

Planning and Environmental Appeals Division (DPEA)

Annual Review

2021-22



July 2022

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Scottish Government

Planning and Environmental Appeals Division

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Cover picture: Falkirk Distillery

Ministerial Foreword



I am very pleased to welcome this annual review of the work of the Planning and Environmental Appeals Division. The DPEA plays a crucial role in the fair, evidence-based delivery of Scotland's planning service and it will continue to play a vital part in our reformed planning system to come.

It has been an incredibly busy and important year for everyone involved in planning. We have been engrossed by a fascinating debate about how we plan for future development. In our draft of Scotland's fourth National Planning Framework, we have proposed what I have regularly described as a 'turning point' for our planning system.

In the draft NPF4, we sought to place the Global Climate Emergency and the Nature Crisis at the front of our minds when making decisions about future development and evolving, resilient places. That will be a vital step in Scotland's journey to net zero by 2045. During the year to come, we will have a finalised NPF4 taking its place in our planning system as part of the statutory development plan. I will take a final draft to the Scottish Parliament for approval this coming autumn, and then want to adopt it as early as possible. That will allow us all to plan for the future with confidence.

Alongside NPF4, I also look forward to implementing the new legislation that will guide the preparation of a whole suite of new-style, place-focused local development plans across Scotland. Of course, this is going to bring with it a period of change for the DPEA, including the crucial new role in considering the evidence reports that will set Scotland's planning authorities off in the best way in preparing their new LDPs.

We have had several years of talking about planning reform, through an independent review, the 2019 Planning Act which we are now implementing, progress with a transformational NPF4 and underpinning it all through our digital planning strategy. I am delighted that this year we are moving into the delivery phase. And I am in no doubt that our DPEA reporters will bring their expertise and professionalism to the fore once again in delivering Scotland's new, outcomes-driven planning system.

Tom Arthur

Minister for Public Finance, Planning and Community Wealth

June 2022

Chief Reporter's Statement



During the past year I have been pleased to see DPEA operations transition back to normal, carefully following the lifting of wider Scottish Government pandemic restrictions. Staff have gradually returned to the office and are now trialling hybrid working. Reporters have resumed in-person site inspections where those are necessary, and the resumption of in-person hearings and inquiries is now being planned for.

As I reported last year, we have managed to provide continuity of service as restrictions have evolved, with no backlog of casework as we emerge from those restrictions. I have been immensely impressed by the flexible approach adopted by all staff and stakeholders to facilitate this.

This year has seen the retirement of Dan Jackman and Karen Black, both vastly experienced reporters who will be greatly missed. We have, however, filled those posts through external recruitment and have added five new reporters to the panel of self-employed reporters. For the first time in more than a year the casework team is also back to establishment numbers. I am hugely grateful to that team for successfully covering absences and vacancies for an extended period. I also expect that the Chief Reporter post will be substantively filled later this summer.

There will, however, be a challenging few years ahead. The division, like many others in Scottish Government, will experience real terms budget cuts for the next three years, which will mean that we are intensifying initiatives already underway to introduce a more proportionate and efficient approach to our work, particularly so in inquiry and report casework. This work is already resulting in faster processing times for onshore wind proposals and contributing to the achievement of Scottish Government renewable energy targets.

In the year ahead I intend that DPEA will focus on maintaining good performance against targets. We will also continue to work with Planning, Architecture and Regeneration Division on planning modernisation, particularly contributing to preparation of NPF4 and development planning guidance, including introduction of the LDP gatecheck process. We continue to liaise with client divisions in preparation for the acceptance of new appeal streams, currently focussing on the workplace parking levy.

In addition, we have initiated discussion with stakeholders on our approach to hearings and inquiries. We recognise the benefits of in-person procedure, but do not want to lose the advantages of virtual procedure where that would be appropriate. This ties in also to the need to work more efficiently. We expect to publish a Guidance Note on our approach later this year.

Finally, I wish to draw attention to the [DPEA Customer survey](#) which was introduced earlier this year. Take-up of this so far has been disappointingly low. I encourage all users of our service to provide feedback so that we can continue to improve the experience of all stakeholders.

Scott M Ferrie

Interim Chief Reporter

What We Do

Planning and Environmental Appeals (DPEA), a division of the Scottish Government Legal Directorate, considers and makes decisions and recommendations on a range of planning and environmental matters on behalf of Scottish Ministers. In 2020/21 there had been a significant dip in the number of cases received and we noted that the major contributors to this were the reductions in enforcement appeals and Wayleave applications. This year the numbers for these have revived and along with increases in planning permission and high hedge appeals they have contributed to an increase of 119 cases, giving an overall figure of 577 cases received.

A person appointed by Scottish Ministers (a reporter) decides most planning permission appeals. These are called 'delegated' appeals. In a small number of cases the reporter does not decide the appeal but submits a report with a recommendation to the Scottish Ministers. These are called 'non-delegated' or 'recalled' appeals. We also deal with a wide range of appeals from decisions of planning or local authorities on matters such as listed buildings, consents to display advertisements and storage of hazardous substances. DPEA also deals with appeals from decisions made by the Scottish Environment Protection Agency in connection with the prevention and control of pollution, air and water quality, and waste management. In 2021-22 we also began dealing with Scottish Forestry appeals relating to restocking directions.

Other key areas of our work include the examination of local development plans, public local inquiries held in connection with applications for consent under the Electricity Act 1989, Transport and Works Act 2007 and compulsory purchase and other orders.

Through our practical knowledge and experience of the appeals system, we continue to provide input to the Planning, Architecture and Regeneration Division (PARAD) in taking forward planning reform, designed to further improve the planning system. We have also continued to have discussions with other Scottish Government Divisions in relation to our role in new areas of work for DPEA including Low Emission Zones; Deposit Return Scheme Appeals; and Workplace Car Park Levies.

Our Aims And Values

DPEA aims to embody the core values of the planning service in Scotland as set out in Scottish Planning Policy (2014) which include:

- Focusing on outcomes, maximising benefits and balancing competing interests

- Playing a key role in facilitating sustainable economic growth, particularly the creation of new jobs and the strengthening of economic capacity and resilience within communities
- Ensuring development plans are up to date and relevant
- Making decisions in a timely, transparent and fair way to provide a supportive business environment and engender public confidence in the system
- Being inclusive, engaging all interests as early and effectively as possible
- Being proportionate, only imposing conditions and obligations where necessary
- Upholding the law and enforcing the terms of decisions made

Our Objectives

- To reach sound decisions and recommendations
- To carry out our business more efficiently
- To ensure we use our resources to best effect and in a proportionate way
- To continue to improve the experience of our customers

Who We Are

DPEA's senior management team is made up of the Interim Chief Reporter, Scott Ferrie; the three Assistant Chief Reporters, Allison Coard, Karen Heywood and David Liddell; the Head of Performance and Administration, David Henderson; and the Principal Reporters, David Buylla, Claire Milne, Robert Seaton and Alasdair Edwards.

