town Lade. The Town Lade inlet is in the vicinity of Wheatlands Road, in the north-west part of Galashiels. The Town Lade also receives water from the Bakehouse Burn and the Lint Burn. Its outlet is to the Gala Water at a point not far downstream from the site.

1.5 Beyond the footpath that adjoins the north-west side of the site is a retail park containing six large retail units in modern, warehouse-style buildings. Immediately to the south-east of the site is a motor servicing and repair business with a yard and various buildings. As already noted, the Gala Water adjoins the north-east boundary of the site. On this boundary there is a retaining wall which has a height of about three metres. On the opposite side of the Gala Water there is a belt of trees. Beyond the trees, and screened by them, there is a public car park.

1.6 South-west of Huddersfield Street, opposite the site and on rising ground, there are blocks of flats, mostly four storeys in height.

1.7 Beyond the motor servicing and repair business is a complex of mill buildings. Under the name Gala Mill, these are included in the list of buildings of architectural or historic interest. They are category B.

1.8 There have been major flood events in Galashiels. The most recent event was in 1984 when the Gala Water flooded large areas of the town. Water left the channel at Plumtree and flowed down streets into the centre of town. The Gala Water also overtopped its banks at Netherdale.

1.9 Flood protection schemes were implemented in 1987. These were superseded in 2014 when the Galashiels (Plumtree & Wilderhaugh and Netherdale) Flood Prevention Scheme 2010 was officially opened. This scheme protects the Plumtree, Wilderhaugh and town centre area from the Gala Water with respect to a 1 in 75 year peak event. It protects the Netherdale area from the Gala Water with respect to a 1 in 200 year peak event. The application site is not protected by these schemes.

1.10 The JBA *Galashiels Flood Prevention Scheme Final Report, June 2009*, identifies the Huddersfield Street site as having a 3.33% annual probability risk of flooding.

The proposal

1.11 The proposed flats would occupy most of the north-western half of the site. The flats would be on five floors, with the top floor contained in an attic. In plan the building would be L-shaped.

1.12 The Applicant's *Design Statement* refers to use of a dark grey-brown shot-blasted concrete facing block. The *Proposed Elevations* drawing says that the external walls of the flats would be Forticrete blockwork, colour grey, block size 65mm by 440mm. Precast string courses would mark each floor level. Smaller window openings and subdivision of larger window openings would have a vertical emphasis. Window frames would be light grey. There would be light grey aluminium panels at attic level. The roof would have three double-pitched elements parallel to the sides of the site, with, at attic level, three gables towards the street and three towards the river. Roof design is said to take its cue from the three-storey gabled building that is part of the listed Gala Mill complex. Roof covering would be Tata Steel Urbancoat, coloured anthracite grey.

1.13 The ground floor of the flats would be raised above site level. Floor level for the ground floor would be 107.9 metres above Ordnance datum.

1.14 The main entrance to the flats would be on the south-east side within the re-entrant angle of the L-shape. From the entrance there would be a pedestrian access direct to a new section of footway on Huddersfield Street. The pedestrian access would slope down from the entrance to the street to accommodate a difference of about 0.6 metre in level. A second access to the building would be on its north-western side, from the adjoining footpath.

1.15 Beneath much of the building there would be an undercroft. Most of the undercroft would be bounded by a light grey, powder-coated aluminium grille. The undercroft would contain a water tank for fire-fighting purposes. It would also contain a structure supporting the base of a lift shaft for the lift that would serve all floors of the building. Part of the undercroft, outwith the grille, would be a bike parking area.

1.16 Most of the south-eastern half of the site would be a car park with 30 spaces. Vehicular access to the car park would be provided within the south-eastern part of the frontage, separate from the main pedestrian access to the flats. Across the frontage as a whole there would be a lay-by with space to park four cars. This parking would be for disabled persons.

1.17 The retaining wall on the boundary adjacent to the Gala Water would be rebuilt, with a metal balustrade installed at car park level.

Design Statement

1.18 The Applicant's *Design Statement* (October 2017) says that in Galashiels there is a very high demand for flats. When a flat is advertised, there are, on average, 22 applicants.

1.19 The *Design Statement* explains how the proposed building and the site layout would relate to their surroundings. The statement says that the site is within a short walking distance of the town centre. There is access to good road and rail transport links. The location is inherently sustainable for social housing. It is intended to meet all eight requirements of the Silver Standard for energy efficiency.

Archaeological Evaluation

1.20 The *Archaeological Evaluation* (October 2017) involved trenching on the site. Its conclusion is that the site contains the heavily-truncated remains of a nineteenth-century mill lade that was used by a number of mills and industrial works in the area. No further archaeological work is recommended.

Walk-over Eco Survey

1.21 The Walk-over Eco Survey (August 2017) reports that no bats and no sign of bats was found. No active bird nest was found. In relation to otters, there were spraints on some boulders in the Gala Water and one site suitable for an otter lie. It is recommended that the otter lie be checked to confirm that it is empty before any work is begun on the retaining wall. Guidance regarding the possibility of bats being present must be followed.

Flood Risk Assessment

1.22 The *Flood Risk Assessment Report* (May 2017) submitted with the planning application was criticised by the Scottish Environment Protection Agency. The Applicant gave further consideration to flooding issues. The 2017 report must now be read in conjunction with later correspondence, including the *Flood Risk Assessment Update* of 10 January 2018. The hydraulic model has now been run using, for the 0.5% annual probability peak event, a flow rate for the Gala Water equal to a flow rate approved by the Scottish Environment Protection Agency in connection with the Galashiels Flood Prevention Scheme.

1.23 As requested by Scottish Borders Council, an addition of 33% has been applied to estimates of peak flows to account for climate change. Table 1 in the January 2018 update includes:

Chainage	1 in 200 yr + 33% + proposed structure in place
315	107.02
335	105.89
340	105.83
375	105.81

Chainages are in metres, water levels are metres above Ordnance datum. Chainage 315 is upstream of the site and of the footbridge (the footbridge is at chainage 325). Chainage 335 is in line with the more north-westerly part of the site. Chainage 375 is in line with the more south-easterly part of the site.

1.24 A drawing with the title *Hydraulic Model Outputs*, numbered 1441-212-003, revision B (07-18) shows the extent of flooding for a 1 in 200 year peak event with 33% allowance for climate change. Flooding would extend across the site to the foot of the slope up to Huddersfield Street. The site is therefore within the flood plain of the Gala Water. During such an event, that part of the site closest to the Gala Water would be inundated to a depth of 0.65 metre.

1.25 The January 2018 update notes the existence of features beside the Gala Water upstream and downstream from the site and says that, during a flood event, the bulk of the river conveyance will be through the river channel, with “only modest water movement through the site and decreasing further with distance from the river bank”. Provision of an open undercroft with protective grille as part of the proposed development is intended to allow free movement of water which will entail no loss in flood plain storage. The presence of the proposed building and its effect on water flow would raise peak water levels by 20 millimetres or less at the site. There would be no significant increase in levels upstream or downstream of the site.

1.26 The January 2018 update concludes that a freeboard of at least 1.3 metres would be maintained throughout the development with safe access and egress being available at all times from Huddersfield Street.

CHAPTER 2: CONSULTATIONS AND REPRESENTATIONS

2.1 Scottish Borders Council received observations from eight of its own officers and from two external bodies. Three representations were received. Points of particular note are summarised below.

Forward Planning Service

2.2 The site is a district safeguarded business and industrial site as defined in policy ED1 of the local development plan.

Roads Planning Service

2.3 The proposed amount of parking does not meet guideline requirements for development outwith the town centre, but does meet the requirement for a town centre site. The site is not in the town centre but is close to it. Services and public transport provision in the vicinity are very good. The site has easy access, by means of the footbridge, to the underused public car park on the opposite side of the river. On-street parking is available on Huddersfield Street. The amount of parking proposed is acceptable.

Ecology Officer

2.4 The proposed development is adjacent to the Gala Water. The Gala Water is designated as a special area of conservation as part of the River Tweed Special Area of Conservation. The designation is for biological interest, including river lamprey, brook lamprey, sea lamprey, European otter, Atlantic salmon and as a watercourse characterised by water crowfoot species. The River Tweed is also designated as a site of special scientific interest. It is notified for Atlantic salmon, sea, river and brook lamprey, flies, beetles, vascular plants and trophic range.

2.5 Given the proximity of the site to the River Tweed and the nature of the proposed development, which includes demolition and replacement of the retaining wall, there is potential for significant adverse effects on the qualifying interests and notified features of the designated sites. An appropriate assessment may be required. [See paragraph 2.16, below.]

2.6 There are records of otter within 100 metres of the site. An otter survey is required. A comprehensive species protection plan for otter is required. There may be potential for bats to roost in any crevices in the existing retaining wall. A bat survey is required.

2.7 An Ecological Impact Assessment is required.

Environmental Health Service

2.8 Construction work may impact on local amenity.

2.9 Development should not begin until the site has been investigated for the presence of contamination and any contamination has been dealt with.

Flood Protection Officer

2.10 Information provided when the planning application was first submitted was not satisfactory. Additional and revised information was subsequently submitted. This shows a flood level of 106.27 metres above Ordnance datum for a 0.5% annual probability peak event at the site and a level of 107.02 metres when an allowance for climate change is included. The proposed finished floor level is 107.9 metres. The residential accommodation is sufficiently above the maximum flood level and is not at risk of flooding.

2.11 Any permission for the development must be subject to a condition that a flood warning and evacuation procedure is submitted for approval.

Landscape Architect

2.12 The proposed development might be more in keeping with surrounding buildings if its height were reduced by one storey. It is a pity that there is no amenity space next to the river. Such space could be provided by means of a deck. Any permission should be subject to a condition requiring details of a hard and soft landscaping scheme.

Housing Strategy Officer

2.13 The site is identified for potential redevelopment in the Council's *Strategic Housing Investment Plan 2017/22*. Scottish Government has indicated willingness to grant-assist delivery of the proposed project through normal housing grant arrangements. It has also indicated willingness to provide additional grant support from its infrastructure fund for remedial works to the boundary wall on the Gala Water.

Archaeology Officer

2.14 The site is part of a site once occupied by Bridge Mill. The mill was demolished in the 1960s. It is likely that there are substantial building foundations, floors and artefact remains of archaeological interest within the site. The site should be evaluated. Depending on the results, there should be a programme of further investigation. These matters should be required by imposing a condition on any permission.

Scottish Natural Heritage

2.15 Scottish Natural Heritage says that key issues include:

- Encroachment on to the special area of conservation leading to associated changes to the profile of the river channel and effects on the flow of water with loss of 'natural' riparian corridor and associated impacts, particularly on otters.
- Contamination of the Gala Water with silt, building material or debris during construction works or after their completion.
- Changes of flood plain dynamics through the loss of flood plain and the consequential loss of capacity for water storage during flood.

2.16 Scottish Natural Heritage objects to the proposed development unless any permission is subject to conditions requiring that the works be done strictly in accordance

with specified mitigation. If the proposal is undertaken strictly in accordance with the following mitigation, it will not be likely to have a significant effect on the River Tweed Special Area of Conservation and an appropriate assessment will not be required.

