

Notice of meeting and agenda

Planning Committee

10.00 am, Monday, 15 June 2015

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

Contacts

E-mail: stephen.broughton@edinburgh.gov.uk / carol.richardson@edinburgh.gov.uk

Tel: 0131 529 4261/529 4105

1. Order of business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Deputations

- 3.1 If any

4. Minutes

- 4.1 Planning Committee of 14 May 2015 – submitted for approval as a correct record.

5. Development Plan

- 5.1 Strategic Development Plan Main Issues Report 2 – report by the Acting Director of Services for Communities (circulated)
- 5.2 Midlothian Local Development Plan Proposed Plan: Period for Representations – report by the Acting Director of Services for Communities (circulated)

6. Planning Policy

- 6.1 Planning Performance Framework 2014 -15: Planning and Building Standards Service Plan – report by the Acting Director of Services for Communities (circulated)
- 6.2 Corporate Performance Framework – Performance for October 2014 – March 2015 – report by the Acting Director of Services for Communities (circulated)

7. Planning Process

- 7.1 High Hedges - Review of Fees – report by the Acting Director of Services for Communities (circulated)
- 7.2 New Procedure for Dealing with Legacy Planning Applications– report by the Acting Director of Services for Communities (circulated)
- 7.3 Development Management Sub – Committee: Review of Procedures – report by the Acting Director of Services for Communities (circulated)
- 7.4 Customer Engagement Strategy – Draft for Consultation – report by the Acting Director of Services for Communities (circulated)

8. Conservation

- 8.1 Leith Conservation Area – Review of Conservation Area Character Appraisal – report by the Acting Director of Services for Communities (circulated)

8.2 Facilitating Reuse of At Risk Historic Buildings – report by the Acting Director of Services for Communities (circulated)

9. Motions

9.1 None

Carol Campbell

Head of Legal, Risk and Compliance

Committee Members

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Balfour, Blacklock, Brock, Cairns, Child, Heslop, Howat, Keil, McVey, Milligan, Mowat, and Robson.

Information about the Planning Committee

The Planning Committee consists of 15 Councillors and is appointed by the City of Edinburgh Council. The Planning Committee usually meets every eight weeks. It considers planning policy and projects and other matters but excluding planning applications (which are dealt with by the Development Management Sub-Committee).

The Planning Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Stephen Broughton or Carol Richardson, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, Tel 0131 529 4261 or 529 4105, e-mail

stephen.broughton@edinburgh.gov.uk/carol.richardson@edinburgh.gov.uk.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/cpol.

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Planning Committee

10.00 am Thursday 14 May 2015

Present

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Child, Dixon, Heslop, Howat, McVey, Milligan, Mowat, Robson, Rose, and Ross.

Also Present

Councillors Austin-Hart, Paterson, Walker, and Work (Item 1).

1. Order of Business

Due to the significance of the Local Development Plan, the Convener, seconded by Councillor Dixon, proposed suspension of Standing Order 30.1, in order to hear local members' views on the proposals.

Decision

To unanimously resolve that Standing Order 30.1 be suspended for the duration of the meeting in order that local members may be heard.

2. Local Development Plan: Submission to Examination – Ward Members and Deputations

a) Local Ward Members

The following ward councillors were heard:-

1) Almond Ward – Councillors Paterson and Work

Councillor Paterson was heard on her concerns that the plan had not undergone significant revision since Committee had considered it in 2014. At that time, she stated that concerns on infrastructure and loss of green space in her ward had not been satisfactorily addressed. She highlighted the level of concern in her ward and requested a moratorium on the Scotstoun element of the Plan.

Councillor Work advised that he agreed with the statement made by Councillor Paterson and indicated he remained concerned about infrastructure pressures and expressed a preference for the use of brownfield over greenfield sites for housing.

2) Liberton/Gilmerton Ward – Councillor Austin Hart

Councillor Austin Hart raised various issues with the LDP, including concerns that GP services in her area were already over-subscribed, and that no monies had yet been identified to meet the need for additional school capacity. She indicated that housing development applications which had already received approval, and yet were not included in the Plan, and their inclusion could alter the number of homes required to be built in the east of the city

3) Portobello/Craigmillar Ward – Councillor Walker

Councillor Walker expressed concern about transport links for the new housing developments planned for his ward, stressing the landlocked nature of the land identified would require high expenditure to implement new routes. He also felt that existing infrastructure would not cope with the increased housing density, and that the historic character of Craigmillar and the surrounding area would be damaged.

(b) Deputations

(i) Cramond and Barnton Community Council

The Clerk advised that Cramond and Barnton Community Council had withdrawn their request for a deputation.

(ii) Cammo Residents Association

Committee agreed to hear a deputation from Sally Chalmers on behalf of Cammo Residents Association.

The deputation made the following points:-

- Whilst there was an obvious need for additional housing in Edinburgh, the Cammo site was not appropriate because of educational and infrastructure pressures.
- The area already suffered severe traffic congestion at peak times of the day, which the higher housing density outlined in the Plan would inevitably exacerbate. More traffic would also lead to higher levels of pollution.
- Schools in the area were already at capacity.
- The views of local people did not seem to have been taken into account during the consultation, and other brownfield sites around the city which seemed to present more obvious options for development had been overlooked.

(iii) Moredun 4 Multis Residents Association

The Committee agreed to hear a deputation from Neil Hansen on behalf of Moredun 4 Multis Residents Association.

The deputation made the following points:-

- The housing planned for the area would wipe out the only significant green space in area, a great loss to the community in general, and particularly the children who play there.
- Existing issues of noise and other anti-social behavior could be worsened by increased development.
- Parking was already difficult in Moredun. Hospital staff used the area for parking and this would be exacerbated when the new Sick Kids opened.
- Dentists and G.Ps in the area were already over-subscribed.
- There had been a 20-fold increase in the level of objection from the area since LDP Phase 1.

(iv) Friends of Granton Castle Walled Garden

The Committee agreed to hear a deputation from Kirsty Sutherland, Linda Garcia and David Leslie representing the Friends of Granton Castle Walled Garden.

The deputation made the following points:-

- Since their last deputation, Historic Scotland had decided to upgrade the listed status of the garden.
- Given the site's historical horticultural significance, it should not be considered suitable for development and the Committee was asked to amend the text of the Plan to clarify that the garden should be a protected open space.

(v) Craigmillar First

The Committee agreed to hear a deputation from Paul Nolan from Craigmillar First, on behalf of his organisation, Craigmillar Labour and Niddrie Independent Parent Support.

The deputation made the following points:-

- The area had already lost 8 parks and green spaces, totaling approximately 11 hectares.
- More consideration should be given to protecting the historic environment.
- Traffic was already heavy in Newcraighall, and the proposals would worsen the situation, as well as having a detrimental impact on the character of the village.
- Going forward with the Plan in its current form would erode the remaining green belt between Edinburgh and East Lothian.
- The use of brownfield sites should be more rigorously explored.

(vi) Brunstane Residents Group

The Committee agreed to hear a deputation from Martin Kelly from Brunstane Residents Group, on behalf of his organisation, Joppa Residents Association, and Newcraighall Heritage and Community Association.

The deputation made the following points:-

- The feedback received by the deputation from local residents was that the Plan was very unpopular. He indicated to the high level of objections and an almost 1000-strong petition which had been submitted by the community.
- He echoed Councillor Walker's concerns about the financial implications of ensuring adequate infrastructure and transport links for the new developments.
- In the opinion of the deputation, the local plan would be inconsistent with the SESPlan, which identified Brunstane Farm as Greenbelt. The Edinburgh Greenbelt Study had concluded in 2008 that the Farm provided setting for New Hailes and played a key role in separating Edinburgh and Musselburgh and consequently offered no scope for landscape development.
- He underlined the role of SESPlan in allowing developments involving multiple local authorities to be decided collectively, and expressed the view that the Plan should not be approved by City of Edinburgh Council unilaterally.
- The deputation expressed the view that, as Brunstane Farm was owned by EDI Ltd, which was in turn owned by CEC, it seemed that there was a conflict of interest for those members who sat on EDI's Board.
- Reiterated his view that adoption of the Plan as it stood would be unlawful, and indicated his group's readiness to seek recourse at the Court of Session should it be approved.

(vii) Granton Improvement Society

The Committee agreed to hear a deputation from Willie Black and Ross McEwan on behalf of Granton Improvement Society.

The deputation made the following points:-

- Promised improvements to the area had never been delivered.
- Granton was in need of a point of destination for visitors. At present there was nothing to draw people in who did not live in the area.
- Community Empowerment Bill might offer an opportunity for local people to help identify what was really required in Granton.
- If the walled garden and adjacent land could be bought by the local people through a Community Trust, great benefits could be reaped. Jobs and training opportunities could be generated which would create a means of regeneration for Granton and the surrounding locality.
- The Plan seemed to include an over-provision of luxury housing which would do nothing to help the area renew.

- The deputation asked that the 'minded to grant' status for the walled garden site be revoked and the community be given a chance to do something for themselves.

The meeting webcast can be viewed via the following link:-

http://www.edinburgh.public-i.tv/core/portal/webcast_interactive/148973

Decision

- 1) To note the comments of ward members.
- 2) To note that the deputation request by Cramond and Barnton Community Council had been withdrawn.
- 3) To thank the deputations for their presentation and invite them to remain for consideration of the report by the Acting Director of Services for Communities.

(References – emails from Cramond and Barnton Community Council, Cammo Residents Association, Moredun 4 Multis Residents Association, submitted.)

3. Local Development Plan: Submission to Examination – Report by the Acting Director of Services for Communities

Committee considered a report which sought approval to submit the Second Proposed Plan to Scottish Ministers for examination, including a Summary of Unresolved Issues and the Council's consideration of representations made to the Plan in 2014.

