

Local area analysis workshop – proposed workshop questions

The following set of questions for both rural and urban environments have been created based on NPF4 and LDP guidance. They are not to be regarded as a checklist but have been designed to help with place analysis. They cover a wide range of issues to help your team to identify gaps and opportunities in the collected evidence for your place-based evidence report. Please note that the questions may need to be adapted to align with the local area's unique characteristics.

Session 1 – sustainable place – how will this place need to adapt because of the climate and biodiversity emergencies?

1. Is it clear from the evidence presented where adaptations may be needed due to projected coastline, sea level changes and coastal flood risks?

- What does the data tell us about the potential changes resulting from sea level rise, coastal erosion, coastal flood risk (LMH) and extreme weather events?
- What are the likely impacts? E.g. on transport infrastructure, homes /settlements/communities, habitats, agriculture, services/schools, health?
- What does evidence tell us about key locations where adaptations might be needed to accommodate the impacts of unavoidable climate change?
- What does this tell us about places in the area with scope for development? Or places that do not have scope?
- Where are/are there areas of developed and undeveloped coastline and what are the implications for coastal resilience planning? How do these areas align with national, sectoral and regional marine plans?
- Are there national, sectoral and regional marine plans with spatial implications for the area?

2. Is it clear from the evidence presented where are the impacts of current and future climate change risks for this area?

- Aside from coastal, what does data tell us about where and how we need to adapt to or mitigate unavoidable climate change?
- Are there specific areas of high sensitivity to other climate change risks in the area? Consider for example river flood risk, surface water, water scarcity (LMH). Others e.g. heat/ wildfire/ drought?
- Which locations are most vulnerable and why?
- What does this suggest about where in the area adaptations and mitigations are needed to address key risks?

3. Is it clear from the evidence presented where are the key sources of greenhouse gas emissions for the area?

- Thinking about the key sources of greenhouse gas emissions for the area, what and where are the key opportunities to reduce emissions and achieve net zero by 2045?
- With a particular focus on transport, what is the quality of the wider network between settlements in the area?
- With a particular focus on transport, what is the quality of the 20 min neighbourhood infrastructure in key settlements (considering urban settings)?
- What do the above suggest about opportunities to decarbonise key transport movements within and beyond the area?
- With a particular focus on energy, what is the condition of the existing energy network?
- With a particular focus on energy, what are the impacts and opportunities for renewables, waste-to-energy, and community energy initiatives?
- Considering trends for other key sectors, what are the decarbonisation impacts and opportunities for:
 - domestic heating?
 - agriculture?
 - industry?
 - public sector?
 - commercial?
 - waste?
 - circular economy?

4. Is it clear from the evidence presented what and where are the blue and green infrastructure and other natural assets in the area? What is their quality?

- What is the quality of existing nature assets and networks in the area?
- Where are any degraded habitats (e.g. due to overgrazing or human intervention)? Is there scope/need to either reinstate or create new habitats?
- (For rural settings) What is the quantity and quality of existing nature assets and networks? Where and in what condition are:
 - Carbon rich soils and peatland?
 - Machair, wetlands and salt marshes?
 - Other Ramsar sites?
 - Lochs, rivers and overall water environment?
 - National scenic areas?
 - Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Marine Protection Areas (MPA)?
 - Sites of Special Scientific Interest (SSSi)?
 - Protected forestry and woodland areas?
- Any existing forestry/woodlands or carbon rich soils/peatland? Where?

- Where are the habitats at risk from future climate change impacts?
- What does this suggest about locations where there is need to improve or repair links to strengthen nature networks? Or areas where adaptation or mitigation will be needed?
- Where is blue/green infrastructure in the area? What is the scope for nature-based solutions?
- Are there opportunities for emissions sequestration, storage and utilisation? For example, nature-based sinks and stores?
- What and where are the priority species here? Are there any invasive species? What and where?
- Any gaps or challenges for access to play and recreation spaces here?
- What do the above suggest about places with scope to improve or repair local networks and biodiversity to improve overall quality of the existing natural environment here?

