

# **Review of Scottish Land Rights and Responsibilities Statement**

**Report to Scottish Parliament**

**September 2022**

# Review of Land Rights and Responsibilities Statement

## Background

The passage of the Land Reform (Scotland) 2016 Act (the 2016 Act) was instrumental in the ongoing development of land reform in Scotland. Part 1 of the 2016 Act placed a requirement on Scottish Ministers to publish a statement on land rights and responsibilities. The 2016 Act includes seven specific aspects that Ministers must consider when developing the statement, including respecting human rights, supporting and facilitating community empowerment and furthering sustainable development in relation to land.

On 28 September 2017, the Scottish Government published the [Scottish Land Rights and Responsibilities Statement](#) (the first Statement), the first of its kind anywhere in the world.

The first Statement took a human rights approach and sets out a vision of a strong and dynamic relationship between Scotland's land and its people. In this vision all land contributes to a modern and successful country, and land rights and responsibilities are recognised and fulfilled. It was founded on six principles that should underpin every decision about land.

The first Land Rights and Responsibilities Statement was supported by Advisory Notes and case studies for each principle. These Advisory Notes and case studies provided further background and explanation of how the principles can apply in practice and how they link to other policies. The Scottish Land Commission (SLC) has also developed a series of protocols to help people to understand and apply the principles.

## Legislative basis for review and report

Section 2(4) of the 2016 Act places a statutory obligation upon Scottish Ministers to review the first Statement before the end of the period of 5 years beginning with the day on which the Scottish Ministers published the statement. The first Land Rights and Responsibilities Statement was published on 28 September 2017, and the first review must therefore be completed by 27 September 2022. In undertaking this review, section 2(5) requires Scottish Ministers to consult such persons as they consider appropriate.

Following this review, section 2(6) sets out the steps that Scottish Ministers must take if they consider that it is not appropriate to prepare a revised statement, whilst section 2(7) sets out the steps that must be taken if they consider that it is appropriate to prepare a revised statement.

Having undertaken this review, Scottish Ministers consider that it is appropriate to prepare a revised statement, and are therefore required to comply with section 2(7), which sets out that they must publish the revised statement and lay it before the Scottish Parliament, along with a report setting out the consultation process

undertaken and the reasons why they consider that it is appropriate to prepare a revised statement.

This report is laid before Parliament under section 2(7)(b) of the 2016 Act, alongside a copy of the revised Statement, and the accompanying revised Advisory Notes.

## **Consultation process and key findings**

In order to meet the requirements placed on them by the 2016 Act, Scottish Ministers published a written consultation on the Land Rights and Responsibilities Statement on 5 November 2021 with views invited by 28 January 2022. In total 55 responses were received: 26 responses from organisations and 29 from individual members of the public.

The consultation asked about the vision and principles contained within the first Land Rights and Responsibilities Statement, as well as asking a number of other questions relating to impact, awareness and promotion.

The consultation paper proposed a change to the vision in the first Statement to ensure that it captures the current context, by adding in references to issues that have emerged since it was published in 2017 – a just transition to net zero, and natural capital.

The proposed revised vision consulted on is as follows:

"A Scotland with a strong and dynamic relationship between its land and people, where all land contributes to a modern and successful country and supports a just transition to net zero, and where rights and responsibilities in relation to land and natural capital are fully recognised and fulfilled."

A majority of respondents felt that the revised vision reflects the outcomes that we need to achieve, or reflects them to some extent.

The consultation asked respondents whether the six principles set out in the first Statement (Annex A) were still relevant. A clear majority agreed that each principle is still relevant. Support ranged from 94% of those answering the question agreeing that Principle 5 in the first Statement is still relevant, to 80% agreeing that Principle 3 in the first Statement is still relevant.

The professional and independent analysis of the consultation responses was carried out by Craigforth and the [analysis report](#) was published on 24 May 2022.

Annex A contains the Vision and Principles from the first Statement. Annex B contains the Vision and Principles that were consulted on. Annex C contains the revised Vision and Principles which form the new 2022 Land Rights and Responsibilities Statement following this review.

