

Placemaking in

WHITBURN

30 March - 2 April 2015

Pin-Up Session

2 April 2015

westlothian.gov.uk



West Lothian
Council

Placemaking in

WALTON BURN

30 March - 2 April 2015

WORK IN PROGRESS

Pin-Up Session

2 April 2015



Good Morning
Please ask about our daily selection
of sandwiches on a variety of
bread on the menu

HURWUNDE

LAUREN QUAY

We Serve With A
SMILE
But It Might Take A
WHILE

MENU Ask about
our specials

wiches £4.20 ON A SELECTION
OF FRESH BREAD
Mozzarella & Tomato
Breakfast

Tyrrell's Tyrrell's





Why 'Charrette'?



Charrette Overload





What is a Charrette?



A Design Charrette is:

- an **intensive + collaborative** plan-making process over several days (**71 hours**)
- undertaken in the place under consideration – **walk + talk**
- engages a **wide range of participants** to define a future Vision + Action Plan for the place.
- is facilitated by a multi-disciplinary charrette team.

Austin-Smith:Lord

Team + Roles

Austin-Smith:Lord

Architects, Landscape, Conservation,
Urban Design

Ryden

Planning, Property Market Advice,
Regeneration Consultants

WAVE

Community Animation / Arts

Peter Brett Associates

Transport Planning

+ YOU!



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Collaboration



'Whole Place' Approach

Addressing socio-economic + physical issues to create a Vision + Action Plan for Whitburn

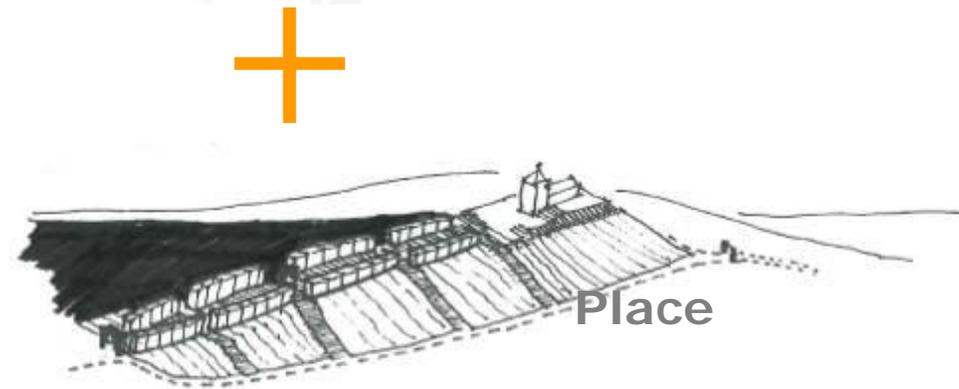


Folk

place =



Work



Place

Key Events @ the Community Centre & Burgh Halls

Mon 30 Mar 15

(Community Centre)

Launch Events

3.00pm + 7.00pm

Tues 31 Mar 15

(Burgh Halls)

Greenspace / Futurewalk

10.00am- 12.00 noon

Key Agencies and WLC Officers Workshop

2.00pm- 4.00pm

Business and Community Workshop

7.00pm- 9.00pm

Wed 1st April 15

(Burgh Halls)

Land/ Building Owners Forum

10.00am- 12.00 noon

1-1 Consulataions

1.00pm- 2.00pm

Community Regeneration Forum

2.00pm- 4.00pm

Thurs 2nd April 15

(Community Centre)

Charrette Closing Pin-up

2.00pm- 4.00pm

Thurs 23rd April 15

(Community Centre)

**Final Outcomes Report &
Presentation**

Visionary > Ambitious



Realistic > Deliverable



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Young Downdies – Pre-Launch



Schoolkids – Postcards from the Future



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Launch Events



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Launch Events



Future-walk



Whitburn – Past > Present > Possible?



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Future-walk



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Future-walk



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Burgh Halls



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Design Studio - Workshop



Austin-Smith:Lord

Design Studio - Workshop



Austin-Smith:Lord

Key Agencies Session



Events & Attendance

- **Schools Event:** **20 pupils
+ 3 adults**
- **Launch Events:** **60 (39 + 21)**
- **Futurewalk:** **12**
- **Agencies Workshop:** **38**
- **Businesses & Community Reps:** **27**
- **Landowners / Developer's Forum:** **17**
- **Community Regeneration** **21**
- **Pin Up / Work in Progress:**
- **+ Drop in Studio + Incidental Meetings in the Town**

Twitter interface showing the profile of **Whitburn Charrette** (@WhitburnTalks) and three tweets.

Whitburn Charrette @WhitburnTalks

TWEETS	FOLLOWING	FOLLOWERS	FAVOURITES
44	174	43	10

Whitburn Charrette retweeted **Jeanette Castle** @JeanetteCastle · Mar 31
Whitburn Charette - stakeholders gather to discuss place making - energy and enthusiasm in the room is remarkable :-)
[@WhitburnTalks](#)

Whitburn Charrette retweeted **West Lothian Council** @LoveWestLothian · Mar 31
[@Whitburntalks](#)
Whitburn's charrette consultation is taking place in the town this week. This is an intensive...
fb.me/6tgzwwgHeJ

Whitburn Charrette @WhitburnTalks · 16 hrs
The pens were out + [#DownieVisions](#) ideas being sketched out [@WhitburnTalks](#) charrette yesterday. Join in today



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Your Whitburn CE Centre | ...

PEOPLE >

966 likes

ABOUT >

Welcome to Whitburn CE Centre
01501 678888
Office of the Scottish Charity Regulator Number-
SC008491

PHOTOS >



VIDEOS >



NOTES >

Soft Play Rules and Guidelines
25 February

By appointment meetings to discuss specific issues arising from the charrette...
See More



Like · Comment · Share

Julie Coyle, Kathleen Neilly and 2 others like this.

2 shares

Your Whitburn CE Centre shared Whitburn Youthy's photo.
Yesterday at 05:37 · 🌐

We attended the schools 'Charrette' meeting yesterday afternoon at the centre. The children and young people who attended are a credit to their parents/carers and the Town! You were all absolutely Awesome-thank you for your valuable thoughts, great comments and wonderful imagination. Our children and young people certainly don't do APATHY! Get involved with our town!



Whitburn Youthy
30 Mar 2015 at 22:45

Hey guys, just back from the launch of the Charrette aka the folk down the street with the big map!! I am raring to go let me tell you!! We have a problem in Whitburn with a horrible disorder called APATHY, to put it bluntly, apathy is when you are indifferent or just don't care about stuff. And in this case its YOUR community we're talking about. But its not too late, there is a remedy! Get yourself along to the Burgh Halls tomo or Wednesday to talk to the people doing the charrette but dont just stop there, we want to start a young peoples committee in whitburn. You are the future, you have a voice and we want to help you get it heard!! If you would be interested in this pm us your name and we will get this on the go pronto!
#whitburntalks

Share

Whitburn Youthy

Dont know if people saw this last night. There were technical issues!!! This definitely a task a young peoples committee would make a better job of!!

Like · Comment · Share

← Posts



Whitburn Youthy

30 Mar 2015 at 22:45

Hey guys, just back from the launch of the Charrette aka the folk down the street with the big map!! I am raring to go let me tell you!! We have a problem in Whitburn with a horrible disorder called APATHY, to put it bluntly, apathy is when you are indifferent or just don't care about stuff. And in this case its YOUR community we're talking about. But its not too late, there is a remedy! Get yourself along to the Burgh Halls tomo or Wednesday to talk to the people doing the charrette but dont just stop there, we want to start a young peoples committee in whitburn. You are the future, you have a voice and we want to help you get it heard!! If you would be interested in this pm us your name and we will get this on the go pronto!
#whitburntalks

➦ Share

Agenda

Context

- Socio-Economic
- Townscape + Place
- Open Space + Landscape
- Transport + Access
- Property + Planning Market Context

Emerging Issues from Days 1 - 3

- Economic Regeneration
- Community Health + Wellbeing
- Equitable Access + Connections
- Greenspace + Access

Emerging Action Plan + Development Framework

Discussion

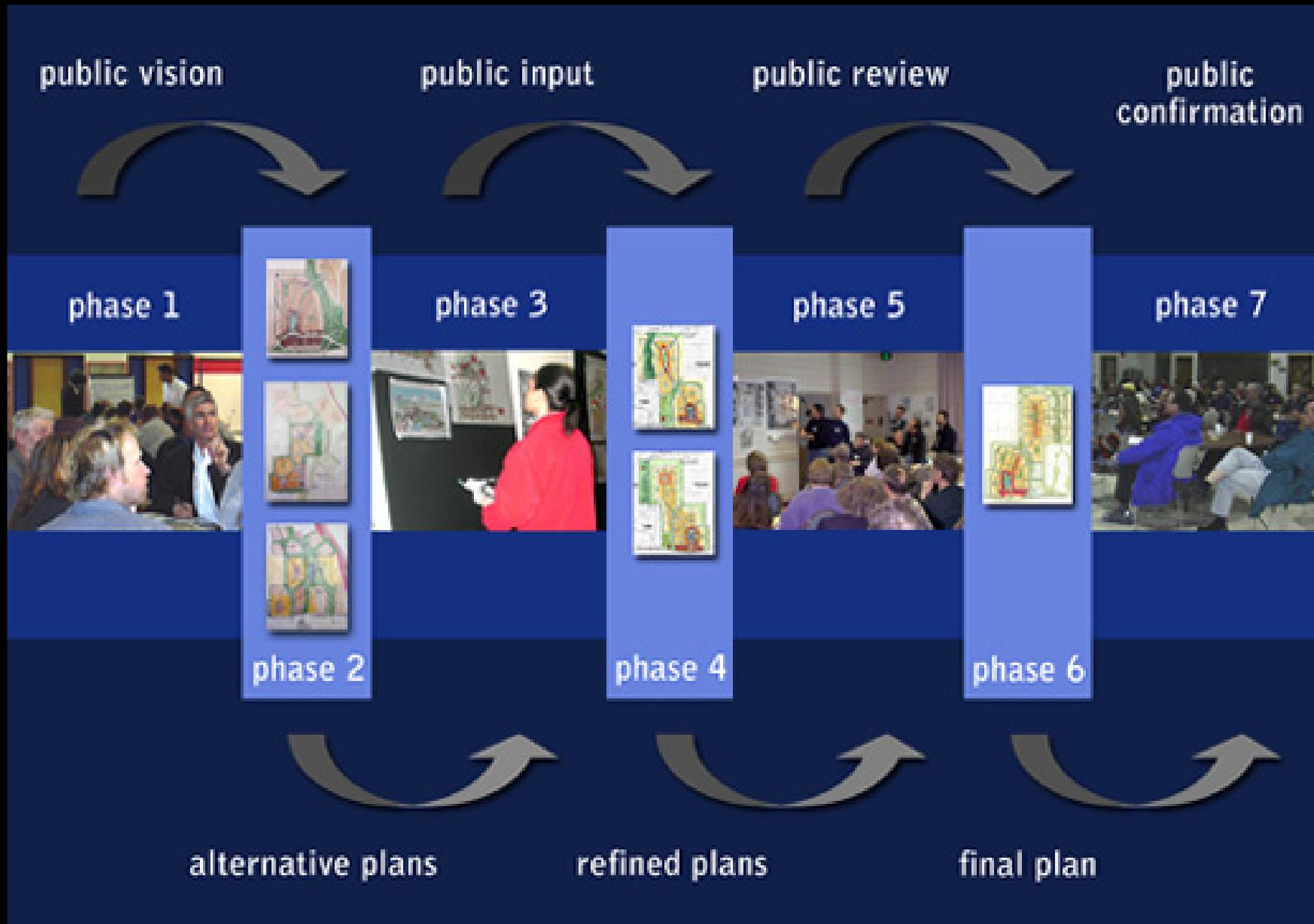
Scottish Sustainable Communities Initiative Charrette Mainstreaming Programme



From 'Predict + Provide' to 'Debate + Decide'



What is a Charrette?