The route of the new retaining wall must follow the route of the current retaining wall, thereby causing no long term change to the channel profile or to the flows within the Gala Water.

All operations that have a direct effect on the Gala Water (or the immediate bank area) must be carried out during periods of low flow and in the dry (through use of cofferdams etc). In addition, operations must be carried out during the summer months to avoid the sensitive time period for migratory and juvenile fish species.

Construction and other work must be carried out in accordance with strict environmental safeguards to prevent contamination of the watercourse with silt, building materials or debris of any description.

Submission of detailed construction method statements must be made a condition of any planning permission. The Scottish Environment Protection Agency and Scottish Natural Heritage should be consulted on the statements. The statements should include details of proposals for fish rescues where required.

Sustainable urban drainage provision must include measures to prevent contamination of the Gala Water.

Development must not compromise floodplain function, in particular loss of floodwater storage.

2.17 In an e-mail sent to Planning and Environmental Appeals Division on 24 July 2018, Scottish Natural Heritage says that conditions proposed by Scottish Borders Council meet its requirements and it withdraws its objection.

The Scottish Environment Protection Agency

2.18 The Scottish Environment Protection Agency objects in principle. The proposed development may place buildings and persons at flood risk.

2.19 A number of flood risk assessments show the site to be at a significant risk of flooding. Most of the site forms part of the functional floodplain of the Gala Water. The proposal does not conform to the requirements of *Scottish Planning Policy*. It does not conform to the Scottish Environment Protection Agency's *Development Management Requirement 1*, in the guidance document *Land use planning background paper on flood risk*. This states that proposed developments should not be located in areas at medium to high risk from fluvial or coastal flooding. The proposal does not fall within any of the exceptions which may be acceptable. It represents a significant increase in the vulnerability of land use at this site, as detailed in the flood risk and vulnerability guidance.

2.20 The proposed building is raised on columns. Supporting of a building on columns amounts to the same as using stilts. This is not favoured by *Scottish Planning Policy*,

paragraph 263, nor is it favoured by the Scottish Environment Protection Agency's *Land Use Planning Background Paper: Flood Risk*, paragraph DM.62 (page 53 of 71). Post-development modelling undertaken to determine the potential impact of this building design shows that it would raise flood levels by around 20 millimetres.

2.21 The Applicant's flood risk consultant concludes that "the bulk of the site does form part of the functional floodplain" of the Gala Water." The consultant has undertaken post-development modelling to determine the potential impacts of the building design. The consultant advises that the undercroft design could increase flood levels by around 20 mm.

2.22 In summary, the site has been shown by a number of flood risk assessments to be at a significant risk of flooding. Most of the site forms part of the functional floodplain of the Gala Water. The proposed development does not meet *Development Management Requirement 1* of the Scottish Environment Protection Agency's land use planning background paper on flood risk. To mitigate flood risk it is proposed that the building is raised on columns. This is contrary to *Scottish Planning Policy*.

Representations

2.23 The proprietor of the motor servicing and repair business that adjoins the south-east side of the site raises concerns regarding the boundary wall and any impact on the wall that might arise from the proposed development.

2.24 The Galashiels Mill Lade Committee requests that the developer takes care during construction to protect historic parts of the Town Lade from damage. The Committee expects the developer to contribute to the upkeep of the lade.

2.25 The Gala Waterways Group requests that public access be provided along the top of the riverside retaining wall from close to the footbridge to the north-east corner of the site.

CHAPTER 3: THE DEVELOPMENT PLAN

3.1 The development plan for the site and its surroundings consists of a strategic development plan and a local development plan. The strategic development plan is *SESplan*. It was approved by Scottish Ministers in 2013. The local development plan is *Scottish Borders Council Local Development Plan 2016*. It was adopted in May 2016.

3.2 In *SESplan*, policy 15 is Water and Flooding. It says that local development plans will, among other things, avoid any new development in areas at medium to high flood risk and safeguard areas which will help contribute to reducing overall flood risk.

3.3 *Scottish Borders Council Local Development Plan 2016* has ten main aims (paragraph 3.9, page 16). These include:

- to provide an adequate range and quality of land and premises for business and industry;
- to promote the development and regeneration of town centres;
- to provide a generous supply of land for mainstream and affordable housing;
- and
- to protect and enhance the natural and built environment.

3.4 In *Scottish Borders Council Local Development Plan 2016*, the application site is part of an area designated zEL41 on the settlement map for Galashiels. Site zEL41 is called Huddersfield Street Mill and has an area of 3.4 hectares. It is described as a “district safeguarded business and industrial site as defined in Policy ED1”. The application site occupies the north-western end of the Huddersfield Street Mill site.

Policy ED1

3.5 Policy ED1: *Protection of Business and Industrial Land* says that there is a presumption in favour of the retention of industrial and business use on strategic and district sites. The policy includes the following.

Although District sites do not merit the same level of stringent protection as Strategic sites there remains a preference to retain these within employment uses.

However, development other than Classes 4, 5 and 6 may be accepted on district business and industrial sites in order to, where appropriate, allow a more mixed use area.

Proposals for development outwith Classes 4, 5 and 6 will be considered against the following criteria:

- (a) the loss of business and industrial land does not prejudice the existing and predicted long-term requirements for industrial and business land in the locality, and
- (b) the alternative land use is considered to offer significant benefits to the surrounding area and community that outweigh the need to retain the site in business and industrial use, and

- (c) there is a constraint on the site whereby there is no reasonable prospect of its becoming marketable for business and industrial development in the future, or
- (d) the predominant land uses have changed owing to previous exceptions to policy such that a more mixed use land use pattern is now considered acceptable by the Council.

3.6 A number of other policies have relevance to the proposed development.

Policy HD1

3.7 Policy HD1: *Affordable and Special Needs Housing* seeks to ensure that need for affordable housing is met.

Policy PMD1

3.8 Policy PMD1: *Sustainability* lists twelve sustainability principles, (a) to (l). Regard to these is to be had when determining planning applications. The principles include:

- (a) the long-term sustainable use and management of land;
- (e) the efficient use of energy and resources, particularly non-renewable resources; and
- (g) the encouragement of walking, cycling and public transport in preference to the private car.

Policy PMD2

3.9 Policy PMD2: *Quality Standards* lists 21 standards that apply to all development. The standards relate to sustainability, design, accessibility and open space.

Policy PMD3

3.10 Policy PMD3: *Land Use Allocations* indicates that planning applications for development that does not accord with the allocation on the settlement maps will be refused unless certain requirements are met. The requirements include:

there is a constraint on the site and no reasonable prospect of its becoming available for the development of the proposed use within the local plan period; and

the alternative use offers significant community benefits that are considered to outweigh the need to maintain the original proposed use.

Policy EP1

3.11 Policy EP1: *International Nature Conservation Sites and Protected Species* says in effect that, with certain very limited exceptions, proposals must not adversely affect a Natura site or a European protected species.

Policy EP7

3.12 Policy EP7: *Listed Buildings*, among other things, says that new development that adversely affects the setting of a listed building will not be permitted.

Policy EP8

3.13 Policy EP8: *Archaeology* says, among other things, that proposals adversely affecting an archaeological asset of local significance will only be permitted if it can be demonstrated that the benefits of the proposal will clearly outweigh the heritage value of the asset.

Policy EP15

3.14 Policy EP15: *Development affecting the Water Environment* says, among other things, that where a proposal would result in a significant adverse effect on the water environment, it will be refused.

Policy IS2

3.15 Policy IS2: *Developer Contributions* says that where an otherwise acceptable development cannot proceed due to deficiencies in infrastructure, the Council will require a contribution towards the cost of addressing such deficiencies. The kinds of infrastructure for which a contribution may be required include leisure, sport, recreation, play areas and community facilities.

Policy IS3

3.16 Policy IS3: *Developer Contributions related to the Borders Railway* says that the Council will seek contributions towards the cost of the Borders Railway from any developments that may be considered to benefit from or be enhanced by reinstatement of the rail link.

Policy IS7

3.17 Policy IS7: *Parking Provision and Standards* says that development proposals should provide for car and cycle parking in accordance with approved standards. Relaxation of standards will be considered where appropriate due to the nature of the development.

Policy IS8

3.18 Policy IS8: *Flooding* says that, at all times, avoidance will be the first principle of managing flood risk. New development should generally be located in areas free from significant flood risk. "Development will not be permitted if it would be at significant risk of

flooding from any source or would materially increase the probability of flooding elsewhere. The ability of functional flood plains to convey and store floodwater should be protected, and development should be located away from them.”

3.19 Development of essential civil infrastructure will generally not be acceptable if flood risk is greater than 0.5% annual flooding probability. “Other forms of development will be subject to an assessment of the risk and mitigation measures.”

Policy IS9

3.20 Policy IS9: *Waste Water Treatment Standards and Sustainable Urban Drainage* says that management of surface water must comply with current best practice on sustainable urban drainage systems.

Policy IS13

3.21 Policy IS13: *Contaminated Land* says that, where development is proposed on land that is contaminated or is suspected of being contaminated, there must be site investigation and risk assessment. Where necessary, remedial or mitigation measures will be required.

CHAPTER 4: NATIONAL POLICY AND RELATED MATTERS CITED IN SUBMISSIONS

The Third National Planning Framework

4.1 The third *National Planning Framework* says that water management and flooding issues will become increasingly important (paragraph 4.16).

Scottish Planning Policy

4.2 *Scottish Planning Policy* says that, to support sustainable places, decisions should be guided by a number of principles. One of these includes taking account of flood risk (paragraph 29).

4.3 The planning system should promote a precautionary approach to flood risk. Flood storage and conveying capacity should be safeguarded. Development should be located away from functional flood plains and medium to high risk areas (paragraph 255). The planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere (paragraph 256).

4.4 The calculated probability of flooding should be regarded as a best estimate and not a precise forecast (paragraph 258).

4.5 The flood risk framework that should be used in the preparation of local development plans includes a “medium to high risk” category for areas where the annual probability of flooding is greater than 0.5% (paragraph 263). Such areas may be suitable for residential development within built-up areas provided flood protection measures exist or will be constructed. Where built development is permitted, measures to protect against or manage flood risk will be required. Elevated buildings on structures such as stilts are unlikely to be acceptable.

4.6 *Scottish Planning Policy* advises that it is not possible to plan for development solely according to the calculated probability of flooding (paragraph 264). In applying the risk framework, thirteen matters should be taken into account. The matters include:

- the characteristics of the site;
- the design and use of the proposed development;
- the size of the area likely to flood;
- depth of flood water, likely flow rate and path, and rate of rise and duration;
- the effects of climate change, including an allowance for freeboard;
- cumulative effects, especially the loss of storage capacity;
- effects of flood on access including by emergency services.

Flood Risk Management (Scotland) Act 2009

4.7 The *Flood Risk Management (Scotland) Act 2009*, section 1, says that the Scottish Ministers must exercise their flood risk related functions with a view to reducing overall flood risk. Ministers must, so far as is consistent with the purposes of the flood risk related function concerned, act in the way best calculated to manage flood risk in a sustainable way and promote sustainable flood risk management.

