I note with concern that Scottish planning and development laws are currently undergoing review by the Committee.

I note also that Welsh and English legislatures have, in recent years, seen fit to align their regimes with international best practice by enshrining the Agent of Change principle in their development regulations.

I am a resident of Glasgow and an Australian expatriate. I have seen in the evisceration of Sydney's nightlife the devastating effect that untrammelled development can have upon the cultural fabric of a city when due consideration is not carefully given to music and arts venues. What results is the transformation of a grand city into a sad, unaffordable cultural wasteland. I greatly fear the prospect of a similar calamity unfolding in Scotland's cities.

A city's cultural economy is a fragile and precious endowment, which must be mindfully nursed to avoid impoverishing generations coming after us. This legacy is a critical and oft-underappreciated community interest, and it can only be ensured by safeguarding cultural hubs against the impacts of development.

To that end, I implore the members of the Committee to take active stewardship of that legacy by committing to integration of the equitable and just Agent of Change principle in Scottish development law.