National Policy Context

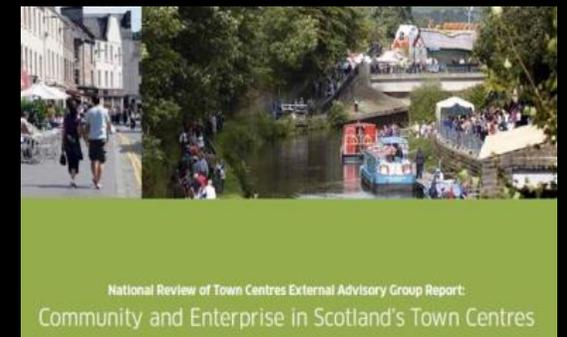
Delivering Better Places (2010)

- Ensure good leadership
- Co-ordinate delivery
- Control provided by Spatial Development Framework
- Achieve quick & co-ordinated regulatory approvals
- Exercise land /building ownership power
- Attract funding for advance infrastructure provision
- Secure design quality through procurement strategies
- Provide stewardship over time



Nation Review of Town Centres: SG Action Plan (2013) & One Year On

- ***Community & Enterprise***
- Town centre living
- Vibrant local economies
- Enterprising communities
- Accessible public services
- Digital towns
- Proactive planning
- ***44 Actions***







Proud History

Community Spirit



Significant Investment



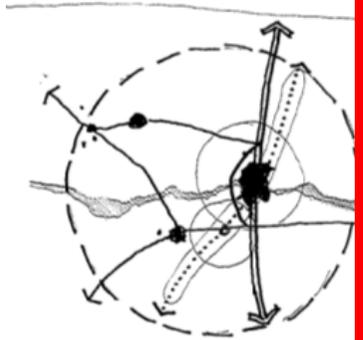
Day 01 - Emerging Big Questions

- **Decline of Whitburn Town Centre – what is its future prospects?**
- **Underlying problems of health, poverty + deprivation**
- **Tackling physical issues (vacancies, dereliction)**
- **What opportunities / challenges given proximity to Heartlands, Polkemmet etc.?**
- **Barriers to achieving these? Planning & licensing system, legal issues, ownership, apathy.**

Day 01 – Areas of Focus / Opportunity

- Desire to make Whitburn better; reclaim town centre
- Impact on health + well-being
- Diversity / Mixed Uses: Retail + (housing/civic/leisure)
- Appearance: Main Street – ‘repairing the ribbon’
- Draw ‘commuters’ in – community integration
- Short term + longer term actions / S,M,L,XL

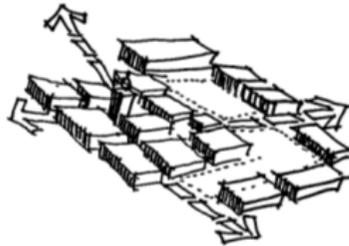
Place-making / Place-mending – Different Scales



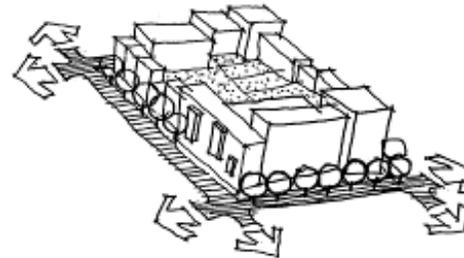
Region



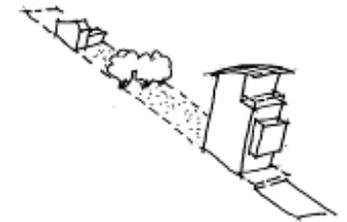
Whole settlement



District



Block



Plot

Whitburn Vision ?

In 2025 Whitburn is:

“renowned as family friendly place which is healthy, happy and positive; capitalising on its best asset – the Whitburn Downties, young and old!

a small town with (a) heart – and at the heart of Scotland; benefiting from its central location and great connections

characterised by its progressive + inclusive ‘can-do’ attitude towards business, enterprise + community providing a vibrant local economy and convivial place to life

a low-carbon, walkable place with active, healthy & proud communities”

Placemaking in Whitburn – workshop outcomes

“Connected opportunities and networks”

- Service networks linked to centres of community
- Sports and wellbeing networks connecting the town
- Partnership centre connecting existing assets and services, bringing community together
- Town centre as place to have pride bringing your family to

Placemaking in Whitburn – workshop outcomes

IMAGINE WHITBURN

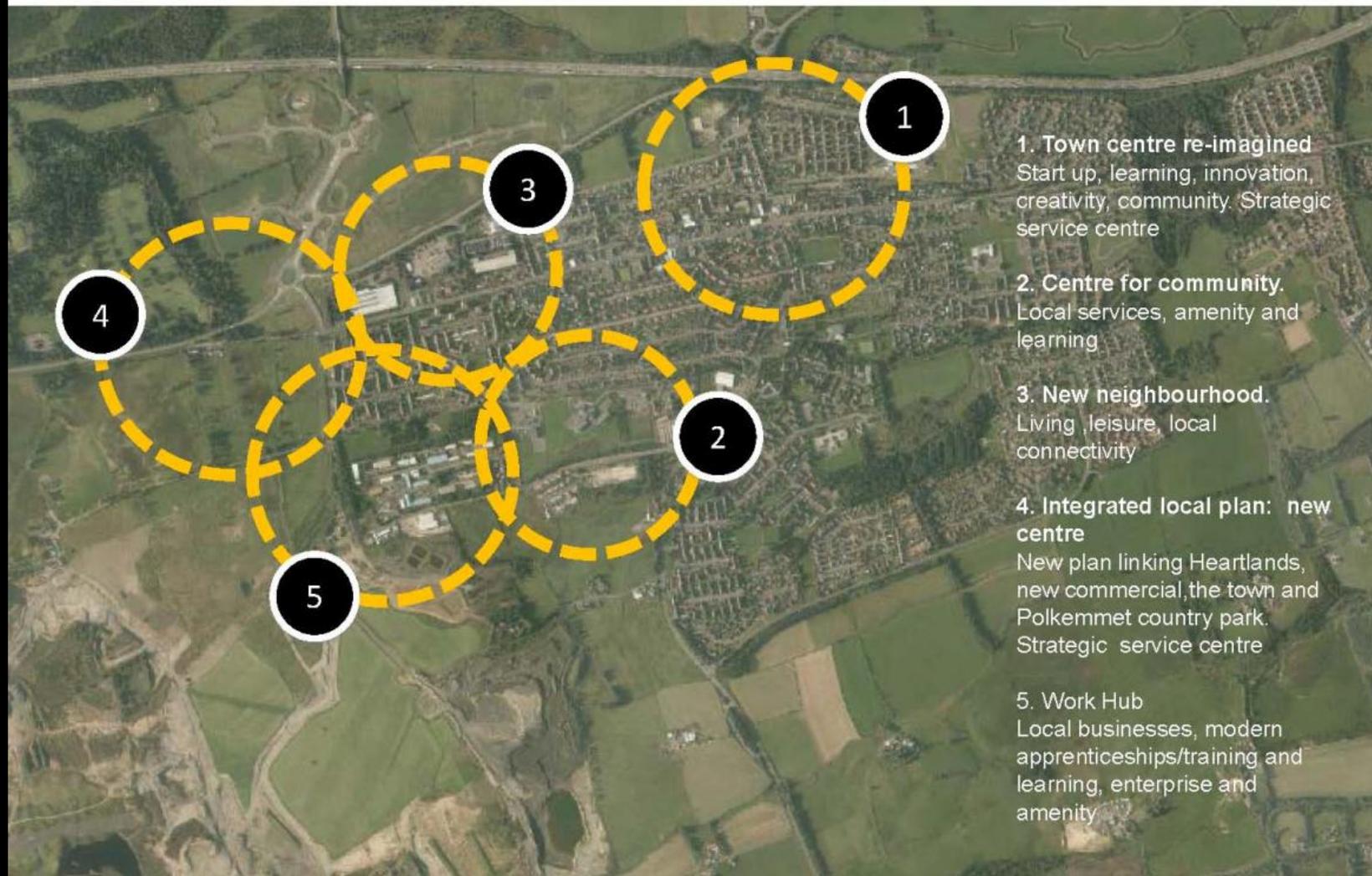
Connected network: services, centres, spaces



Placemaking in Whitburn – workshop outcomes

WHITBURN

Strategic diagram



Refining the Vision – a proposition

What if?Whitburn became a **centre of excellence in health, wellbeing and micro making**.

By....

- creating a **collaborative civic estate** where all services are mixed, and each service centre includes **incubation space for social enterprise** linked to that service mix
- all **capital investment in green infrastructure** is matched by a future looking **training programme/skills and academic pathways**; and an enterprise challenge to spin out new business. Every £1 does £3 of work
- every **green space is networked based on health use, sports use and food**, linked to a whole town programme on wellbeing
- the college co locates across all service centres, mapping their service into existing spaces **joining up education, services and spin out enterprise**

Refining the Vision – a proposition

By....

- **micro enterprise scales up**, enabled by joined up services, **incubation spaces** on the high street and **accelerator spaces** in the industrial area
- a trust establishes to **diversify Polkemmet as part of the sports hub.**
- a **supply chain programme** established at sub regional level connecting makers and markets, enabled by an excellent level of internet accessibility

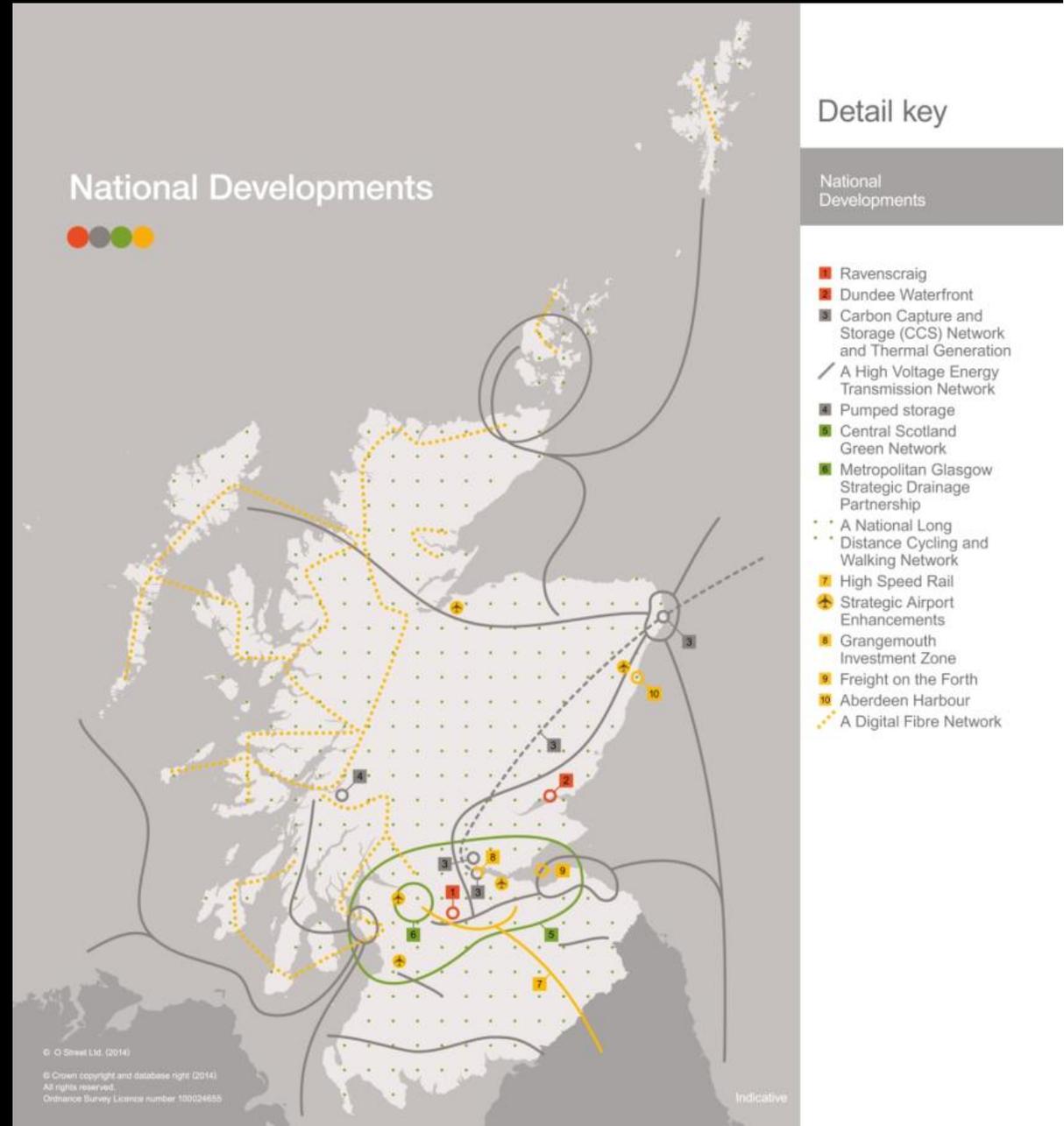
...then....