5. Is it clear from the evidence presented where in the area is there vacant and derelict land or buildings?

- What and where any vacant or derelict land or buildings are in the area? What is their quality, condition and ownership?
- (For rural settings) What scope is there locally for vacant and derelict or brownfield land or buildings to address the housing crisis and support sustainable rural community principles?
- (For urban settings) What scope is there locally for vacant and derelict land or buildings to be used to enable development of liveable neighbourhoods?
- What scope is there for vacant or derelict land or buildings to contribute to nature recovery or to be used as productive greenspace?
- What scope is there for vacant or derelict land or buildings or land not in crofting tenure or common land to be used as productive greenspace?
- Are there any previously inhabited areas with potential for resettlement (if applicable)?
- BAR (Buildings at Risk) register?
- Crofting mapping (if applicable)?

Session 2 – liveable place – what are the housing and infrastructure needs for this place?

- 1. Is it clear from the evidence presented what and where are any gaps or challenges for existing infrastructure in the area? (thinking about infrastructure first development)**
- health
 - education
 - energy (including heat)
 - water supply and waste
 - transport

- **telecoms**

- Where are the existing infrastructure assets in the area?
- What condition are the existing assets in? What capacity do they have?
- What and where are any gaps or challenges in the quality of the existing infrastructure?
- What is known about likely future demands on existing infrastructure here over the next 10-20 years?
- How are public health factors (e.g. ageing population, depopulation) affecting future demand?
- What is the potential impact of renewables in the area?
- Any opportunities suggested by evidence?
- What opportunities are there to improve connectivity between existing settlements?
- What does this tell us about places with scope for development of sustainable, liveable neighbourhoods or communities? Or places that do not have scope?

*nb green/blue infrastructure substantively covered in session 1

2. Is it clear from the evidence presented what and where are the housing needs for the area? (thinking about liveable neighbourhoods)

- What range and balance of tenure is available locally? (e.g. owned, shared-ownership, social rent (RSL/LA), private-rented)
- What is the quality and affordability of homes across these tenures?
- Are there gaps in supply for housing relative to demand?
- What is the provision of options for groups with specific needs or requirements? e.g. older people, disabled people, self-build, gypsy/travellers, students and young people.
- What are the opportunities for net zero homes and healthy indoor environments? (e.g. heating/ventilation strategies, materials, insulation)
- Any pressures for development that would encourage car-based commuting or suburbanisation of the countryside (if applicable)? Where?
- What are the projected future housing needs and demands locally?
- Does this area have any fragile communities?
- What the local housing outcomes are for this area?

Town centre focus:

- What are the local housing land requirements within local town centres or main settlements?
- Are there opportunities to reuse vacant, redundant or unused buildings?
- What scope is there for town centre living without compromising active ground floors/mixed uses?
- What does this tell us about places with scope for development of sustainable, liveable neighbourhoods? Or places that do not have scope?

Rural area focus:

- Where are the populated rural areas? Are populations declining? Where/why?
- What are the rural housing needs? Is there enough good quality rural housing available?
- Any proposals for future population growth in the area?
- Any previously inhabited areas with potential for resettlement?
- What is the availability / need of crofting land – is there availability for non-crofters?
- Opportunities for innovative models of development e.g. Smart Clachans?
- What does this tell us about places with/without scope for development of sustainable rural communities, with good links to services?

3. Is it clear from the evidence presented what is the quality of the existing local living infrastructure within local centres or main settlements in the area?

- (For urban settings) How well do existing centres support 20-minute neighbourhood principles?
- (For rural settings) How well do existing local centres support local living principles?
- Are there issues with service provision for lower density neighbourhoods (if applicable)? Where?
- Are existing centres walkable, cyclable?
- Are there are gaps or challenges for communities in accessing support or services? (e.g. schools, further/higher education, health services, shops, leisure or sporting activities)
- Are there gaps or challenges in access to natural green spaces or play and recreation spaces? Where?
- Are there mobile services that share services - e.g library/post office (if applicable)?
- Are there any multifunctional community hubs? EV points?
- What is the scale and quality of broadband infrastructure?
- Are there any existing supply/demand networks/chains for food and energy, where resources are closer to the production source?

4. Is it clear from the evidence presented what is the quality of the wider network like between settlements in the area?