Flood Risk Management (Scotland) Act 2009: Delivering Sustainable Flood Risk Management

4.8 *Flood Risk Management (Scotland) Act 2009: Delivering Sustainable Flood Risk Management* was published by the Scottish Government in 2011. It is statutory guidance under the act. One of the five overarching outcomes (page 3) is:

A reduction in the number of people, homes and property at risk of flooding as a result of public funds being invested in actions that protect the most vulnerable and those areas at greatest risk of flooding.

4.9 Flood risk management planning work under the 2009 act will require close co-ordination with the land use planning system (page 21). “Land use planning decisions are one of the most powerful tools available to manage flood risk. This concept is set out in Scottish Planning Policy

Planning Background Paper Flood Risk

4.10 The current version of *Planning Background Paper Flood Risk* was issued by the Scottish Environment Protection Agency in August 2017. The main principles of flood management are identified as avoid, protect, prepare and accept. The principle of flood avoidance is the cornerstone of sustainable flood risk management. “The application of these policy principles in plan-making, planning decisions and development design helps to create safe and resilient communities and businesses and contributes to achieving the Scottish Government’s national and planning outcomes.”

Development Plan Guidance on Flood Risk

4.11 The current version of *Development Plan Guidance on Flood Risk* was issued by the Scottish Environment Protection Agency in July 2017. The guidance contains advice to planning authorities regarding the need to take flood risk into account in the development plan process.

4.12 Local development plans should allocate sites in accordance with the principles of sustainable flood risk management by avoiding development in areas at flood risk, unless they accord with the risk framework in paragraph 263 of *Scottish Planning Policy*. For allocations where a potential flood risk has been identified, there should be a requirement for a site-specific flood risk assessment. The assessment should inform the siting, layout, design and capacity of development in a way that avoids an increase in flood risk on and off site and ensures that there is safe, dry pedestrian access and egress at times of flood.

Development Management Guidance on Flood Risk

4.13 The current version of *Development Management Guidance on Flood Risk* was issued by the Scottish Environment Protection Agency in July 2017. Some of the guidance is similar to that in *Development Plan Guidance on Flood Risk*.

4.14 The guidance includes reference to freeboard. “Adequate freeboard must be provided for developments in fluvial or coastal flood risk areas involving the erection of new buildings in the highly and most vulnerable land use categories In the majority of cases an adequate freeboard allowance is considered to be 600mm above the design flood level.”

4.15 When calculating estimated design flood level, an allowance for climate change should be included. For fluvial flooding, the allowance should be an addition of at least 20%.

4.16 Proposed developments in flood risk areas should incorporate the use of water-resilient or water-resistant materials and construction techniques.

Flood Risk and Land Use Vulnerability Guidance

4.17 *Flood Risk and Land Use Vulnerability Guidance* (version 3) was issued by the Scottish Environment Protection Agency in March 2018. It classifies different types of land use according to relative vulnerability to flooding. “Buildings used for dwelling houses” is classified as one of a number of “Highly Vulnerable Uses”.

CHAPTER 5: THE HEARING

5.1 On 15 August 2018, I conducted a hearing at which the Applicant, Scottish Borders Council and the Scottish Environment Protection Agency were represented. Hearing participants are listed in Appendix 2. Matters for consideration at the hearing included:

the degree of flood risk to which the proposed development would be subject;

whether and to what extent the proposed development would increase the risk of flooding elsewhere;

whether the degree of flood risk is such that the proposed development should not be granted planning permission;

the presence of the Town Lade beneath the site;

flood-resilient structures; and

what conditions should be imposed and what agreements should be in place if planning permission were to be granted.

Matter of principle

5.2 At the outset, the Scottish Environment Protection Agency made clear its view that the proposed development was wrong in principle. The Agency's participation in the hearing was not to be taken as indicating that it considered there to be some means of making the proposed development acceptable in terms of flood risk.

Degree of flood risk

5.3 Parties agreed that flood risk assessments could provide no more than an estimate. They were subject to error.

5.4 The Scottish Environment Protection Agency explained that, in some cases, hydraulic models can be calibrated to conform to observed flood events. When this is done, one can have confidence in the output of the model. For most flood risk assessments, including the Applicant's assessment, no observed flood event is available. Hydraulic models do allow for uncertainty, but only to a limited extent. The flood protection scheme that is now in place for Galashiels town centre will prevent water spread and will increase flow past the application site. All this highlights the need for a precautionary approach.

5.5 The Applicant's view is that peak flood level at the site will not exceed 107.02 metres above Ordnance datum. This is the peak level estimated for chainage 315, which is upstream of the footbridge. It is a level that assumes that there will be some backing up of water because of the presence of the bridge. Instability is a constant problem with hydraulic models, but the model used in the present case is stable.

5.6 In any one year, there was a 1% probability that peak flow in the Gala Water would be at bank-top level.

5.7 In the past, freeboard was an allowance for turbulence, or supercritical flow. In the present case, freeboard allows for uncertainty in predicting peak flow level for an event with annual probability of 0.5%. The Applicant's view is that predictions in the hydraulic model and the amount of freeboard are both robust. A freeboard is achieved even in relation to cross-section 5, which is some 135 metres upstream of the site.

5.8 The Scottish Environment Protection Agency stated that previous studies indicate that Galashiels is at risk of flooding from 1:30 year or 1:60 year peak events.

5.9 It was suggested that the Applicant's hydraulic model did not extend sufficiently downstream of the application site. Downstream conditions might increase flood levels at the site. The Applicant pointed out the model extended 375 metres downstream of the site as well as 315 metres upstream. The Scottish Environment Protection Agency accepted that the model was fit for purpose. One had to keep in mind the uncertainty associated with all such models.

5.10 The Applicant remained confident that 107.02 metres above Ordnance datum (the peak water level immediately upstream of the site and the footbridge) is a level above which the application site will not be flooded. Scottish Borders Council considered that a level of 107.02 metres above Ordnance datum was reasonable as the maximum flood level at the application site. The Scottish Environment Protection Agency remained unconvinced. Predictions depended on choice of parameters. They could be significantly inaccurate. A 1:200 year event could bring down structures and have unpredictable effects.

Increase of flood risk elsewhere

5.11 The Applicant has sought to reduce as far as possible the effect of the proposed building on water level during a flood event. The effect of the building on flood levels would not be significant.

5.12 The Scottish Environment Protection Agency noted that the hydraulic model predicted that the proposed building would increase peak flood level at the site by 20 millimetres. Upstream, there would also be a slight increase. The amount of these increases was within the model tolerances, models being quite crude. In its *Flood Hydrology Report* (Appendix 1 attached to its hearing statement), the Scottish Environment Protection Agency makes the point that the grille surrounding the undercroft would be likely to become blinded by debris during a flood event. This would be likely to result in a rise in water level greater than 20 millimetres.

5.13 The view of Scottish Borders Council was that the increases were insignificant and would not be noticeable.

Should planning permission be granted?

5.14 The Scottish Borders Council and the Scottish Environment Protection Agency generally accept that there should be an allowance of 600 millimetres for freeboard.

5.15 *Scottish Planning Policy* (paragraph 263), in the context of development on land that has a medium to high risk of flooding, says "Elevated buildings on structures such as stilts are unlikely to be acceptable." The Scottish Environment Protection Agency explained that this policy is based on a number of considerations:

Repeated flooding can damage structures.

Flooding can be associated with underground lateral transmission of water, creating a ground stability problem.

A building on stilts would be an island at a time of flooding.

Scour beneath a building may occur.

There is always a temptation to use space beneath a building for some purpose such as storage, adding to the damaging effect of a flood. Any enclosure of space under a building would increase flood levels.

The Scottish Environment Protection Agency added that, in the present case, scour is not an issue. It raised the question of responsibility for maintenance of the proposed undercroft.

5.16 Scottish Borders Council pointed out that the proposed building would not become an island at times of flood. The Council would not be in favour of the proposed development if it were to become an island at such times. Maintenance would be facilitated by the fact that the building would be in single ownership. Condition 11 in the Council's list of suggested conditions would control use of the proposed undercroft.

5.17 The Applicant said that it was envisaged that the building would be supported on steel columns encased in concrete. Foundations would be taken down to bedrock. The tank within the undercroft would be part of a sprinkler system. All mechanisms would be within the building. The lift would still operate during a flood. The ground surface within the undercroft would be concreted.

5.18 For the grille that is proposed to surround most of the undercroft, Scottish Borders Council would be seeking a design that both permits water to flow through and is of satisfactory appearance. The Scottish Environment Protection Agency pointed out that, during a flood event, trash would collect against the grille and would restrict water flow.

5.19 Access to that part of the undercroft enclosed by the grille would be by means of a secure access point.

The Town Lade

5.20 The Applicant intends to conduct internal visual surveys of that part of the Town Lade that is beneath the application site. There will be a survey prior to commencement of construction and a survey after construction. The lade is open upstream of the site, so water in that part of the lade which is beneath the site would not be under pressure during a flood event.

5.21 Scottish Borders Council explained that references to the Town Lade being in poor condition related to open sections of the lade.

5.22 The Scottish Environment Protection Agency referred to its publication *Planning Background Paper: Flood Risk* (pages 49 and 50). The principle of avoidance applies to

positioning buildings over or immediately adjacent to culverts. There is a risk to people and property from structural collapse during a flood event.

Flood-resilient structures

5.23 Flood-resilient design is addressed on pages 66 and 67 of *Planning Background Paper: Flood Risk*. This is a matter that comes within the scope of the buildings standards system. The Scottish Environment Protection Agency is of the view that use of flood resilient or resistant materials and construction techniques is not sufficient to make a development acceptable when it does not accord with the risk framework or the four development management requirements.

5.24 The Applicant's view is that flood resilience is not needed in the habitable areas of the proposed building.

5.25 In the Council's view, the proposed building is flood-resistant.

Conditions

5.26 The Council's suggested condition 13 requires an approved flood warning and evacuation procedure to be in operation. Procedures of this kind are in place elsewhere. They may include provision of a flood warden and audible alarms. In the present case, it is envisaged that the Applicant would be responsible for operating the approved procedure. If there were a major flood event, mass evacuation of the town centre might be needed, and the Police would take charge.

5.27 The Scottish Environment Protection Agency considers that, ideally, there should be at least three hours' warning of a flood event. The character of the Gala Water is such that any warning might be significantly less than three hours. The trigger point for issuing a warning at Galashiels is being reviewed in the light of the recently-completed flood protection scheme. The application site is now probably the most vulnerable site for flooding in Galashiels. Development on it may prevent any alteration to the trigger point for the town as a whole. A flood warning system does not make inappropriate development acceptable.

5.28 It is the Applicant's view that, even if a flood warning system for the proposed development were to fail, residents would be safe.

Concluding remarks

5.29 The Scottish Environment Protection Agency considers that the assessment report prepared by Planning and Architecture Division highlights the issues and the case for rejecting the proposed development. A commercial development on the site would be less vulnerable. People would not be present overnight.

5.30 Scottish Borders Council says that the site is highly accessible. The proposed development is extremely pragmatic and would protect residents. The site will always be liable to flood. If the proposed development does not proceed, what other development would go ahead instead? The proposed development has an advantage in that it would be under the control of a single body.