- Reducing poverty
- Increasing health
- Creating opportunities and jobs
- Restoring pride

So...

- Investors forum
- Prototype / pilot projects

Whitburn – Regional Setting

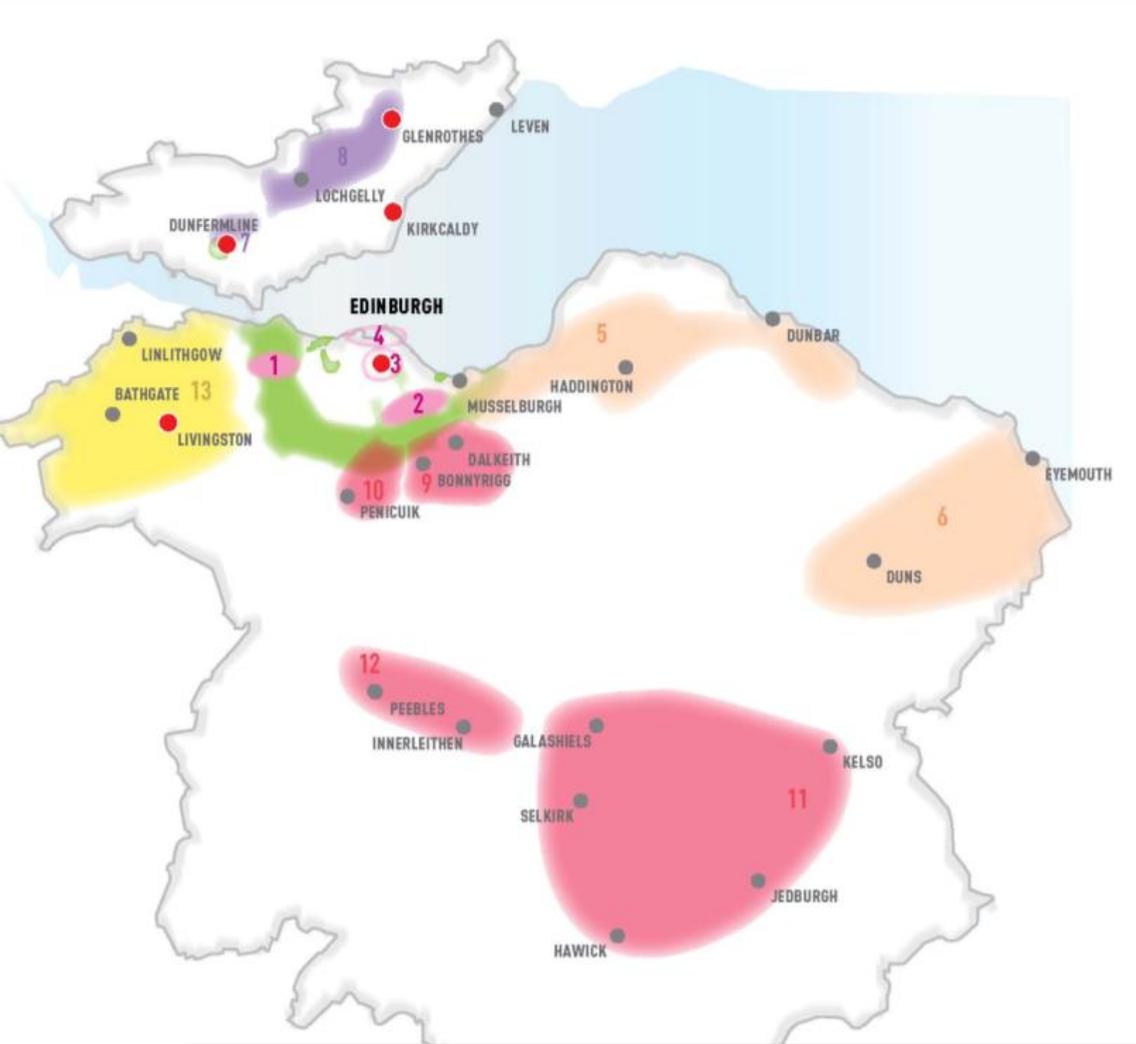
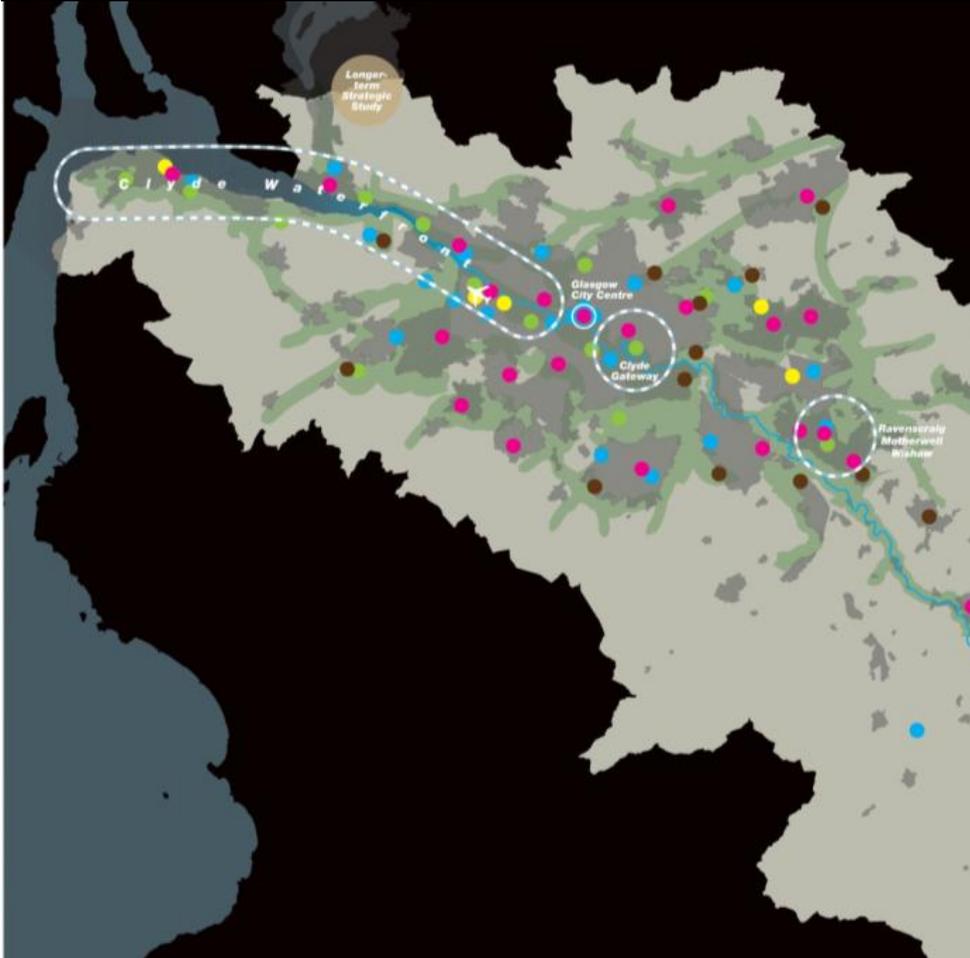




Whitburn – Regional Setting



Whitburn – Regional Setting



Austin-Smith:Lord

Whitburn



Whitburn - context



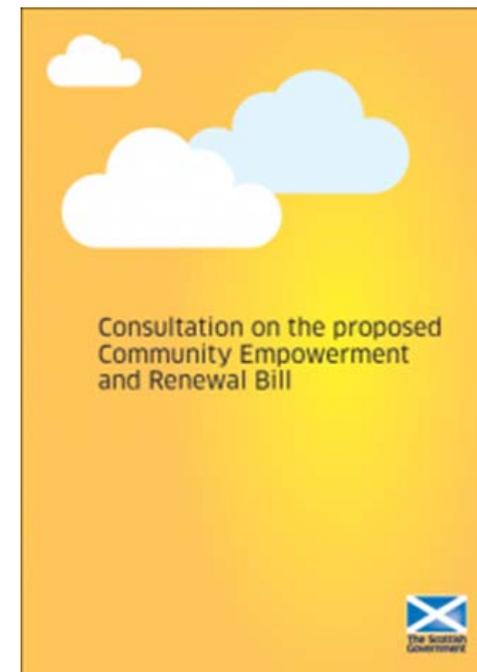
Socio-economic Comparators

Compared to West Lothian, Whitburn has...

- An elderly population / less youth
- Poorer health statistics
- Higher unemployment and income deprivation
- A higher population living in deprived areas
- More social housing and a high turnover of council housing
- Lower levels of resident satisfaction
- Low internet access
- Improving attainment and positive destinations

Market Change

- Private sector disinvestment
- Public sector consolidation
- Problems are national: *solutions* are local
- Whitburn town centre:
 - Market adjustment easier (than large towns/malls)
 - Investment is out-of-centre; but not too far away
 - Beyond shopping: leisure, residential, employment, community
 - New uses for vacant and derelict buildings
 - Adaptability and economic resilience – mutually supportive activity



Community Regeneration - Activity

- 100 business starts in Whitburn 2008-2013
- West Lothian Working Together
 - Access2employment / Community Development Trust
 - Skills Development Scotland
 - 94.3% Whitburn Academy leavers – positive destination
- High level of volunteering

Community Regeneration - Investments

- Heartlands (more than 5000 homes?)
 - 200 homes = £50k investment in town centre
- £5m Partnership Centre 2016/17-18
- £100k Town Centre Improvement Fund
- Whitburn Shopfront Improvements Fund
- Heritage Lottery Fund application (Polkemmet)
- £1m King George V Park investment
- Community Sports Hub