## **Decision to prepare a revised Land Rights and Responsibilities Statement**

The consultation document set out the changes in Scotland and around the world since the preparation and publication of the first Land Rights and Responsibilities Statement in 2017. This new context includes the current cost crisis, the Covid-19 pandemic and the resultant economic and social impacts, in addition to the impacts of EU exit. There has also been increasing worldwide focus on the twin climate and nature crises and the urgency of the transition to a net-zero economy. The role of Scotland's natural capital has become increasingly prominent as its importance in achieving a just transition to net zero has become more widely recognised. In light of this new context, and the consultation responses, Scottish Ministers consider that it is appropriate to prepare a revised Land Rights and Responsibilities Statement, to ensure it can continue to support a healthy relationship between the land and people of Scotland.

# Revised Land Rights and Responsibilities Statement

## Vision

### Analysis summary

Most respondents who provided a view agreed that the proposed revised Vision reflected, or to some extent reflected, the outcomes that it needs to achieve. Only 10% of respondents felt that the Vision did not achieve the necessary outcomes. The majority of respondents supported the suggested inclusion of references to a just transition to net zero, and natural capital to reflect developments since the first Statement was published in 2017.

A number of suggestions were made for further changes that could be made to strengthen or clarify the Vision. Common themes included that the Vision should mention sustainability, or other aspects of the environment, beyond natural capital, such as the wider natural environment, ecosystems or biodiversity. There were also suggestions of adding a reference to the role that land can play in supporting the common good, benefiting individuals/communities throughout Scotland.

### Scottish Government Response

In line with the Vision contained in the first Statement, the revised Vision remains aspirational. The Scottish Government has however revised the Vision to include the references to just transition to net zero and natural capital. This reflects the changing landscape since 2017, recognising the Scottish Government's legal commitment to ensuring a just transition to net zero carbon emissions. It also reflects the Scottish Government's commitment to ensuring responsible investment in our natural capital, so that local communities and wider society share in the benefits. The Scottish Government has added a reference to sustainability in light of the consultation comments, to highlight the role that land should, and can, play in supporting Scotland to be a sustainable country.

The reference to natural capital remains substantially unchanged from the proposal in the consultation, given the support for its inclusion. The wording has been revised to 'land and *its* natural capital', to reflect that the natural capital within scope of this revised Statement is that which derives from the land. The Scottish Government notes the suggestion of referencing the wider natural environment, rather than specific mention of natural capital – accordingly, the Advisory Notes accompanying the revised Statement have been revised to refer to a wide definition of natural capital, as encompassing all living and non-living aspects of the environment, consistent with its [definition in the National Performance Framework](#).

The role that land can play in supporting the common good and wider public benefit, benefiting individuals/communities throughout Scotland has been reflected in additions to Principle 1, Principle 4 and the inclusion of new Principle 5.

# **Principle 1**

## **Analysis Summary**

Principle 1 was supported by a large majority of respondents as having continuing relevance to current Scottish land issues. Respondents supported the continued reference to human rights in relation to land, and the importance of referencing both public and private rights and responsibilities. A recurring theme was for more emphasis on public benefit, including by referring to the concept of the common good. However, other respondents stressed the need for the principle to reflect a balance between benefits to people and the economy and the need to achieve net zero. A number of respondents found this principle difficult to understand and thought that it should be simplified or streamlined.

## **Scottish Government Response**

Given the majority support for Principle 1 amongst consultation respondents, it has been retained as a key principle which clearly defines what the overall framework of land rights and responsibilities should be, underpinned by human rights. Principle 1 refers to a high level framework for Scotland's system of land rights and responsibilities which takes a human rights based approach.

The Scottish Government has made two additions to the previous version of Principle 1. The first, the addition of a reference to a just transition to net zero, has been added to ensure that the principle refers to both the twin nature and climate crises which are key drivers of Scottish Government policy. The second addition is a reference to the common good. This is designed to highlight the role that the discharge of land rights and responsibilities and public policy can have in helping land provide wider public benefit. It has been added in response to a theme which emerged in consultation responses, as noted above, especially in relation to the Vision and Principle 1, for the for the Statement to more explicitly highlight the role of land in providing wider benefit. These wider benefits are also highlighted in Principle 4, and new Principle 5.

The remainder of the principles set out particular aspects of land rights and responsibilities, covering: diversity of land ownership and tenure; community ownership, management and use of land; high standards of stewardship and land ownership, management and use; the delivery of a wide range of benefits; transparency; and collaboration and engagement in relation to decisions about land.

## Principle 2

### Analysis Summary

This Principle received majority support from respondents, with community organisations in particular in favour of retaining it with its current wording. Some respondents noted that Principle 2 has different applications in urban or rural situations and appears to be more firmly directed towards the rural policy space.