5.31 The Applicant submits that every effort has been made to design a flood-resilient development. Flood risk has been examined. There is a huge margin for error. The proposed residential accommodation would not be flooded in a 1:200 year peak flood event. Access and egress would always be available.

CHAPTER 6: ASSESSMENT OF THE PROPOSED DEVELOPMENT IN RELATION TO FLOOD RISK, NATIONAL POLICY AND RELATED CONSIDERATIONS

Scottish Planning Policy

6.1 There is agreement among the parties that most of the site of the proposed development would be inundated during a flood event of 0.5% annual probability and that this means that the site is part of the flood plain of the Gala Water.

6.2 The Applicant's flood risk assessment in its final form assesses flood risk on the basis of a flow rate for the Gala Water that was approved by the Scottish Environment Protection Agency in connection with the Galashiels Flood Prevention Scheme. An addition of 33% is applied to allow for climate change. From this, it is estimated that peak flood level at the site during an event with 0.5% annual probability and with the proposed development in place would be 105.81 metres to 105.89 metres above Ordnance datum.

6.3 For the proposed residential accommodation, the planning application shows a finished ground floor level of 107.9 metres above Ordnance datum. I find that this gives a freeboard of some two metres above the estimated peak flood level.

6.4 Pedestrian access between the flats and Huddersfield Street has a gradual downward gradient towards the street, with a loss in height of about 0.6 metre. The freeboard for the access is thus of the order of 1.4 metres.

6.5 The Scottish Environment Protection Agency expresses considerable reservations about hydraulic models and flood risk assessments.

6.6 I note that *Scottish Planning Policy* (paragraph 266) says that flood risk assessments should be required for development in the medium to high category of flood risk. I find that this indicates that flood risk assessments are a valid tool and should be taken into account. *Scottish Planning Policy* (paragraph 258) also says that the calculated probability of flooding should be regarded as a best estimate and not a precise forecast.

6.7 From the submissions and from what was said at the hearing, I am satisfied that the Applicant's flood risk assessment in its latest form gives as good a representation as can be given of how the site would be affected in a peak flood event with annual probability of 0.5%.

6.8 In view of the limitations of hydraulic models, I accept that a peak flood event of 0.5% annual probability could reach a level in excess of the 105.81 metres and 105.89 metres levels quoted above. At the hearing, reference was made to a worst-case scenario in which peak flood level would be 107.05 metres above Ordnance datum. This would give a freeboard of 0.88 metre for the proposed residential accommodation.

6.9 I find that the freeboard allowances of some two metres for the proposed residential accommodation and 1.4 metres for the proposed main access are robust. Even in a worst-case scenario, there would be a freeboard of 0.88 metre in relation to the residential accommodation. This would be in excess of the allowance of 0.6 metre that is commonly used to take account of "the height of waves or turbulence and uncertainty in estimating the probability of the flooding" (*Scottish Planning Policy*, Glossary, page 72).

6.10 Taking into account the robustness of the freeboard, I find the likelihood of the residential accommodation being flooded or of the access being under water is remote. I find that the likelihood is such that the proposed residential accommodation may be considered to be at “low to medium risk”, if not in fact at “little or no risk” in the flood risk framework in paragraph 263 of *Scottish Planning Policy*.

6.11 There is no dispute that, during a peak flood event of 0.5% annual probability, the proposed undercroft and most of the proposed car park would be under water. The greatest depth of floodwater would be about 0.65 metre and would be on that part of the site closest to the Gala Water. This means that, taking the development as a whole, it is at medium to high risk in terms of paragraph 263 of *Scottish Planning Policy*.

6.12 *Scottish Planning Policy* does not exclude the possibility of residential development in areas of medium to high risk. Residential development in such areas may be suitable if it is within a built-up area, and flood protection measures to the appropriate standard exist or will be constructed. In the present case, I find that the flood protection measures that are in place for Galashiels do not give protection to the application site.

6.13 *Scottish Planning Policy* (paragraphs 255 and 256) says that the planning system should promote flood avoidance by locating development away from functional flood plains and medium to high risk areas. The planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere.

6.14 I find that the proposed development would have a significant probability of being affected by flooding. For this reason, it is contrary to *Scottish Planning Policy*. I find that the proposed development would have an insignificant effect on flooding elsewhere.

6.15 Paragraph 263 of *Scottish Planning Policy* says that elevated buildings on structures such as stilts are unlikely to be acceptable. In relation to this, I make the following findings.

There is no reason to doubt that the proposed development may be designed and constructed so that it would not suffer structural damage from repeated flooding. This is primarily a matter for consideration in relation to the building standards regime.

In the present case, foundations can be taken down to bedrock. This would address any ground stability problem arising from subsurface lateral transmission of water.

During a peak flood event, the proposed residential accommodation would not become an island. Access to and from Huddersfield Street would remain available.

Provision of hard surfacing would prevent scour beneath the proposed building.

Use of the space beneath the proposed building could be controlled. The proposed grille would not increase flood levels by a significant amount.

From these findings, I conclude that the proposed use of columns to support the residential accommodation and the proposed creation of an undercroft are not reasons for rejecting the proposed development.

The Flood Risk Management (Scotland) Act 2009

6.16 Section 1(1) of the *Flood Risk Management (Scotland) Act 2009* says, among other things, that the Scottish Ministers must exercise their flood risk related functions with a view to reducing overall flood risk.

6.17 Statutory guidance has been issued in terms of the act. This guidance is *Flood Risk Management (Scotland) Act 2009: Delivering Sustainable Flood Risk Management*, which was published in 2011. The guidance contains five overarching outcomes. The first of these is:

A reduction in the number of people, homes and property at risk of flooding as a result of public funds being invested in actions that protect the most vulnerable and those areas at greatest risk of flooding.

6.18 I find that the act and its related guidance are primarily concerned with actions that must be taken by specified authorities to manage flood risk. Nevertheless, it is reasonable to expect a decision on a planning application to be consistent with what the act seeks to achieve. I therefore find it appropriate, in determining the present application, to take into account a need to avoid increasing the number of people, homes and property at risk of flooding.

6.19 As stated in paragraph 6.10 above, I find the likelihood of the proposed residential accommodation being flooded or of the access being under water is remote. I find that these aspects of the proposed development would not be in conflict with the objective of reducing the number of people and homes at risk of flooding.

6.20 The proposed car park would be at risk of flooding. Notwithstanding implementation of any flood warning system, vehicles might be in the car park at time of flood and might be damaged by floodwater. For this reason, I find that the proposed development would be in conflict with the objective of reducing property at risk of flooding.

Advice and Guidance from the Scottish Environment Protection Agency

6.21 Reference to publications from the Scottish Environment Protection Agency is made in chapter 4, above.

6.22 A chief principle is avoidance of flood risk. Unless it accords with the risk framework in paragraph 263 of *Scottish Planning Policy*, development in areas of flood risk should be avoided.

6.23 If development is proposed where a potential flood risk has been identified, there must be a site-specific flood risk assessment. The assessment should inform the siting, layout, design and capacity of development in a way that avoids an increase in flood risk on and off site and ensures that there is safe, dry pedestrian access and egress at times of flood.

6.24 Adequate freeboard must be provided for developments in flood risk areas. In the majority of cases an adequate freeboard allowance is 600 millimetres above the design flood level.

6.25 When calculating estimated design flood level, an allowance for climate change should be included. For fluvial flooding, the allowance should be an addition of at least 20%.

6.26 Proposed developments in flood risk areas should incorporate the use of water-resilient or water-resistant materials and construction techniques.

6.27 Residential development is classified as a highly vulnerable use.

6.28 I find that the design of the proposed residential building has been informed by the flood risk assessment. As a result, the likelihood of any of the residential accommodation being affected by flooding is remote. This also applies to the main access to the building. Foundations and supporting structures below ground floor level can be designed to be flood resilient. To this extent, the proposed development accords with the objectives of the guidance from the Scottish Environment Protection Agency.

6.29 The proposed development includes a car park that is liable to flood. Some, presumably very shallow, flooding has an annual probability of 3.33%. Peak flooding with an annual probability of 0.5% would inundate a large part of the proposed car park, the maximum depth of floodwater being 0.65 metre. The development as a whole does not accord with the guidance from the Scottish Environment Protection Agency because it does not avoid flood risk.

CHAPTER 7: ASSESSMENT OF REPRESENTATIONS

Boundary wall

7.1 There is concern about the boundary wall on the south-east side of the site. I note that Site Plan 9291.1.02 C identifies no new enclosure on the south-east side of the site. I take it that it is intended that the existing wall will continue to provide separation from the adjoining site. I have no information as to ownership of the wall.

7.2 The Council's view is that concern about the boundary wall is outwith the scope of the application and is a matter for the Applicant.

7.3 I find that the boundary wall would provide separation that would be necessary between the business use on the site to the south-east and the residential use proposed for the application site. The wall is constructed of stone and makes a beneficial contribution to the character of the locality. For these reasons, I find that steps must be taken to ensure that the proposed development, especially alterations to ground level adjacent to the wall, do not cause damage to the wall.

7.4 I note that condition 5 of the conditions recommended by the Council requires approval of a construction method statement. I find that concern about the boundary wall should be addressed by making reference to the wall in condition 5.

The Town Lade

7.5 Regarding the Town Lade, I note that the Applicant intends to conduct surveys of that part of the lade that is beneath the application site and that the Scottish Environment Protection Agency is concerned about development above or close to enclosed watercourses.

7.6 I find that the presence of the lade raises a number of questions.

Would it affect the structural stability of the proposed building?

Would it constitute a risk to the safety of anyone using the proposed development?

Would the proposed development adversely affect the ability of the lade to convey water?

7.7 I find that the first question is one that would be addressed by the Council as building standards authority. It is thus not within the scope of the application for planning permission.

7.8 Regarding the second question, I find that steps must be taken to ensure that the structure of the lade is capable of supporting the site as proposed to be developed. In particular, the structure must be capable of supporting the main pedestrian access to the proposed building and the access into the car park. So far as I am aware, these matters are not, or are not entirely, addressed by building standards requirements. They may be addressed by imposing on any planning permission a condition requiring a structural survey of the lade and, if necessary, remedial and strengthening work.

7.9 Regarding the third question, I note that the lade, as well as taking water from the Gala Water, conveys water from local watercourses to the Gala Water. It has not been suggested that the proposed development poses any threat to the ability of the lade to convey water. To guard against any unforeseen effect of this kind, any planning permission should be subject to a condition that requires the capacity of the lade to be maintained.

Public access

7.10 The third representation requests that public access is provided along the top of the proposed riverside retaining wall.

7.11 So far as I am aware, there is no development plan or other policy to secure access along the south-west bank of the Gala Water in this part of the town. From my inspection, it appeared to me that the bank upstream of the site, beyond the footpath, and the bank downstream of the site beyond the stone boundary wall were both occupied by development that precludes public access. I conclude that there should be no requirement to provide public access along the top of the proposed retaining wall.