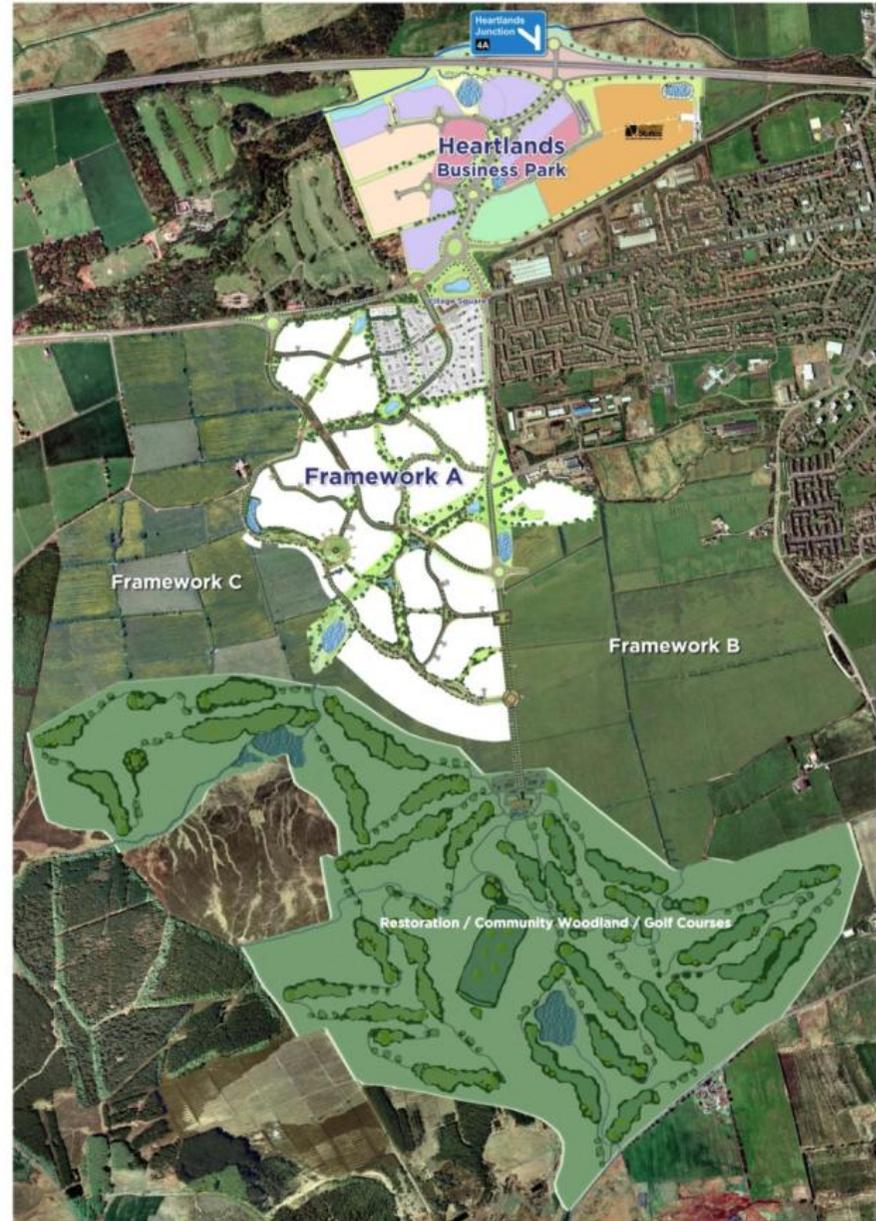
Whitburn - context



Whitburn - context



Heartlands Aerial Masterplan



Heartlands



Polkemmet Country Park



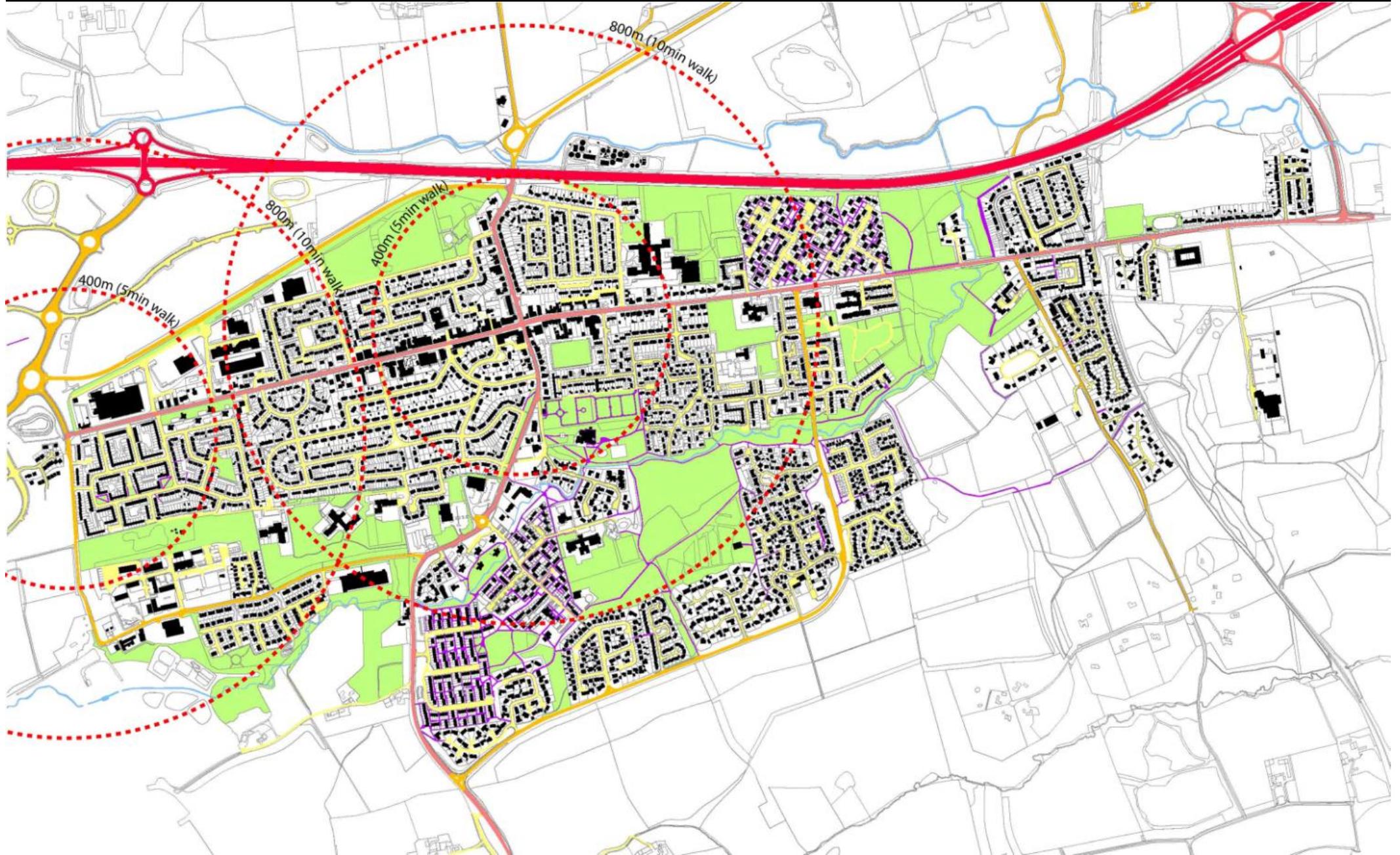
West Main Street (South)





















Placemaking in Whitburn
Emerging Place Diagram

02-04-15

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Placemaking in Whitburn
Emerging Place Diagram

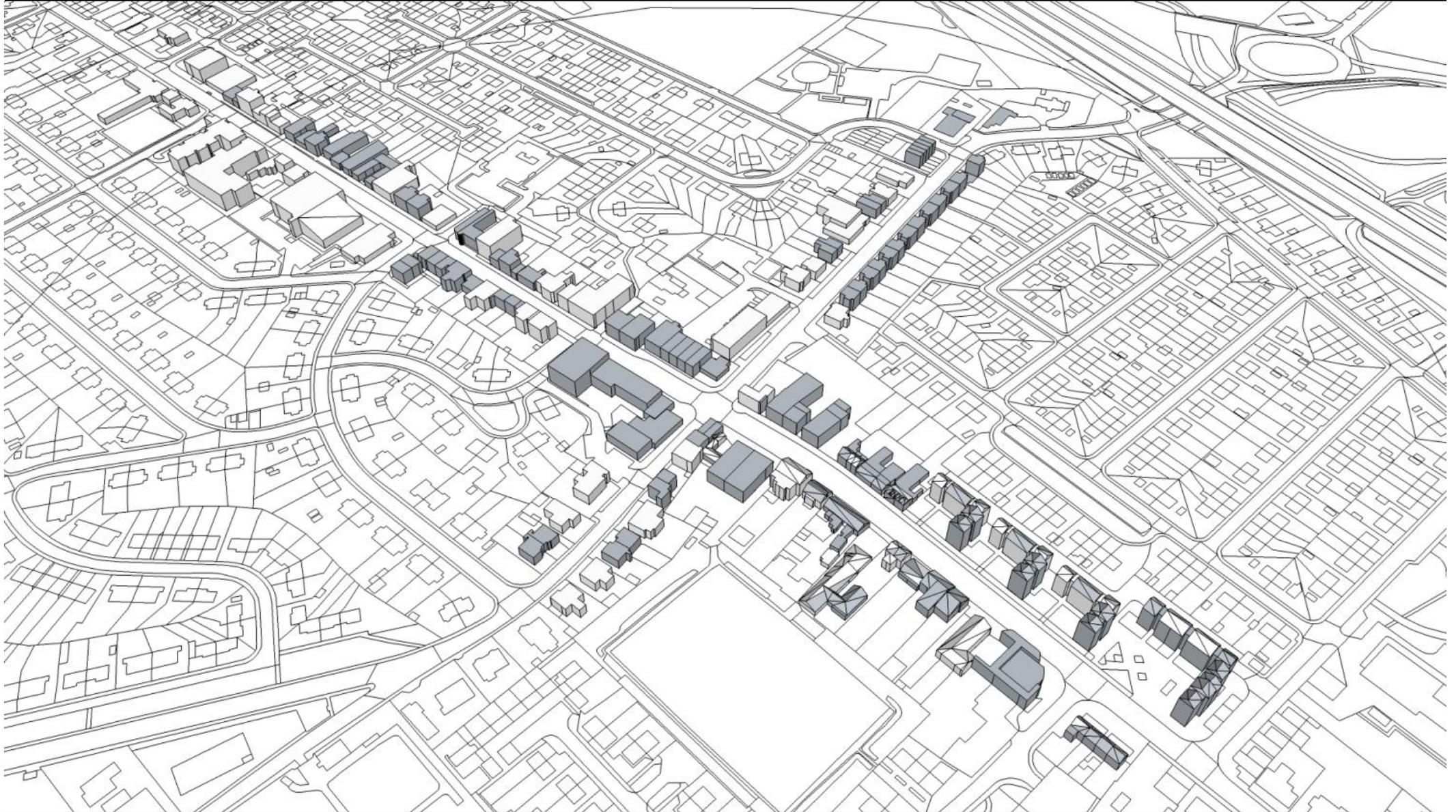
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Austin-Smith:Lord

