

Planning Committee

9.00am, Wednesday, 23 October 2013

Local Development Plan: Development Plan Scheme

Item number
Report number
Wards

Links

Coalition pledges	P4 , P8 , P15 , P17 , P18
Council outcomes	CO7 , CO8 , CO16 , CO18 , CO19 , CO22 , CO23
Single Outcome Agreement	SO1 , SO2 , SO3 , SO4

Mark Turley

Director of Services for Communities

Contact: Ben Wilson, Principal Planner

E-mail: ben.wilson@edinburgh.gov.uk | Tel: 0131 469 3411

Executive summary

Local Development Plan: Development Plan Scheme

Summary

This report seeks the Committee's approval for a new Development Plan Scheme (DPS). The DPS updates the formal Development Plan (LDP) project timetable and explains how and when people will have an opportunity to engage. The DPS will be circulated widely following approval.

Recommendations

It is recommended that the Committee:

- 1 Approves the attached Development Plan Scheme for publication and circulation.

Measures of success

- The growth of the city is guided and shaped in a way which maintains and promotes the assets which drive Edinburgh's success and which delivers the Council's objectives.
- The Council maintains up-to-date development plan coverage.
- Stakeholders are kept informed at key stages in the LDP process.

Financial impact

There are no direct financial impacts arising from this report. The costs of printing and distributing the Development Plan Scheme will be met from the existing engagement budget.

Equalities impact

The representation stages of the LDP project have beneficial impacts on rights in that they allow people to have a say in the preparation of the Plan. The measures described in the Development Plan Scheme, intended to promote understanding of the LDP and explain to people how to make representations, have beneficial equalities impacts. No negative impacts on rights and equalities have been identified.

Sustainability impact

The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered and the outcomes summarised below. Relevant Council sustainable development policies have been taken into account.

- This report will have no impact on carbon emissions, the city's resilience to climate change and environmental stewardship because it relates to the LDP process not its policies and proposals.
- This report will help achieve a sustainable Edinburgh because it sets out the steps to be taken to raise awareness of the next stage of the Plan and to help stakeholders submit representations.
- This report will help achieve a sustainable Edinburgh because it provides an update on the LDP process for all those with an interest in the future development of the city.

The LDP itself is the subject a statutory Strategic Environmental Assessment and Habitats Regulations Appraisal.

Consultation and engagement

The new Development Plan Scheme will give interested parties advance notice of the next stage when they can make representations on the LDP. It also sets out the intention to carry out focused engagement activities in advance, to help prepare community councils and other stakeholders for the statutory stage of engagement.

Background reading / external references

Local Development Plan Update, Report to Planning Committee, [3 October 2013](#)

Edinburgh Local Development Plan – Proposed Plan (March 2013) – project documents and map available at www.edinburgh.gov.uk/localdevelopmentplan

Local Development Plan - Aims and Delivery, Report to Corporate Policy and Strategy Committee ([4 December 2012](#))

Local Development Plan: Development Plan Scheme

1. Background

- 1.1 Preparation of the first Edinburgh Local Development Plan (LDP) is underway. When adopted, it will replace the existing two local plans.
- 1.2 A recent [report](#) to Planning Committee (3 October 2013) provided an update on progress to date. It also highlighted that changes in the Strategic Development Plan (SDP) would have implications for the LDP programme. This programme is set out in the Council's Development Plan Scheme which was last updated in March 2013.

2. Main report

Context and Timetable

- 2.1 The draft SDP Supplementary Guidance was approved by the SESplan Joint Committee on 30 September. A separate report to this meeting of the Planning Committee seeks ratification for that approval. The draft Guidance sets a housing land requirement for each LDP, including Edinburgh's.
- 2.2 As anticipated in the 3 October update report (para 2.17), this means that the Council will have to allocate significantly more housing land than the sites included in the Proposed LDP (March 2013). This makes necessary the publication of a revised Plan. If these revisions amount to changes in the Plan's underlying aims and strategy, the revised Plan will be formally described as a second Proposed LDP. If they do not, it will be a Modified Plan. In either case the timetable is the same, and any changes will be made:
 - to ensure compliance with the approved SDP and its supplementary guidance.
 - having regard to the representations made to the March 2013 Proposed LDP. These have been grouped into the issues summarised in Appendix 1 to the 3 October update report.
- 2.3 The draft SDP Supplementary Guidance is expected to be consulted on during November and December 2013, and to be finalised by May 2014 and formally adopted in June 2014.
- 2.4 On that basis, it is intended to report the revised LDP and the representations to the Proposed LDP to Planning Committee at its meeting on 15 May 2014. Following approval, the revised LDP will be published for a period for representations from late June to the start of September 2014. This will be ten

weeks (longer than the statutory minimum of six) because it will fall over the summer holiday season.