CHAPTER 8: ASSESSMENT OF THE PROPOSED DEVELOPMENT IN RELATION TO INDIVIDUAL POLICIES IN THE DEVELOPMENT PLAN

SESplan

8.1 Policy 15: *Water and Flooding* in *SESplan* is concerned with matters that are to be contained in local development plans. I find that policy 15 lends weight to those parts of the *Scottish Borders Council Local Development Plan 2016* that deal with water and flooding. The proposed development is on a site that has a medium to high flood risk. For this reason it is contrary to the spirit of policy 15 in *SESplan*.

Scottish Borders Council Local Development Plan 2016

Policy ED1

8.2 In the *Scottish Borders Council Local Development Plan 2016*, the application site is part of an area that is a district safeguarded business and industrial site as defined in policy ED1. Policy ED1 says that there is a presumption in favour of the retention of industrial and business use on district sites. The policy has some flexibility in that development other than business and industry will be considered against certain criteria. In relation to these, I find as follows.

The proposed development would occupy 0.2 hectare at the western extremity of a business and industrial site that has a total area of 3.4 hectares. The last use of the site was for caravan storage, a use that ceased at least ten years ago and that was likely to have made no more than a modest contribution to the local economy. There appears to be no demand at present to use the site for business or industry. I have been given no evidence to show that the loss of business and industrial land that the proposed development would entail would prejudice either the existing and predicted long-term requirements for industrial and business land in Galashiels or continuing business and industrial use of the remainder of the 3.4 hectare site.

The proposed development has significant benefits. It would provide much-needed residential accommodation on a site that is accessible to the town centre and to public transport. It would bring back into use an unused brownfield site. The present appearance of the site is unattractive. Well-designed new development would be a considerable improvement.

The site has been disused for at least ten years. From a flood risk point of view, business and industrial uses are less “vulnerable” than uses such as residential, but the fact that the site is liable to flood is likely to make it unattractive to potential business and industrial developers. For these reasons, there appears to be little likelihood of attracting new business or industrial use to the site.

My conclusion is that the proposed development is not contrary to policy ED1.

Policy PMD3

8.3 Policy PMD3 indicates that planning applications for development that does not accord with the allocation on the settlement maps will be refused unless certain requirements are met. These requirements have similarity with criteria in policy ED1. I find that the proposed development is not contrary to policy PMD3.

Policy IS8

8.4 Policy IS8: *Flooding* raises matters that I have addressed in relation to national policy.

8.5 Policy IS8 says that, at all times, avoidance will be the first principle of managing flood risk. New development should generally be located in areas free from significant flood risk. I find that the application site is not free from significant flood risk.

8.6 Policy IS8 says that development will not be permitted if it would be at significant risk of flooding. I find that the proposed residential accommodation would not be at significant risk of flooding, but, taken as a whole, the proposed development would be at significant risk of flooding.

8.7 Policy IS8 says that development will not be permitted if it would materially increase the probability of flooding elsewhere. I find that any increase in risk of flooding elsewhere is not significant.

8.8 Policy IS8 says that the ability of functional flood plains to convey and store floodwater should be protected. I find that the proposed development would have some effect on the ability of the site to convey and store floodwater. This effect is reflected in the slight increase in flood level at and immediately upstream of the site that is predicted if the proposed development were to take place. The effect is small. For this reason, I find that there is no significant conflict between this part of the policy and the proposed development.

8.9 Policy IS8 says that development should be located away from flood plains. I find that the application site is part of a functional flood plain. The proposed development is contrary to this part of the policy.

Policy HD1

8.10 Policy HD1: *Affordable and Special Needs Housing* seeks to ensure that need for affordable housing is met. It demonstrates the importance attached to provision of affordable housing. This lends support to the proposed development.

Policy PMD1

8.11 Policy PMD1: *Sustainability* lists twelve sustainability principles. One of these is encouragement of walking, cycling and public transport in preference to the private car. I find that the application site is within walking distance of the town centre with its shops and other services. Good public transport is also within walking distance. In these respects, I find that the proposed development gains support from policy PMD1.

Policy PMD2

8.12 Policy PMD2: *Quality Standards* says that all new development will be expected to be designed to fit with Scottish Borders townscapes. One of the standards contained in the policy, standard (j), is that new development be finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality. It is not clear to me that the proposed development would accord with this standard.

8.13 Section 3.3 of the Applicant's *Design Statement* (October 2017) includes the following.

The principal proposed materials of a dark grey-brown shot blasted concrete facing block, coloured pre-cast concrete lintels and string course details along with the metal standing seam roof sheeting seek to create a contemporary vernacular appearance, simple and robust in character, which reflects the mix of textures and colours present in the warehouse buildings and chimney stacks of the functioning Mill buildings along the Gala Water.

The predominant grey-brown colouring proposed for the masonry is in response to those buildings on Huddersfield Street, particularly the Gala Mill, the retail development and the adjacent housing on Greenbank Street and Galabank Street.

8.14 The *Proposed Elevations* drawing that accompanies the application for planning permission says that the principal material for the external walls of the proposed building would be "Forticrete blockwork, colour: Grey (65mm x 440mm blocks)".

8.15 I find the following.

"Grey" is unacceptably vague. It could mean a colour that is almost white or one that is almost black.

The Design Statement refers to the "rich mix of masonry types in the centre of Galashiels". Photographs illustrate how existing masonry work on Huddersfield Street is composed of stones which have subtly varied colours. I observed this during my inspection of the locality. Use of a single, grey colour for the proposed blockwork would lack the texture, warmth and subtlety of nearby existing masonry work.

Use of blocks with a proportion of 65 to 440 – in other words, relatively long and thin - might result in an effect that does not complement the quality of the best of the architecture in the locality.

My conclusion is that the proposed development does not accord with standard (j) in policy PMD2.

8.16 I note that Scottish Borders Council, in its Planning and Building Standards Committee report (foot of page 9 and top of page 10), indicates that the colour of the blockwork should be given further consideration. Condition 9 in the Council's list of recommended conditions requires submission of further details. I find that a suitably-worded condition can address the lack of accord with policy PMD2.

Policy EP1

8.17 Policy EP1: *International Nature Conservation Sites and Protected Species* says in effect that, with certain very limited exceptions, proposals must not adversely affect a Natura site or a European protected species. I find that there is a possibility that the proposed development might have an adverse effect. This can be addressed by making any planning permission subject to conditions. In this respect, conditions recommended by Scottish Borders Council meet the requirements of Scottish Natural Heritage.

Policy EP7

8.18 In relation to policy EP7: *Listed Buildings* and the requirement of section 59(1) of the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997*, I find that the proposed development, by reason of its location and design, would not have an adverse effect on the setting of the listed Gala Mill complex.

Policy EP8

8.19 With regard to policy EP8: *Archaeology*, the Applicant has submitted to the Council an evaluation report. The Council is not seeking any further action. I find that the proposed development would not conflict with policy EP8.

Policy EP15

8.20 Policy EP15: *Development affecting the Water Environment* refers to significant adverse effect on the water environment. I find that the proposed development, if implemented as proposed and in accordance with conditions recommended by the Council, would not be in conflict with policy EP15.

Policies IS2 and IS3

8.21 Policies IS2 and IS3 relate to developer contributions. In its Planning and Building Standards Committee report, the Council says that the proposed development would ordinarily be liable for contributions towards the Borders Railway reinstatement, local schools and affordable housing. The proposal is for affordable housing to be provided by the Applicant, a Registered Social Landlord. For this reason, the Council concludes that payment of contributions is not required, but planning permission would have to be subject to a condition that all of the proposed residential accommodation is "affordable".

8.22 The report goes on to say that affordable housing development is not exempt from contributions towards play space. The proposed development exceeds ten units, so contributions are required for off-site play space with rates applied to all units greater than one-bedroom. A legal agreement will be necessary to secure these contributions.

8.23 I find that, to accord with policy, the appropriate contribution to the cost of off-site play space should be made. Circular 3/2012: *Planning Obligations and Good Neighbour Agreements*, at paragraph 15, says that planning conditions are generally preferable to a planning or legal obligation. I find that the contribution that the Council is seeking may be secured by a condition rather than by a legal agreement.

Policy IS7

8.24 Regarding policy IS7: *Parking Provision and Standards*, I accept the reasoning of the Council's Roads Planning Service (chapter 2, paragraph 2.3). I find that the proposed development is not in conflict with policy IS7.

Policy IS9

8.25 Regarding policy IS9: *Waste Water Treatment Standards and Sustainable Urban Drainage*, the Applicant intends to provide a sustainable urban drainage scheme. In the conditions recommended by the Council, condition 4 addresses this issue.

Policy IS13

8.26 Regarding policy IS13: *Contaminated Land*, previous industrial use of the application site means that there is a possibility that contamination is present. In the conditions recommended by the Council, condition 7 addresses this issue.

Other matters

8.27 The Council's Landscape Architect suggests that the proposed building be reduced in height and regrets that there is no amenity space next to the river.

8.28 I find that, as stated in the Council's Planning and Buildings Standards Committee report, the proposed building would have a considerable visual impact. I find that this impact would not be unacceptable in a context that includes four-storey blocks of flats on rising ground to the south-west and a large retail warehouse type building to the north-west. My conclusion is that the height of the proposed building need not be reduced.

8.29 An amenity space next to the river could be an attractive feature, but I am not aware of any policy that requires such a feature. The landscaped area that is proposed is adjacent to the main entrance to the flats. In this location, it has the advantage of being seen by everyone using the main entrance.

CHAPTER 9: OVERALL CONCLUSIONS AND RECOMMENDATION

The development plan

9.1 This application for planning permission is one that must be determined in accordance with the development plan, unless material considerations indicate otherwise (section 25(1) of the *Town and Country Planning (Scotland) Act 1997* (as amended)).

9.2 The assessment in chapter 8 demonstrates that the proposed development accords with some parts of the development plan and is in conflict with other parts. The chief conflict arises in connection with *Scottish Borders Council Local Development Plan 2016* policy IS8: *Flooding*. This policy makes it clear that the first principle of managing flood risk is avoidance. The policy does not completely rule out development on land that is liable to flood – the policy says that developers will be required to provide a flood risk assessment and mitigation measures.

9.3 In the present case, I find that the proposed residential accommodation would not be at significant risk of flooding. It is the cycle storage area and most of the car park that are at risk from flooding.

9.4 At the hearing, it was said that in any one year, there was a 1% probability that peak flow in the Gala Water would be at bank-top level. This is not consistent with the JBA *Galashiels Flood Prevention Scheme Final Report, June 2009*, which identifies the Huddersfield Street site as having a 3.33% annual probability risk of flooding. On the basis of a precautionary approach, I adopt the latter assessment.

9.5 Peak flow events in the annual probability range from 3.33% to 0.5% would, at the more frequent end of the scale, involve slight ingress of water on to the lowest part of the car park and, at the least frequent end of the scale, inundation of the cycle storage area and most of the car park by water with a maximum depth of 0.65 metre. I find that this is a significant flood risk that would have the potential to damage cars within the car park. On the other hand, I see no reason why the building containing the residential accommodation could not be designed and constructed so as to be undamaged by any predicted flood event.

9.6 I find that the proposed development would not have a significant effect on storage of floodwater, conveyance of flood water or flood levels outwith the site.