The embedding of access to land was seen as critically important, with other comments including that more should be done to promote community access to land and assets. It was suggested by some that Principles 2 and 3 be combined as they cover similar themes relating to a more diverse pattern of land ownership.

### Scottish Government Response

Following the consultation, the Scottish Government has decided not to make any changes to Principle 2. The principle, which focusses on encouraging a more diverse pattern of land ownership and tenure, with more opportunities for citizens to own, lease and have access to land, still reflects Scottish Government policy and aspirations for land ownership in Scotland.

The Scottish Government considers that the pattern of land ownership influences land use, and that there may be occasions when the scale or pattern of land ownership and control can be a barrier to sustainable development. A wide and diverse availability of land and buildings allows businesses, organisations and individuals to pursue projects of all scales and purposes. The Scottish Government is committed to land reform on an ongoing basis, and over the summer 2022 published a [consultation paper 'Land Reform in a Net Zero Nation'](#) on further measures to support this principle.

The Scottish Government noted the comments in support of combining Principles 2 and 3, and of keeping them as stand-alone principles. The Scottish Government has elected to keep Principles 2 and 3 separate to reflect the different focus of each – Principle 2 on diversity of land ownership and tenure, and Principle 3 on community ownership and use of land. Both principles reflect the importance of, and differing roles, that diverse ownership and community ownership have to play in helping to support Scotland as a modern, sustainable and successful country.

## **Principle 3**

### **Analysis Summary**

Principle 3 was seen by a majority of respondents as remaining relevant to current land issues. A number of respondents, including community organisations, were strongly in support of retaining Principle 3 with its current wording. Other comments addressed how to improve the delivery of Principle 3 and included that community ownership, leasing or use of land and buildings should be a normal, designed part of community planning, development and regeneration. Concern was raised over the conflicts that can arise between different projects from either the public or private sector, or community bodies, and the potential for these conflicts to delay delivery of new homes, businesses and public facilities.

### **Scottish Government Response**

Following the consultation, the Scottish Government has decided not to make any changes to Principle 3. The principle, which focusses on the importance of local communities having the opportunity to own, lease or use building and land remains a key Scottish Government policy, supported by a range of legislation, other measures such as the Scottish Land Fund, and organisations that support communities. It recognises the role this can play in supporting the community's wellbeing and future development. Following a consultation suggestion to include a reference to sustainability, the Advisory Notes have been updated to reflect the role Principle 3 can play in supporting future development and sustainability.

As set out in the Scottish Government response to Principle 2, the Scottish Government considered it important for Principle 3 to remain as a stand-alone principle, rather than merging it with Principle 2, to highlight its ongoing commitment to supporting community ownership.

There were a number of comments made in consultation responses relating to the delivery of this principle, and mechanisms to support it and this has been picked up in the Advisory Notes, where appropriate.

## **Principle 4**

### **Analysis Summary**

The majority of respondents were supportive of Principle 4, with a small number expressing concerns including the view that the Scottish Government should uphold the rights of landowners. Others were supportive of the overall position set out, but also wanted to see other themes covered, including explicit reference to the holders of land rights having both environmental and social responsibilities to their local communities.

### **Scottish Government Response**

The Scottish Government welcomes that Principle 4 is still considered relevant by consultation respondents. A reference to wider public benefit has been added to address the theme emerging in consultation responses, especially in relation to the Vision and Principle 1, of the need to highlight wider benefits. This emphasises the important of good stewardship of land, including natural capital, in delivering wider benefits. These wider benefits are also highlighted in Principle 1, and new Principle 5.

Principle 4 includes a focus on the longer term impacts of decision making in relation to land, and the wider benefits. The revised Advisory Notes expand on the range of impacts to consider, including emphasising the role of the Land Rights and Responsibilities Statement in relation to buildings and the urban environment, as well as in more rural environments. The continued reference to “holders of land rights” ensures that the principle continues to apply not just to landowners, but that tenants, managers of land, public authorities taking decisions about land, and those exercising any right to use land should do so in keeping with this principle. In relation to the concerns expressed, Principle 1 refers to the need to balance public and private interests, and new Principle 5 highlights the need to consider a full range of benefits, including social, environmental, economic and cultural.