One of the last stages in the preparation of the Council's first Local Development Plan, it was scheduled to be adopted in 2016 and would replace two local plans. It would be used to determine all planning applications.

Motion

1. Committee notes that there is an urgent need to progress the LDP towards adoption to provide an up-to-date plan and housing land supply, and that this is the overriding reason for now moving the plan to the examination stage.
2. Committee notes that the outcomes of the examination are largely binding on the Council and so the examination will determine the content of the adopted LDP.
3. Committee further notes that the examination stage provides an opportunity to change the LDP. On that basis, the Committee agrees the recommendations at paragraph 1.1 of the report by the Acting Director of Services for Communities, but also agrees that there are a number of proposals within the LDP where changes could be made as a result of representations made to the Second Proposed Plan, and that the Committee sets out clearly, where such changes should be considered by the reporter during examination. Accordingly, the following updates should be incorporated into the Council's responses in Appendix 1:

a. In Issue [14], state that the Council sees merit in the representation promoting the land within the West Edinburgh Strategic Development Area known as [East of Millburn Tower] as a housing allocation, and note that it has a potential capacity of [1,320] units.

b. In Issue [12 and 13], state that the Council sees merit in the representations objecting to housing Proposals [HSG 31 Curriemuirend,

c. In Issue (10 and 14) state that the Council sees merit in the representations seeking a reduction in Proposal HSG 29 and notes that the Reporter's decision in relation to Edmonstone will add another 368 houses to the housing supply total which is not included in the Council's windfall assumptions. This additional supply could be used to reduce the housing total for Brunstane HSG 29 by the same amount.

d. Subject to point 4 below, in Issues [7, 10 and 11] state that the Council sees merit in the representations seeking a reduction in the capacities of housing Proposals [HSG 19 Maybury, HSG 32 Builyeon Road, and HSG 33 South Scotstoun]. Note that these currently have a total capacity of [3130] units and that a proportionate reduction in their housing capacity resulting in fewer units could be accounted for by the remaining capacity provided by the allocation of [East of Millburn Tower].

4. Committee instructs the Acting Director of Services for Communities that if the current appeal for a planning application on the site HSG 20 Cammo is determined before the submission of Appendix 1 to LDP examination, the Council's responses should be updated as follows:

a. If the Cammo appeal is allowed and planning permission granted, to note this in Issue 7. Should this scenario arise, then the Council should direct the Reporter to the representations raised in relation to HSG 19 Maybury and state that they are of particular merit.

b. If the Cammo appeal is dismissed and permission refused, to note this in Issue 7. State that the Council sees some merit in these representations which object to HSG 20 Cammo, and that the reduction in numbers could be accounted for by the remaining capacity provided by the allocation of [East of Millburn Tower]. Note that the removal of the sites identified in 3(b) above could also be accommodated within this capacity; but that there would thus be reduced scope to accommodate a reduction in the sites as described in 3(d) above. Should this scenario arise, then the Council should direct the Reporter to the representations raised in relation to HSG 32 Builyeon Road, and HSG 33 South Scotstoun, and state that they are of particular merit.

- Moved by Councillor Perry, seconded by Councillor Dixon.

Amendment 1

Committee:-

1. Recognises the expectation set out in PAN 6/2013 that once the plan has been published the authority should progress to examination as soon as possible but

considers that the Council does not have a plan that reflects the settled will of either the Council or the people of Edinburgh;

2. Notes the City has agreed a vision for the future of the City which accommodates growth along clearly defined public transport corridors thus allowing the City to grow; to share the wealth and the benefits of the City with those who have grown up in the City and wish to set up their own households and with people who wish move into the City to take advantage of all it has to offer.
3. Considers that due to the requirement to allocate additional housing as a result of the Scottish Government's rejection of the first proposed Strategic Development Plan the proposed plan does not clearly articulate this vision. The revised SESPlan requires the allocation of such significant additional housing that in order to protect Edinburgh's green spaces and to allow development in a sustainable manner a modified plan should be developed.
4. Recognises that there are significant concerns about transport, school and health infrastructure which are currently at capacity and that additional housing of such scale will cause additional congestion and pressure on existing services which will render this housing unattractive for new residents and reduce amenity for current residents.
5. There are concerns that making such significant allocations will mean greenbelt land will be designated for housing before available brownfield land has been fully built out and given the lower costs of development on greenfield and greenbelt land this will lead to housing being built in these areas before the brownfield land is developed because there are no means available to the Council to prevent this happening.
6. The Plan should make clear the type of development that will be possible in Edinburgh to maximise land usage and release the minimum necessary greenfield land. The Plan should guide developers as to what type of development is acceptable. The City should be confident in its heritage and seek to reinterpret traditional and local forms such as colonies and tenements as an Edinburgh vernacular for the 21st century. It should be noted that requiring higher densities will allow less land in total to be required and that development returns per hectare should be higher.
7. Committee believes that the approach outlined in the Local Development Plan 2nd version is flawed and does not propose a plan that will "make Edinburgh the very best it can be".

Committee therefore:

- a. Proposes the following modifications to allow for further consultation;
- b. Removal of HOU 6 (requirement for 25% affordable housing) on brownfield sites;
- c. Increase in density for housing sites currently under 50 houses per hectare to allow for removal of housing sites which are not in strategic development areas;

- d. Notes the infrastructure deficit that the current additional housing proposed will cause and asks officers to bring forward proposals as to how this can be mitigated.

- Moved by Councillor Mowat, seconded by Councillor Heslop.

Amendment 2

1. Recognises the established need for more affordable housing in the city;
2. Recognises the unrealistic nature of the identified housing requirement for 107,000 homes in the South East of Scotland which significantly exceeds all recent rates of construction;
3. Notes the need to bring back into use the up to 2,000 homes in Edinburgh which lie empty for more than 6 months, to re-examine housing densities, and to give priority to housing in existing urban areas in order to make full use of brownfield land;
4. Recognises that the changing demography of the city region and the way that it is reflected in household formation is unlikely to be best-fulfilled by building low density housing in suburban estates.
5. Recognises that, despite the formal consultation process, the citizens of Edinburgh have no real means of influencing the content of the proposed LDP;
6. Recognises that the impact of the LDP on transport, schools, the environment and air quality have not been adequately addressed;
7. Recognises therefore that the city's current housing requirements can be met by the use of brownfield land and that there is at present no need for the inclusion of any of the greenfield sites set out in the plan;
8. Concludes that the LDP fails to meet the requirements and obligations of the City of Edinburgh in terms of affordable housing, infrastructure provision, biodiversity, air quality, congestion and climate change, and therefore requires that all the proposals relating to greenfield sites be removed from the plan.

- Moved by Councillor Bagshaw, seconded by Councillor Howat.

Voting

For the motion	-	10 votes
For amendment 1	-	3 votes
For amendment 2	-	1 vote

Decision

- 1) Committee notes that there is an urgent need to progress the LDP towards adoption to provide an up-to-date plan and housing land supply, and that this is the overriding reason for now moving the plan to the examination stage.
- 2) Committee notes that the outcomes of the examination are largely binding on the Council and so the examination will determine the content of the adopted LDP.
- 3) Committee further notes that the examination stage provides an opportunity to change the LDP. On that basis, the Committee agrees the recommendations at paragraph 1.1 of the report by the Acting Director of Services for Communities, but also agrees that there are a number of proposals within the LDP where changes could be made as a result of representations made to the Second Proposed Plan, and that the Committee sets out clearly, where such changes should be considered by the reporter during examination. Accordingly, the following updates should be incorporated into the Council's responses in Appendix 1:
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 - b. In Issue [12 and 13], state that the Council sees merit in the representations objecting to housing Proposals [HSG 31 Curriemuirend,
 - c. In Issue (10 and 14) state that the Council sees merit in the representations seeking a reduction in Proposal HSG 29 and notes that the Reporter's decision in relation to Edmonstone will add another 368 houses to the housing supply total which is not included in the Council's windfall assumptions. This additional supply could be used to reduce the housing total for Brunstane HSG 29 by the same amount.
 - d. Subject to point 4 below, in Issues [7, 10 and 11] state that the Council sees merit in the representations seeking a reduction in the capacities of housing Proposals [HSG 19 Maybury, HSG 32 Builyeon Road, and HSG 33 South Scotstoun]. Note that these currently have a total capacity of [3130] units and that a proportionate reduction in their housing capacity resulting in fewer units could be accounted for by the remaining capacity provided by the allocation of [East of Millburn Tower].
- 4) Committee instructs the Acting Director of Services for Communities that if the current appeal for a planning application on the site HSG 20 Cammo is determined before the submission of Appendix 1 to LDP examination, the Council's responses should be updated as follows:
 - a. If the Cammo appeal is allowed and planning permission granted, to note this in Issue 7. Should this scenario arise, then the Council should direct the Reporter to the representations raised in relation to HSG 19 Maybury and state that they are of particular merit.

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(References – Planning Committee, 12 June 2014 (Item 1) and 19 June 2014 (Item 1); report by the Acting Director of Services for Communities, submitted.)

Declarations of Interests

Councillor Ross declared a non-financial interest in the above item as a director of the following:- EDI Ltd, PARC Craigmillar, CEC Holdings, and Waterfront Edinburgh Ltd.

Councillor Rose declared a non-financial interest in the item as a director of CEC Holdings.

4. Local Development Plan: Action Programme Update

Committee was asked to agree to an update to the Local Development Plan (LDP) Action Programme, a statutory requirement of the development plan process. It set out a list of actions, including infrastructure measures, needed to deliver the policies and proposals in the LDP. A corporate document, the Action Programme was intended to be used as a mechanism to coordinate development proposals with the infrastructure and services needed to support them and sought to align the delivery of the LDP with corporate and national investment in infrastructure.

An update on strengthened governance arrangements to deliver the Action Programme was also provided.