Assistant Chief Reporter Dan Jackman retired in May 2022 and reporter Karen Black retired at the beginning of April 22. Ailie Callan and Philip McLean took up reporter positions with us in March and May 2022 respectively. Our self-employed reporter panel was depleted by Sinead Lynch taking up a salaried position but it has since been augmented by the addition of Fortune Gumbo, Christian Leigh, Michael McGlynn, Euan McLaughlin and Tammy Swift-Adams.

Whilst our office in Falkirk has now fully re-opened, our staff are working a variety of different patterns involving working from home and the office, balancing their own working pattern preferences with DPEA's business need . Our [organisational chart](#) at Appendix B shows our management and administrative structure.

[Our reporters](#) are listed at Appendix C. Although they are home based they are in regular contact with members of the casework support team and work closely with them. Reporters have a variety of professional backgrounds albeit most are planners.

How We Work

Under the procedures that apply to planning appeals it is the reporter who decides what further procedure, if any, is necessary once the grounds of appeal, response by the planning authority and representations by interested parties have been received. For this reason it is our practice to allocate appeals at an early stage. The reporter considers the submissions made by the various parties to the appeal and decides whether any further procedure is necessary. If a site inspection is to take place the reporter decides whether this will take place on an accompanied or unaccompanied basis. In more complex cases a pre-examination meeting may be held before the reporter takes a final view on how the appeal should be conducted. If hearing or inquiry sessions are needed these will normally be restricted to the issues or matters specified by the reporter.

Each of our cases has a dedicated caseworker who is responsible for the management of the case's documentation, issues letters on behalf of the reporter, and acts as a point of contact for parties to the case.

With development plan examinations it is our practice to appoint a lead reporter who has overall responsibility for the conduct of the examination. Depending on the number of unresolved representations one or more additional reporters may be appointed to assist with the examination.

Websites And Electronic Submissions Of Appeals

For information about the work of DPEA, forms for submitting appeals, guidance on procedure, previous annual reviews, how to contact us, how to make a complaint or let us have feedback please go to our [planning and environmental appeals pages on the Scottish Government website](#). Forms and guidance for submitting appeals are also available at [mygov.scot](#).

We publish the vast majority of documentation for all cases that we handle on our dedicated casework website, [dpea.scotland.gov.uk](#), and all documentation in live cases is available on the site. The aim of the website is to increase openness and improve the transparency of the appeals process. All papers that are in front of the decision maker are available for all parties or members of the public to view via this website.

There is also a registered users option on the website that gives access to the DPEA Portal which works in much the same way but also allows users to set up alerts for new cases, new documents, new decisions etc. Please refer to our [guides on how to use the website and the DPEA Portal](#), our [case file publication protocol](#), and our [policy on publication and data protection](#).

The proportion of appeals submitted electronically either through the online eDevelopment portal or by email, at 93%, is on a par with the figure for last year.

Webcasting And Virtual Sessions

The webcasting of pre-examination meetings, hearings and inquiries has continued in 2021/22. Virtual procedures have continued and improved with the adoption of Microsoft Teams as the main platform. Virtual procedures have been vital to ensuring that DPEA processes could proceed during COVID and will be an ongoing option for procedures moving forward.

We have provided coverage of procedures in 47 cases. We have had 26,222 visitors to the site who have collectively watched 7,472 hours of webcasts. Live viewings of events has continued to grow with a 48% increase in live viewers.

Webcasting will continue to be an important part of the service provided by the DPEA and we will endeavour to try and cover as many events as possible.

Electronic Working

For a number of years reporters have been working with electronic files rather than using paper files when dealing with written submissions. It is also now the norm rather than the exception that reporters will conduct hearings and inquiries using electronic files. Feedback from reporters in this regard continues to be positive. We will continue to look at ways to ensure that parties attending hearing or inquiry sessions can better follow the proceedings.

What We Have Achieved

We anticipated there would be a decrease in our overall performance against our targets this year and engaged in recruitment drives to overcome our losing the services some administrative staff and reporters. We are pleased that even with the inevitable hiatus in getting these new recruits in place we managed to process 30% more appeals than in 2020/21 and exceeded our target of deciding 80% of appeals determined by site visits within 12 weeks of receipt.

We continue to recognise that to improve the quality and speed of our decision making we need to remain focused on continuous improvement and enhance the support systems we have in place for all reporters to broaden and deepen their skills.

The number of planning appeals turned away as we had no remit to consider them increased to 76, although the percentage of these in relation to all those received was much the same. In the course of the year we contacted all parties who had submitted an appeal to DPEA in the previous 12 months that should have been submitted to the appropriate Local Review Body to find out the reasons for this. The responses showed three main areas behind these numbers. These were confusion over terminology – parties wish to appeal rather than review; our guidance could be clearer; and the e-development portal could be clearer in relation to review/appeal. We will look to take forward, where possible, improvements in respect of these areas, albeit these are not issues are not completely within our control. We will also correspond with planning authorities where it is not always clear from the decision notice whether it should be a review or an appeal.

Planning And Other Appeals

The Scottish Government places great emphasis on the importance of a modern planning service to stimulate sustainable economic growth and to encourage investment in Scotland. One of the key objectives of planning reform was to remove unnecessary delays and to speed up decisions on planning applications and appeals.

Whilst in 2021/22 our percentage within target for appeals determined by initial written submissions and a site inspection was lower than in 2020/21, a greater volume, 167 compared to 139, were decided within that 12 week target and our average time to determine all such appeals was 12.2 weeks. Likewise in more complex appeals in which the reporter asked for further written submissions, 106 appeals were decided by this method within their 20 week target compared to 90 in 2020/21, although our average time to determine all such appeals did increase from 19.4 weeks to 21.6 weeks.

A high proportion of complex cases have continued to contribute to difficulties in allocating cases to reporters. We have not achieved our targets for delegated appeals conducted by hearing session (26 weeks) or inquiry session (32 weeks) although the average time taken in these cases is down significantly from last year – 56 weeks for inquiries in 2020/21 to 35 weeks to 21/22 and 41 weeks in 2020/21 to 26 weeks for hearings in 21/22. The number of these cases is however small: 4 cases out of 371. Go to [performance against our targets](#) for more information.

