

EIA within a collaborative place-making context

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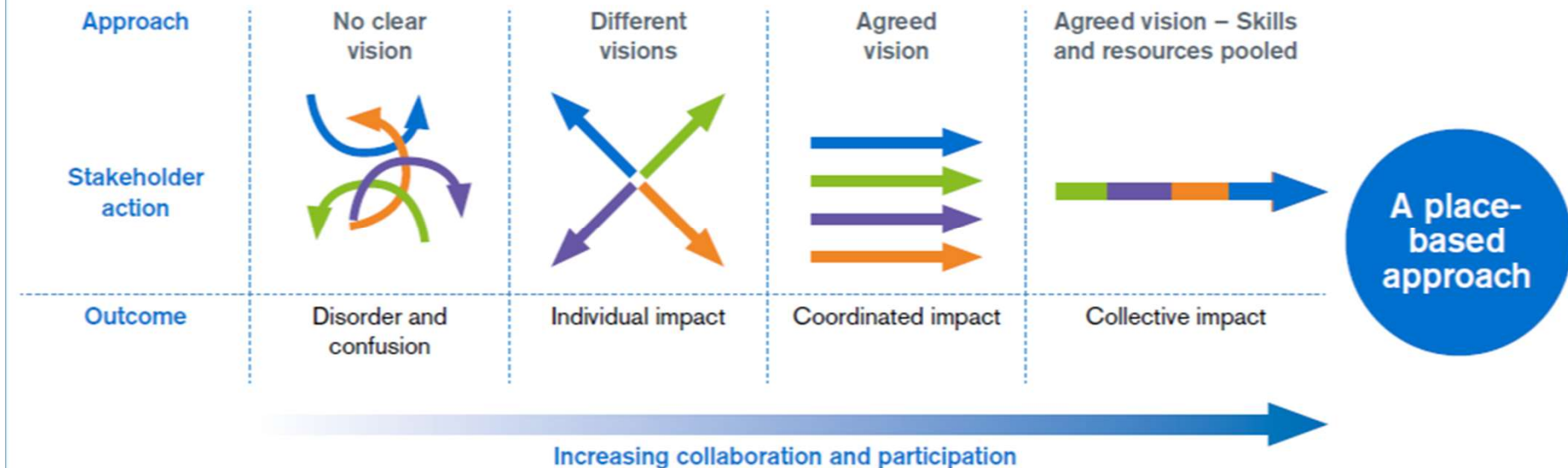
Scotland's EIA Conference 2021

Structure and objectives

- 1. Collaborative place-making
- 2. Traditional EIA
- 3. Can they come together?
- 4. Discussion



Collaborative place-making



Place Principle signed off by Scottish Government in February 2018:

Place is where people, location and resources combine to create a sense of identity and purpose, and are at the heart of addressing the needs and realising the full potential of communities. Places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them.

A more joined-up, collaborative, and participative approach to services, land and buildings, across all sectors within a place, enables better outcomes for everyone and increased opportunities for people and communities to shape their own lives.

Fife LDP Policy 14

Policy 14 - Built and Historic Environment

Six qualities of successful places

The Council will apply the six qualities of successful places when considering development proposals. New development will need to demonstrate how it has taken account of and meets each of the following six qualities:

1. distinctive;
2. welcoming;
3. adaptable;
4. resource efficient;
5. safe and pleasant; and
6. easy to move around and beyond.

Guidance on how these qualities will be interpreted by the Council and addressed by those proposing development will be provided in the *Making Fife's Places Supplementary Guidance*.