Decision

- 1) To approve the update to the second proposed Action Programme.
- 2) To note the new governance and reporting arrangements for delivering the Action Programme.
- 3) To agree the addition to the Action Programme of new transport actions.

(Reference – report by the Acting Director of Services for Communities, submitted.)

5. Minutes

Decision

To approve the minutes of the Planning Committee of 26 February 2015 as a correct record.

Planning Committee

10am, Monday, 15 June 2015

Strategic Development Plan Main Issues Report 2

Item number	5.1
Report number	
Executive/routine	Executive
Wards	All

Executive summary

SESPlan has prepared a Main Issues Report (MIR2) as the first stage in the preparation of the second Strategic Development Plan for Edinburgh and south east Scotland (SDP2). The MIR2 sets out options for long term development in the SESplan area and is the main opportunity for everyone to engage in the plan preparation process. The SESplan Joint Committee approved the MIR2, the supporting Monitoring Statement, Interim Environmental Report and Equalities and Human Rights Impact Assessment for public consultation at its meeting on 29 May 2015. Each member council has been invited to formally ratify this decision. It is recommended that Committee endorses the MIR2 and supporting documents for consultation. The public consultation period will run from 21 July to 15 September 2015.

Links

Coalition pledges	P8, P17, P50
Council outcomes	CO7, CO8, CO9, CO10, CO16, CO18, CO19, CO22, CO23
Single Outcome Agreement	SO1, SO2, SO4

Strategic Development Plan Main Issues Report 2

Recommendations

- 1.1 It is recommended that Committee:
- 1) Ratifies the decision of the SESplan Joint Committee at its meeting on 29 May 2015 to approve Main Issues Report 2 and the supporting Monitoring Statement, Interim Environmental Report and Equalities and Human Rights Impact Assessment for public consultation.
 - 2) Notes the proposals for engagement and consultation on Main Issues Report 2 and the supporting documents considered by the SESplan Joint Committee on 29 May 2015.
 - 3) Agrees that minor editorial changes of a non-policy nature to Main Issues Report 2 and the supporting documents are delegated to the SDP Manager in consultation with the Head of Planning, SESplan Project Board Chair and Joint Committee Convener.
 - 4) Notes the accompanying Background Documents:
 - Background Document 1 - Spatial Strategy Technical Note;
 - Background Document 2 - Economy Technical Note;
 - Background Document 3 - Minerals Technical Note;
 - Background Document 4 - Waste Technical Note;
 - Background Document 5 - Housing Land Technical Note; and
 - Background Document 6 - Green Network Technical Note.

Background

- 2.1 SESplan is the Strategic Development Planning Authority for Edinburgh and South East Scotland. It covers the council areas of the City of Edinburgh, East Lothian, Fife (part), Midlothian, Scottish Borders and West Lothian. The Town and Country Planning (Scotland) Act 1997, as amended, requires these councils to work together to prepare and keep under review a Strategic Development Plan (SDP) for south east Scotland.
- 2.2 The first SDP was approved by Scottish Ministers on 27 June 2013. The purpose of the SDP is to set out a vision for the long term development of the

city region and deal with cross boundary issues such as housing and transport. There is a requirement to review the SDP within four years of its approval. SESplan has prepared a Main Issues Report (MIR2) and this is the first stage at which the public and organisations can get involved in preparing the second SDP (SDP2).

Main report

- 3.1 The MIR2 sets out options for strategic development within the SESplan area. It sets out a proposed vision and three themes which it is proposed shape the plan – a place to do business, a place for communities and a better connected place. It sets out options to address each issue and identifies preferred options. Key questions include the scale and direction of development over the next 20 years and how the infrastructure and services needed to support that development can be provided.

Preferred Vision

- 3.2 The MIR2 sets out a preferred vision - “The south east Scotland region is a thriving, successful and sustainable area in which all forms of deprivation and inequality are reduced and the region is internationally recognised as an outstanding place to live, work and do business. We will build on the strengths of all parts of the region and identify opportunities for growth and development while conserving and enhancing the natural and built environment.”

Spatial Strategy

- 3.3 Three options are set out for the spatial strategy for the SESplan area.
- Option 1 (Concentrated Growth) - additional growth is focused in the city and areas adjoining Edinburgh's urban area.
 - Option 2 (Distributed Growth) - a continuation of the approach of SDP1.
 - Option 3 (Growth Corridors) - focused on the city with additional growth close to Edinburgh's urban area and along corridors with good public transport access.
- 3.4 Option 3 is identified as the preferred option. It represents an evolution of the strategy set out in SDP1. It is focused on the city with additional growth located close to Edinburgh's urban area and along corridors with good public transport access. This option allows for ready access to sustainable transport options.
- 3.5 There is already a significant amount of land committed for development within the city and there are limited opportunities for strategic scales of development which have not already been identified. Where there are opportunities, new development will be primarily located on brownfield land, reusing derelict land and supporting regeneration objectives. Even with this, and the delivery of committed development land allocated in current Local Development Plans, land will need to be identified outwith the urban area but close to the city. This will

mean areas of the Edinburgh green belt being identified for development. The areas that should be the focus of development of strategic scale are to the west and south east of the city. This is based on previous landscape assessments, it allows for accessibility to Edinburgh's key strategic employment areas (city centre and to the west and south east of the city) and takes advantage of existing and planned improvements in public transport infrastructure.

- 3.6 This option would require land to be released from the green belt with the remaining areas managed and protected for the longer term. This will offer opportunities to add to the strategic green network.
- 3.7 Growth would be focused on public transport corridors which provide good access to the city. Travel by sustainable modes would be encouraged by focusing development on settlements within a 60 minute public transport journey time to key employment areas in and around Edinburgh. This strategy would take into consideration the environmental capacity of these areas, the availability of other forms of infrastructure and existing levels of planned development.

Housing Land

- 3.8 Three options are set out for the basis of deriving housing supply targets and housing land requirements.
 - Option 1 (Steady Economic Growth) - Based on a steady upturn in the economy following the recent downturn and lower immigration to the SESplan area than Options 2 and 3.
 - Option 2 (Increasing Economic Activity with more High and Low Skilled Jobs) - Assumes that wealth is distributed more widely across the SESplan area than Options 1 and 3 with increasing economic activity.
 - Option 3 (Strong Economic Growth) - Based on much stronger growth than Options 1 and 2 with the SESplan area becoming one of the fastest growing regions of the UK in population terms, drawing in workers from other places.
- 3.9 Option 1 is identified as the preferred option. Option 1 is considered to be a more realistic scenario, since it is some 11% above the SESplan ten year average completion rate.
- 3.10 The key challenge to meeting the preferred option for housing land is identified as accommodating the need and demand generated by the City of Edinburgh (59,700 homes / 3,300 homes per year over the period to 2029). Three options have been identified.
 - Option 1 - The City of Edinburgh meets all of its own housing need and demand.
 - Option 2 - The City of Edinburgh meets a significant proportion of its own housing need and demand.

- Option 3 - The City of Edinburgh meets a lower level of its own housing need and demand than Options 1A and 1B, similar to that set out in SDP1 and the Supplementary Guidance on Housing Land.
- 3.11 The preferred option is Option 2, with a significant proportion of Edinburgh's need and demand for housing met within the City of Edinburgh administrative area (potentially around 41,790 new homes over the period to 2029 or an average of 2,320 homes per year). There is land already committed for around 18,790 houses over the period to 2029, with a further 18,000 houses identified in the emerging LDP, committed on land which is considered to be constrained or a likely contribution from windfall sites. Additional housing sites have already been identified in the context of SDP1 and there is limited capacity for additional development. It is not considered that the allocation of additional land will result in the delivery of additional housing. The remaining Edinburgh need and demand of around 17,910 homes / 1,000 homes per year over the period to 2029 will be directed outwith the city in accordance with the preferred spatial strategy.
- 3.12 To provide for a generous supply of housing land a preferred option is set out which would set a 10% generosity allowance and allow LDPs to exceed this to recognise local circumstances.
- 3.13 The MIR2 recognises that there is a significant need for affordable housing. In addition it recognises a gap between this demand and the supply of affordable housing by the public sector or a reasonable and achievable requirement for provision on market led sites. SDPs are limited to providing a framework for the delivery of affordable housing within the context of national planning policy. The construction and funding of such accommodation lies with other bodies, including this Council. The key issue identified in the MIR2 is how and what level of affordable housing SDP2 should seek to deliver. The preferred option set out is for SDP2 to direct LDPs that the level of affordable housing required within a market site should, as a minimum, be 25% of the total number of houses. LDPs will have the flexibility to vary the affordable housing requirement, where there is a clear justification to meet local needs.
- 3.14 A preferred option for assessing the five year land supply required by national policy is set out which will direct LDPs to calculate the five year housing land supply using a common set of measures.

Green Networks

- 3.15 A preferred option is set out for green networks. SDP2 will identify spatial priority areas for green network safeguarding, enhancement and creation and key areas of cross-boundary working identified at the regional level. LDPs will be required to reflect the green network priorities identified, add detail as appropriate on local level green network priorities and work toward delivery through LDP action programmes.

Transport

- 3.16 A preferred option is set out for LDP transport policy. This is to retain part of the existing SDP1 Policy 8 and amend to better direct development to accessible locations and to promote travel by walking, cycling and public transport over private car journeys.
- 3.17 A preferred option is also set out for strategic transport infrastructure. This will seek to prioritise already identified and emerging strategic transport infrastructure to ensure delivery of key projects to maximise economic potential, enable planned development and increase accessibility by sustainable transport networks.

Delivery

- 3.18 To deliver infrastructure at a strategic scale a preferred option is set out to investigate the establishment of a strategic infrastructure fund.
- 3.19 A regional transport study will be used to inform what development should contribute towards the transport interventions required as a result of development. There are options for collecting contributions. The preferred option is to work towards developing sub-regional development contributions frameworks which will pool contributions towards funding multi-modal transport infrastructure. Contributions will be required to mitigate impacts on the transport network, including cumulative impacts, where they cannot be accommodated satisfactorily within existing capacity. Contributions maybe required from developments in local authority areas other than where the transport infrastructure improvement is located.