We have dealt with appeals for significant development proposals including:

Residential Developments Over 10 Units

Location	Houses / Flats	Decision
Aberdeen (Maberly Street)	17	Appeal Dismissed
Aberdeen (Milltimber)	99	Appeal Allowed
Aberdeen (North West Of South Esplanade West)	258	Appeal Allowed
Aberdeen (Stoneywood Park)	50	Appeal Allowed
Aberdour	125	Appeal Allowed
Bishopbriggs	158	Appeal Allowed
Drumnadrochit (Balmacaan Road)	15	Appeal Dismissed
Drumnadrochit (Drum Farm)	93	Appeal Allowed
Dundee (Ballumbie Road)	150	Appeal Allowed
Dundee (Broughty Ferry)	16	Appeal Dismissed
Dundee (Broughty Ferry)	15	Appeal Dismissed
Dundee (North Of Brownhill Street)	12	Appeal Allowed
Erskine	246	Appeal Dismissed
Forfar	81	Appeal Dismissed
Fort William	18	Appeal Allowed
Glasgow (Argyle Street)	84	Appeal Dismissed
Glasgow (Sawmillfield Street/Farnell Street)	182	Appeal Dismissed
Glasgow (Carmunnock Road)	40	Appeal Dismissed
Glasgow (River Kelvin/Blackhill & Balmore Road)	500	Appeal Dismissed
Inverness	24	Appeal Allowed
Kilmacolm	100	Appeal Dismissed
Kilmarnock	49	Appeal Dismissed
Kinfauns	15	Appeal Allowed
Kingseat	80	Appeal Dismissed
Kinross	169	Appeal Allowed
Ladybank	60	Appeal Allowed
Linlithgow	189	Appeal Dismissed
Livingston	140	Appeal Allowed
Mauchline	28	Appeal Dismissed

Musselburgh	300	Appeal Dismissed
Nairn	10	Appeal Allowed
Nethy Bridge	20	Appeal Dismissed
Newmains	92	Appeal Allowed
Peebles	22	Appeal Dismissed
Pool Of Muckhart	50	Appeal Allowed
Portincaple	12	Appeal Dismissed
Quarriers Village	45	Appeal Dismissed
Stepps	300	Appeal Dismissed
Strathkinness	65	Appeal Allowed
Thornton	14	Appeal Allowed
Westhill	63	Appeal Allowed
Wishaw	150	Appeal Allowed in Part

We now publish weekly statistics on all developments with 10 or more houses.

Number of Houses Consented in Residential Developments Over 10 Units Over 5 Years

Review year	Houses/Flats consented
2021/22	1815
2020/21	2236
2019/20	3487
2018/19	1516
2017/18	2270

Wind Farm Appeals (Two Or More Turbines)

Location	Turbines	Decision
The St Fergus Gas Terminal, Peterhead	2	Appeal Allowed
Margree, St John's Town Of Dalry, DG3 (SJTD)	9	Appeal Allowed
Cornharrow, (SJTD)	8	Appeal Allowed
Glenshimmeroch Hill And Kinair Hill (SJTD)	10	Appeal Allowed
South West of Moniaive, DG3	9	Appeal Allowed
Farlary, Rogart, IV28	7	Appeal Dismissed
North West of Tannach, Wick	11	Appeal Allowed
Torr Leathann Strathrory, Ardross, Alness, IV17	7	Appeal Allowed
Dykecroft, Boghead, Lanark	2	Appeal Dismissed

[Statistics for all wind turbine appeal decisions are published on our website](#)

In 2021 DPEA reporters granted planning permission for 266 MW of output.

Other notable appeals decided in this year include:

- As in the last couple of years a number of enforcement notice appeals relating to short stay commercial visitor accommodation
- Building designation appeals for flats in Aberdeen
- Appeals relating to penalty notices issued by SEPA
- A care home in Langholm
- A reserve gas generation facility at Fishcross
- A hotel at Inglilston, Edinburgh
- A sports village at Peffermill Road, Edinburgh
- Salmon fish farms at east of Balmaqueen; and Isle of Arran

Recalled Appeals

Reports were submitted to Scottish Ministers in four appeals that had been recalled for their consideration.

Appeal Reports Submitted To Scottish Ministers

Location	Proposed developments
Culloden Moor, Inverness	Leisure and hospitality facilities
Westhill, Inverness	Conversion of steading to private dwelling
Bridge of Allan, FK9	Residential development
Strathblane, G63	Residential development

Called In Planning and Listed Building Applications

Eight reports for planning applications were submitted to Scottish Ministers for their consideration. Two related to applications for six wind turbines each at Quanterness and Lyness, Orkney; and the others were for a residential developments at Kilmalcolm, PA13 and Corstorphine Road, Edinburgh; a mixed use development including residential flats and student accommodation at Gorgie Road, Edinburgh; holiday accommodation at St. Cyrus, DD10; the erection of a dwelling houses at Baldovan, Strathmartine, DD3 and on the Isle of Lewis.

A report for a listed building application for alterations to a building on James Craig Walk, Edinburgh was also submitted to Ministers.

Planning Obligation Appeals

As with the previous year decisions were issued for eight planning obligation appeals in 2021/22, some details of which are shown in the following table.

Planning Obligation Appeal Decisions Issued

Authority	Modification sought	Decision
Angus Council	Affordable Housing (Commuted Sum)	Appeal Dismissed
City of Edinburgh Council	Transport Contributions	Appeal Allowed
Dumfries & Galloway Council	Ownership and Occupancy Restrictions	Appeal Allowed
East Lothian Council	Timing of Education Contributions	Appeal Dismissed
Fife Council	Education Contributions & Affordable Housing (Commuted Sum)	Appeal Allowed
North Lanarkshire Council	Affordable Housing (Commuted Sum)	Appeal Dismissed
West Lothian Council	Education Contributions	Appeal Allowed
West Lothian Council	Town Centre Improvement Contributions	Appeal Allowed

Local Development Plan Examinations (LDP)

Scottish Planning Policy emphasises the importance of development plans being up to date, place-based and enabling with a spatial strategy that is implemented through policies and proposals. Circular 6/2013: Development Planning provides further guidance on Ministers' expectations in terms of moving swiftly from the main issues report stage through to proposed plan, examination and adoption with a view to ensuring that we have an up to date, plan led system.