- 2.5 Representations received then will be grouped into issues and reported for the Planning Committee's consideration by the end of 2014 (a committee date in early December is assumed in the appended Development Plan Scheme).
- 2.6 Any unresolved representations will then be submitted to Scottish Ministers together with the Plan and the Council's agreed position on the representation issues. This will trigger the examination of the Plan, which is expected to take between six and nine months (the appended scheme assumes six months plus a month for preliminaries, which is typical of recent programming of the Directorate of Planning and Environmental Appeals).
- 2.7 The recommendations of the report of examination will be largely binding on the Council. Several procedural steps will remain from receipt of the report to Plan adoption, and it is anticipated that this will take place in October 2015.

Engagement

- 2.8 The appended Development Plan Scheme indicates when the next period for representations is due to take place, but does not give details. These will be set out closer to the time, in the next Development Plan Scheme.
- 2.9 The revised LDP is likely to include some housing proposals which the Council has not consulted on. Neighbouring properties will be notified of the start of the period for representations in line with legislation. However, it would be beneficial if, before this stage, community councils and community groups have raised local awareness of the potential for housing proposals to come forward in their areas.
- 2.10 To this end, it is intended to carry out some focused engagement activity with community councils and community groups before the revised LDP is published. This will be informed by feedback to be sought at a workshop with the representatives of these groups, being arranged to discuss the LDP engagement process.
- 2.11 Without prejudice to the outcome of that workshop, it is intended to hold small meetings with representatives of community groups over December – March. The aim of these meetings will be to help those groups understand the process on behalf of their areas. The meetings will be an opportunity for those representatives to see what land in their areas is promoted in representations and therefore is being assessed by the Council as it works toward the revised LDP.
- 2.12 It is also intended to continue to engage as appropriate with:
 - other stakeholders, including the development industry;
 - key Agencies (national public agencies like SEPA, Scottish Enterprise, Transport Scotland etc); and
 - elected representatives (councillors, MSPs and MPs).

- 2.13 It should be noted that these engagement activities over the winter would not constitute consultation on specific proposals, and are not anticipated to involve a large amount of project team time. The bulk of the project work between now and May 2014 will be taken up by the additional housing land assessment work required to conform to the approved SDP and its supplementary guidance, and any other issues arising from the representations to the Proposed Plan.
- 2.14 The appended Development Plan Scheme includes reference to a customer feedback survey to gather comments on the ease of use of the Proposed LDP and its support documents. A similar [survey](#) was carried out following the Main Issues Report, and provided useful feedback used to improve the clarity of project documents and communications.

3. Recommendations

- 3.1 It is recommended that the Committee:
- 1 approve the attached Development Plan Scheme for publication and circulation.

Mark Turley

Director of Services for Communities

Links

Coalition pledges	<p>P4 Draw up a long-term strategic plan to tackle both over-crowding and under use in schools</p> <p>P8 Make sure the city's people are well-housed, including encouraging developers to built residential communities, starting with brownfield sites</p> <p>P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors</p> <p>P17 Continue efforts to develop the city's gap sites and encourage regeneration</p> <p>P18 Complete the tram project in accordance with current plans</p>
Council outcomes	<p>CO7 Edinburgh draws in new investment in development and regeneration</p> <p>CO8 Edinburgh's economy creates and sustains job opportunities</p> <p>CO16 Well-housed – People live in a good quality home that is affordable and meets their needs in a well-managed neighbourhood</p>

CO18 Green – We reduce the local environmental impact of our consumption and production

CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm

CO22 Moving efficiently – Edinburgh has transport system that improves connectivity and is green, healthy and accessible

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community

Single Outcome Agreement

SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all

SO2 Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health

SO3 Edinburgh's children and young people enjoy their childhood and fulfil their potential

SO4 Edinburgh's communities are safer and have improved physical and social fabric

Appendices

Appendix 1: Development Plan Scheme – October 2013

*

Appendix 1

Development Plan Scheme October 2013

Contents

What is a Development Plan Scheme?..... 1

What is a development plan?..... 1

Current Local Plans in Edinburgh 2

Edinburgh's Local Development Plan

 - Purpose..... 3

 - Progress to date3

 - Timetable 4

Participation Statement..... 6

Contact.....7

What is a Development Plan Scheme?

This leaflet is a Development Plan Scheme. It sets out the programme for preparing Edinburgh’s first Local Development Plan. It includes:

- an explanation of what a Local Development Plan is;
- an update of progress to date in preparing the Local Development Plan;
- an updated programme for the next steps in preparing the Local Development Plan; and
- a Participation Statement which sets out when and how you can get involved.

This is the Council’s seventh Development Plan Scheme. It replaces one published in March 2013.

What is a Development Plan?

The planning system has an impact on everyone. Government requires Councils to prepare development plans which are the basis for decision making on planning applications. They contain a strategy for the future development of an area and set out policies and proposals to guide future development and use of land.