Business

- 3.20 The SDP is required to identify significant business clusters. The preferred option is to identify significant business clusters using criteria which reflect the differing nature of the economies of the city, towns and rural areas of the region.
- 3.21 The SDP is required to identify locations for nationally and regionally significant tourism and recreational developments. The preferred option identifies locations which LDPs will be directed to safeguard.
- 3.22 In relation to mineral extraction, the preferred option is for SDP2 to continue the approach of SDP1 and direct LDPs to identify areas of search for aggregate minerals and surface coal mining areas, or, where appropriate, specific sites having regard to national guidance and other SDP2 objectives. SDP2 will not provide any spatial guidance on the location of onshore oil or gas installations.

Process

- 3.23 The SESplan Joint Committee approved the MIR2 and supporting documents for public consultation at its meeting on 29 May 2015. The SDP Manager's report to the Joint Committee is at Appendix 1. It sets out the process and background,

summarises the MIR's main points, sets out proposals for consultation and engagement and explains the next steps. Appendix 1 of the SDP Manager's report contains the MIR2. The Monitoring Report, Interim Environmental Report and Equalities and Human Rights are also set out as Appendix 2, Appendix 3 and Appendix 4 respectively. The documents are also available at [SESplan's web site](#) as are the technical notes which form the MIR2's evidence base (see Background Papers).

- 3.24 As required by the SESplan Constitution, each member council has been invited to formally ratify the MIR and supporting documents for consultation. Following ratification, the MIR2 will be published for an eight week consultation period from 21 July to 15 September 2015 when the public and other stakeholders can comment.

Measures of success

- 4.1 Awareness in Edinburgh of the consultation on the MIR2 is high and the public consultation exercise engages a wide range of people and organisations in the statutory process for planning the strategic development of the Edinburgh city region.

Financial impact

- 5.1 There are no financial implications arising from this report.

Risk, policy, compliance and governance impact

- 6.1 Failure to ratify the decision of the SESplan Joint Committee will result in delay to the process of SDP2 preparation. This could result in failure to meet the statutory requirement to prepare and review SDPs and submit to Ministers within four years of approval of the existing plan.

Equalities impact

- 7.1 An equalities and human rights impact assessment has been prepared by SESplan. No negative impacts were identified. Positive impacts were identified for many of the identified equality groups.

Sustainability impact

- 8.1 The MIR2 was subject to Strategic Environmental Assessment. The Environmental Report focuses on the assessment of the spatial strategy options in the MIR.

8.2 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 are summarised below. Relevant Council sustainable development policies have been taken into account.

- The proposals in this report will increase carbon emissions because it sets out options for development and this impact is addressed by setting out a preferred option which minimises emissions by encouraging active travel and public transport, supports decentralised energy and re-use of heat and encourages higher densities resulting in building forms with less external surface area.
- The proposals in this report will increase the city's resilience to climate change impacts because new developments could incorporate natural drainage solutions and a preferred option is set out which is best placed to avoid flood risk areas and retain natural flood defences.
- The proposals in this report will help achieve a sustainable Edinburgh because the options set out are intended to achieve the proposed SDP2 vision of a successful and sustainable Edinburgh and south east Scotland.

Consultation and engagement

9.1 Consultation has taken place with other Council services during the development of the MIR2. The public and other stakeholders will have an opportunity to make representations on the MIR2 during the public consultation period, as described in the appended report.

Background reading/external references

[SESplan MIR2 Spatial Strategy Technical Note](#)

[SESplan MIR2 Economy Technical Note](#)

[SESplan MIR2 Minerals Technical Note](#)

[SESplan MIR2 Waste Technical Note](#)

[SESplan MIR2 Housing Land Technical Note](#)

[SESplan MIR2 Green Network Technical Note](#)

John Bury

Acting Director of Services for Communities

Contact: Lindsay Robertson, Planning Officer

E-mail: lindsay.robertson3@edinburgh.gov.uk | Tel: 0131 469 3932

Coalition pledges	<p>P8 Make sure the city's people are well-housed, including encouraging developers to build residential communities, starting with brownfield sites</p> <p>P17 Continue efforts to develop the city's gap sites and encourage regeneration</p> <p>P50 Meet greenhouse gas targets, including the national target of 42% by 2020.</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>CO9 Edinburgh residents are able to access job opportunities</p> <p>CO10 Improved health and reduced inequalities</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> <p>CO18 Green – We reduce the local environmental impact of our consumption and production</p> <p>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</p> <p>CO22 Moving efficiently – Edinburgh has transport system that improves connectivity and is green, healthy and accessible</p> <p>CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community</p>
Single Outcome Agreement	<p>SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all</p> <p>SO2 Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health</p> <p>SO4 Edinburgh's communities are safer and have improved physical and social fabric</p>
Appendices	<p>Appendix 1 : SDP Manager's report to 29 May 2015 SESplan Joint Committee</p> <p>*</p>



For Decision	✓
For Information	

ITEM 6 – MAIN ISSUES REPORT 2

Report by: Ian Angus, SDP Manager

Purpose

This Report seeks Committee approval of Main Issues Report 2 (MIR) and supporting documents for ratification by the member authorities and thereafter for public consultation.

Recommendations

It is recommended that the SESplan Joint Committee:

1. Approves Main Issue Report 2 and the supporting Monitoring Statement, Interim Environmental Report and Equalities and Human Rights Impact Assessment as set out in Appendices 1, 2, 3 and 4 for public consultation.
2. Notes that Member Authorities will be required to ratify the approval of Main Issues Report 2 and the supporting Monitoring Statement, Interim Environmental Report and Equalities and Human Rights Impact Assessment as set out in Appendices 1, 2, 3 and 4 for public consultation at Recommendation 1 of this Report.
3. Notes the proposals for engagement and consultation on Main Issues Report 2 and the supporting documents.
4. Agrees that minor editorial changes of a non-policy nature to Main Issues Report 2 and the supporting documents are delegated to the SDP Manager in consultation with the Project Board Chair and Joint Committee Convener.
5. Notes the accompanying Background Documents:
 - Background Document 1 - Spatial Strategy Technical Note;
 - Background Document 2 - Economy Technical Note;
 - Background Document 3 - Minerals Technical Note;
 - Background Document 4 - Waste Technical Note;
 - Background Document 5 - Housing Land Technical Note; and
 - Background Document 6 - Green Network Technical Note.

Resource Implications

As set out below.

Legal and Risk Implications

All risks are detailed in the SESplan Risk Register and reported to Joint Committee on an annual basis.

Policy and Impact Assessment

No separate impact assessment is required.

1. Background

- 1.1 The Strategic Development Plan Authority (SDPA) Designation Order of 2008 established the South East Scotland SDPA - SESplan. SESplan and the six Member Authorities (City of Edinburgh, East Lothian, Fife, Midlothian, Scottish Borders and West Lothian) are required to prepare and keep up to date a Strategic Development Plan (SDP) for the Edinburgh and South East Scotland region.
- 1.2 The SDP is intended to set out a vision statement as the SDPA's broad view on the future development of the area, along with a spatial strategy on future development and land use. The SDP is to take into account:
- National Planning Framework (NPF3) and Scottish Planning Policy (SPP);
 - the resources available for carrying out the policies and proposals in the plan;
 - any approved or proposed SDP for a neighbouring SDP area;
 - any adopted national marine plan or regional marine plan relating to areas adjoining the plan area;
 - any regional transport strategy, approved flood risk management plan or local housing strategy relating to the area;
 - the national waste management plan; and
 - issues arising out of the European directive on the control of major accident hazards involving dangerous substances.
- 1.3 Scottish Ministers expect SDPs to be concise visionary documents that set clear parameters for subsequent Local Development Plans (LDPs) and inform decisions about strategic infrastructure investment. Vision statements within the SDP are to set a view on 20 years hence, and a context for the spatial strategy of the plan. The spatial strategy should provide clear direction for new development up to year 12 from plan approval, with a broad indication of the scale and direction of growth up to year 20.

- 1.4 The principal topics for SDPs are expected to be land for housing, business, shopping and waste management development, strategic infrastructure (including transport, water supply and waste water) and strategic greenspace networks (including green belts).
- 1.5 SDP1 was approved by Scottish Ministers in June 2013, with Supplementary Guidance on Housing Land adopted in November 2014. SDP2 is required to be submitted to Scottish Ministers within four years of the approval of SDP1 i.e. no later than June 2017. Development Plan Scheme 7 (DPS7) sets out SESplan's programme for preparing and reviewing the SDP (<http://www.sesplan.gov.uk/>).

2. Main Issues Report 2

- 2.1 With a view to facilitating and informing the preparation of SDP2, the SDPA is required to prepare an MIR. The MIR is expected to set out the general proposals for development in the SDP area and in particular proposals as to where development should and should not occur. MIR2 as set out in Appendix 1 considers:
- **The SESplan Vision** - Edinburgh and South East Scotland is the hub of the Scottish economy and home to 1.25 million of the country's 5.3 million people. NPF3 recognises that the region '*supports many of our most important economic assets*' and that it will be a focus for economic growth and regeneration. SDP2 will help meet the ambitions of NPF3 and deliver the goals of business and communities across SESplan.
 - **The SESplan Strategy** - The spatial strategy sets out to deliver the vision for SDP2. It must support the creation of outstanding and high quality places to do business, places for successful and thriving communities and a better connected place where constraints are addressed and barriers removed. The spatial strategy must also contribute to community planning outcomes. Three options for the spatial strategy are identified (Concentrated Growth, Distributed Growth and Growth Corridors). The preferred option of Growth Corridors is a balanced option which looks to bring development close to where need arises (see Figure 2.4). The main impact would be in Edinburgh and the areas closest to the city. This option allows for strategic scale development to be located away from the city but within a proximity that supports sustainable travel patterns. This would be supported in the wider region by small scale development where required.
 - **A Place to do Business** - Edinburgh and South East Scotland is at the heart of the Scottish economy and has strengths in all the key growth sectors identified by the Scottish Government. The challenge is to realise the potential that this brings, address inequalities in employment opportunities and support business growth in the city, towns and rural area.