Planning Circular 6/2013: Development Planning sets out Ministers' expectations of the examination process. Examinations should:

- Ensure the process is understandable and transparent to the public;
- Examine any unresolved issues raised in representations rather than responding to each individual representation;
- Be succinct and proportionate. Scottish Ministers expect the process from appointment to reporting normally to take around six months, and rarely to exceed nine months;
- Be focused on the reporter seeking out the information they feel they need to reach conclusions on the matters at hand. As the onus is on the planning authority and interested parties providing information in advance, further procedure will rarely be required and will be at the discretion of the reporter; and

- Identify any deficiencies in the plan, arising from the examination of the unresolved issues, and recommend modifications to rectify these or, where this is not possible within the constraints of the examination, identify post-adoption actions to rectify the deficiency.

The Circular provides further guidance, at paragraphs 121 to 123, on the approach that reporters should take in the event of their identifying a deficiency in the plan.

Three LDP examinations were completed in 2021/22. Modifications were recommended in relation to all proposed plans, ranging from minor modifications to conclusions regarding deficiency or non-compliance with national policy. Further details are given in [table 6A](#).

As with the previous year the examinations were completed in an average of 41 weeks, which is slightly outside the target of 9 months (39 weeks) referred to in Circular 6/2013. This compares with an average time of 30.5 weeks in 2019/20, 41 weeks in 2018/19 and 45 weeks in 2017/18.

There were four ongoing examinations at the end of the review period. Subsequent to which we completed the examination of the Aberdeen City Local Development Plan. Five more full plans are due to be submitted for examination before the end of March 2023 and we expect three planning authorities will submit evidence reports by then for us to carry out the new Gatecheck process. One full plan and one evidence report are so far expected in the following review year.

We continue to drive continuous improvement in this area of our work, learning lessons from previous examinations and actively reviewing procedures and practices in dealing with development plan examinations.

To support that, we encourage those authorities that are in the process of preparing a proposed development plan to engage with us at an early stage. This should be before the proposed plan is published, in order to discuss the resources that are likely to be required to support the examination process. This is important because, once the proposed plan is published, there is limited scope to make significant modifications to it without republishing and inviting a further round of representations.

In 2018/19 we started to liaise earlier and more regularly during the plan preparation stage and we have continued to build on this in years following. A key aim of this engagement is to assist the authority in marshalling the representations into sensible groups. Schedule 4 forms should be accompanied by the evidence upon which the planning authority relies in support of its position, including any documentation referred to in the response to representations. Some issues, such as housing land supply, may need to be addressed in greater detail than allowed for in the Schedule 4

form. It is possible for the authorities, and other parties when submitting representations on the plan, to submit supporting documentation such as reports or technical papers. Authorities will also want to ensure that sufficient time is factored into their timetable for the administrative task of pulling their examination material together.

We work closely with authorities in the period leading up to submission of the plan for examination. If we are to complete examinations within the timescales set out in the circular it is essential that authorities provide accurate timescales of when the plan will be submitted. We have previously sought to line reporters up for examinations in order that work can commence as soon as possible after it has been submitted. However, slippage in submission of plans has resulted in reporters not being allocated to a plan until it is actually received. As reporters workloads are scheduled up to six months in advance this has meant delays to the examination commencing with a knock on impact on the time taken to complete the examination.

Other Casework

DPEA deals with a wide variety of non-planning casework including inquiries held under the Electricity Act, the Transport and Works Act and inquiries into Roads Orders and Compulsory Purchase Orders. These casework types tend to be very resource-intensive for DPEA, both in terms of reporter and caseworker commitment, and are now a focus of efficiency initiatives.

We also have responsibility for determining environmental appeals made to Scottish Ministers against decisions made by SEPA in relation to the control and prevention of pollution, water quality and waste management.

Statistics giving the volume and breakdown of casework are in [tables 1 to 3](#) of Appendix A to this report.

Electricity Act Cases

Applications to construct or vary electricity generating stations (including onshore wind farms) with a capacity of more than 50 megawatts are made to the Scottish Ministers under section 36 and 36C of the Electricity Act 1989. Scottish Ministers also deal with applications to construct overhead electric power lines (section 37) and, where these cannot be agreed, applications for any necessary wayleaves over land for the purpose of constructing or maintaining access to power lines.

This year nine reports were submitted to Ministers for applications for wind farms. Those were for; Fetteresso, Stonehaven; Sanquhar II, Sanquhar, DG3; Arcleloch, Barrhill, KA26; Glenshero, Laggan, PH20; Clash Gour, Forres, IV36; Rothes III, Rothes, AB38; Blarghour, Portsonachan, PA33; Strathy Wood, Strathy, Sutherland and the Limekiln Extension, Reay, Caithness.

At the end of the review period we had a further six Section 36 applications for wind farms plus five related Section 37 applications for a power line in hand, as listed below. A report for WIN-170-2005, Shepherds Rig Wind Farm was submitted just after the end of the review period.

Electricity Act Applications

DPEA reference	Planning authority	Type & Name
WIN-370-3	South Ayrshire Council	Wind Farm - Clauchrie
WIN-130-5	Argyll and Bute Council	Wind Farm - Sheirdrim
WIN-270-14	Highland Council	Wind Farm - Kirkan
WIN-110-2	Aberdeenshire Council	Wind Farm - Clashindarroch II
WIN-170-2007	Scottish Borders Council	Wind Farm - Faw Side
WIN-110-3	Aberdeenshire Council	Wind Farm - Glendye
WIN-270-15	Highland Council	Wind Farm - Kintradwell
TRL-170-1, 2, 3, 4 & 5	Dumfries and Galloway Council	Transmission Line - Kendoon To Tongland

This year we submitted reports to Ministers on two applications for a necessary wayleave. Decisions issued by Scottish Ministers following a reporters report and recommendation to grant consent totalled 193 MW of output.

Compulsory Purchase Orders

Ten reports on compulsory purchase orders were submitted this year. Two were for the A9 Dualling sections of Dalraddy to Slochd and Crubenmore to Kincaig and another two were for the Denny Eastern Access Road, Denny. Others were for Phase 2 of the Cross Tay Link Road, Perth; the Berryden Corridor Improvement, Aberdeen; the Forres Waste Water Treatment Works Expansion, Forres; the Glenwood Centre, Glenrothes; a building at 2 High Street/12 Market Place, Jedburgh and land at Nithsdale Crescent, Bearsden.