- What are the key reasons for movement between local centres or beyond e.g. for work, support or service use?
- What does evidence show about how the local transport provision operates here?
- Do town centres / local centres function as a network of connected places?
- Are there any gaps or challenges for active travel or public transport networks for key places within and beyond the area?
- Are there any community transport initiatives / provision?
- (For rural settings) Are there opportunities to improve connectivity between satellite villages and larger settlements e.g. active travel routes, community transport schemes?

5. Is it clear from the evidence presented what and where are any specific public health needs for the area?

Beyond public health infrastructure matters covered by earlier questions including gaps in provision of facilities, services or amenities:

- What, if any, specific public health issues or challenges are there for the existing local population? Physical, mental health and general wellbeing?
- Where are gaps and challenges in accessing GPs, dentists, pharmacists, hospitals, specialist services?
- What will any future issues or challenges be for the local population based on projected changes?
- What and where there are any specific local gaps or challenges in terms of health inequalities?
- What and where are local environmental factors to be aware of that impact on health and wellbeing? e.g. air pollution, indoor air quality, noise, odour, mine gasses or other environmental hazards, food deserts, food outlet clusters, access to fresh healthy food, major hazard sites or pipelines, locations of concern for suicide, other environmental hazards.
- What are the opportunities to support people with ageing well in place?

Session 3 – productive place – what are needs for the local economy here?

1. Is it clear from the evidence presented how this place performs in terms of its existing industry and business?

- What are the principle economic characteristics of the area? What and where are the principle local employment, business and industry sectors here? Public, private and third sector? Any gaps, challenges, opportunities?
- Are there local economic markets and or local supply chains/networks that can be strengthened to this and other communities?
- Are there any existing sector hubs?
- What and where are opportunities for decarbonisation initiatives?
- What and where are cases of local entrepreneurship? What opportunities are there?
- What and where are the needs for investment and land in this area?
- What are the key travel patterns of residents for work, education, services? What is the accessibility and quality of connections within and beyond the area? Cost of haulage (for remote areas)?
- What and where key assets are for this place that help support culture, heritage, creativity and tourism? Any pressures, gaps or opportunities?
- What are the specific needs for any rural areas?
- What is the quality of digital connectivity in the area? Any opportunities to improve? Is remote working possible?

2. Is it clear from the evidence presented what and where are gaps or opportunities for existing town centres / local centres here?

- What land requirements or place-specific ambitions do existing frameworks, plans or strategies establish for local centres?
- What and where any improvements are needed to happen in local / town centres to encourage investment, town centre living or living well locally and ageing in place?
- Are there opportunities to create sustainable travel infrastructure between existing centres to facilitate living locally?
- Where the availability of services and extent of local infrastructure is located, does it require creative and collaborative solutions – such as digital services complementing physical services?
- What is the type and distribution of retail provision for the area? Any gaps or challenges with diversity and availability of food locally? Any clustering of non-retail uses affecting community wellbeing?
- Can everyone access good quality affordable and healthy food?
- What or where any local conflicts are to the Town Centre First principle (if applicable)?
- Any gaps in housing supply that could be accommodated in local / town centres?

3. Is it clear from the evidence presented what is needed to help to foster community wealth building and a wellbeing economy here?

- Where are any areas of economic disadvantage or inequality locally?
- What do economic plans or community wealth building plans or strategies suggest about needs here? (CWB priorities inclusive ownership, spending, land and property, finance, workforce, income generation)
- What employment, key sectors, investment land and sites in this area could support community wealth building and the wellbeing economy? In which locations – considering any shops, community or social hubs, public transport / employment opportunities, nursery/childcare etc?
- What are the current gaps, challenges or underused assets? E.g. food co-ops and food growing opportunities?
- Where is availability and options for co-working in the area?
- Any community asset transfer in progress or explored?

4. Is it clear from the evidence presented what or where gaps or opportunities exist in relation to renewable or green energy and zero waste?

- What and where the needs and opportunities for re-use, re-purposing, whole and circular systems and the sharing economy are locally?

- Does this place provide facilities to achieve zero waste? What are the needs and opportunities?
- What are the opportunities or constraints for community energy locally?