Identifying strategic opportunities for investment, improving connectivity, delivering infrastructure and promoting sustainable places where communities enjoy a high quality environment will support the development of the city region as a growing low carbon economy. Issues C – E considers options for locations for growth and investment comprising significant business clusters and the visitor economy and the management of resources comprising energy generation, resource extraction and waste.

- **A Place for Communities** - Creating successful, thriving and sustainable places for communities is not just about providing homes. Communities should enjoy a high quality built and natural environment with good access to healthy town centres and well managed greenspace. A planned approach is required to ensure development is located close to strategic employment locations, avoids any impact on protected areas and makes the best use of existing infrastructure including public transport connections. Issues F – J considers options for housing land across SESplan and in Edinburgh, a generous supply of housing land and affordable housing provision, town centres and strategic green networks.
- **A Better Connected Place** - Improving connectivity, addressing network constraints and removing barriers will support a low carbon South East Scotland as a place to do business and a place for communities. While parts of the region enjoy good access to transport, infrastructure and digital networks, others are less well served and there are significant constraints and major issues to be addressed. In order to deliver the preferred spatial strategy and achieve the Vision, these networks need to be improved to increase connectivity. Issues K - L considers options for transport, infrastructure, regional walking and cycling networks and digital connectivity and utilities infrastructure.
- **Delivery** - Development either cumulatively or individually will impact on available infrastructure capacity. The approach to delivery and how sites are delivered on the ground is key to achieving the overall vision and spatial strategy of SDP2. Issues M – O considers options for infrastructure delivery, funding transport infrastructure and assessing the five year effective housing land supply.

2.2 The Monitoring Statement, Interim Environmental Report and Equalities and Human Rights Impact Assessment as set out in Appendices 2, 3 and 4 are statutory requirements as part of the production of SDP2, and have been produced alongside MIR2 to inform the process. The Interim Environmental Report will require to be submitted to the SEA Gateway for consideration following ratification.

3. Ratification

- 3.1 The Member Authorities are required to ratify the decision of the SESplan Joint Committee to approve MIR2 and the supporting Monitoring Statement, Interim Environmental Report and Equalities and Human Rights Impact Assessment as set out in Appendices 1, 2, 3 and 4 for public consultation.
- 3.2 Paragraph 12.2 of the approved SESplan Constitution sets out that all major decisions, for example about the content of the SDP but with the exception of submission of the Proposed Plan to Ministers when no modifications are proposed, will require to be ratified by each of the six constituent member authorities. The ratification process is anticipated to be completed by the end of June 2015. However if any of the six member authorities do not ratify the decision of the SESplan Joint Committee, MIR2 and all supporting documents will require to be brought back to SESplan Joint Committee for further consideration and the process of ratification restarted. An update on the ratification process will be brought to the meeting of the SESplan Joint Committee in June 2015.

4. Consultation

- 4.1 Circular 6/2013 (Development Planning) sets out the following statutory requirements for engagement at the MIR stage of the SDP preparation:
- To publish a notice in one or more local newspapers circulating in the SDP area and on the internet setting out:
 - That the document has been prepared and where and when it can be viewed;
 - A brief description of the context and purpose of the document;
 - Details of how further information may be obtained; and
 - A statement of how representations may be made, to whom and by when they should be made.
 - Send this information to:
 - Key agencies;
 - Adjoining planning authorities / SDPAs; and
 - Community councils within the SDP area.
 - Make a copy available at the planning offices of each member authority plus publication on the internet;
 - Ensure that anyone that may be expected or want to comment on the MIR are made aware that they can do so, and are given the opportunity;
 - Send a copy of the report and Monitoring Statement to Scottish ministers; and
 - Ministers also expect authorities to employ a range of innovative methods to meaningfully engage with stakeholders and communities.

4.2 DPS7 contains the SESplan Participation Statement. This includes information on engagement as follows:

- SESplan will raise awareness of strategic development planning while engaging and involving key stakeholders throughout the plan making process;
- Develop awareness of SESplan through communication and promotion;
- Seek ways to engage with and involve key stakeholders throughout the whole process of producing the SDP;
- Make information available as early as possible;
- Produce information in an easy to use format;
- Ensure that arrangements for participation are as inclusive and open as possible; and
- Offer the opportunity to be involved to as many groups as possible.

4.3 SESplan will use a number of tools to reach as wide an audience as possible and within means which are practical and available to us. In particular we will:

- Make extensive use of electronic communication including our website, social media, consultation portal and those of our member authority partners, to promote plan awareness and encourage engagement;
- Build upon and develop existing partnerships and working relationships, for example with key agencies and regional economic groups, to facilitate greater input; and
- Develop individual strategies on how best to engage with key stakeholders; recognising the limitations of a one size fits all approach.

4.4 SESplan will aim to exceed the minimum requirements as set out in legislation. To facilitate this we will:

- Look to guidance, such as the National Standards for Community Engagement and other resources, when completing and assessing engagement plans and actions;
- Consult on engagement plans and monitor their implementation to ensure they are working for everyone involved;
- Ensure consultation material is written in clear, plain English with attractive graphics; and
- Communicate throughout the consultation process and provide updates as the plan progresses.

4.5 The formal MIR consultation phase will run for 8 weeks from 21 July 2015 to 15 September 2015. Representations on the MIR will be accepted during the formal consultation period.

4.6 Prior to the start of the formal consultation phase, the documents are available on the SESplan website as Appendices to this Report. However the decision of the SESplan Joint Committee to approve the MIR and supporting documents for consultation is required to be ratified by all SESplan Member Authorities. Responses cannot therefore be accepted until this process has been concluded and the formal consultation period commenced.

4.7 Stakeholder and engagement activities that will be undertaken throughout the formal consultation period are detailed in Table 1 below. Coordinated press releases, website and social media will also be utilised throughout the process.

Table 1 - Engagement Activities

Stakeholder	Engagement	Date
The Public	Social media, electronic communication, easy read leaflet, press releases, touring exhibition, drop in sessions	25 May – 15 September
Young people	University visit, secondary school visits, youth parliament	25 May – 15 September
Community councils	An event in each Member Authority area	21 July – 15 September
Community planning partnerships	Joint event between the six Member Authorities	21 July – 15 September
Key agencies	Notify to comment, involvement in preparation of the MIR	Ongoing
House Builders / Developers	A Place for Communities event, article / press release in industry magazines	25 May – 15 September
Economic forums	A Place to do Business event. South East Scotland Economic Community discussion, article / press release in industry magazines	25 May – 15 September
Local Planning Teams	Presentations and Q and A in each Local Authority	21 July – 15 September
Elected Members	Workshop in each Member Authority area	21 July – 15 September
Key Theme Events	A Place for Communities, A Place to do Business and A Better Connected Place events	21 July – 15 September

5. Next Steps

5.1 Subject to approval of MIR2 and all supporting documents, an update on the ratification process and consultation will be brought to the next meeting of the Joint Committee.

Appendices

Appendix 1	Main Issues Report 2
Appendix 2	Monitoring Statement
Appendix 3	Interim Environmental Report
Appendix 4	Equalities and Human Rights Impact Assessment

Background Documents

Background Document 1 - Spatial Strategy Technical Note

Background Document 2 - Economy Technical Note

Background Document 3 - Minerals Technical Note

Background Document 4 - Waste Technical Note

Background Document 5 - Housing Land Technical Note

Background Document 6 - Green Network Technical Note

Report Contact alice.miles@sesplan.gov.uk / 01506 282880

Report Agreed By: Ian Angus, SDP Manager

Author Name: Alice Miles, Lead Officer

Jobs, Homes and Investment. Where, Why and How. Main Issues Report



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Foreword

Our area is central to the success of Scotland itself. At its heart is Edinburgh, a leading European city and Scotland's capital. SESplan and its member authorities, West Lothian, Scottish Borders, Midlothian, Fife, East Lothian, and City of Edinburgh Councils, have an ambitious vision for the area. The first Strategic Development Plan (SDP1), approved in 2013, set this vision, alongside a strategy to ensure that the area is recognised internationally as an outstanding place in which to live, work and do business. The six authorities are now preparing Local Development Plans (LDP), setting out how the first SDP will be implemented at local level.

To ensure that the plan is up to date, we must review the SDP within four years of its approval, by 2017. The Main Issues Report (MIR) is the first stage in preparing SDP2. It reflects updated [Scottish Planning Policy](#) (SPP) and the [National Planning Framework](#) (NPF3) which set policy on nationally important planning matters. The SDP and LDPs also need to be more closely integrated with community planning processes and reflect close working with Community Planning Partnerships. We need to consider how the SDP can best help to deliver the future sought by communities, the local authorities and community planning partners. The MIR is not a draft plan but sets out options for development including where it should and shouldn't be located and invites your comments on these. Key questions include the scale and direction of development over the next twenty years and beyond and how the infrastructure and services needed to support that development can be provided.

The MIR is the main opportunity for everyone to engage in the plan preparation process. It is a key stage in influencing the second Strategic Development Plan (SDP2) through a discussion of the main issues and potential solutions. The document is available online via the [SESplan Consultation Portal](#), in all libraries within the region and at all member authorities planning offices. Further information on the consultation is available in the [Development Plan Scheme](#) (DPS) Participation Statement and on the [SESplan website](#).