Other Orders and Reports

Reports related to the A9 dualling including two each for side roads orders, trunking orders and extinguishment of public rights of way orders were submitted. Others submitted related to a traffic regulation order for the (Meadowhead Highway, East Kilbride; the creation of a path at Mill Street, Dingwall and a flood protection scheme at Comrie, Perthshire.

Core Path Plans

The Moray Amended Core Path Plan 2018 report was also submitted during the review year. Similar to what we do with Local Development Plans we have commenced early engagement with authorities due to submit a Core Path Plan for examination.

Environmental Appeals

In 2021/22 we issued four decisions on environmental appeals involving the Scottish Environment Protection Agency (SEPA). Three were in regard to penalty notices they issued regarding non-compliance with regulations of the Greenhouse Gas Emissions Trading Scheme at various addresses in Elgin. The other one was in regard to their partial refusal to consent to the variation of a permit to allow the burning of an extra waste product in a combustion plant at Station Road, Cowie.

High Hedges

We made eleven decisions in 2021/22 on appeals dealt with under the High Hedges (Scotland) Act 2013.

Further information about high hedges can be found in the Scottish Government's [guide to local authorities](#) and [our high hedge appeals forms and guidance page](#).

Historic Environment (Scotland) Act 2014

In 2021/22 we made six decisions on building designation appeals. Five of these were for blocks of flats in various locations in Aberdeen and the other one was for gates and gatepiers at Linden Park, Hawick.

Community Asset Transfer Appeals (CAT)

CAT Appeal Reports Submitted To Scottish Ministers

DPEA Reference	Authority	Asset
CAT-120-2	Angus Council	Carnoustie Police Station
CAT-180-2	Dundee City Council	Brechin Infirmary
CAT-250-1	Fife Council	St Andrews Local Office
CAT-320-1	North Lanarkshire Council	Viewpark Gardens, Uddingston

We have one other appeal of this type in progress. We have continued to engage with the client division to assist in improving guidance and processes.

Court Of Session Appeals

The table below sets out cases appealed to, and decisions made by, the Court of Session in 2021/22 in relation to appeals decided by reporters.

Case reference	Date referred to Court of Session	Court of Session outcome date	Court of Session outcome
PPA-160-2030	05/11/2020	05/10/2021	Upheld
ENA-110-2029	01/04/2021	26/04/2021	Withdrawn
ENA-110-2030	01/04/2021	26/04/2021	Withdrawn
ENVC-003-10	06/05/2021	29/11/2021	Upheld
ENVC-003-11	06/05/2021	29/10/2021	Upheld
ENA-120-2019	11/05/2021	08/04/2022	Upheld
PPA-400-2113	07/07/2021	29/10/2021	Withdrawn
PPA-220-2066	07/07/2021	17/08/2021	Withdrawn
ENVC-003-15*	17/11/2021		
PPA-170-2157	01/03/2022		

Customer Feedback

We welcome feedback on any aspect of the service that we provide as well as suggestions as to how we can further improve. Please send any comments to DPEA@gov.scot. In the course of the year we initiated a customer survey for parties involved in delegated casework. A link to the [DPEA Customer Survey](#) is sent to all parties with the notification of the final decision and is also available on case publication page on the web. Questions are asked relating to the case publication site, guidance and forms on our web pages, communication, clarity of the decision notice and interactions with staff. Responses so far have been limited but we will look at ways of increasing this in the coming year.

Stakeholders Forum

Our Stakeholders Forum continued to meet this year in the virtual world to allow us to share experiences and provide us with constructive feedback on our performance and to make suggestions for improvement of the service that we offer. The Group covered a wide range of issues including the challenge presented by delivering our business during the pandemic; planning reform; core documents library for Section 36 cases; the customer survey; the high number of cases submitted to DPEA that should have gone to the Local Review Body; publication timescales; DPEA performance; Guidance Note 23 relating to the management of an efficient inquiry process; and the future use of in-person and virtual hearings and inquiries.

Stakeholders Forum Members

Scottish Property Federation

Homes for Scotland

CBI Scotland

Scottish Renewables Planning Group

Heads of Planning Scotland

Planning Aid Scotland

Planning Democracy

Royal Town Planning Institute Scotland

Royal Institute of Chartered Surveyors Scotland

Royal Incorporation of Architects in Scotland

Royal Society for the Protection of Birds

Scottish Planning, Local Government and Environmental Law Bar Group

The Society of Local Authority Solicitors

Scottish Environment Protection Agency

Historic Environment Scotland

Scottish Environment Link

The Law Society of Scotland

Scottish Natural Heritage

Scotland Against Spin

Balerno Community Trust and South West Edinburgh Communities Forum

The Royal Burgh of St Andrews Community Council

The Association for the Protection of Rural Scotland

Sustainable Communities Scotland

Sir Frank Mears Associates & Association of Mediators

Staff Engagement

In the course of the year our staff were invited to take part in a civil service wide staff survey that asked questions on leadership and managing change, their work, their line manager, pay and benefits, resources and workload, learning and development, organisational objectives and purpose, inclusion and fair treatment and their team. Overall, the results showed a slight improvement from 2020/21. Now that our recruitment issues have been resolved we anticipate being able to give the necessary focus to work in this area in the coming year.

Learning And Development

With regard to the professional development of reporters, we have held virtual seminars at which external and in-house speakers give talks on planning policy,

legislative reform and new issues for our casework. The topics have included the Global Climate Emergency; Compulsory Purchase Orders; Core Path Plans; Forestry Appeals; and NPF4. Reporters are divided into four discussion groups, each of which is led by a Principal Reporter and provides a forum for reporters to discuss problems or difficulties, to consult with colleagues, to identify best practice and to promote consistency.

The Principal Reporters act as professional mentors for more junior reporters and offer advice on procedure and best practice. We also have a system of peer review where a small group of reporters meet to critique their work. The purpose is to enable reporters to exchange constructive criticism on a confidential basis, to benefit from the experience of other colleagues, to resolve problems and again to share best practice.

In suitable cases a junior reporter is paired with a more senior colleague to gain experience of working on more complex cases. This enables a sharing of the burden on complex cases, and more importantly has been invaluable in training less-experienced reporters to undertake more significant casework, particularly those that proceed by hearing or inquiry. This has especially been the case in the last year in relation to Section 36 Electricity Act cases.

Our system of Specialist Advisers continues to operate where reporters take responsibility for a specific area of our work and feedback to the group on issues arising as well as providing advice with regard to their area of specialism. These subjects include aquaculture; development economics; ecology; energy from waste; flooding; human rights; national park/rural issues; noise; and ornithology.