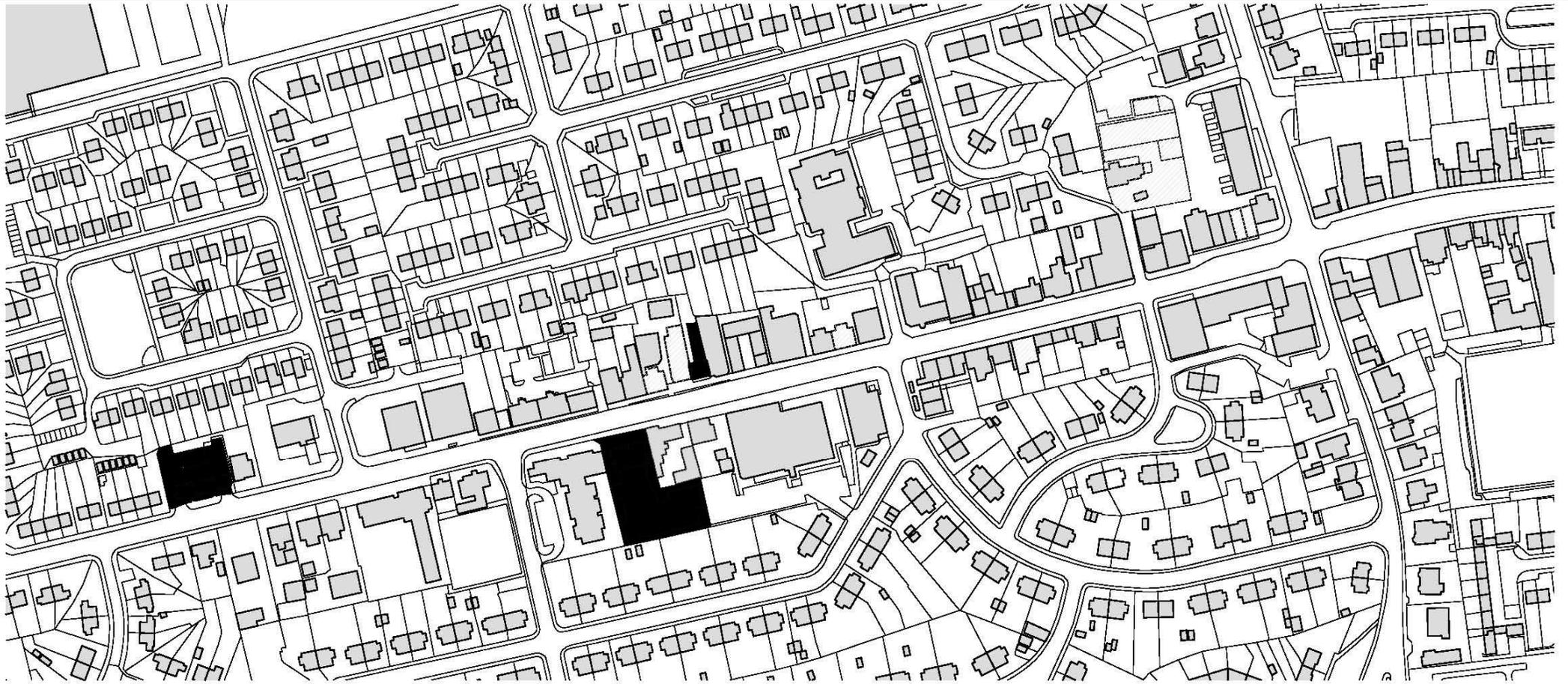
Town Centre / Main Street



Town Centre / Main Street



Town Centre / Main Street – gap sites



Town Centre / Main Street



Town Centre / Main Street

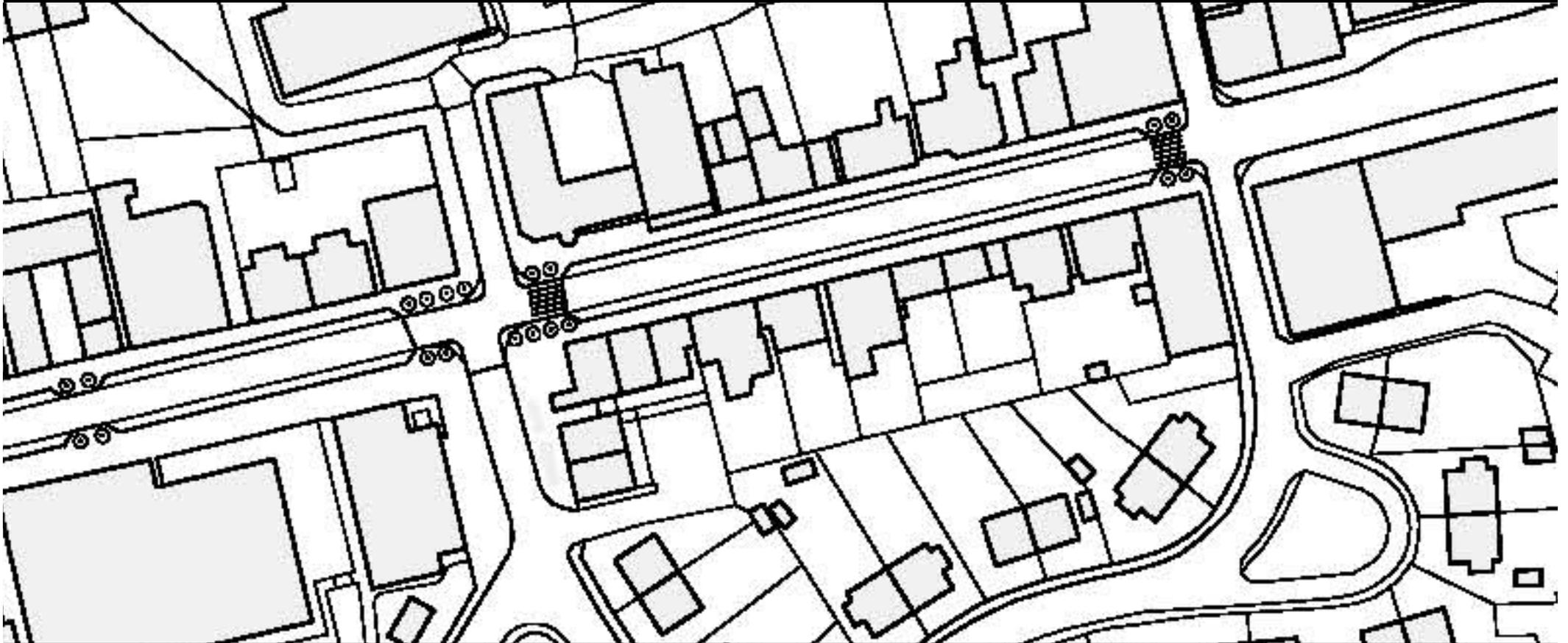


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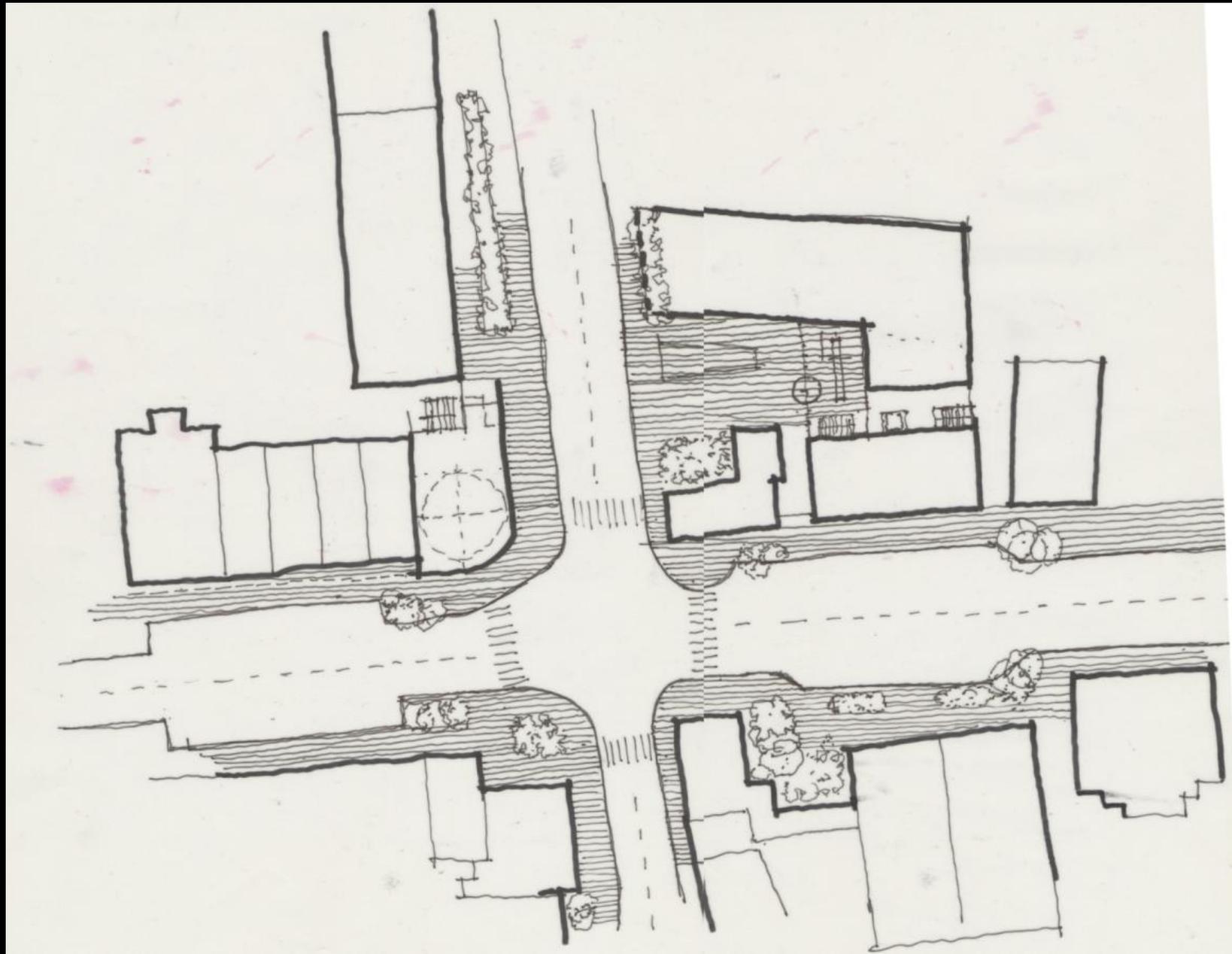
Urban Housing



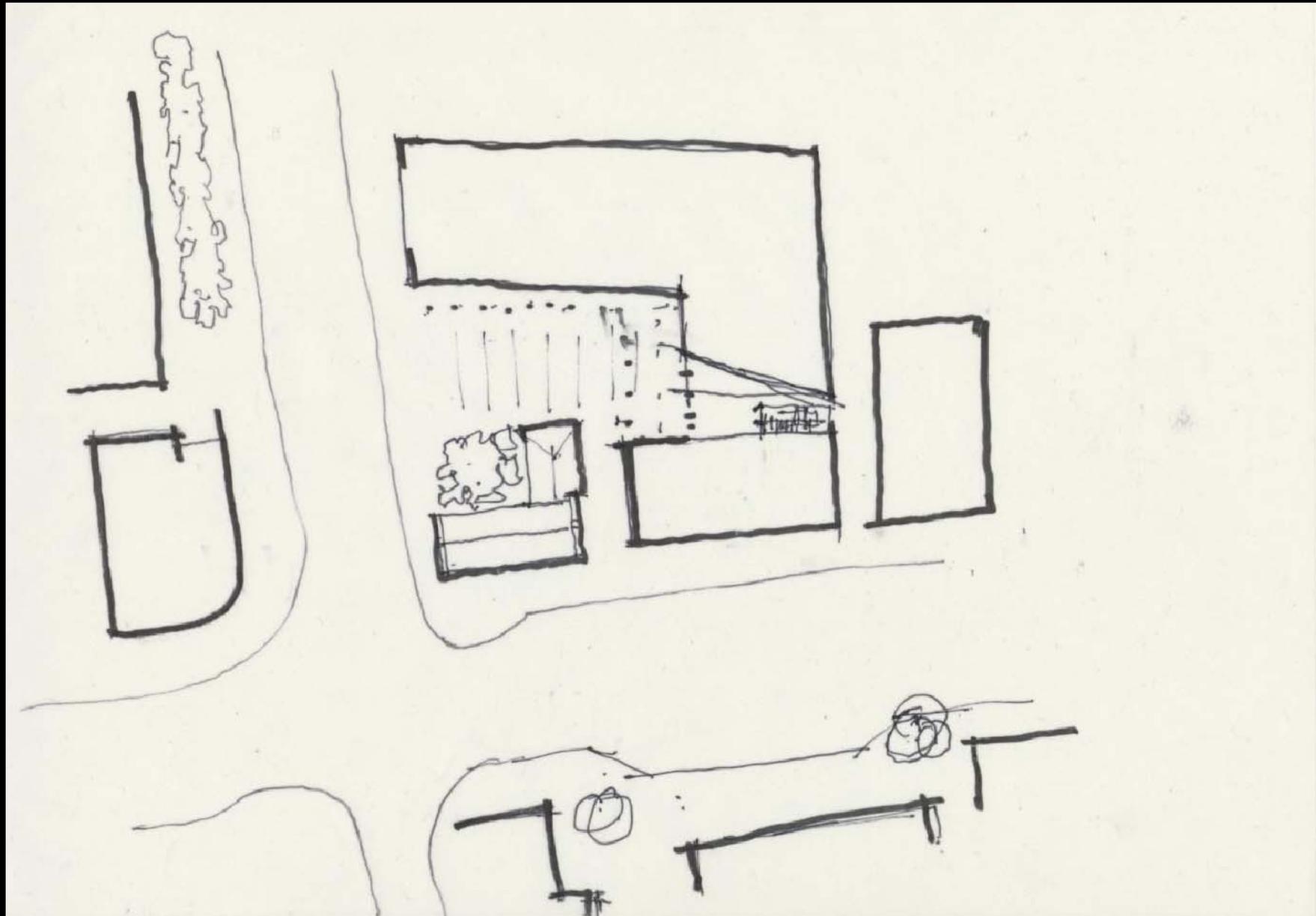
Town Centre / Main Street – street trees and parking



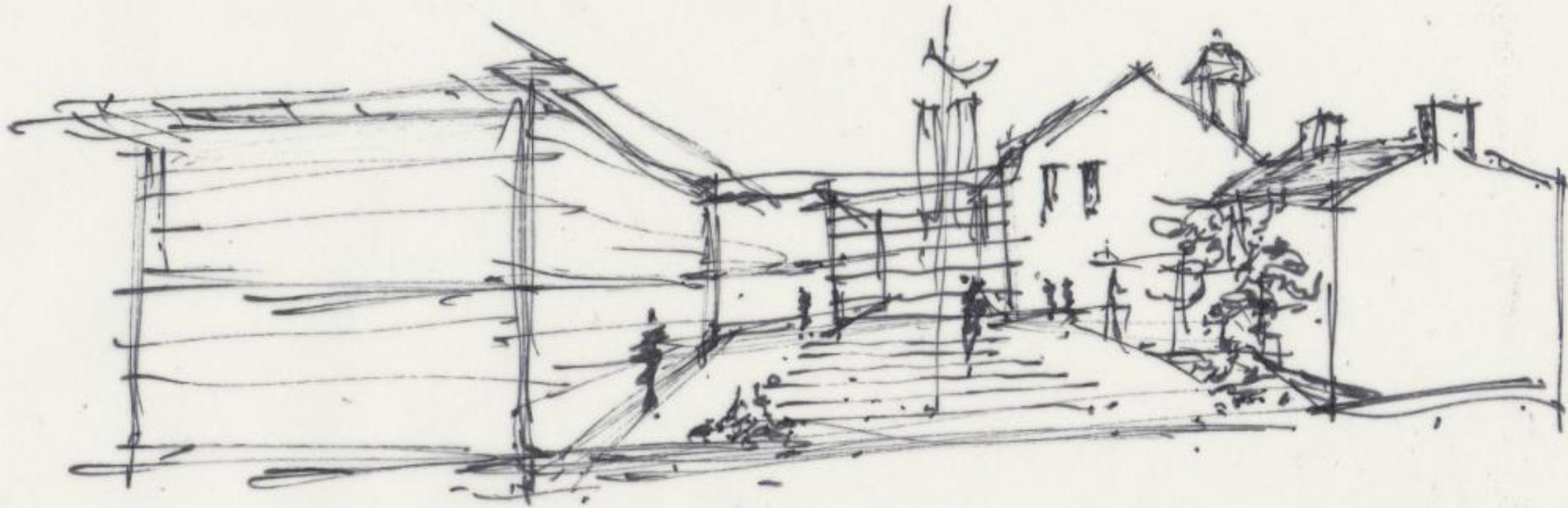
Town Centre / Main Street – Partnership Centre