SESplan encourages you to 'have your say', to respond to this MIR and to work with SESplan, its members and partners to help shape the future of Edinburgh and South East Scotland.

1 A Vision for Edinburgh and South East Scotland

1 A Vision for Edinburgh and South East Scotland

Edinburgh and South East Scotland is the hub of the Scottish economy and home to 1.25 million of the country's 5.3 million people. NPF3 recognises that the region 'supports many of our most important economic assets' and that it will be a focus for economic growth and regeneration. The second Strategic Development Plan (SDP2) will help meet the ambitions of NPF3 and deliver the goals of business and communities across SESplan.

1.1 Significant infrastructure investment will be needed to enable sustainable growth and to improve the region's competitiveness nationally and internationally. This is a major challenge. The role of SDP2 is to prioritise limited

resources. The plan will also provide a framework within which to align investment plans of the key agencies and others and help to deliver the outcomes sought by community planning partnerships across the area.

Around Edinburgh and South East Scotland

The majority of the SESplan population live in and around Edinburgh, in communities along the M8 corridor or in larger towns in Fife but many live in smaller settlements across the region. More than half of the area is rural. Rural industries are vital, particularly in the Scottish Borders and East Lothian.

Edinburgh, as Scotland's capital and the core of the region, has a vibrant economy which attracts visitors from around the world. The new Queensferry Crossing is under construction connecting Edinburgh to Fife and beyond to the north and east. The city has seen the introduction of the trams linking Scotland's busiest airport with the city centre.

East Lothian covers the majority of the eastern part of the region, with the A1 and the East Coast Main Line providing linkages to the Scottish Borders and beyond to England. East Lothian has a mixture of historic towns and villages with low unemployment.

In Fife, strategic centres are identified at Dunfermline, Kirkcaldy and Glenrothes. The Fife Energy Corridor including Energy Park Fife and Rosyth will continue to be promoted as centres of excellence in the renewable energy sector.

Midlothian has close links with Edinburgh. The north Midlothian towns are established as attractive and accessible locations for development and the area includes the Midlothian campus of the Edinburgh Science Triangle. The Borders Rail link will further enhance the area's connectivity.

The Scottish Borders experiences the challenges of fewer job opportunities, lower wages and out-migration of young people. The Borders Rail link will improve connectivity and widen the labour market. Further investment is needed to continue to improve transport and digital connectivity in the wider rural area of Scottish Borders.

West Lothian has good transport connections to Glasgow as well as Edinburgh, making the area a prime location for growth. It is highly accessible by road and rail and this is set to be further enhanced with the new rail station at Winchburgh and improved connectivity over the Firth of Forth. The Glasgow - Edinburgh rail route is currently being upgraded to increase capacity. Livingston is identified as a strategic town centre.

Most of the region shares a coast with the Firth of Forth. The ports of the area including Rosyth and Leith attract substantial freight and passenger traffic while there are opportunities for the development of offshore renewable energy.

Figure 1.1 The SESplan Region



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A Vision for Edinburgh and South East Scotland 1

1.2 The vision of SDP1 is that *'by 2032, the Edinburgh City Region is a healthier, more prosperous and sustainable place which continues to be internationally recognised as an outstanding area in which to live, work and do business.'* The proposed vision for SDP2 (as detailed in Figure 1.2 below) is consistent with this, but aims to be more specific to the area. It also gives an indication of what success would look like under each of

three themes which it is proposed shape the plan - A Place to do Business, A Place for Communities and A Better Connected Place. The proposed vision recognises the natural environment as a valued asset which forms the foundation of the spatial strategy and is essential to sustainable economic growth and healthy communities.

Figure 1.2 Proposed Vision for SDP2

The Vision for SDP2: *"The south east Scotland region is a thriving, successful and sustainable area in which all forms of deprivation and inequality are reduced and the region is internationally recognised as an outstanding area to live, work and do business. We will build on the strengths of all parts of the region and identify opportunities for growth and development while conserving and enhancing the natural and built environment."*



1 A Vision for Edinburgh and South East Scotland

Issue A

The Vision

Preferred Option

The preferred option for the vision of SDP2 is set out in Figure 1.2 above. The vision aims to build on the strengths of Edinburgh and South East Scotland, address its challenges and set a clear direction for its future growth.

Alternative Option

An alternative option is to maintain the SDP1 vision as set out in paragraph 1.2 above.

Question 1

The Vision

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do not support either the preferred or alternative option, please set out your reasons why and suggest any amendments which you consider appropriate.

A Strategy for Edinburgh and South East Scotland 2

2 A Strategy for Edinburgh and South East Scotland

The spatial strategy sets out to deliver the vision for SDP2. It must support the creation of outstanding and high quality places to do business, places for successful and thriving communities and a better connected place where constraints are addressed and barriers removed. The spatial strategy must also contribute to community planning outcomes.

Monitoring SDP1 and the Considerations and Challenges for SDP2

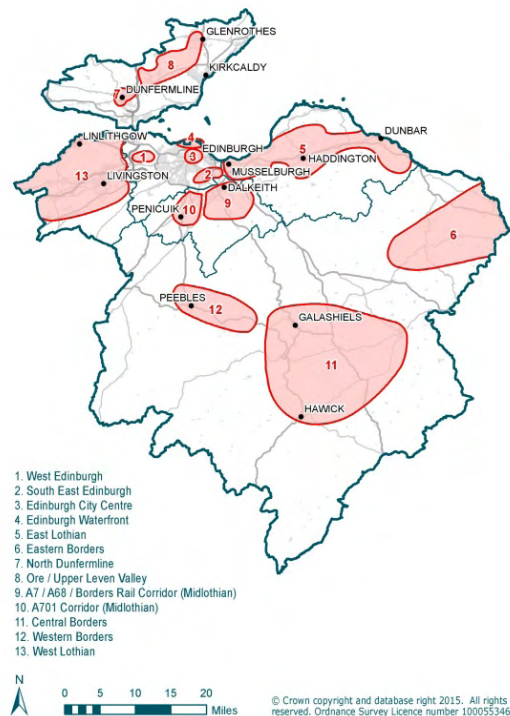
SDP1 was based on unprecedented growth assumptions and identified thirteen Strategic Development Areas (SDA) across Edinburgh and South East Scotland where further growth should be directed. The six Local Development Plans (LDP) currently in preparation are planning to deliver that growth.

Sufficient employment land offering a range and choice of sites is available across the region. The challenge is to ensure that the land is in a serviced state and well connected to infrastructure networks including broadband to increase its attractiveness to investors.

There is also a significant supply of housing land across the SESplan area. Because of economic conditions since 2008 and the challenges these have presented to the development industry, a number of opportunities identified through existing plans remain unrealised. Acknowledging that the SDP1 strategy extends over a 20 year period to 2032 and the commitment made by the public and private sector to the delivery of these existing sites, it is appropriate for SDP2 to give continued support to these. The challenges for SDP2 in setting out an aspirational but deliverable spatial strategy are:

- Facilitating the maintenance of an effective housing land supply;
- Directing investment to areas where there is existing transport, educational and other community infrastructure capacity. There is a legacy of undelivered transport infrastructure and there are severe infrastructure challenges particularly around the city and other main towns. In many cases solutions have been identified but funding remains an issue;
- Maintaining and enhancing the area's high quality environment and quality of life;
- Presenting an ambitious but realistic proposition for the area as a place to invest and to do business. The spatial strategy should be aligned with economic strategies in the city, the towns and the rural areas as well as [Scotland's Economic Strategy](#);
- Avoiding the prejudicing of planned development and infrastructure by identifying a disproportionate number of sites in one area; and
- Promoting a pattern of development that reduces the need for travel and encourages walking, cycling and public transport use.

Figure 2.1 Strategic Development Areas as set out in SDP1



2 A Strategy for Edinburgh and South East Scotland

The Spatial Priorities for SDP2

2.1 All parts of Edinburgh and South East Scotland play a role in the region's success. To achieve the Vision, the strategy must realise the potential of the area as a whole. The largest concentrations of economic activity and anticipated growth in employment are in and around Edinburgh. At the same time, the latest assessment of housing need and demand highlights a significant unmet demand for housing generated by the city. The central issue for SDP2 is therefore the degree to which Edinburgh could or should accommodate its own development needs.

2.2 The approach to development demand within the city will have an impact on the wider region as any demand for land that cannot be met within the city will need to be met elsewhere. Both East and West Lothian have travel corridors which can provide good access to the city and the wider region, but there are some capacity issues and limitations. Many parts of east East Lothian

have poor accessibility, are rural in character and have a limited scope to accommodate additional strategic levels of development that serves a wider regional market. The west of West Lothian does not currently experience high levels of demand but, following the completion of the Airdrie - Bathgate rail link, has long term growth potential. Much of Midlothian lies within a 60 minute public transport travel time from Edinburgh. However, this area has large areas of land already identified for development and any additional growth around settlements in the area would need to be considered carefully.

2.3 Public transport improvements associated with the Queensferry Crossing will add to the connectivity of Fife. The Borders Rail link will improve accessibility to and from the Central Borders and the proposed commuter service from Berwick to Edinburgh will provide improved accessibility for the Berwickshire area. However, there is limited scope in the short to medium term to provide for major additional development in these areas.

Issue B

A Strategy for Edinburgh and South East Scotland

Three reasonable options for the SDP2 spatial strategy have been identified:

- **Option 1 (Concentrated Growth)** - additional growth is focused in the city and areas adjoining Edinburgh's urban area.
- **Option 2 (Distributed Growth)** - a continuation of the approach of SDP1.
- **Option 3 (Growth Corridors)** - focused on the city with additional growth close to Edinburgh's urban area and along corridors with good public transport access.

The three options are illustrated on Figures 2.2, 2.3 and 2.4. For further details see the accompanying Technical Notes on the Spatial Strategy, Economy, Housing Land and Green Network.