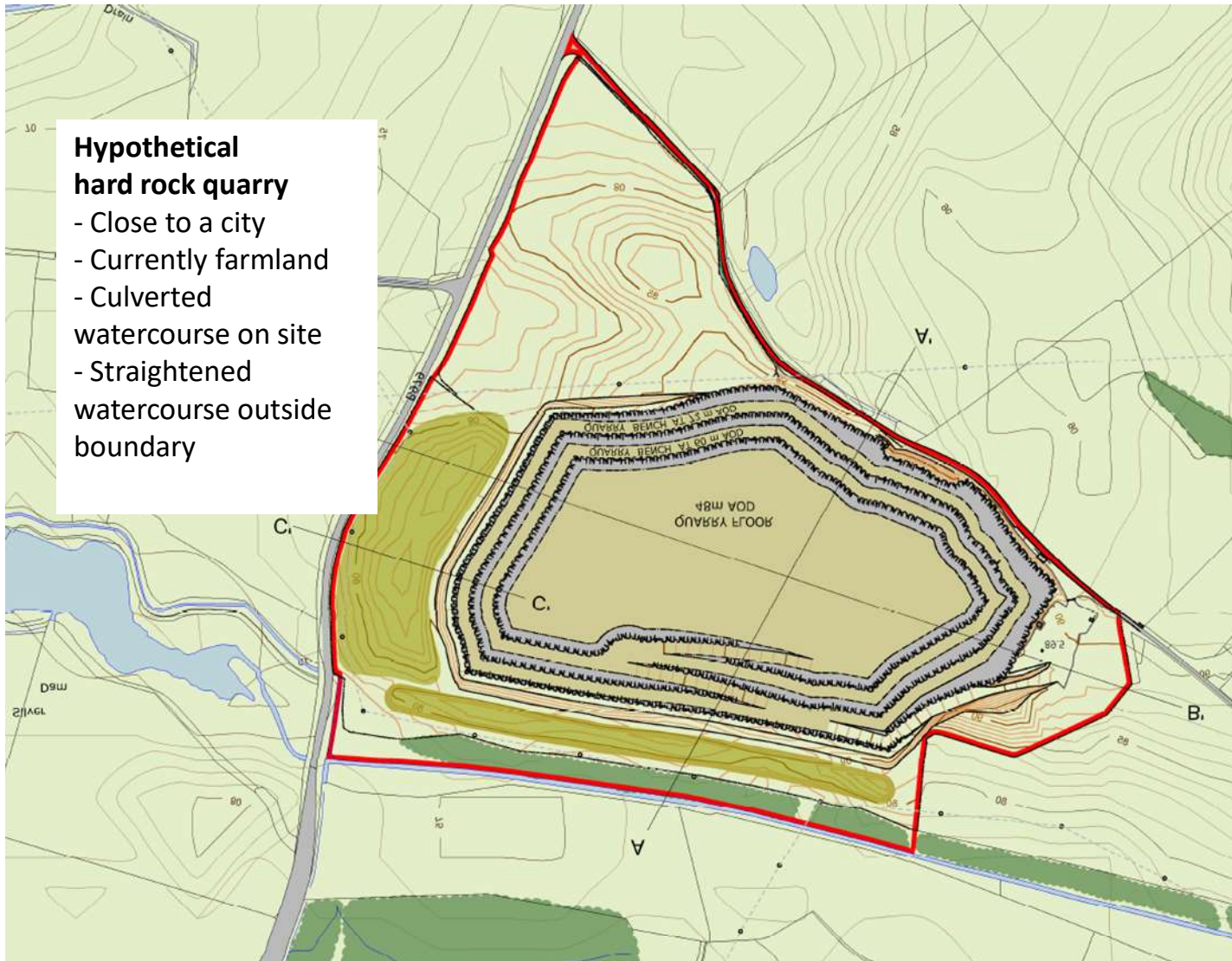
Recent development proposal in St Andrews refused planning permission, but appeal succeeded as it accorded with this principle of successful place. Reporter's decision:

"In conclusion, I find that the proposals would comply with Policy 14 as it relates to place making"

Hypothetical hard rock quarry

- Close to a city
- Currently farmland
- Culverted watercourse on site
- Straightened watercourse outside boundary

A simple
development with
few opportunities?





Shawfair Sustainable Growth Agreement

The developers behind the new town of Shawfair, in Edinburgh, have committed to a landmark [Sustainable Growth Agreement \(SGA\)](#) that is the first of its kind in the planning and construction sector.

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- Positive developer and landowner working with the Council, SEPA and other partners in delivering a sustainable project.
- Includes planned delivery of a District Heating system for Shawfair's town centre, **powered by surplus zero C heat from adjacent Recycling and Energy Recovery Centre**
- Development will protect and enhance the **blue-green infrastructure**,
- creating multifunctional space, including park and play provision, that
- delivers social, economic and environmental benefits.

EIA within a collaborative placemaking agenda

- “Traditional EI” has been narrowly focused on (almost always) potentially significant negative effects and their mitigation

How can EIA better fit into a modern collaborative placemaking agenda?

Significant negative impacts do need to be captured, identified, mitigated. We are all aware that some projects can be dressed up to disguise the ugly truth that at the heart of it lies something very environmentally damaging.

These impacts still need to be clearly identified and mitigated. But with the right mindset, when this is done, some potentially negative impacts can be turned into opportunities

e.g. drainage/surface water flooding impacts can be addressed through blue green infrastructure that can deliver many other positive benefits too

Place-making and EIA

Can modern EIA also consider the wider opportunities from engaging with the community, other initiatives in the area, other development opportunities?

Given development plans increasingly contain place-making policies, in EIA developments there is an added incentive if not a requirement to consider a development in the context of the existing place, and what it can bring to the table in terms of progressing the place-making aims for that locale.

What would this require which isn't already being done within the EIA process? There has to be a shared vision for the place across all partners, understanding the components of that place and agreeing a process to coordinate these. Where this exists, EIA can definitely assist.

What do communities consider important about their locale, and their aspirations?





Last words and discussion...

In a collaborative placemaking context the developer and the EIA process are simply one part. They can't be the only element in the process. But the developer and the EIA can be part of a collaborative process, especially when there is a clear vision for the place.

And the impetus of a large development in an area can sometimes be the spark that fires off a much wider programme of activity

At the very least the EIA process could:

- a) identify what other social and economic initiatives are alive in the area
- b) identify what the community sees as important to the area and their aspirations – is there a clear vision for the place?
- c) and identify how the EIA development fits with these and can impact upon them negatively or positively.

Can EIA thereby assist to address challenges such as Climate Emergency and biodiversity decline in a way that can contribute towards wider place aspirations of the community?

Feasible? Can we discuss!