## **Principle 5**

### **Scottish Government Response**

Principle 5 is an entirely new principle which has been introduced by the Scottish Government in light of the consultation responses. A theme in the responses pertained to the need for land owners and managers to consider a full range of benefits, including social, environmental, economic and cultural. This theme was particularly strong in the responses to the Vision and Principle 1.

Principle 5 recognises the need for a wide range of benefits to be considered when taking decisions about land. This includes decision making in relation to natural capital. It is further supported by additions to Principle 1 and Principle 4 on the wider benefits that land can provide.

## Principle 6

### Analysis Summary

A substantial majority of respondents saw this principle as still relevant to current Scottish land issues. A number of comments addressed the issue of transparency, with comments including that the objective should be to achieve transparency rather than to improve it. It was also suggested that the Government should be clear about the purpose and scope of any transparency measures.

Other comments included that efforts should be made to codify and bring together the different forms of land and property information that are already public. Support was expressed for the benefits of Land Management Plans to both the land manager and the local community. Concern was expressed over loopholes and the masking of transaction prices in the Land Register of Scotland. It was noted that land registration can be a large and costly task and suggested that the SLC's [Good Practice Programme](#) casework service could support landowners with this as part of its responsible landownership messaging.

### Scottish Government Response

The Scottish Government notes the high levels of support for this principle (formerly Principle 5, now renumbered Principle 6 following the creation of new Principle 5) in the consultation responses. Since the first Land Rights and Responsibilities Statement was published in 2017 the Scottish Government has continued to focus on the importance of transparency of ownership, management and use of land. The Register of Persons Holding a Controlled Interest in Land launched on 1 April this year, which aims to increase transparency further. The UK-wide Register of Overseas Entities launched on 1 August to further aid transparency of overseas bodies which own land in Scotland, and Registers of Scotland continue to work on the completion of the Land Register. All will contribute to increased transparency in future years.

Principle 6 has been amended slightly, to reflect that there have been many recent developments to improve transparency about the ownership, management and use of land.

## **Principle 7**

### **Analysis Summary**

This principle was supported by a majority of respondents, with open and honest collaboration between landowners, managers and those in the public, private and third sectors seen as critical in achieving wider benefits and addressing significant local and national challenges. There was a distinction made between 'on paper' community engagement and meaningful engagement, with a suggestion that this principle be made stronger. There was, however, also a concern that this principle does not recognise the difference between encouraging effective community collaboration to shape and inform decisions, and communities having the right to decide on land use where they themselves do not own it.

### **Scottish Government Response**

The Scottish Government notes the high levels of support for this principle (formerly Principle 6, now renumbered Principle 7 following the creation of new Principle 5) in the consultation responses. Engaging local communities in land remains a key aspect of responsible management and use of land. Since the first Land Rights and Responsibilities Statement was published the Scottish Government, as required by Part 4 of the Land Reform (Scotland) Act 2016, has published Guidance on Engaging Communities in Decisions Relating to Land, which was reviewed in 2021.

The Scottish Government notes that some organisations would like to see communities of interest, or wider stakeholders emphasised. The Scottish Government considers that the focus should remain on empowering local people and local communities, so has not made a change to reflect this. However the revised Advisory Notes continue to include a reference to the need to look outward to wider society.

The Scottish Government has made one change to Principle 7 to clarify that the aim is meaningful engagement. It is imperative that any engagement with the community is meaningful as high quality engagement is important to achieving positive outcomes. The revised Advisory Notes provide further detail around what is meant by meaningful engagement.

## Measuring change, reporting and improving awareness

The consultation also asked a number of questions about how to measure change as a result of the Statement, whether there is a need for reporting on implementation, and how to improve awareness and adoption of the Statement across sectors.

### Measuring change

#### Analysis Summary

It was suggested that the approach should be underpinned by clearly defined public standards against which change can be measured. Other suggestions included that success-focused outcomes, both national and local, should be developed, and that these could be modelled on the approach used in the Scottish Government's National Planning Framework.

#### Scottish Government Response

The SLC's [Good Practice Programme](#) works with policy-makers, landowners and managers to embed the Statement in policy and practice. The SLC's protocols have set clear expectations for landowners to be able to put the Statement into practice, supported by training, guidance and advice. The programme is supported by a [Good Practice Advisory Group](#) who support their membership in adopting good practice. A series of [case studies](#) provide inspiration and demonstrate progress in furthering the Statement.