9.7 I find that the proposed development is, on balance, contrary to policy IS8. This is for two reasons: first, because of the emphasis placed on avoidance and second because the mitigation embodied in the design of the proposed development, while eliminating a great deal of flood risk, does not entirely avoid the possibility of damage to property, in particular cars and cycles, during the more severe of the predicted flood events.

9.8 As already noted, I find that the proposed development is contrary to the spirit of policy 15 in SESplan.

9.9 In relation to other aspects of the development plan, I make the following findings.

The local development plan places importance on the provision of affordable housing, as evidenced by policy HD1. The proposed development would

provide a significant amount of affordable housing in a location where there is unmet demand for such housing.

The proposed development would help provide a generous supply of land for affordable housing. This is one of the main aims of the local development plan (paragraph 3.9 on page 16).

The proposed development would be on a site that is accessible to the town centre and to public transport. In this respect, it would encourage walking and use of public transport, as sought by local development plan policy PMD1 (g).

Bringing the application site back into use for the particular development proposed would constitute a long-term and sustainable use of land. This is something that is sought by local development plan policy PMD1 (a).

The present appearance of the site is unattractive. Well-designed new development would be a considerable improvement. This would help enhance the built environment, which is one of the main aims of the local development plan (paragraph 3.9 on page 16).

The north-west side of the application site adjoins Galashiels town centre as defined on page 326 of the local development plan. Although the site is not within the town centre, the proposed development would be in keeping with development and regeneration of the town centre, which is another of the main aims of the plan.

I find that, in the present case, other policies not specifically mentioned here are not determinative.

9.10 My conclusion is that the conflict with policy IS8 is outweighed by support from other aspects of the development plan and that, overall, the proposed development accords with the development plan.

Material considerations

9.11 Material considerations are *Scottish Planning Policy*, the *Flood Risk Management (Scotland) Act 2009*, and advice and guidance from the Scottish Environment Protection Agency. In chapter 6, I find that the proposed development is in conflict with these matters. In essence, this is because the site as a whole is at risk of flooding. I find that the proposed residential accommodation is not at significant risk of flooding and that the proposed development would not have a significant effect on flood levels within or outwith the site. For these reasons, I find that the conflict is of limited extent and is not sufficient to justify refusal of planning permission.

9.12 My conclusion is that planning permission should be granted.

Conditions

9.13 The Council recommends that planning permission be subject to conditions. The Applicant has not raised any concern about the recommended conditions. I find that the conditions generally meet the six tests in Circular 4/1998: *The Use of Conditions in*

Planning Permissions. In places, the wording or layout is not as precise or clear as it might be. To address this and to facilitate enforceability, I have made alterations to the wording and layout of the conditions.

9.14 I have expanded the reason for condition 2 to emphasise that the finished floor level of the ground floor must be that which is shown in the application. This is essential in relation to minimising flood risk.

9.15 In condition 5, I have added reference to the stone wall on the south-east boundary of the site. This follows on from my consideration of one of the representations (paragraphs 7.1 to 7.4, above).

9.16 In condition 6, I have added a reference to bats. This is to address a point raised by the Council's Ecology Officer.

9.17 Condition 12 includes reference to minimising the likelihood of surcharged surface water flow from entering the site from Huddersfield Street. This accords with the Council's response to item 15 in my first request for further information.

9.18 Condition 15 is new. It requires payment of a contribution towards the cost of providing off-site play space. The condition is in place of the legal agreement recommended by the Council.

9.19 Condition 16 is new. It addresses two things. The presence of the Town Lade beneath the site must pose no threat to safety. The proposed development must have no adverse effect on the functioning of the lade.

9.20 In accordance with normal practice and statutory requirement, I have added five advisory notes at the end of the conditions.

Recommendation

9.21 I recommend that planning permission be granted subject to the 16 conditions in Appendix 3.

R W Maslin
Reporter

APPENDIX 1: LISTS OF DOCUMENTS

General

Applicant's supporting information

GEN1a	Flood Risk Assessment Report, 12 May 2017, Terrenus
GEN1b	E-mail, 29.06.18, re drawing 1441-212-001
GEN1c	Drawing 1441-212-003B
GEN1d	Drawing 1441-212-002
GEN2	Letter dated 16 October 2017 from Terrenus to Harley Hadow
GEN3	Letter dated 10 January 2018 from Terrenus to SBC [See also APP2 and APP3]
GEN4	Design Statement
GEN5	Archaeological Evaluation Data Structure Report
GEN6	Walkover ecological survey (SENSITIVE)

Representations

GEN7	Stuart Hughes, HR Motors Waverley Mill Huddersfield Street Galashiels
GEN8	Galashiels Mill Lade Committee c/o St Monans Tweed Road Galashiels
GEN9	Gala Waterways Group c/o Elmroyd Elm Row Galashiels

Consultation responses

GEN10	Forward Planning Service
GEN11a	Roads Planning Service 24.05.17
GEN11b	Roads Planning Service 06.11.17
GEN11c	Roads Planning Service 01.02.18
GEN11d	Roads Planning Service 19.02.18
GEN12a	Ecology Officer 18.05.17
GEN12b	Ecology Officer 24.01.18
GEN13	Environmental Health Service
GEN14a	Flood Protection Officer 07.06.17
GEN14b	Flood Protection Officer 26.10.17
GEN14c	Flood Protection Officer 06.02.18
GEN15	Landscape Architect
GEN16	Housing Strategy Officer
GEN17	Archaeology Officer
GEN18a	Scottish Natural Heritage (x 2)
GEN18b	Scottish Natural Heritage, e-mail, 24.07.18
GEN19	Scottish Environment Protection Agency (x 3)

Application drawings

GEN20	9291.1.01D Location Plan
GEN21	9291.10.01A Existing site plan
GEN22	9291.1.02C Site and roof plan
GEN23	9291.1.03D Lower ground floor/undercroft plan
GEN24	9291.1.04E Ground floor plan, 1st and 2nd floor plan

GEN25	9291.1.05E Third floor plan, Attic plan
GEN26	9291.1.06C Section A-A
GEN27	9291.1.07B Proposed visual
GEN28	9291.1.08H Proposed elevations
GEN29	9291.1.10C Proposed visuals
GEN30	9291.1.11A Proposed street views
GEN31	9291.1.15 Section A-A
GEN32	9291.0.16 Proposed bin store
GEN33	301915-C-100A Proposed site levels

Committee report & minutes, application form, development plan

GEN34	Committee report
GEN35	Committee minutes
GEN36	Planning application form
GEN37	Scottish Borders Council Local Development Plan Volume 1 Policies
GEN38	Scottish Borders Council Local Development Plan: Settlement Profile Galashiels
GEN39	Scottish Borders Council Local Development Plan: Policy Maps
GEN40	Supplementary Guidance: Housing, November 2017
GEN41	Supplementary Guidance: Housing, November 2017: Appendix 1 – Updated Settlement Maps
GEN42	Supplementary Guidance: Housing, November 2017: Appendix 1 – other settlement maps
GEN43	Supplementary Guidance: Housing, November 2017: Appendices 2, 3 and 4

Scottish Borders Council's hearing documents

SBC1	Flood Risk Assessment Update, Terrenus, 10 January 2018
SBC1(a)	Hydraulic Model Outputs, Terrenus, Drawing 1441-212-003(B)
SBC1(b)	Corrected version of Table 1
SBC2	Scottish Borders Local Development Plan 2016
SBC3	Scottish Planning Policy 2014
SBC4	Flood Risk and Land Use Vulnerability Guidance, Version 3, February 2018
SBC5	Online Planning Advice on Flood Risk, Scottish Government, 2015
SBC6	SEPA Consultation Comments, 1 June 2017
SBC7	SEPA Consultation Comments, 1 February 2018
SBC8	Report to Planning and Building Standards Committee, 26 March 2018
SBC9	Council's Flood engineer's Consultation Comments, 6 February 2018
SBC10	SBC hearing statement

Applicant's hearing documents

APP1	Flood Risk Assessment Update, Terrenus, 10 January 2018
APP2	Hydraulic Model Outputs, Terrenus, Drawing 1441-212-003(B)
APP3	Pre and Post Development Outputs, Terrenus, Table 1, 20 July 2018
APP4	Report to Planning and Building Standards Committee, 26 March 2018
APP5	SEPA Consultation Resonse, 1 February 2018

APP6	SEPA Consultation Response, 16 November 2017
APP7	SEPA Consultation Response, 1 June 2017
APP8	Applicant's hearing statement
APP9	Proposed Grille Profile

The Scottish Environment Protection Agency's hearing documents

SEPA1	Gala Water Report
SEPA2	Extract from Gala Water Flood Studies Report Vol IV
SEPA3	JBA Galashiels Flood Prevention Scheme Final Report, June 2009
SEPA4	JBA Galashiels Flood Study, March 2007
SEPA5	SEPA letter to SBC dated July 2016
SEPA6	SEPA planning response to SBC dated 1 June 2017
SEPA7	Terrenus FRA dated 12 May 2017 -see GEN1
SEPA8	Extract of 200 year return period flood extent from SEPA Flood Map
SEPA9	Terrenus letter to Harley Haddow dated 16 October 2017 -see GEN2
SEPA10	Scottish Planning Policy
SEPA11	Terrenus letter dated 10 January 2018 -see SBC1
SEPA12	Flood Risk Management (Scotland) Act 2009
SEPA13	Flood Risk and Land Use Vulnerability Guidance
SEPA14	Development Management Guidance on Flood Risk
SEPA15	(Number not used)
SEPA16	Development Plan Guidance Topic: Flood Risk, Version 3, SEPA
SEPA17	Strategic Flood Risk Assessment: SEPA technical guidance to support development planning, Version 2
SEPA18	Planning Background Paper: Flood Risk, Version 2, SEPA
SEPA19	Letter dated 1 June 2017 from SEPA to SBC
SEPA20	Letter dated 16 November 2017 from SEPA to SBC
SEPA21	Letter dated 1 February 2018 from SEPA to SBC
SEPA22	Flood Risk Management (Scotland) Act 2009 - extracts
SEPA23	SEPA narrative regarding the Flood Risk Management (Scotland) Act 2009
SEPA24	SEPA Response to MIR, June 2012, site allocation comments
SEPA25	Response to MIR, letter dated 22 June 2012 from SEPA to SBC
SEPA26	LDP MIR summary sheet 25.6.12
SEPA27	SEPA's hearing statement 25.07.18
SEPA28	SEPA response to drawing 1441-212-003B & revised table 1
SEPA29	SEPA Flood Map – Huddersfield Street Fluvial Flood Extent
SEPA30	SEPA Flood Map – Huddersfield Street Fluvial & Pluvial Flood Extents
SEPA31	Flood Risk Management (Scotland) Act 2009 – Delivering Sustainable Flood Risk Management
SEPA32	PAD Assessment Report
SEPA33	SEPA Flood Hydrology Report (Appendix 1 of SEPA27)
SEPA34	Flood Hydrology Response on Plan 1441-212-003B & Table 1 – Pre and Post Development Outputs – 27 July 2018