	Option 1	Option 2	Option 3
Comparison to Approved SDP1 Strategy	- City focused.	- Similar distribution to SDP1.	- More focused on the city and its close vicinity than Option 2.
Strategic Spatial Impact of Option	- Significant green belt releases around the city to accommodate development. - Could lead to significant change to character of Edinburgh.	- Spatial pattern which the current green belt promotes as it restricts development close to the city. - Limited green belt release to the west and south east of the city (includes areas in Midlothian).	- Green belt release focused to the west and south east of the city. - Strategic allocations to settlements within surrounding areas close to Edinburgh's urban area along public transport corridors from strategic employment locations.

A Strategy for Edinburgh and South East Scotland 2

	Option 1	Option 2	Option 3
	- Some small scale allocations required across rest of region although in many places sufficient supply of land will already be available.	- Strategic and local scale allocations to many settlements across the region irrespective of their distance from Edinburgh.	- Some small scale allocations required across rest of region although in many places sufficient supply of land will already be available.
Summary of Assessment	The main impact would be felt in and around Edinburgh (see Figure 2.2). This option is not preferred due to the environmental impact of major green belt loss, which could change the character of the city. It is also unlikely that infrastructure in the Edinburgh area could accommodate such levels of development without significant additional investment.	This option could have a major impact on all parts of the SESplan area (see Figure 2.3). It directs development to areas away from where need and demand is generated, resulting in increased journey times to Edinburgh. It does not realise growth potential of the city. Large scale growth would be in areas which do not have the supporting services, creating significant investment requirements. A continuation of this strategy is unlikely to be achievable as demand around the city would be unmet and development to meet that is likely to be pursued outwith a plan led process.	This is a balanced option which looks to bring development close to where need arises (see Figure 2.4). The main impact would be in Edinburgh and the areas closest to the city. This option allows for strategic scale development to be located away from the city but within a proximity that supports sustainable travel patterns. This would be supported in the wider region by small scale development where required. THIS IS THE PREFERRED OPTION

Preferred Option - Option 3 Growth Corridors

The preferred option as illustrated on Figure 2.4 represents an evolution of the strategy set out in SDP1. It is focused on the city with additional growth located close to Edinburgh's urban area and along corridors with good public transport access. This option allows for ready access to sustainable transport options.

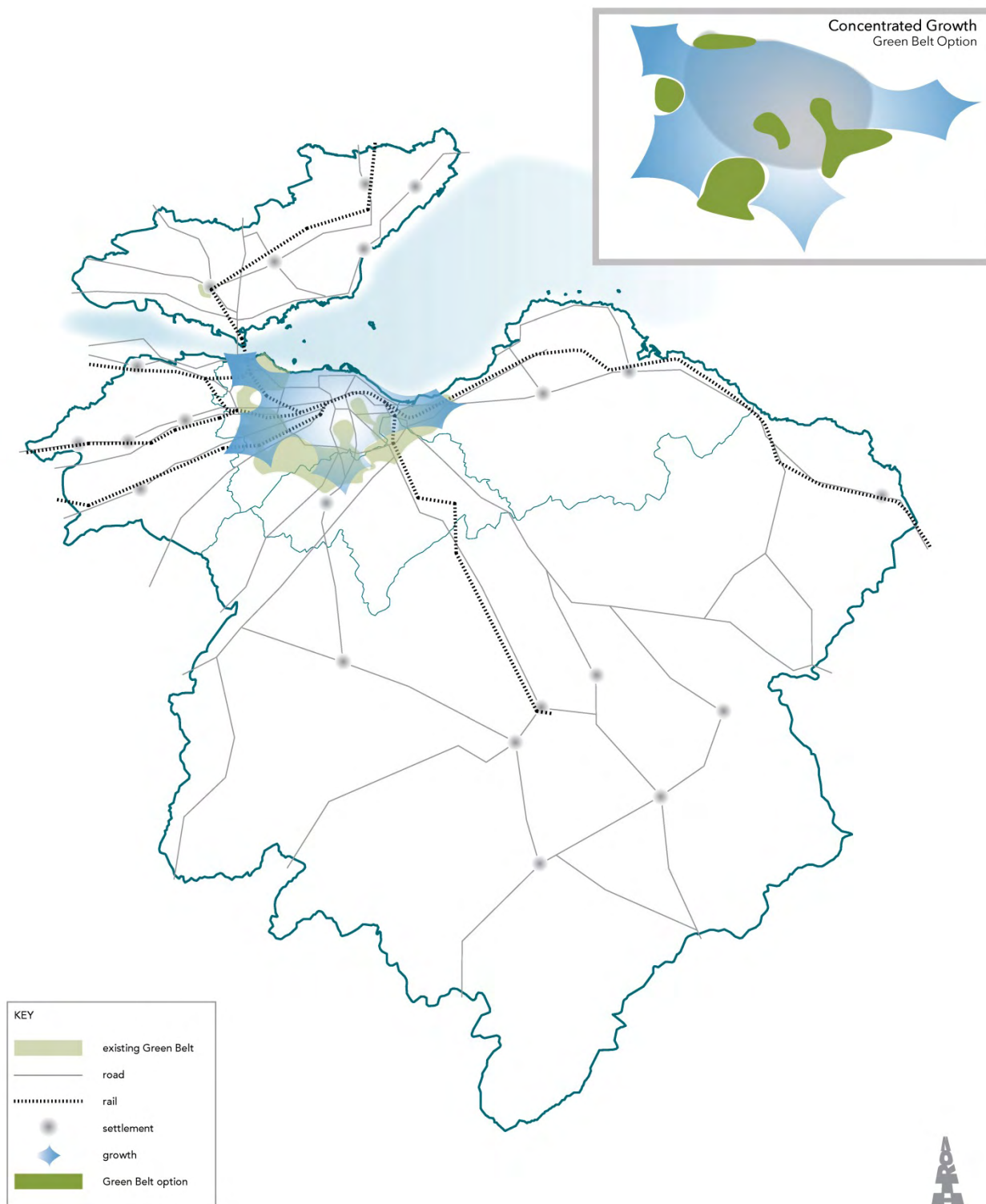
There is already a significant amount of land committed for development within the city and there are limited opportunities for strategic scales of development which have not already been identified. Where there are opportunities, new development will be primarily located on brownfield land, reusing derelict land and supporting regeneration objectives. Even with this, and the delivery of development on areas allocated in current plans, further land will need to be identified outwith the urban area but close to the city. This will mean areas of the Edinburgh green belt being identified for development.

Based on previous landscape assessments, allowing for accessibility to Edinburgh's key, strategic employment areas (city centre and to the west and south east of the city) and taking advantage of existing and planned improvements in public transport infrastructure, the areas that should be the focus of development of strategic scale are to the west and south east of the city. This would require land to be released from the green belt with the remaining areas managed and protected for the longer term. Such development will offer opportunities to add to the strategic green network.

Growth would be focused on public transport corridors which provide good access to the city. Travel by sustainable modes would be encouraged by focusing development on settlements within a 60 minute public transport journey time to key employment areas in and around Edinburgh. This strategy would take into consideration the environmental capacity of these areas, the availability of other forms of infrastructure and existing levels of planned development.

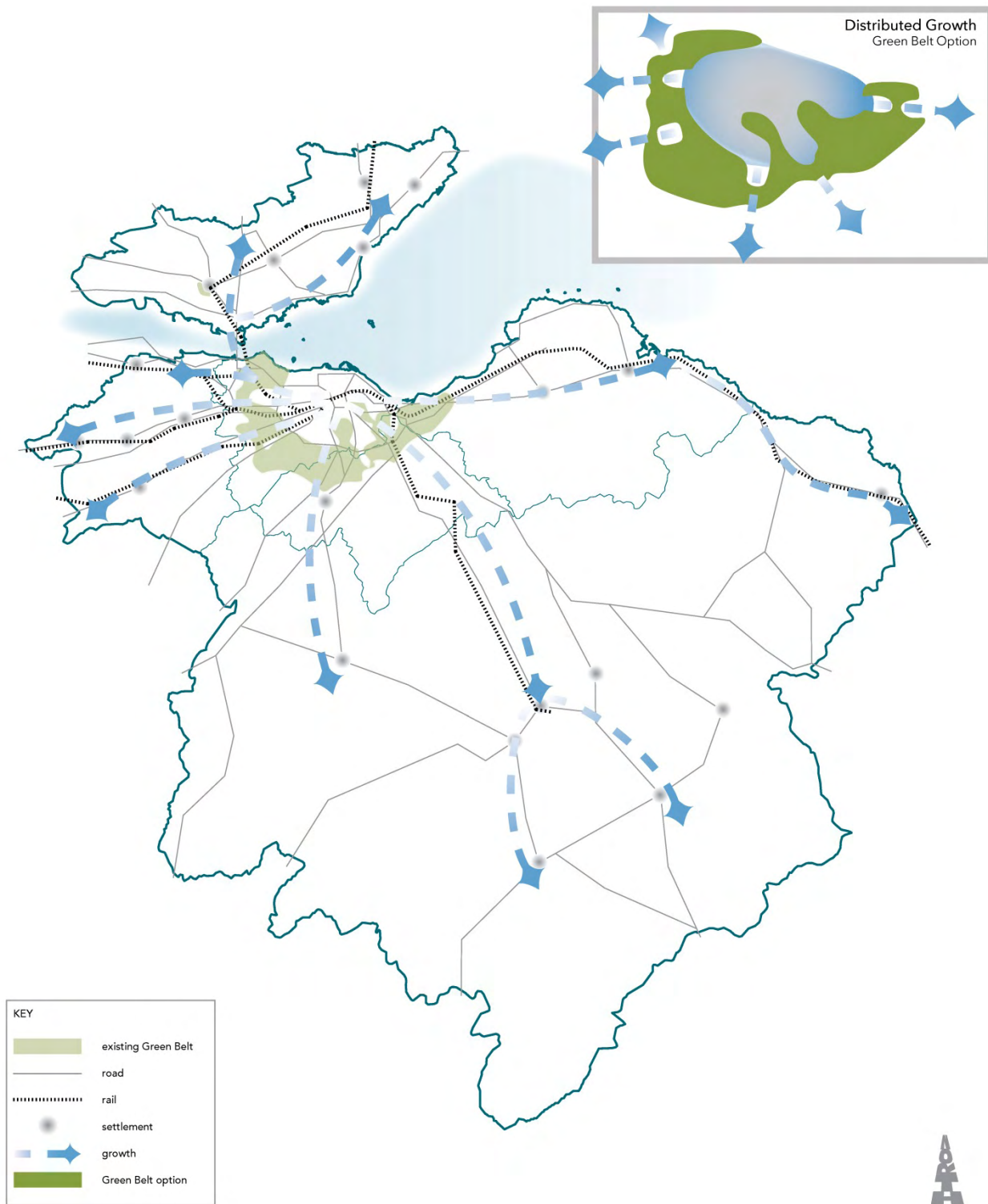
2 A Strategy for Edinburgh and South East Scotland