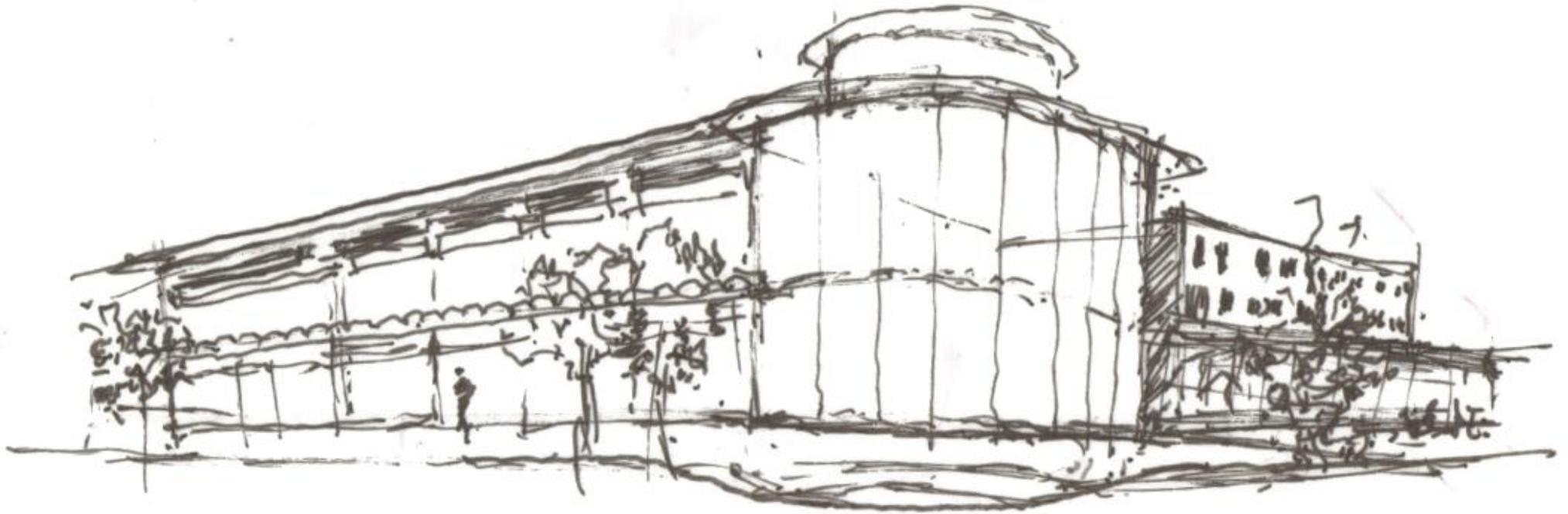
Town Centre / Main Street – Partnership Centre



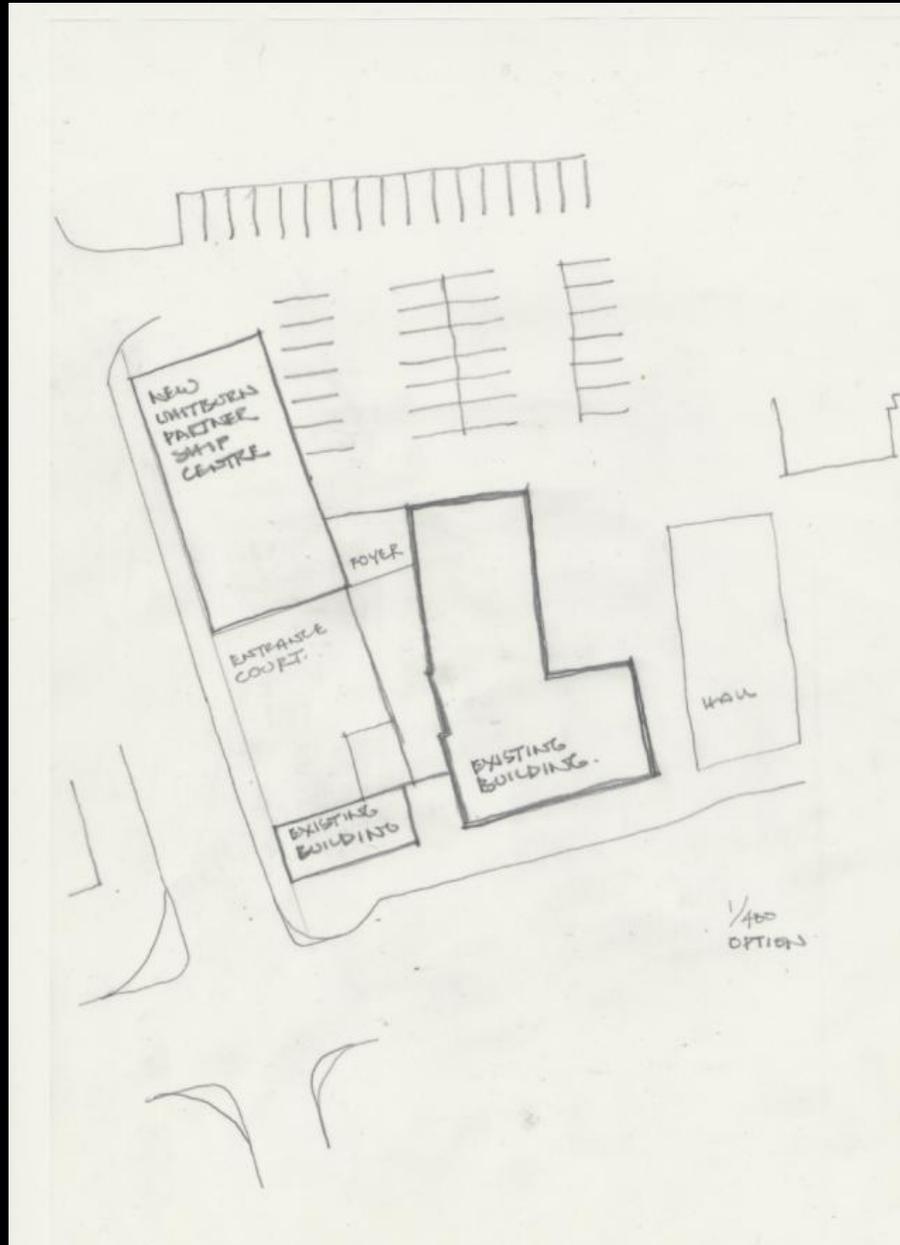
Town Centre / Main Street – Partnership Centre



Town Centre / Main Street – Partnership Centre



Town Centre / Main Street – Partnership Centre







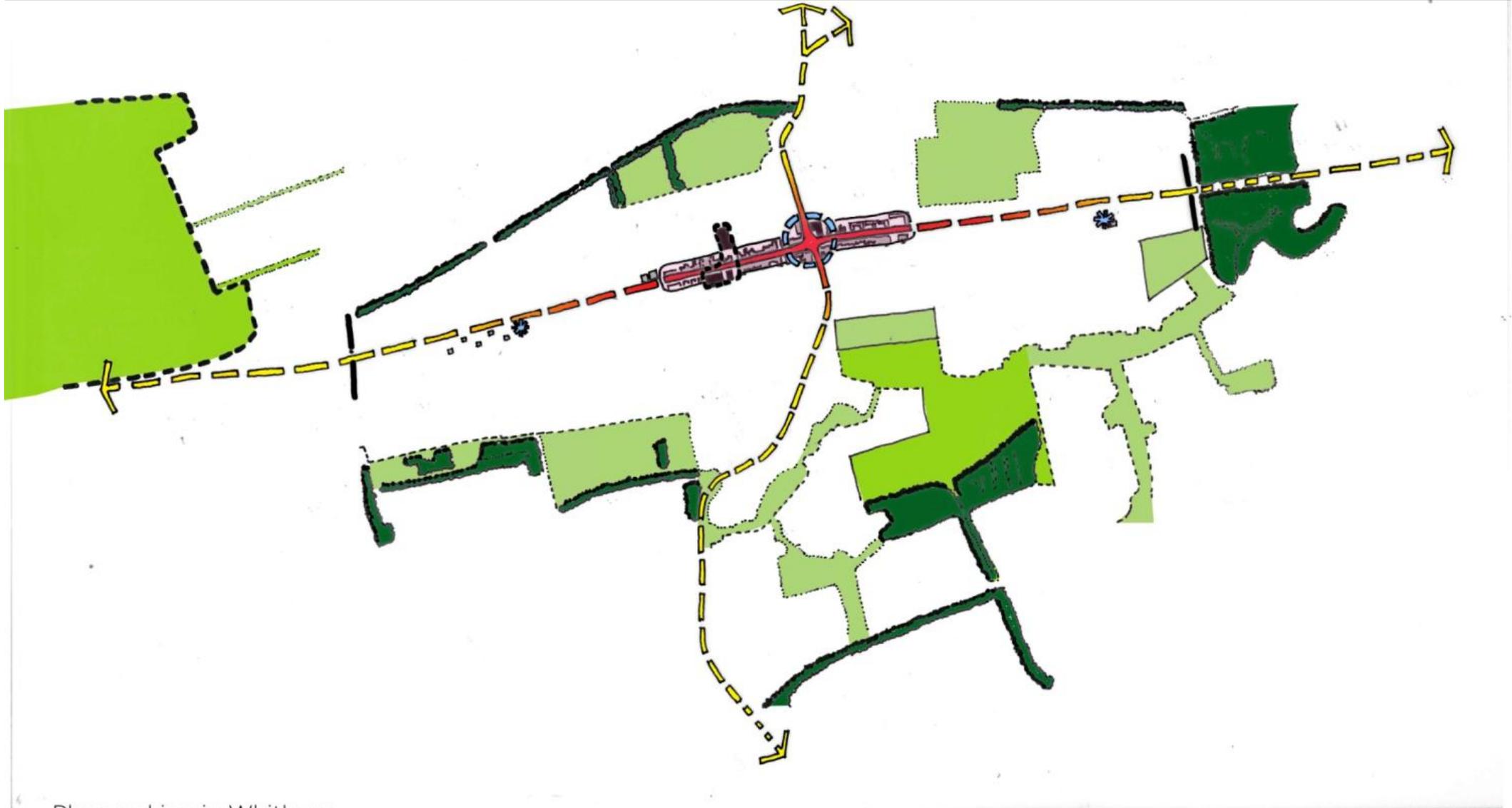




Placemaking in Whitburn
Emerging Place Diagram

02-04-15

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Placemaking in Whitburn
Emerging Place Diagram

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Austin-Smith:Lord



Placemaking in Whitburn
Emerging Place Diagram

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Placemaking in Whitburn
Emerging Place Diagram

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Austin-Smith:Lord



Placemaking in Whitburn
Emerging Place Diagram

02-04-15

Austin-Smith:Lord



Placemaking in Whitburn
Emerging Place Diagram

02-04-15

Austin-Smith:Lord



Open Space Matters



Open Space Issues



Open Space Issues

Lots of open space and green space but **lack of at least one high quality public / green open space**

No or **little key space within town centre** (East and West Main Street) for events etc. Gala day currently held on (flooded?) playing field.

Large **network of paths** through residential areas and linking to town centre and but **lack definition / key destinations, connectivity** and some may be uninviting (lack lighting)

Extent, location, provision and functionality of **sports and play spaces**

Large **demand on the local ranger** for tours, walks and workshops with local primary schools, walking groups etc. however lack of variety of spaces, facilities and safe routes.

Large number of visitors to Polkemmet Park and Scottish Owl Centre. The visitors do not use or visit the town centre.

Open Space Issues – initial responses

Public realm streetscape enhancement works within in key area of East and West Main Street- Co-ordinated with organisation of on + off street parking

Audit of routes + open spaces. Create hierarchy and improve one key route with potential to be used by visitors.