Complaints

In the course of the year we received three formal complaints regarding our work – down from 7 in 2020/21 and 13 in 2019/20. The complaints were about a decision and how it was reached, lack of notification of a site visit and a local development plan. One complaint was taken to Stage 2 of the complaints process.

Where there is a complaint about an administrative error or some other failure in the service we provide we try to ensure that this is investigated promptly, that an apology is given where our service falls short of acceptable standards and that appropriate remedial action is taken to ensure that this does not happen again. We try to resolve complaints informally in the first instance but a customer may elect to pursue a complaint on a more formal basis, in which case the procedure in our Complaints Policy applies.

If the complaint is about the outcome of an appeal then we explain that the decision of the reporter is final and cannot be revoked or reviewed by DPEA or by Ministers.

Customers are, however, made aware of their statutory right to appeal to the Court of Session on a point of law.

Finance

DPEA Expenditure and Income

Expenditure	£
Salaries	3,157,883
Self-Employed Reporter Fees	277,856
Travel & Subsistence	46,032
Administration	148,815
Venue Hire	1,200
Advertising	22,428
Legal Services	66,325
IT Development	63,324
Total	3,783,863
Income*	277,777

*This income, which is earned from the examination of local development plans, is not retained by DPEA.

Our Priorities For The Coming Year

Business Improvement Objectives/Service Improvement Plan 2021/22

With the aim of improving DPEA's efficiency and effectiveness, in order to further enhance the reputation of the planning system in Scotland, we continued to focus on improvement of our services. We published further Guidance Notes covering our ways of working during the pandemic as well as a Guidance Note dealing with managing an efficient inquiry process. This latter Guidance Note is aimed primarily at reducing the time taken to examine and report on Section 36 cases but will also be more widely applied.

We have continued to embed business improvement policies designed to broaden and deepen the skills of all reporters, with a particular emphasis on developing the experience and competence of newer and newly appointed reporters.

We have continued to liaise on an ongoing basis with our sister organisations in England, Wales, Northern Ireland and the Republic of Ireland to share best practice, in particular this year with regard to delivering our services during Covid-19 restrictions. In practice we have continued to meet more often than prior to the pandemic.

We have continued to take steps to improve our efficiency in meeting targets for making decisions on appeals and other cases and whilst the pandemic may have impacted on this the results are better than we might have anticipated.

We reviewed our practices during the current Covid-19 situation with a view to capturing service improvements in our delivery models, both during the current pandemic and beyond. During the course of the pandemic we produced and published 12 guidance notes setting out how we would manage our work. Our well-developed Casework Management System stood us in good stead for a short-notice move to homeworking for caseworkers. We quickly found solutions to virtual meetings and in most instances were able to find working alternatives to site inspections. We also adopted novel approaches to site inspections.

We have continued to work with PARD in relation to the implementation of the Planning Act.

We continue our programme of early engagement with planning authorities to better facilitate the submission of local developments plans for examination and also core path plans.

Business Improvement Objectives/Service Improvement Plan 2022/23

With the aim of continuously improving DPEA's efficiency and effectiveness, in order to further enhance the reputation of the planning system in Scotland, we will continue to focus on improvement of our services. We will consult on ways in which we can encourage enhanced participation in the appeals process and improve the quality of our decision making.

We will continue to embed business improvement policies designed to broaden and deepen the skills of all reporters, with a particular emphasis on developing the experience and competence of less-experienced reporters.

We will liaise with our stakeholders and also sister organisations in England, Wales, Northern Ireland and the Republic of Ireland to share and implement best practice in particular with regard to delivering our services during the current Covid-19 situation and beyond.

We will continue to take steps to improve our efficiency in meeting targets for making decisions on appeals and other cases. In particular we will focus on cases that where inquiry sessions are held.

We will investigate the technical and other requirements of expanding our offer of hybrid in-person/ virtual hearings and inquiries, promoting efficiency and accessibility beyond Covid-19 restrictions.

We will review our approach to succinct decisions, ensuring a proportionate deployment of resources.

We will continue to work with PARD to progress improvements to the planning system in Scotland, in particular on draft NPF4 and revised development plan examination arrangements.

We will continue our programme of meetings with councils to share and implement best practice on appeals and other casework. This will include continuing our work with the Improvement Service to develop and deliver training to planning authorities. The Interim Chief Reporter will continue to offer and hold meetings with local authorities to discuss the role of DPEA.

We will continue our programme of early engagement with planning authorities to better facilitate the submission of local developments plans for examination. We will commence liaison of a similar nature in relation to Core Path Plans.

We will further develop our IT systems.

Appendix A

Statistics On Workload And Performance Against Targets

Table 1: Volume Of Cases* Handled By DPEA

Volume Of Cases Handled By DPEA

Business year	In hand at start of the year	Received	Delegated appeals decided	Reports submitted	Withdrawn	In hand at end of the year
2021-22	199	577	468	53	45	210
2020-21	191	437	365	38	28	197
2019-20	214	601	470	69	84	192
2018-19	217	710	586	40	87	214
2017-18	224	585	500	46	45	217

*Includes appeal and non-appeal cases

The total number of cases sisted/suspended as at 31 March 2022 was 45.

Table 2: Types Of Cases Received

Types Of Cases Received					
Type Of Case	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Planning permission appeals	238	291	227	229	258
Planning enforcement appeals	76	89	94	37	76
Conservation area consent, listed building consent and listed building enforcement appeals	91	80	69	48	51
Advertisement consent, discontinuance notice and advertisement enforcement appeals	55	73	51	33	23
High Hedge appeal	22	33	17	8	20
All other types of appeal	37	46	45	46	66
Subtotal: all types of appeals	519	612	503	401	494
Called-in application	3	2	1	1	3
Called-in listed building consent - demolition	0	1	0	0	0
Completion Notice	0	0	1	0	0
Compulsory Purchase Order	4	8	10	5	5
Core Paths Plan	0	0	2	1	1
Extinguishment of Public Right of Way	1	3	2	0	0
Flood Prevention Scheme	2	1	0	0	1
Listed Building Notified Application	0	0	0	1	0
Local Development Plan	4	6	6	4	3
Notification Direction	1	0	2	0	0
Notified application	0	5	6	6	8
Power Station	0	0	1	0	0
Public path creation/diversion/extinguishment order	1	1	0	0	1
Purchase Notice	2	0	1	0	0
Revocation order	0	0	0	0	1
Roads order	2	16	5	2	0
Section 36 Wind Farm	7	4	5	8	5
Section 37 Transmission line	1	0	0	0	5
Stopping up order	0	3	2	1	5
Strategic Development Plan	1	0	1	0	0
Traffic Regulation Order	1	5	1	0	1
Wayleave	35	43	52	8	44
Subtotal: all types of non-appeal cases	65	98	98	37	83
All Cases Received	584	710	601	438	577