The SLC's self-assessment pilot project provided an opportunity for landowners and managers to demonstrate positive progress in furthering land rights and responsibilities. The [pilot project reported](#) in April 2022.

Work will continue on the approach to measuring change, and the consultation responses will feed in to this.

### Reporting

#### Analysis Summary

A majority of respondents thought that there is a need for regular reporting on implementation of the principles of the Statement.

A number of the comments addressed which organisation should take responsibility for reporting. The most frequently made suggestion was that the SLC should take the lead, for reasons including that it is naturally well-positioned to report on implementation. Other suggestions on where responsibility for reporting could lie were: Scottish Ministers; Audit Scotland; and landowners.

There were also comments relating to self-assessment by landowners, with occasional references to this being either made mandatory or, more frequently, continuing to be voluntary. Other comments included that the SLC's pilot on self-assessment should provide helpful insights regarding the implementation of such an approach.

### **Scottish Government Response**

The SLC reported on the Land Rights and Responsibilities Statement [self-assessment pilot](#) for landowners in April 2022, working with National Farmers Union Scotland, Scottish Land and Estates, and Community Land Scotland. This process was designed to support landowners to consider and report on how their landholdings are delivering land rights and responsibilities. Whilst participants commonly reported challenges with the format, all of those who completed the self-assessment were able to demonstrate positive actions they had taken to implement the Statement and most would consider taking part in a regular review. The SLC has since revised the self-assessment process to reflect feedback from the pilot and will be working with two new cohorts later this year to trial a more tailored approach.

## **Bridging gaps in awareness**

### **Analysis Summary**

Some respondents stated that there is generally low awareness of the Statement beyond key stakeholders. In terms of particular groups or populations, it was suggested awareness was lower among those living or investing in urban areas and among organisations involved in regeneration activity. There was also reference to owners of small farms or small areas of other land not thinking the Statement applies to them.

General suggestions on improving engagement included further awareness raising, and more publicity about the work of the SLC, with ideas such as an expanded SLC roadshow, or using a variety of workshops or webinars. It was also reported that the Good Practice Programme offers scope for tailored approaches to engagement.

A number of respondents suggested that greater engagement with the Statement could be achieved by putting adherence on a compulsory or statutory basis.

### **Scottish Government Response**

Over the past year the SLC has strengthened the Good Practice Programme to support delivery and improve awareness of the Statement amongst land-owners, managers and advisers. An evaluation of the Good Practice Programme demonstrated high levels of success in stimulating change, particularly through the Statement protocols and training programme. A Training Coordinator has since been employed to strengthen delivery of the training programme and increase the availability of training opportunities.

In addition, a new protocol on 'Responsible Natural Capital and Carbon Management' has been published to reflect changes in the ways land is being managed and the types of people operating in the land market. The potential for a protocol, or similar, is currently being explored with urban and development stakeholders.

To raise awareness of the Statement in the public sector, [Guidance on Community Wealth Building and Land](#) was published in March 2022. This supports public bodies to understand the applicability of the Statement to their context and encourage adoption. The SLC is working with several public bodies to support delivery and leading a series of training sessions on using the guidance.

The Scottish Government notes the comments relating to placing the Statement on a statutory footing. The Scottish Government [consultation paper 'Land Reform in a Net Zero Nation'](#), published in July 2022, seeks views on proposals to make compliance with the Statement statutory for owners of large-scale land holdings.

## **Advisory Notes**

The Advisory Notes expand on the vision and principles and set them in context. The context in Scotland has changed significantly since the last Statement so the consultation asked for suggested changes to the Advisory Notes.

## **Analysis Summary**

General comments about the Advisory Notes for the first Statement included that they are now outdated and do not reflect the protocols and guidance produced by the SLC or recent policy developments. This latter issue was raised especially in connection to climate mitigation and biodiversity recovery, and reflected comments at earlier questions about greater emphasis being placed on addressing the climate emergency, enhancing and protecting natural capital and improving biodiversity. Other respondents suggested they could be simplified and made more digestible for different types of landowners.

It was suggested that the Advisory Notes should be seen as a 'living document' to be updated regularly, including to reflect regulatory and policy changes such as those stemming from the Fourth National Planning Framework (NPF4) and the Planning (Scotland) Act 2019.

Restructuring suggestions included splitting the case studies from the other content of the Advisory Notes and presenting the case studies in a separate section with appropriate hyperlinks to the main document. Another was that the Advisory Notes should not be retained as part of the main Statement but could be presented as an annex to it.