Routes through parks on open spaces have potential to **provide variety of themes / bio-diversity / ecology**; wetland, woodland, meadows, managed quality spaces etc.

Audit + **optimise sports pitch provision** and structured **play space**

Audit access and physical barriers: can some existing links, bridges, underpasses be improved? Is there a need for new links? Opportunity to create/introduce new feature bridges, landmarks, themed routes – focus on a key route.

Create a **recreational attraction** within the town / town centre to extend and capitalise on proximity to Polkemmet Country Park. Create **attractive themed walking routes from park to town centre (history / interpretation?)**.

Capitalise on water body routes – Almond / White Burn etc.



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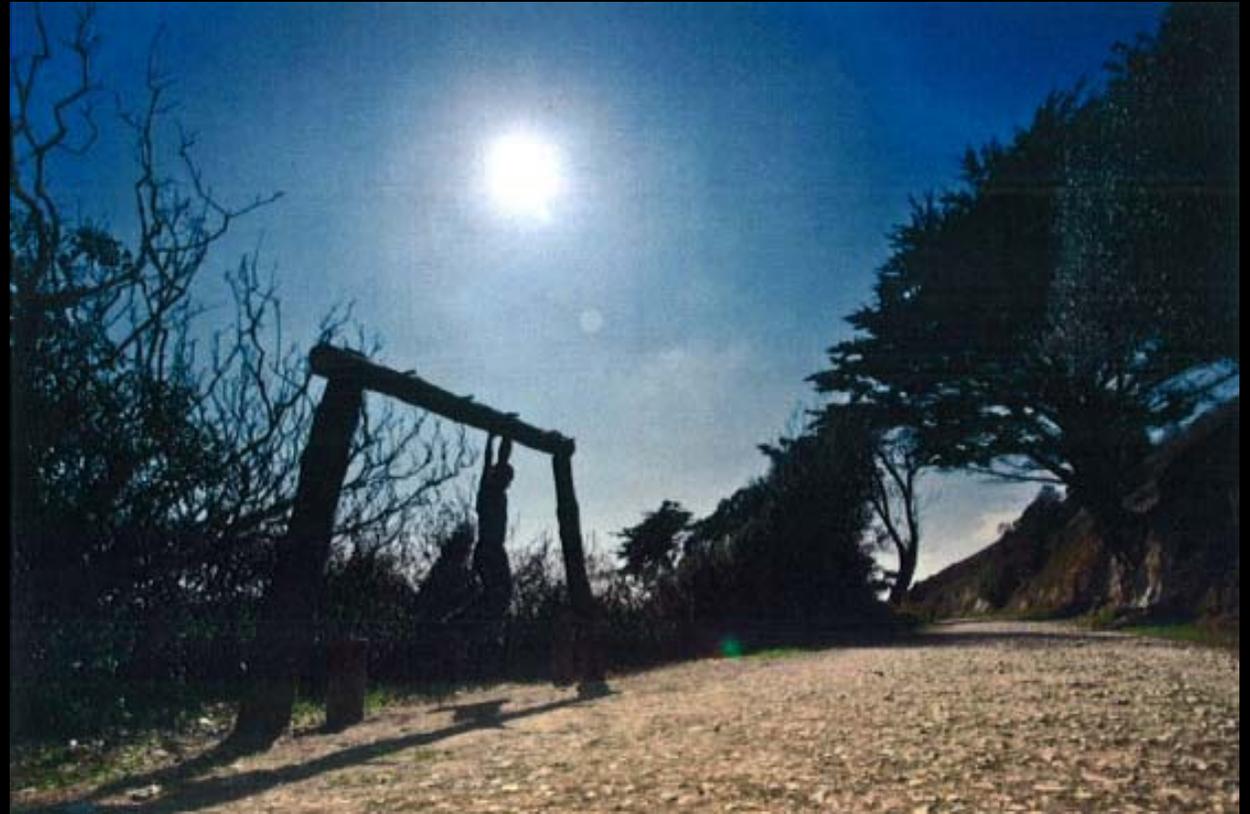


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Open Space > Active Living



Outdoor Gym



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Austin-Smith:Lord



Art Strategy



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Outdoor Museum, Colquhoun Square, Helensburgh



Pedestrian Priority + Accessibility



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Pedestrian Priority + Accessibility



Transport

In line with best practice, transport in the area will be considered in line with the nationally established 'hierarchy of travel modes';

- Pedestrians
- Cyclists
- Public transport
- Private car



Transport – Key Comments

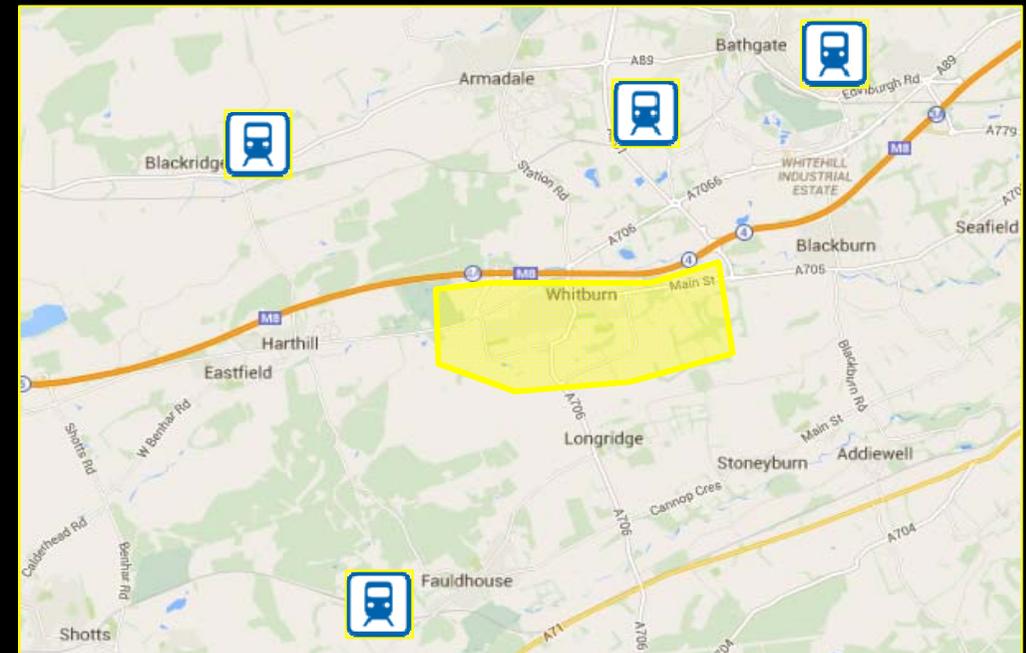
- **Strong road-based accessibility**
 - Whitburn is 20 miles to Edinburgh; 22 miles to Glasgow
 - 80% population of Scotland within 1 hour drive
 - New motorway junction at Heartlands



Transport – Key Comments

- **Public Transport** accessibility

- No railway station in Whitburn. Nearest in Armadale, Bathgate, Fauldhouse and Blackridge
- Well served by local bus services to Edinburgh Livingston, Broxburn, Bathgate and Glasgow serviced by First Bus including services no 8/208, 10, X14
- Poor hospital access
- However, Some recent loss of strategic bus service to Glasgow
- Strong East-West services, but poorer North-South



- **Walking\Cycling** accessibility

- Improved **strategic** connections required to local towns\villages\rail stations
- Improved facilities **within** Whitburn required.

Transport – Key Comments

- A slightly higher percentage of residents **travel to work by car** in Whitburn than across West Lothian (74.9% compared to 71.2%);
- However, a higher than average percentage of residents also **travel by bus** (8.6% compared to 7.3%) and **on foot** (6.5% compared to 6.1%);
- Fewer residents **travel by train** (1.4% compared to 4.6%);
- Fewer people **work from home** (7.6% compared to 9.1%).

- Fewer households in Whitburn have **no car available** when compared to the National Average (34.4% compared to 30.5%);
- However, a comparable number of households have **one car available** (42.3% compared to 42.2%);
- Fewer households have **2 or more cars available** (23.4% compared to 27.2)

- Source: 2011 Census

Transport – Key comments from engagement and (potential solutions)

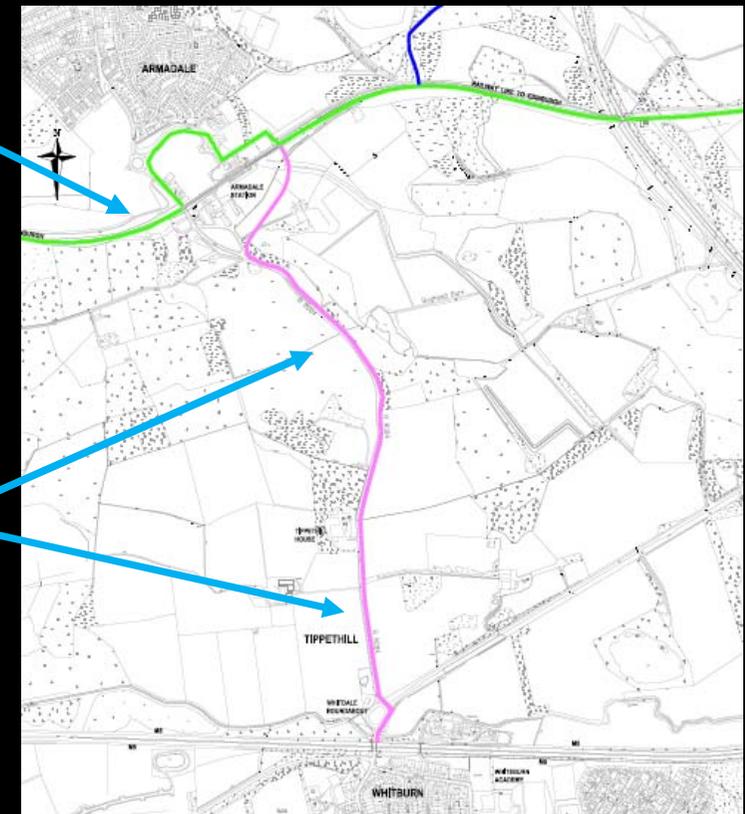
Walking\Cycling

- Current committed plans to improve connections between Whitburn and Armadale (Station) and conceptual plans to better connect for Whitburn to the wider Scottish Cycle network and upgrade walking and cycling along the A89 corridor.



— Scottish cycle network

— Committed route of cyclepath and walk link between Whitburn and Armadale train station



Transport – Key comments from engagement and (potential solutions)

Walking\Cycling (continued)



- Desire for improved walking and cycling facilities (including buggies\wheelchairs) in town to address 'functional' trip movements – eg 'to\from school', 'to\from work' – safe routes, well lit, convenient and safe place to leave bike (eg in town, at train station).
(Consider options of linking in WLC proposals for strategic cycle\walking network and what could be done **within** Whitburn to ensure good integration. Further consideration of pavement upgrade to better facilitate walking\scooting)
- Any improvement in walk\cycle facilities would need to connect Whitburn town with emerging Heartlands walk\cycle infrastructure.

Transport – Key comments from engagement and (potential solutions)

Public Transport

- Safety\Vandalism at bus stops.
(Replacement of existing bus stops with 'vandal resistant stops' – particularly in the centre of town).
- Poor convenience of bus stops (particularly for elderly) when accessing longer distance destinations
(eg Armadale Rail Station, Harthill, Polkemmet country park). Consider review of existing stop locations and services)
- Community Severance – reduction in services to Glasgow, poor services to Edinburgh + hospitals.
(Better marketing of traveline. Consideration of 'dial a bus' services.)
- Need stronger links to local rail stations.
(Review current links and demand for use of services)



Transport – Key comments from engagement and (potential solutions)

Road Based travel

- Need for improved parking provision – ideally off-street.
(Review potential locations for 'off street' parking). Road space may be better utilised by improved\extended pavements for walking, cycling and improved bus access\egress than to provide 'on-street parking.)



Transport – Key comments from engagement and (potential solutions)

Road Based travel (continued)

- Increased congestion at The Cross junction. Higher traffic volumes and greater HGV mix (in tandem with Dixon Terrace traffic calming).
(Consideration of Council early funding of distributor road, review 'The Cross' junction, consider options for Dixon Terrace).