Documents associated with procedure notices

Procedure notice no. 1

PN1	SBC letter dated 10.07.18
PN2	Roads Planning Service e-mail – see GEN11d
PN3	SPG for Biodiversity
PN4	Ecology Officer 24.01.18 – see GEN12b
PN5	Town Lade Galashiels Flood Studies March 2017
PN6	Galashiels Flood Prevention Scheme, Plumtrees & Wilderhaugh Masterplan
PN7	Galashiels Flood Prevention Scheme, Netherdale Masterplan
PN8	Galashiels Flood Prevention Scheme, Post Defence Flood Map
PN9	E-mail, 29.06.18, re drawing 1441-212-001 – see GEN1b
PN10	Drawing 1441-212-003B - see GEN1c
PN11	Drawing 1441-212-002 – see GEN1d
PN12	Original, now superseded, section A - A
PN13	Figure Four – Post Defence Flood Extent

Procedure notice no. 3

PN14	E-mail dated 24 July 2018 (14:17) from Niall Corbet, Scottish Natural Heritage
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Procedure notice no. 4

PN15	Drawing 301915-S-01 – Proposed Foundation Layout
PN16	Drawing 301915-S-02 – Ground Beam and Pile Details
PN17a	Drawing 301915-S-10 – Lower Ground Level Column Layout
PN17b	Drawing 301915-S-10 – Lower Ground Level Column Layout revision A
PN18a	Drawing 301915-S-900 – Proposed Site Layout showing Enabling Works (Option A) revision A
PN18b	Drawing 301915-S-900 – Proposed Site Layout showing Enabling Works (Option A) revision B
PN19	Letter dated 13 August 2018 from Camerons

APPENDIX 2: HEARING PARTICIPANTS

For the Applicant

Gavin Yuill, Architect, BA Arch Hons, Dip Arch, MArch, RIAS, RIBA, ARB -
Camerons Architects

William Hume, Chartered Geologist, BSc Geology, MSc Environmental
Management, Post Graduate Diploma in Soil and Water Engineering -
Terrenus Land and Water

Russell Kyle, HNC Civil and Structural Engineering - Harley Haddow

Russell Henderson, Senior Project Engineering, MEng (Hons) GMICE -
Harley Haddow

For the Council

Carlos Clarke MRTPI, Team Leader Development Management, Scottish
Borders Council

Duncan Morrison, Team Leader Flood and Coastal Management Team,
Scottish Borders Council

Emma Moir, Solicitor, Legal Services Scottish Borders Council

For the Scottish Environment Protection Agency

Ms Anna Gaffney (LRTPI)

Mr Sean Caswell MCIWEM

Dr Alistair Cargill

Mr Malcolm MacConnachie MCIWEM

APPENDIX 3: CONDITIONS

1a. All approved residential units shall meet the definition of "affordable housing" as set out in *Scottish Borders Council Local Development Plan 2016* and *Supplementary Planning Guidance Affordable Housing 2015*.

1b. No development shall begin until details of the following have been submitted to and approved in writing by the planning authority:

the method by which occupiers of the proposed flats are selected;

the terms of occupation; and

the period of availability.

1c. The approved residential units shall be occupied only by persons who have been selected in accordance with and whose terms of occupation accord with the details approved in terms of 1b.

Reason: The permission has been granted for affordable housing. Development of the site for unrestricted market housing would not comply with development plan policies and guidance with respect to contributions to infrastructure and services, including local schools and the reinstatement of the Borders Railway.

2. The development shall be carried out wholly in accordance with the plans and drawings approved under this consent, including finished ground, road, parking and floor levels, unless otherwise agreed in writing by the Planning Authority or amended by any other condition in these conditions.

Reason: To ensure the development is completed in accordance with the approved plans, principally to ensure it has an acceptable visual impact, incorporates flood mitigation and safeguards road and pedestrian safety. It is essential that the finished floor level of the ground floor is as approved. This is to ensure that the residential accommodation is not subject to unacceptable flood risk.

3. No development shall begin until written evidence is provided on behalf of Scottish Water to confirm that mains water and foul drainage services will be made available to serve the development. All such services shall be operational prior to the occupancy of any residential unit.

Reason: To ensure the development is adequately serviced.

4. No development shall begin until a surface water drainage scheme, including maintenance measures, based on the approved site layout, has been submitted to and approved in writing by the Planning Authority. The approved scheme shall be operational prior to occupancy of any residential unit and shall be maintained in accordance with the approved measures.

Reason: To ensure the development is served by a sustainable urban drainage scheme.

5. No development shall begin until a construction method statement has been submitted to and approved in writing by the Planning Authority. The construction method statement shall include measures to minimise adverse effects of construction activities on neighbouring properties and on the stone boundary wall on the south-east side of the site. The development shall be implemented in accordance with the approved statement.

Reasons: To minimise adverse effects on neighbouring amenity during construction of the development. The stone boundary wall should be retained because it provides necessary separation between the proposed development and the adjoining site and because it makes a beneficial contribution to the character of the locality.

6. No development shall commence until the following ecological mitigation measures have been submitted to and approved in writing by the Planning Authority:

(a) a construction method statement containing mitigation measures designed to safeguard the Gala Water (River Tweed Special Area of Conservation) during construction of the development;

(b) a species protection plan for birds, including mitigation or enhancement for lost habitat;

(c) a species protection plan for otters;

(d) the results of a bat survey to determine whether bats are present in crevices in the existing retaining wall; and

(f) if the bat survey shows that bats are present, a species protection plan for bats.

The development shall be carried out in accordance with the approved measures.

Reasons: To limit potential risk to the Special Area of Conservation, breeding bird and otter habitat and account for loss of bird habitat as a result of the development. To safeguard any bats that may be present.

7a. No development shall begin until a site contamination report has been submitted to and approved in writing by the Planning Authority.

7b. The site contamination report shall include:

(i) details of the results of a site investigation to identify whether contamination is present within the site and to assess the effect of any such contamination;

(ii) measures for the treatment or removal of contamination that is identified within the site;

(iii) procedures for validation and monitoring; and

(iv) a timescale for treating or removing contamination.

7c. The approved measures for treatment or removal of contamination shall be carried out in accordance with the approved procedures and timescale.

Reason: To ensure that potential contamination within the site has been assessed and treated and that the treatment has been validated and monitored in a manner which ensures the site is appropriate for the approved development.

8. No development shall begin until further details of soft landscaping indicated on drawing 9291.1.02C have been submitted to and approved in writing by the Planning Authority. The details shall include:

- (a) planting specifications;
- (b) implementation timescale; and
- (c) arrangements for future maintenance.

The landscaping shall be implemented and maintained in accordance with the approved details.

Reason: To assist with visually integrating the development sympathetically with its context.

9a. Submitted details of materials for hardstandings, site walls and railings and submitted details for external finishes on the proposed building (including walls, roofs, windows, doors and fascias), are not approved.

9b. No development shall begin until further details, including details of colours and, where requested, samples of the following have been submitted to and approved in writing by the Planning Authority:

- (i) all external materials for all hardstandings, site walls and railings; and
- (ii) all external finishes on the proposed building, including walls, roofs, windows, doors and fascias.

9c. The walls identified on the approved site plan as being constructed from natural stone shall be finished to match existing natural stone walls to the south-east of the site.

9d. The development shall be implemented in accordance with the details approved in terms of 9b.

Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

10. No development shall begin until the Planning Authority has approved in writing dimensioned or scaled elevation drawings showing the following:

- (a) all walls, including the riverside retaining wall and its material specification;
- (b) boundary, retaining and bin enclosure walls; and

(c) any tie ins to the existing path and bridge to the north-west.

The development shall be carried out in accordance with the drawings approved in terms of this condition.

Reason: Further information is required of these details in the interests of ensuring a satisfactory form of development, which contributes appropriately to its setting.

11. No development shall commence until further details of the following have been submitted to and approved in writing by the Planning Authority:

(a) the undercroft arrangement;

(b) the proposed grilles; and

(c) a maintenance scheme for keeping the undercroft clear of all obstructions to flood water.

The development shall be carried out and maintained in accordance with the approved details.

Reasons: The elevational treatment of the undercroft requires further consideration to ensure it has a sympathetic visual impact. To ensure the undercroft provides sufficient flood water conveyance.

12a. No residential unit shall be occupied until the access and parking layout, paths, bike storage and bin enclosure have been completed in accordance with the plans and drawings approved under this consent.

12b. No works shall commence on the access until construction details have been submitted to and approved in writing by the Planning Authority. The details shall include drainage arrangements that minimise the likelihood of surcharged surface water flow entering the site from Huddersfield Street.

12c. All works alongside Huddersfield Street (including parking spaces 1-4 and the adjacent path) shall be carried out in accordance with the Council's adoptable standards.

12d. After completion of them, all works to which this condition refers shall be retained free from obstruction and shall be available for their approved purpose.

Reason: To ensure the development will be adequately serviced by road, parking, bike and bin storage provision.

13. No residential unit shall be occupied until a flood warning and evacuation procedure has been submitted to and approved in writing by the Planning Authority. The units shall only be occupied while the approved procedure is in operation.

Reason: To manage any potential flood risk to the site.

14. No site lighting shall be installed unless the details of the lighting (location, height, design, specification and light spread) have been submitted to and approved in writing by the Planning Authority. All lighting shall accord with the approved details.

Reason: To minimise the potential visual impact of lighting and to safeguard neighbouring amenity and road safety.

15. No work on the proposed development shall begin until:

the play space contribution has been paid to the Planning Authority or

a binding agreement has been concluded whereby there is an enforceable commitment to pay the play space contribution to the Planning Authority by a specified date or by a specified stage in implementation of the proposed development.

In this condition, “the play space contribution” shall be an amount of money determined by the Planning Authority in accordance with policy IS2: *Developer Contributions in Scottish Borders Council Local Development Plan 2016* and in accordance with any related adopted supplementary guidance.

Reason: To facilitate provision of play space to meet needs of children who may be resident in the proposed development.

16a. No work on the proposed development shall begin until a Town Lade structural condition report has been submitted to and approved by the Planning authority. In relation to that part of the Town Lade that is beneath the site, the report shall include the following:

- (i) an assessment of its structural condition;
- (ii) identification of all repair work needed to maintain its structural integrity;
- (iii) an assessment of the ability of the lade structure to support the proposed development;
- (iv) identification of any work needed to ensure that the lade structure is capable of supporting the proposed development; and
- (v) a programme for carrying out all work identified in terms of (ii) and (iv).

16b. The work identified in terms of (ii) and (iv) above shall be carried out in accordance with the programme approved in terms of (v) above.

16c. At all times the ability and capacity of the Town Lade to convey water beneath the application site shall be maintained.

Reasons: To ensure that the presence of the Town Lade beneath the site does not constitute a possible danger to the safety of persons using the proposed development. To ensure that the functioning of the Town Lade is not impaired.

Advisory notes

1. **The length of the permission:** This planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)
2. **Notice of the start of development:** The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action. (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)
3. **Notice of the completion of the development:** As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position. (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended).)
4. **Roads Construction Consent:** Roads Construction Consent is required for works forming part of the adoptable road network on Huddersfield Street.
5. **Public street lighting:** Any amendment to existing public street lighting must be agreed with the Council's street lighting section.