## **Scottish Government response**

In response to the matters raised in the consultation and the need to make sure that the Advisory Notes remain relevant as context changes, we have made the decision

to separate them from the Vision and Principles of the Statement. This will allow the Advisory Notes to become a 'living document', which can be updated on a more frequent basis than the Statement itself, in step with changes in regulation and policy developments.

The Advisory Notes have been revised to reflect policy, regulation and other changes since 2017 and to reference the changes and additions made to the revised Statement. They will be revised on a regular basis to ensure that they provide a useful resource for the implementation of the Statement by those who own and manage land.

## **Annex A - Vision and Principles in first 2017 Land Rights and Responsibilities Statement**

### **Vision**

A Scotland with a strong and dynamic relationship between its land and people, where all land contributes to a modern and successful country, and where rights and responsibilities in relation to land are fully recognised and fulfilled.

### **Principles**

1. The overall framework of land rights, responsibilities and public policies should promote, fulfil and respect relevant human rights in relation to land, contribute to public interest and wellbeing, and balance public and private interests. The framework should support sustainable economic development, protect and enhance the environment, help achieve social justice and build a fairer society.
2. There should be a more diverse pattern of land ownership and tenure, with more opportunities for citizens to own, lease and have access to land.
3. More local communities should have the opportunity to own, lease or use buildings and land which can contribute to their community's wellbeing and future development.
4. The holders of land rights should exercise these rights in ways that take account of their responsibilities to meet high standards of land ownership, management and use. Acting as the stewards of Scotland's land resource for future generations they contribute to sustainable growth and a modern, successful country.
5. There should be improved transparency of information about the ownership, use and management of land, and this should be publicly available, clear and contain relevant detail.
6. There should be greater collaboration and community engagement in decisions about land.

## **Annex B - Vision and Principles contained in 2021 consultation document**

### **Vision**

A Scotland with a strong and dynamic relationship between its land and people, where all land contributes to a modern and successful country and supports a just transition to net zero, and where rights and responsibilities in relation to land and natural capital are fully recognised and fulfilled.

### **Principles**

1. The overall framework of land rights, responsibilities and public policies should promote, fulfil and respect relevant human rights in relation to land, contribute to public interest and wellbeing, and balance public and private interests. The framework should support sustainable economic development, protect and enhance the environment, help achieve social justice and build a fairer society.
2. There should be a more diverse pattern of land ownership and tenure, with more opportunities for citizens to own, lease and have access to land.
3. More local communities should have the opportunity to own, lease or use buildings and land which can contribute to their community's wellbeing and future development.
4. The holders of land rights should exercise these rights in ways that take account of their responsibilities to meet high standards of land ownership, management and use. Acting as the stewards of Scotland's land resource for future generations they contribute to sustainable growth and a modern, successful country.
5. There should be improved transparency of information about the ownership, use and management of land, and this should be publicly available, clear and contain relevant detail.
6. There should be greater collaboration and community engagement in decisions about land.

## **Annex C - Vision and Principles in revised 2022 Land Rights and Responsibilities Statement**

### **Vision**

A Scotland with a strong and dynamic relationship between its land and people, where all land contributes to a modern, sustainable and successful country, supports a just transition to net zero, and where rights and responsibilities in relation to land and its natural capital are fully recognised and fulfilled.

### **Principles**

1. The overall framework of land rights, responsibilities and public policies should promote, fulfil and respect relevant human rights in relation to land, contribute to public interest and wellbeing, and balance public and private interests. The framework should support sustainable economic development, protect and enhance the environment, support a just transition to net zero, help achieve social justice and build a fairer society for the common good.
2. There should be a more diverse pattern of land ownership and tenure, with more opportunities for citizens to own, lease and have access to land.
3. More local communities should have the opportunity to own, lease or use buildings and land which can contribute to their community's wellbeing and future development.
4. The holders of land rights should exercise these rights in ways that take account of their responsibilities to meet high standards of land ownership, management and use. Acting as the stewards of Scotland's land resource for future generations they should contribute to wider public benefit, sustainable growth and a modern, successful country.
5. Land ownership, management and use should deliver a wide range of social, environmental, economic and cultural benefits.
6. There should be transparency about the ownership, use and management of land, and this information should be publicly available, clear and contain relevant detail.
7. There should be meaningful collaboration and community engagement in decisions about land.



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