Whitburn TC: Future Role & Key Drivers: Starting Point 1

In **2025** a successful Whitburn town centre will be based on:

- a clear understanding of the town centre's **primary functions within the wider West Lothian economy now & in the future.**
 - Adapting to new role, benefiting from opportunities (eg. Heartlands)
 - Economic heart / supporting job creation (West Lothian College?)
 - Civic + community role: civic heart + local pride
 - Improved leisure : destination > Polkemmet +
 - Mix & quality of retail + public realm
- a **focus on community health + well-being** :
 - tackling underlying poverty and income deprivation,
 - poor quality uses (takeaways, bookies) and spaces,
 - improve quality and quantity of greenspace,
 - enhancing path & cycle network to encourage healthy living,
 - Community Sports Hub
 - availability of fresh affordable food (Community Gardens, Orchards?)

Whitburn TC: Future Role & Key Drivers: Starting Point 2

- Supporting enterprise and employment with provision of a **broader mix of commercial & employment uses, leisure and community uses /services.**
 - Links with e.g. Employment Partnership & West Lothian College
 - New sources of employment (Heartlands)
 - Focus: alternative uses for vacant units
- more of a **social destination where the public, commercial & social functions can overlap.**
 - Projects that promote enterprise, business incubation, creativity, culture, arts/music **stimulate the evening economy** & appeal to young people will be crucial.
 - Joined up + better connected: walking + cycling

Whitburn TC: Emerging Action Plan

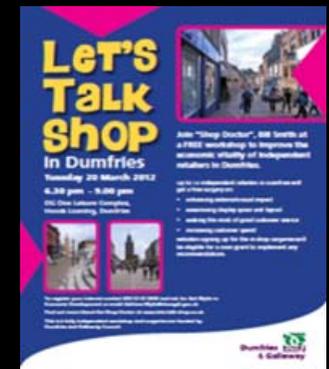
1. Investing In Community Health & Well-Being:

- Health + social care provision + integration
 - locality planning + participatory budgeting / addictions / mental health
- Green Infrastructure: making and reviving the connections / interpretation
- Encourage walking and cycling: enhancing + extending infrastructure
- Community gardens, orchards, allotments – healthy eating / food poverty
- Wider benefits of the Community Sports Hub
- Shop local: making connections, supporting your community – positive impacts
- Events programme: Gala + festivals, youth, culture, heritage

Whitburn TC: Emerging Action Plan

2. Boosting Enterprise: Existing & New Business

- Indigenous growth & inward investment: supply chains
- SME & enterprise incubator: physical hub, assistance & mentoring (eg increased support from Business Gateway)
- Business start up & youth focus: West Lothian College / Access2Employment
- Skills investment: Learning Accounts + Flexible Training
- 'Ladder' of accommodation: fit for purpose / flexible terms available
- Shop doctor: specialist business development (incl. Whitburn Town Centre Improvement Scheme)
- Traders Association 'Rebooted'



Whitburn TC: Case Study : TestTown



www.testtown.org.uk

The TestTown challenge, organised by the Carnegie Trust UK, is about making town centres exciting, vibrant and relevant places.

Whitburn TC: Case Study : TestTown

What is TestTown?

TestTown is a 7 day **enterprise programme for young people aged 16-30** that is part pop-up festival, part skills course and part innovation challenge.

TestTown gives the next generation of entrepreneurs the support to realise their potential while **demonstrating how high streets can benefit from imaginative thinking**. We provide unique trading space, specialist advice and development funding.

TestTown is a competition which will reward innovative thinking, an enterprising mind and risk taking.

We are looking for **highly creative, innovative ideas to stretch the public's imagination of what a town centre is**.

Whitburn TC: Case Study : TestTown

TestTown piloted in June 2013. Eleven teams from across the UK who had demonstrated **innovative concepts for how high street spaces could be used** came to test out their businesses in Dunfermline.

The TestTown pop-up festival ran for a long weekend. Teams were given the chance to trade to members of the public and **gained valuable insight into running a business**

TestTown seeks to **develop the skills of young people** so that they have the confidence to pursue their passion by giving them access to **specialised business support, mentoring** and an intensive skills master-class programme.



Whitburn TC: Emerging Action Plan

3. Consolidating & Adapting Town Centre

- Proactive planning: simplified planning zones
- Diversification of uses (leisure / civic / 3rd sector)
- Buy in from landlords / appropriate levers
- Restrictions on further hot food or bookmaker uses?
- Town centre living: gap sites - affordable; private; sheltered
- Self build / custom build / local builders
- Younger and older people's accommodation
- Meanwhile uses – A+DS Stalled Spaces / MAKLab?



Whitburn TC: Case Study : Stalled Spaces

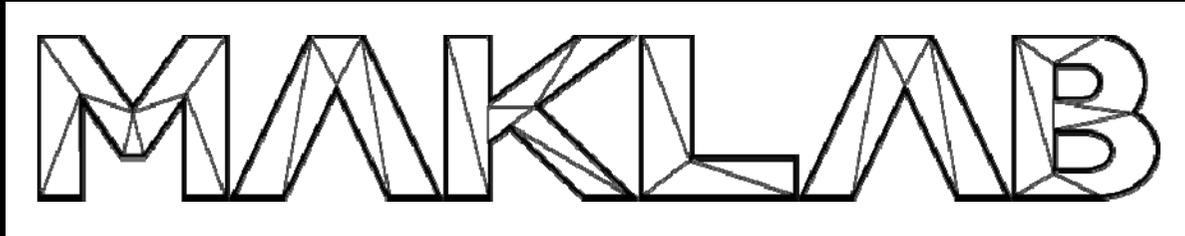
www.ads.org.uk

Stalled Spaces Scotland is a national programme commissioned by the Scottish Government and delivered by Architecture and Design Scotland (A+DS) to facilitate **the temporary use of under-used green spaces, stalled development sites or vacant and derelict land throughout Scotland.**

This **supports community groups to create temporary activity** on under used open spaces in their area. Local authorities throughout Scotland have the opportunity to bid for a small fund to help kick start the project and will also have access to a package of seminars and workshops to support them and the communities in their area to realise their plans.



Whitburn TC: Case Study : MAKLab



www.maklab.co.uk

MAKLab is an innovative Social Enterprise and Charity focused on the introduction, exploration and development of digital prototyping technologies within the education, art, design, craft, manufacturing and construction industries.

Through their outreach program they lead projects and training sessions with young people from disadvantaged backgrounds, school groups as well as inter generational learning workshops.

They are growing an outreach programmes across Scotland to give a very wide demographic of people access to the latest technologies and tools to enable social, enterprising and employability projects to flourish.

Whitburn TC: Case Study : MAKLab

- To design, manufacture and deliver a live build project that promotes, celebrates and engages with the regeneration of Whitburn.
- a new community beacon on a gap site in the centre of Whitburn. The community will be introduced to the concepts around community/self building, digital manufacturing and see some precedents of prior MAKLab experience as well as international exemplars to inspire their designs and start idea generation.
- The community might wish to create a garden pavilion to launch a new community allotment, or a performance space to enable social gatherings. We will work with the community to fine tune and design the ideas into a realisable project.



Whitburn TC: Emerging Action Plan

4. Community Infrastructure & 3rd Sector

- Community Regeneration Officer – Community capacity building
- Information Hub – Promotion + communications between Community Planning Partnership, CDT, Community Council, Community Ed + other community groups / front line officers.
- Social enterprises & third sector: business gaps (eg working kitchen / café / training opportunity?) + specialist advice via WLC
- A 'Gathering Space' - Enhancing infrastructure with Partnership Centre?
- Space for arts/creative industries: Pop up & community driven uses
- Community Empowerment Bill / Right to Buy / Land Reform Bill

QUICK WINS

A → B

A → B

A → B

A → B

A → B

Land & Property Issues

- Less than average vacancy rate
 - Quality
 - Presentation
- Council property performs well (Main St & Burnhouse)
 - Flexible rents / terms
- Few vacancies – long term / big impact
- Privately owned property
 - Implications for control / levers of power

Land & Property Issues

- Vacant / Derelict Sites
 - Small number
 - Big impact (perception, civic pride)
- Private owners
 - Market values / hope value
 - Complex ownership
 - Planning / licensing obstacles
- Levers used
 - Amenity orders
 - Health & Safety

Land & Property Issues

Addressing dereliction:
Priorities?

- Welfare club
- Labour club / adjacent site

Levers available:

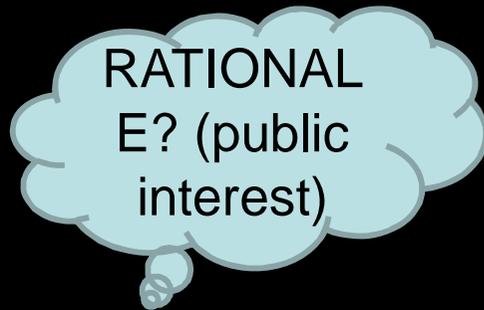
- Arbitration
- Increased pressure
- Compulsory Purchase Order (threat and reality)



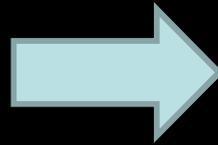
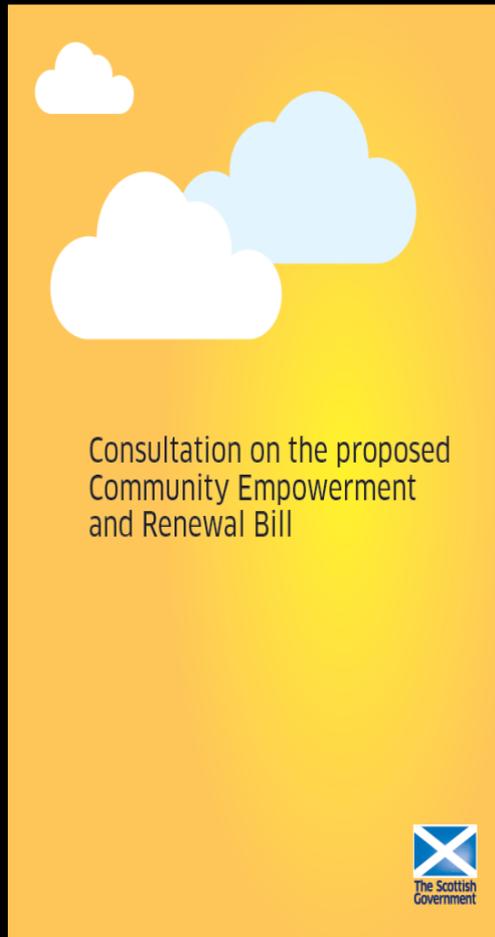
Land & Property Issues

Addressing dereliction: Levers available:

- CPO issued by West Lothian Council
- £££



Land & Property Issues



**Right to Buy abandoned
or neglected land**

Whitburn TC: Action Plan: Potential Funding Sources

Public

1. **Scottish Government:**
 - i. Regeneration Capital Grant Fund
 - ii. Town Centre Action Plan e.g. digital towns
 - iii. Town Centre Empty Homes Fund
 - iv. Small/Medium Builders
 - v. People & Communities Fund
 - vi. A+DS 'Stalled Spaces'

2. **Next European Funding Programme (2014 – 2020)**
-European Structural & Investment Funds Programmes (ESIF)

3. **Historic Scotland: HLF e.g Heritage Enterprise & Scotland's Urban Past**

4. **Community Empowerment: BLF**
Awards for All, Scottish Land Fund, Investing in Ideas, Investing In Communities: Growing Community Assets

5. **Creative Scotland:** Creative Place Awards
Cultural Economy Programme
Public Art Sited & Youth Arts Hub

6. **SNH / Forestry Commission / Sustrans / CSGN**

Whitburn TC: Action Plan: Potential Funding Sources

Private

1. WLC continue **proactive**: de-risking & packaging discrete market ready opportunities
2. Simplified Planning Zone: e.g Renfrew TC?
3. Town Centre Regeneration Fund
4. Whitburn Shopfront Improvements Fund
5. New national investors
6. Local major occupiers/benefactors

Community: Local Solutions

1. Community ownership of assets: Development Trust: Community Interest Company
2. Tridos Bank: loans to organisations 'working to bring about positive & lasting change'
3. UnLimited: social entrepreneurs e.g. Art Village
4. Robertson/Gannochy Trusts
5. Opportunistic: crowd sourcing



Placemaking in Whitburn
Emerging Place Diagram

02-04-15

Austin-Smith:Lord

Pin Up Session – Addressing Emerging Issues

- **Response to Emerging Ideas / Action Plan?**
- **Anything missing?**

Contacts / Web / Social Media

W

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e

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@WhitburnTalks



<https://www.facebook.com/westlothiancouncil>

Thank you

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