Decisions on how and where development will take place in Edinburgh are influenced by the following statutory documents:

The National Planning Framework: this sets out, at the national level, the Scottish Government’s strategy for the country’s spatial development, including schemes of national importance. NPF2 was published in December 2008 and a Main Issues Report for NPF3 was published in April 2013.

A Strategic Development Plan: these are produced for Scotland’s four largest city regions. They set out a long term (20 years or more) spatial planning strategy indicating in broad terms where future development will be located and what’s required to deliver it. The Strategic Development Plan for South East Scotland was approved in June 2013. It was

prepared by the Strategic Development Plan Authority for Edinburgh and South East Scotland (SESplan). The six councils which are members of SESplan are Edinburgh, East Lothian, Fife, Midlothian, Scottish Borders and West Lothian. Supplementary guidance setting out increased housing land requirements is now being progressed by SESplan.

A Local Development Plan: these are produced by the local planning authorities and set out more detailed policies and proposals to guide development. These plans are adopted by the planning authority and must accord with the approved Strategic Development Plan and seek to implement its requirements on a site-specific basis. When the Edinburgh Local Development Plan is adopted, it will replace two existing local plans.

The Strategic Development Plan, together with the Local Development Plan and any associated supplementary guidance, form the statutory Development Plan.

Current Local Plans in Edinburgh

The Edinburgh area is currently covered by two local plans:

- Edinburgh City Local Plan (ECLP), which was adopted in January 2010. www.edinburgh.gov.uk/eclp.
- Rural West Edinburgh Local Plan (RWELP), which was adopted in 2006 (alteration adopted in June 2011). www.edinburgh.gov.uk/rwelpl

The area the two plans cover is set out in Figure 1.

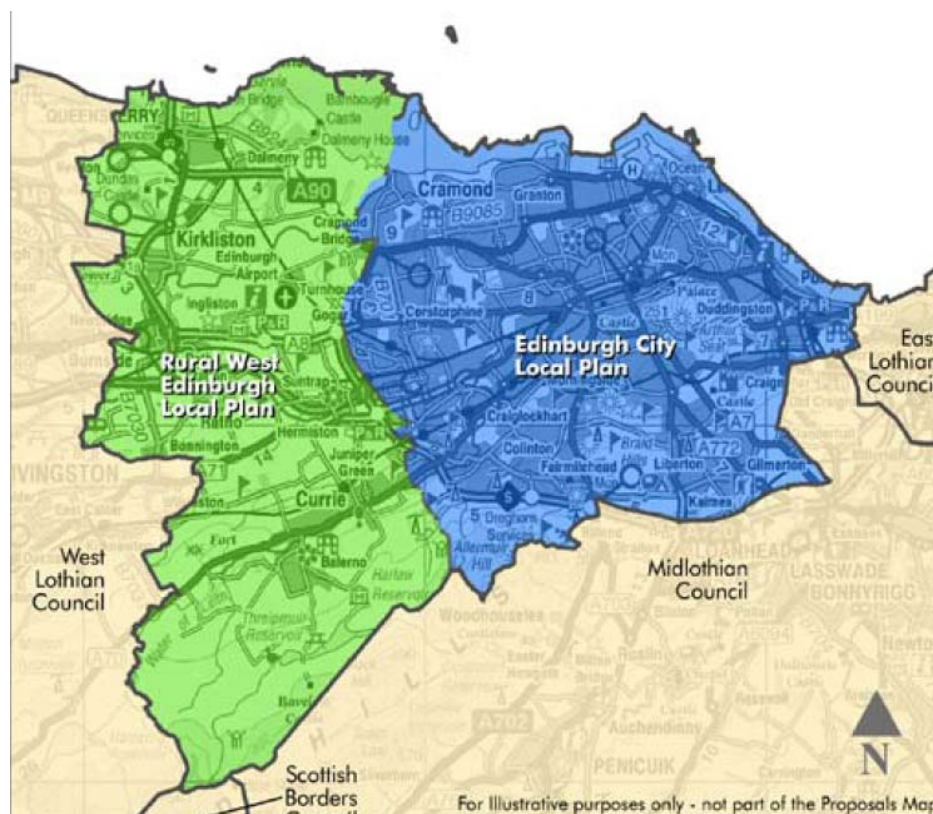


Figure 1

Local Development Plan

- Purpose

The purpose of the Local Development Plan is to:

- provide a clear basis for determining planning applications
- allocate land to meet the needs and targets set out in the Strategic Development Plan for the wider city region (the SESplan area).

- Progress

Since the publication of the first Development Plan Scheme in 2009, preparation of the Local Development Plan has progressed. The Main Issues Report, accompanied by an Environmental Report and Monitoring Statement, was published in October 2011 to seek views on the policy and development options that could be included in the Local Development Plan.