T: 0131-244 7589

E: planning.decisions@gov.scot

Gavin W Yuill
Director
Camerons

info@camerons.ltd.uk

Your ref:9291/A4/GWY
Our ref: NA-LNP-009
7 January 2019

Dear Mr Yuill

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS)
(SCOTLAND) DIRECTION 2009
RESIDENTIAL DEVELOPMENT COMPRISING 34 FLATS WITH ASSOCIATED PARKING
AND RETAINING WALL WORKS, HUDDERSFIELD STREET, GALASHIELS**

1. This letter contains Scottish Ministers' decision on the above application submitted to Scottish Borders Council by Camerons on behalf of Eildon Housing Association Ltd. The application was called in for Scottish Ministers' determination on 21 May 2018.
2. The application was considered by means of written submissions, hearing and site inspections by Mr Robert Maslin, BA DipTP MRTPI, a reporter appointed for that purpose. A copy of Mr Maslin's report is enclosed.

Consideration by the Reporter

3. The reporter's overall conclusions and recommendations are set out in Chapter 9 of the report.

Scottish Ministers' Decision

4. Scottish Ministers have carefully considered the report. They agree with the reporter's overall conclusions and recommendation and adopt them for the purpose of their own decision. They, therefore, accept the reporter's recommendation that planning permission should be granted subject to conditions.

5. Accordingly, Scottish Ministers hereby grant planning permission subject to conditions set out in the Annex to this letter for the residential development comprising 34 flats with associated parking and retaining wall works at Huddersfield Street, Galashiels.

6. The foregoing decision of Scottish Ministers is final, subject to the right conferred by Sections 237 and 239 of the Town and Country Planning (Scotland) Act 1997 of any person aggrieved by the decision to apply to the Court of Session within 6 weeks of the date hereof. On any such application the Court may quash the decision if satisfied that it is not within the powers of the Act, or that the appellant's interests have been substantially prejudiced by a failure to comply with any requirements of the Act, or of the Tribunals and Inquiries Act 1992, or any orders, regulations or rules made under these Acts.

7. A copy of this letter and the report has been sent to Scottish Borders Council and SEPA. Those parties who lodged representations will receive a copy of this letter.

Yours sincerely

LYNDSEY MURRAY

ANNEX

PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT COMPRISING 34 FLATS WITH ASSOCIATED PARKING AND RETAINING WALL WORKS AT HUDDERSFIELD STREET, GALASHIELS

CONDITIONS OF PLANNING PERMISSION

1a. All approved residential units shall meet the definition of "affordable housing" as set out in *Scottish Borders Council Local Development Plan 2016* and *Supplementary Planning Guidance Affordable Housing 2015*.

1b. No development shall begin until details of the following have been submitted to and approved in writing by the planning authority:

the method by which occupiers of the proposed flats are selected;

the terms of occupation; and

the period of availability.

1c. The approved residential units shall be occupied only by persons who have been selected in accordance with and whose terms of occupation accord with the details approved in terms of 1b.

Reason: The permission has been granted for affordable housing. Development of the site for unrestricted market housing would not comply with development plan policies and guidance with respect to contributions to infrastructure and services, including local schools and the reinstatement of the Borders Railway.

2. The development shall be carried out wholly in accordance with the plans and drawings approved under this consent, including finished ground, road, parking and floor levels, unless otherwise agreed in writing by the Planning Authority or amended by any other condition in these conditions.

Reason: To ensure the development is completed in accordance with the approved plans, principally to ensure it has an acceptable visual impact, incorporates flood mitigation and safeguards road and pedestrian safety. It is essential that the finished floor level of the ground floor is as approved. This is to ensure that the residential accommodation is not subject to unacceptable flood risk.

3. No development shall begin until written evidence is provided on behalf of Scottish Water to confirm that mains water and foul drainage services will be made available to serve the development. All such services shall be operational prior to the occupancy of any residential unit.

Reason: To ensure the development is adequately serviced.

4. No development shall begin until a surface water drainage scheme, including maintenance measures, based on the approved site layout, has been submitted to and

approved in writing by the Planning Authority. The approved scheme shall be operational prior to occupancy of any residential unit and shall be maintained in accordance with the approved measures.

Reason: To ensure the development is served by a sustainable urban drainage scheme.

5. No development shall begin until a construction method statement has been submitted to and approved in writing by the Planning Authority. The construction method statement shall include measures to minimise adverse effects of construction activities on neighbouring properties and on the stone boundary wall on the south-east side of the site. The development shall be implemented in accordance with the approved statement.

Reasons: To minimise adverse effects on neighbouring amenity during construction of the development. The stone boundary wall should be retained because it provides necessary separation between the proposed development and the adjoining site and because it makes a beneficial contribution to the character of the locality.

6. No development shall commence until the following ecological mitigation measures have been submitted to and approved in writing by the Planning Authority:

- (a) a construction method statement containing mitigation measures designed to safeguard the Gala Water (River Tweed Special Area of Conservation) during construction of the development;
- (b) a species protection plan for birds, including mitigation or enhancement for lost habitat;
- (c) a species protection plan for otters;
- (d) the results of a bat survey to determine whether bats are present in crevices in the existing retaining wall; and
- (f) if the bat survey shows that bats are present, a species protection plan for bats.

The development shall be carried out in accordance with the approved measures.

Reasons: To limit potential risk to the Special Area of Conservation, breeding bird and otter habitat and account for loss of bird habitat as a result of the development. To safeguard any bats that may be present.

7a. No development shall begin until a site contamination report has been submitted to and approved in writing by the Planning Authority.

7b. The site contamination report shall include:

- (i) details of the results of a site investigation to identify whether contamination is present within the site and to assess the effect of any such contamination;
- (ii) measures for the treatment or removal of contamination that is identified within the site;
- (iii) procedures for validation and monitoring; and

(iv) a timescale for treating or removing contamination.

7c. The approved measures for treatment or removal of contamination shall be carried out in accordance with the approved procedures and timescale.

Reason: To ensure that potential contamination within the site has been assessed and treated and that the treatment has been validated and monitored in a manner which ensures the site is appropriate for the approved development.

8. No development shall begin until further details of soft landscaping indicated on drawing 9291.1.02C have been submitted to and approved in writing by the Planning Authority. The details shall include:

- (a) planting specifications;
- (b) implementation timescale; and
- (c) arrangements for future maintenance.

The landscaping shall be implemented and maintained in accordance with the approved details.

Reason: To assist with visually integrating the development sympathetically with its context.

9a. Submitted details of materials for hardstandings, site walls and railings and submitted details for external finishes on the proposed building (including walls, roofs, windows, doors and fascias), are not approved.

9b. No development shall begin until further details, including details of colours and, where requested, samples of the following have been submitted to and approved in writing by the Planning Authority:

- (i) all external materials for all hardstandings, site walls and railings; and
- (ii) all external finishes on the proposed building, including walls, roofs, windows, doors and fascias.

9c. The walls identified on the approved site plan as being constructed from natural stone shall be finished to match existing natural stone walls to the south-east of the site.

9d. The development shall be implemented in accordance with the details approved in terms of 9b.

Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

10. No development shall begin until the Planning Authority has approved in writing dimensioned or scaled elevation drawings showing the following:

- (a) all walls, including the riverside retaining wall and its material specification;
- (b) boundary, retaining and bin enclosure walls; and

(c) any tie ins to the existing path and bridge to the north-west.

The development shall be carried out in accordance with the drawings approved in terms of this condition.

Reason: Further information is required of these details in the interests of ensuring a satisfactory form of development, which contributes appropriately to its setting.

11. No development shall commence until further details of the following have been submitted to and approved in writing by the Planning Authority:

(a) the undercroft arrangement;

(b) the proposed grilles; and

(c) a maintenance scheme for keeping the undercroft clear of all obstructions to flood water.

The development shall be carried out and maintained in accordance with the approved details.

Reasons: The elevational treatment of the undercroft requires further consideration to ensure it has a sympathetic visual impact. To ensure the undercroft provides sufficient flood water conveyance.

12a. No residential unit shall be occupied until the access and parking layout, paths, bike storage and bin enclosure have been completed in accordance with the plans and drawings approved under this consent.

12b. No works shall commence on the access until construction details have been submitted to and approved in writing by the Planning Authority. The details shall include drainage arrangements that minimise the likelihood of surcharged surface water flow entering the site from Huddersfield Street.

12c. All works alongside Huddersfield Street (including parking spaces 1-4 and the adjacent path) shall be carried out in accordance with the Council's adoptable standards.

12d. After completion of them, all works to which this condition refers shall be retained free from obstruction and shall be available for their approved purpose.

Reason: To ensure the development will be adequately serviced by road, parking, bike and bin storage provision.

13. No residential unit shall be occupied until a flood warning and evacuation procedure has been submitted to and approved in writing by the Planning Authority. The units shall only be occupied while the approved procedure is in operation.

Reason: To manage any potential flood risk to the site.

14. No site lighting shall be installed unless the details of the lighting (location, height, design, specification and light spread) have been submitted to and approved in writing by the Planning Authority. All lighting shall accord with the approved details.

Reason: To minimise the potential visual impact of lighting and to safeguard neighbouring amenity and road safety.

15. No work on the proposed development shall begin until:

the play space contribution has been paid to the Planning Authority or

a binding agreement has been concluded whereby there is an enforceable commitment to pay the play space contribution to the Planning Authority by a specified date or by a specified stage in implementation of the proposed development.

In this condition, “the play space contribution” shall be an amount of money determined by the Planning Authority in accordance with policy IS2: *Developer Contributions* in *Scottish Borders Council Local Development Plan 2016* and in accordance with any related adopted supplementary guidance.

Reason: To facilitate provision of play space to meet needs of children who may be resident in the proposed development.

16a. No work on the proposed development shall begin until a Town Lade structural condition report has been submitted to and approved by the Planning authority. In relation to that part of the Town Lade that is beneath the site, the report shall include the following:

- (i) an assessment of its structural condition;
- (ii) identification of all repair work needed to maintain its structural integrity;
- (iii) an assessment of the ability of the lade structure to support the proposed development;
- (iv) identification of any work needed to ensure that the lade structure is capable of supporting the proposed development; and
- (v) a programme for carrying out all work identified in terms of (ii) and (iv).

16b. The work identified in terms of (ii) and (iv) above shall be carried out in accordance with the programme approved in terms of (v) above.

16c. At all times the ability and capacity of the Town Lade to convey water beneath the application site shall be maintained.

Reasons: To ensure that the presence of the Town Lade beneath the site does not constitute a possible danger to the safety of persons using the proposed development. To ensure that the functioning of the Town Lade is not impaired.

Advisory notes

1. The length of the permission: This planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)

2. **Notice of the start of development:** The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action. (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)
3. **Notice of the completion of the development:** As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position. (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended).)
4. **Roads Construction Consent:** Roads Construction Consent is required for works forming part of the adoptable road network on Huddersfield Street.
5. **Public street lighting:** Any amendment to existing public street lighting must be agreed with the Council's street lighting section.