

Table 1: Summary assessment of case studies

Case study site	Key features	Key lessons for site assembly & delivery process	Positive place-making elements	Shortcomings
Anderston, Glasgow City	<p>Large-scale, inner-city housing renewal programme</p> <p>542 new homes</p> <p>Mostly social rent with some MMR and shared-equity homeownership</p> <p>Mix of 4-7 storey tenemental apartment blocks and 2-storey townhouses</p> <p>10 year development programme (2008-18)</p>	<p>Glasgow City Council’s active land policy key to successful land assembly</p> <p>Masterplanning key to enhanced permeability and connectivity</p> <p>Intensive community engagement essential to progressing project</p> <p>Scottish Government grant enabled delivery of additional homes for MMR</p>	<p>Re-establishment of Victorian street line of Argyll Street enhances permeability and connectivity</p> <p>Significant improvements to design and build quality</p> <p>“Affordable” MMR homes near key employment hubs</p>	<p>Potentially limited social mix as a result of limited tenure mix</p> <p>Subordinate and fragmented landscape and greenspace</p> <p>Loss of embodied carbon</p>
Bertha Park, Perth & Kinross	<p>333ha greenfield development</p> <p>3,000 new homes and employment land</p> <p>Mix of private and affordable homes</p> <p>Mix of 2-3 bedroomed apartments; 2-5 bedroomed detached homes</p> <p>30 year development programme (2018-39)</p>	<p>Collaboration between developer, council and landowner key to promoting and progressing development</p> <p>Upfront finance for infrastructure unlocked development land</p> <p>Masterplanned and phased approach key to delivering large-scale projects</p>	<p>Employment and amenities incorporated into plan</p> <p>New secondary school</p> <p>Extensive areas of existing and new open and green spaces</p> <p>Enhancements to existing walking and cycling routes, and public transport links</p>	<p>Design code does not appear to have been fully enforced</p> <p>Out-of-town location promotes reliance on cars</p>
Castle Gardens, East Lothian	<p>6.7ha greenfield development</p> <p>120 new homes</p> <p>Mix of private and affordable homes</p> <p>Mix of 3-6 bedroomed</p>	<p>Out-of-date LDP left council vulnerable to speculative planning proposals</p> <p>The role of the land promoter highlighted issues relating to place</p>	<p>Close proximity to Pencaitland helps to sustain existing place</p> <p>Enhancements to existing walking and cycling routes</p>	<p>Dilution of masterplan principles/changes to site layout result in less consolidated greenspace than originally intended</p> <p>Out-of-town location promotes reliance on cars</p>

	<p>detached homes; 2 bedroomed flats; 2-3 bedroomed terraced housing</p> <p>4-year development programme (2018-22)</p>	<p>promotion and allocation of risk</p>		
<p>Commonwealth Games Village, Glasgow City</p>	<p>38ha brownfield regeneration project</p> <p>700 new homes and 120-bed care home</p> <p>Mix of private, social and affordable homes</p> <p>Mix of 2-3 storey terraced houses, 2-4 storey family homes and 7-storey blocks</p>	<p>Public interest led development (PILD) approach essential to delivery of the 20th Commonwealth Games and post-Games transformation</p> <p>Glasgow City Council's active land policy key to successful land assembly</p> <p>At scale, PILD and wider regenerational activities can shape a new market and place where none existed</p> <p>Place-making and masterplanning were key to success</p>	<p>Well-connected and permeable with links to the River Clyde and established walking and cycle routes</p> <p>Easy connections to Cuningar Loop Woodland Park</p> <p>Innovations in design and sustainability</p>	<p>The landscaping appears to be struggling due to poor management</p>
<p>Dargavel, Renfrewshire</p>	<p>954ha brownfield redevelopment</p> <p>4,000 new homes and employment land</p> <p>Mix of private and affordable homes</p> <p>Mixed-use and varied scale and density</p> <p>30 year delivery programme (2005-2035)</p>	<p>Collaboration between developer, council and landowner key to promoting and progressing development</p> <p>Upfront finance for infrastructure unlocked development land</p> <p>Masterplanning key to enhanced permeability and connectivity</p>	<p>The masterplan allows for significant open and green space</p> <p>Enhancements to existing walking and cycling routes</p> <p>Design code ensures a degree of permeability within the site</p> <p>New school and employment uses</p>	<p>Some developers appear to pay more attention to design code than others</p> <p>Location increases likelihood of reliance on cars despite good public transport links</p>