At the Main Issues Report stage, we consulted a wide range of stakeholders - members of the public, Community Councils and groups, private businesses, key consultation agencies, neighbouring authorities and the Scottish Government. We used a number of different methods to make people aware of the Main Issues Report and to encourage them to get involved in the LDP process. This was the main consultation stage for the project and responses were published online in April 2012 (see www.edinburgh.gov.uk/localdevelopmentplan).

The Main Issues Report responses informed the preparation of a Proposed LDP. This was approved in March 2013 and published in May for a six week period in which formal representations could be submitted. Those representations are available online from the end of October.

[in published version: a box showing engagement activities at MIR stage and another showing those at Proposed Plan stage]

- Timetable

Since the last Development Plan Scheme, the Strategic Development Plan has been approved by Scottish Ministers with changes. These include a larger housing land requirement and greater scope for large housing sites outwith the main development areas. The changes also require SESplan to prepare supplementary guidance setting how much housing land needs to be provided by each Local Development Plan. That requirement has an effect on the Edinburgh Local Development Plan timetable.

Strategic Development Plan (SDP)

The key stages in the SDP and its supplementary guidance process are:

November -	Published Proposed SDP and received representations
------------	---

December 2011	
January – June 2012	Considered representations and prepared SESplan response (schedule 4 forms)
August 2012	Submitted Proposed SDP to Scottish Ministers
October 2012	Examination started
April 2013	Report of Examination published
June 2013	Approval of SDP by Scottish Ministers
November 2013	Draft Supplementary Guidance published for consultation
May 2014	Finalised Supplementary Guidance submitted to Ministers
June 2014	Supplementary Guidance adopted by SESplan

Further information on the preparation of the Strategic Development Plan is available at www.sesplan.gov.uk.

Local Development Plan (LDP)

The Council intends to publish a revised LDP in June 2014. In revising the LDP, the Council will:

- Ensure compliance with the approved Strategic Development Plan and its supplementary guidance.
- Have regard to the representations made to the March 2013 Proposed LDP.

The timetable for the process is set out in the following table.

LDP Timetable

October 2011 to January 2012	Consultation on Main Issues Report
February 2012 – March 2013	Consider responses to MIR and progress towards Proposed Plan.
March 2013	Report Proposed LDP for approval
1 May – 14 June 2013	Publish Proposed LDP then 6 week period for representations.
October 2013	Representations published online. New Development Plan Scheme published
May 2014	Report revised LDP¹ for approval

¹ Revised LDP will be either a Modified Plan or second Proposed Plan, depending on whether modifications change the underlying aims or strategy from those in the current Proposed Plan.

June 2014	Publish revised LDP for period of representations (10 weeks from end of June – details to be published in advance in next Development Plan Scheme)
December 2014	Submit Proposed LDP to Ministers (examination starts one month later)
July 2015*	Report of Examination
October 2015*	Adoption

* Timescales are determined by Scottish Government/Scottish Ministers

- Participation Statement

The following sections set out how we intend to engage with the public and other stakeholders in the Local Development Plan process..

Post – Proposed Plan Stage (October 2013 onwards)

- Make representations to Proposed Plan available online together with summary by issue and map of additional housing sites promoted by representations
- Carry out user feedback survey to gather views on how easy to use the Proposed LDP and its supporting information were (see www.edinburgh.gov.uk/localdevelopmentplan for survey).
- Focused engagement with community councils and community groups to discuss process ahead of revised LDP.

Revised Plan Stage (June 2014)

- The revised LDP will be published for an extended period for representations (10 weeks). This is longer than the statutory minimum because it will fall over the summer holiday season.
- Everyone who submitted responses to the Proposed LDP or the Main Issues Report will be notified of when that period will start.
- We will also notify properties neighbouring the proposals in the revised LDP in the way required by legislation.
- Copies of the revised LDP and its supporting documents will be placed in libraries and in the Council's planning reception.
- More details of how and when to submit representations plus any other engagement activities will be set out in advance in another Development Plan Scheme, to be published closer to the time.

- Contact

Find out more about community engagement in the LDP project:

Irene Beautyman irene.beautyman@edinburgh.gov.uk or 0131 469 3552

Add yourself to the LDP mailing list (if you submitted comments at the Main Issues Report stage or representations to the Proposed Plan you will already be on our list):

localdevelopmentplan@edinburgh.gov.uk or call Janis O'Sullivan on 0131 529 3500

Questions about the content of current local plans or the LDP:

Ben Wilson, Principal Planner

ben.wilson@edinburgh.gov.uk

0131 469 3411

Follow us on Twitter [@planningedin](https://twitter.com/planningedin)

www.edinburgh.gov.uk/localdevelopmentplan

Alison Kirkwood, Principal Planner

alison.kirkwood@edinburgh.gov.uk

0131 469 3590