Table 3: Breakdown Of Cases Received By Their Characteristics

Breakdown Of Cases Received By Their Characteristics					
Characteristics	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Advertisement	61	78	57	33	24
Agricultural	12	8	7	9	7
Animal (cattery, kennel, stable etc.)	6	7	5	3	4
Building Alterations (householder)	59	94	86	72	72
Building Alterations (non-householder)	49	28	20	12	20
Business	15	37	28	22	9
Car park	11	24	23	12	17
Caravan and Campsites	10	13	9	4	13
Cemetery/Religious Building	1	2	2	1	1
Chimney/Flue	4	4	4	1	0
Community Asset Transfer	0	2	4	3	4
Compulsory Purchase Order	3	6	7	4	5
Demolition	21	14	15	12	13
Designation of Building/Monument	5	2	3	2	6
Development Plan (Local)	4	6	6	4	4
Development Plan (Strategic)	1	0	1	0	0
Dock/Harbour	0	0	1	1	1
Environmental Appeal	7	5	3	4	6
Fencing/Wall	21	29	30	21	31
Fish Farm	1	1	6	1	3
Flood Prevention Scheme	2	1	0	0	1
Hazardous Substance	1	0	1	0	0
Hedge	22	32	17	8	20
Holiday/Leisure	6	18	19	10	22
Hospital/Medical Centre	0	0	0	2	1
Hot Food Takeaway	10	9	8	5	9
Hotels	5	25	46	20	23
House in Multiple Occupation	4	1	8	1	4
Housing (10 or more houses)	44	59	55	50	54
Housing (more than one house)	28	21	22	22	23
Housing (single dwelling)	54	58	46	47	43
Hydro/Solar Power	0	0	2	1	0
Industrial	3	1	3	1	4
Landscaping	22	37	37	15	37
Leisure Facility/Ground	2	9	4	7	10
Meteorological/Anemometrical Mast	3	1	0	0	1
Mineral Extraction	5	3	0	3	3

Nursing/Care/Retirement Home	2	4	2	3	3
Other	29	23	5	4	22
Path	5	6	9	5	8
Petrol Station	0	3	4	0	1
Power Station/Energy from Waste	1	5	3	0	2
Recycling	0	1	1	0	1
Restaurant/Cafe/Licensed Premises	5	16	7	13	9
Retail (food)	3	5	10	13	6
Retail (non-food)	4	5	14	9	2
Road/Bridge	11	43	23	14	9
Scheduled Monument	0	0	0	0	1
School/Educational	2	2	6	4	2
Shed/Garage	20	26	20	24	27
Short stay accommodation	0	0	0	0	9
Storage (non-warehousing)	13	8	19	12	10
Substation/Transmission Line/Pipeline	1	1	1	0	6
Telecommunication	6	26	1	15	13
Traffic Regulation Order	1	5	1	1	1
Transport	1	3	2	0	1
Travelling Persons Site	2	0	1	1	2
Tree	8	16	10	4	22
Warehouse/Distribution	2	0	0	0	3
Waste Disposal	1	6	4	0	0
Water/Sewage	3	6	0	1	8
Wayleave	35	43	51	8	44
Wind Farm (offshore)	1	0	0	0	0
Wind Farm (two or more turbines)	21	17	12	23	24
Wind turbine (single)	5	2	1	3	0
Windows - Timber	7	4	6	1	7
Windows - UPVC	25	26	21	6	12

Table 4a: Appeal Cases Success Rates By Method Of Determination

Appeal Cases Success Rates By Method Of Determination

	Number decided	Considered by oral process			Considered by site visit/review of written submissions			All cases allowed	
		Total	Allowed	Percentage	Total	Allowed	Percentage	Allowed	Percentage
Delegate appeals									
Planning permission	172	3	1	33%	169	93	55%	94	55%
Planning enforcement	58	0	-	-	58	12	21%	12	21%
Conservation area consent, listed building consent and listed building enforcement	47	0	-	-	47	16	34%	16	34%
Advertisement consent, discontinuance notice and advertisement enforcement	27	0	-	-	27	16	59%	16	59%
High hedge	11	0	-	-	11	7	64%	7	64%
All others	52	1	0	0%	51	19	37%	19	37%
All Delegated Appeals	367	4	1	25%	363	163	45%	164	45%
Non-delegated Appeals	7	1	1	100%	6	2	33%	3	43%
All Appeals	374*	5	2	40%	369	165	45%	167	45%

*In addition a further 102 appeals were turned away as we had no powers to determine them

Table 4b: Non-Appeal Cases Success Rates By Method Of Determination

Non-Appeal Cases Success Rates By Method Of Determination									
Case types	Number decided	Considered by oral process			Considered by site visit/review of written submissions			All cases allowed	
		Total	Allowed	Percentage	Total	Allowed	Percentage	Allowed	Percentage
Called-in application	2	0	-	-	2	2	100%	2	100%
Completion Notice	1	1	0	0%	0	-	-	0	0%
Compulsory Purchase Order	6	5	5	100%	1	1	100%	6	100%
Extinguishment of Public Right of Way	2	2	2	100%	0	-	-	2	100%
Flood Prevention Scheme	1	1	1	100%	0	-	-	1	100%
Listed Building Notified Application	1	0	-	-	1	1	100%	1	100%
Notified application	3	0	-	-	3	0	0%	0	0%
Power Station	1	1	1	100%	0	-	-	1	100%
Purchase Notice	1	0	-	-	1	0	0%	0	0%
Roads order	4	4	4	100%	0	-	-	4	100%
Section 36 Wind Farm	4	4	3	75%	0	-	-	3	75%
Traffic Regulation Order	1	1	1	100%	0	-	-	1	100%
Wayleave	3	1	1	100%	2	2	100%	3	100%
Total: All Non-appeal Cases	30	20	18	90%	10	6	60%	24	80%

Table 5: Success Rates For Delegated Appeals By Planning Authority

Success Rates For Delegated Appeals Planning Authority			
Planning authority	Appeals decided	Appeals allowed	Success rate
Aberdeen City Council	19	10	53%
Aberdeenshire Council	16	9	56%
Angus Council	5	1	20%
Argyll and Bute Council	7	6	86%
Cairngorms National Park Authority	1	0	0%
City of Edinburgh Council	72	31	43%
Clackmannanshire Council	3	2	67%
Dumfries and Galloway Council	10	5	50%
Dundee City Council	13	8	62%
East Ayrshire Council	5	0	0%
East Dunbartonshire Council	6	4	67%
East Lothian Council	11	2	18%
East Renfrewshire Council	4	2	50%
Falkirk Council	4	1	25%
Fife Council	26	11	42%
Glasgow City Council	36	10	28%
Highland Council	28	17	61%
Historic Environment Scotland	6	5	83%
Inverclyde Council	7	4	57%
Midlothian Council	2	0	0%
Moray Council	2	1	50%
North Ayrshire Council	4	1	25%
North Lanarkshire Council	11	2	18%
Orkney Islands Council	2	1	50%
Perth and Kinross Council	12	6	50%
Renfrewshire Council	13	7	54%
Scottish Borders Council	7	1	14%
Scottish Forestry	2	1	50%
Shetland Islands Council	2	2	100%
South Ayrshire Council	8	5	63%
South Lanarkshire Council	6	3	50%
Stirling Council	4	0	0%
West Dunbartonshire Council	1	0	0%
West Lothian Council	12	6	50%
Total	367	164	45%

Note: if an authority is not listed in table 5 it means no delegated decisions have been issued for sites within said authority's area within the period.

Table 6a: Development Plan Examinations Completed

Development Plan Examinations Completed		
Development plans	Number of reporters	Weeks to complete
Proposed East Renfrewshire Local Development Plan 2	4	42
North Lanarkshire Local Development Plan - Modified Proposed Plan	3	35
South Ayrshire Local Development Plan	3	46

Table 6b: Development Plan Examinations In Hand Or Completed After End Of March

Development Plan Examinations In Hand/Completed After End of March		
Development plans	Received	Report date
Argyll & Bute Proposed Local Development Plan	25/01/2022	
Proposed Aberdeen Local Development Plan 2020	22/07/2021	
East Dunbartonshire Proposed Local Development Plan	15/06/2021	
Proposed Aberdeenshire Local Development Plan 2020	12/03/2021	

Table 7: Expenses Claims

Expenses Claims		
	Number of claims	Successful claims
By a main contact against:		
An authority	52	11
By another party against:		
An authority	1	0

Table 8: Performance Against Our Targets

Performance Against Our Targets				
Procedure	Target number of weeks to determine	Number of appeals	Performance against target	Average weeks taken to determine
No Further Procedure	8	0	-	-
Site Inspection	12	206	81%	12.2
Further Written Submission	20	161	66%	21.6
Hearing	26	3	33%	26.1
Inquiry	32	1	0%	35.4

Appendix B

DPEA Organisational Chart 2022/23

Senior Management Team	
Interim Chief Reporter	Scott Ferrie
Assistant Chief Reporters	Karen Heywood, David Liddell, Allison Coard
Principal Reporters	David Buylla, Claire Milne, Robert Seaton, Alasdair Edwards
Head of Performance and Administration	David Henderson
Business Support Officer	Diane Sinclair
Case Work Teams	
Section Managers	Lorna Dunn, Mandy McComiskie
Team Leaders	Scott Mackenzie, Dianne Wakeling, Emma Brown
Case Officers	Jane Robertson, Audrey Devoy, Colin Bell, Christine Brown, Morag Smith, Laura Walker, Chris Kennedy, Stuart Mcluckie, Jayne Anderson, Liz Kerr, Karen Cowie, Marie Buchanan
Webcasting, IT Development And Finance Team	
Information System and Business Process Manager	Carol Totten
Technical Support Manager	Euan Murray
BCLO & Technical Support Officer	Douglas Berry
Improvements/Change Manager	Fiona Manson
IT & Webcasting Support Officer	Graeme Mason
IT & Webcasting Support Officer	Calum Henderson

DPEA Employed Or Contracted Reporters 2022/23

Salaried Reporters

Interim Chief Reporter

Scott Ferrie MSc MRTPI

Assistant Chief Reporters

Allison Coard MA MPhil MRTPI

Karen Heywood BSc(Hons) MPhil MRTPI

David Liddell BA(Hons) MRTPI

Principal Reporters

David Buylla BA(Hons) MRTPI

Alasdair Edwards MA(Hons) MRTPI

Claire Milne BSc(Hons) DipTP MBA
MRTPI

Robert Seaton MA(Hons) LLB DipLP

Other Salaried Reporters

Keith Bray BSc(Hons) MRTPI

Ailie Callan MA(Hons) MRTPI

Amanda Chisholm MEdes

Elsbeth Cook BSc(Hons) MRTPI

Trudi Craggs LLB(Hons) DipLP

Trevor A Croft BSc DipTRP ARSGS
FRSA MRTPI

Stephen Hall BA(Hons) BPI MRTPI

Alison Kirkwood BSc(Hons) MRTPI

Rosie Leven MA(Hons) MRTPI

Sinéad Lynch BSc (Hons) MRTPI

Malcolm Mahony BA(Hons) MRTPI

Lorna McCallum MSc BSc(Hons) MRTPI

Philip Mclean MA(Hons) MURP MRTPI

Gordon Reid BSc(Hons) MRTPI

Katrina Rice BSc DipTP MRTPI

Andrew Sikes BA(Hons) DipUD MRTPI

Nick Smith BSc(Hons) MRTPI

Christopher Warren BA(Hons) DipTP
MRTPI

Stuart West BA (Hons) MSc MRTPI IHBC

Self-Employed Reporters

Philip Barton MCD BA(Hons) MRTPI

Sue Bell BSc MSc CEcol C ENV FCIEEM
CWEM MCIWEM

Paul Cackette LLB(Hons) DipLP NP

Mike Croft MA DipTP MRTPI

Steve Field BA MRTPI

Andrew Fleming BA(Hons) BTP MRTPI

Lance R Guilford DipTP MRTPI

Fortune Gumbo BSc (Hons) RUP MSc
(Econ) MRTPI

Rob Huntley BSc DipTP MRTPI

Christian Leigh BSc (Hons) Mphil MRTPI

Frances McChlery BA (Hons) LLB
LARTPI

Michael McGlynn BA (Hons) Dip
(Surveying) MRTPI

Euan McLaughlin MA (Hons) MRTPI

Chris Norman BSc(Hons) MRTPI

Martin Seddon BSc MPhil DipTP MRTPI

Michael Shiel MA(Cantab) BPhil

Tammy Swift-Adams BA (Hons) DipTP
MRTPI



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