Figure 2.2 Option 1 Concentrated Growth - Alternative Option



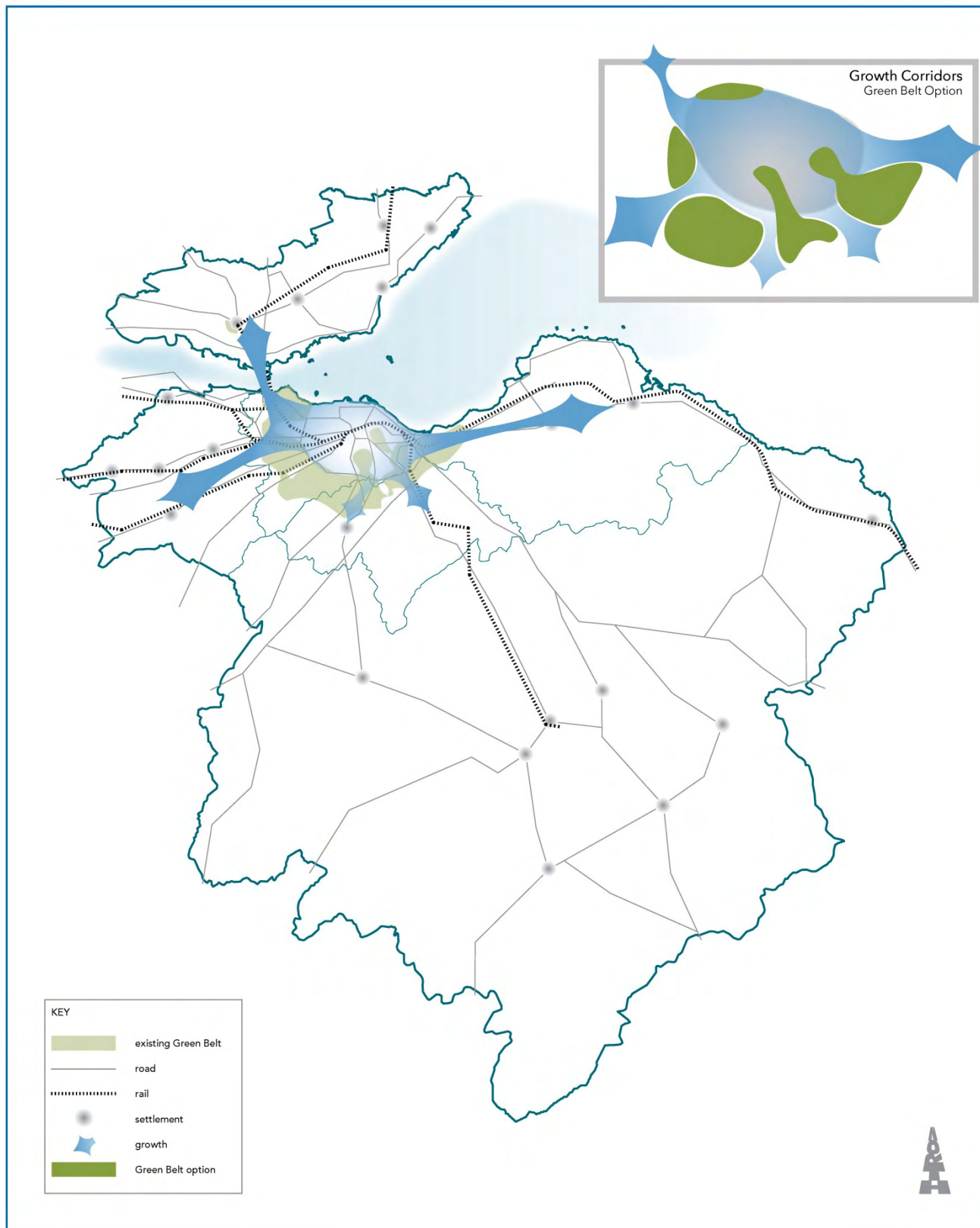
A Strategy for Edinburgh and South East Scotland 2

Figure 2.3 Option 2 Distributed Growth - Alternative Option



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Figure 2.4 Option 3 Growth Corridors - PREFERRED OPTION



A Strategy for Edinburgh and South East Scotland 2

Question 2

A Strategy for Edinburgh and South East Scotland

Do you support preferred Option 3 (Growth Corridors) as shown on Figure 2.4? If not, do you support alternative Option 1 (Concentrated Growth) or alternative Option 2 (Distributed Growth) shown on Figures 2.2 and 2.3? Please set out your reasons why. If you do not support either the preferred or alternative options, please set out your reasons why.

Delivering High Quality Places

2.4 The LDPs, which will help to deliver the spatial strategy, will consider a range of issues to determine a site's suitability for development. LDPs will be expected to take a balanced approach, taking into account all SDP

policies. It is proposed that LDPs are directed to conform with the principles for development as set out below. LDPs should also ensure that sites are available for delivery within the lifetime of the plan and avoid areas of 1:200 year flooding.

The Principles for Development

- Conserve and enhance the natural and built environment;
- Address climate change through mitigation and adaptation;
- Locate new development to maximise accessibility to employment and services;
- Support town centres as the preferred location for uses generating high levels of foot fall;
- Promote the development of brownfield land for appropriate uses;
- Ensure new development is sensitive to the form and layout of existing settlements;
- Optimise the use of existing transport networks and make new development accessible through a range of sustainable modes; and
- Optimise the use of existing education, health and other infrastructure.

Question 3

Do you support the principles for development? If you do not, please explain why and suggest how they might be amended. Are there other principles for development to be considered?

2.5 The creation of high quality places in SDAs and other areas of major change will be dependent on many stakeholders including local authorities, central government and the private sector. To support this it is

proposed that LDP policies and their implementation through the development management process promote the principles set out below.

The Principles to be promoted through LDP Policies and Development Management

- The shaping of development at an early stage through the use of development frameworks, master plans or design briefs;
- Development which demonstrates good practice in place making;

2 A Strategy for Edinburgh and South East Scotland

- Development which incorporates high quality design, energy efficiency and the use of sustainable building materials; and
- The delivery of digital connectivity in new development.

Question 4

Do you support the proposed approach to directing LDPs to deliver high quality places? Do you support an alternative approach? Please set out your reasons why. Are there other factors to be considered?

3 A Place to do Business

Edinburgh and South East Scotland is at the heart of the Scottish economy and has strengths in all the key growth sectors identified by the Scottish Government. The challenge is to realise the potential that this brings, address inequalities in employment opportunities and support business growth in the city, towns and rural area. Identifying strategic opportunities for investment, improving connectivity, delivering infrastructure and promoting sustainable places where communities enjoy a high quality environment will support the development of the city region as a growing low carbon economy.

Monitoring SDP1 and the Considerations and Challenges for SDP2

The supply of employment land was a key issue in SDP1 and policy focused on providing a range of sites of a size and quality to meet the needs of growth sectors in identified areas across the SESplan region. In most areas monitoring has shown the take up of land and job creation has been improving with economic conditions. The preferred spatial strategy aims to promote improved linkages between key employment locations and new development, particularly housing. It is also proposed that LDPs are required to consider accessibility to employment when identifying areas for development. Key considerations are (see the accompanying Economy Technical Note for more details):

- The City of Edinburgh accounts for 51% of all employment in the region and experiences high volumes of in-commuting. [Census 2011](#) indicates that there are around 92,000 journeys into the City of Edinburgh each day. Of these, 72,000, originate in the SESplan area (includes all Fife);
- All Scottish Government employment growth sectors contribute to the regional economy and these include financial and business services, life sciences, tourism, universities and creative industries;
- Fife and West Lothian have seen the greatest amount of employment land take-up in recent years;
- The rate of new business start-ups has been increasing following the recession and the rate in 2013 showed a 22.8% increase on the previous year;
- Energy generation from renewable sources has grown significantly and is progressing towards meeting the ambitions set out in the Climate Change Scotland Act 2009; and
- Recycling rates have grown in the region but, with the exception of Fife, have not achieved interim government targets. Landfill waste has declined slightly, which is positive in the context of the region's growing population.

SDP2 must promote the strengths of the region's economy by supporting growth as well as addressing issues of decline. Key issues and challenges for the regional economy, centre on:

- Enhancing the region's competitiveness by delivering improved quality of place, infrastructure and housing land supply as part of the process of delivering growth in the city region;
- Tackling economic disparities, for example in incomes;
- Addressing climate change through mitigation and adaptation and facilitating the transition to a low carbon economy;
- Meeting Scottish Government's emission targets; and
- Ensuring economic growth is co-ordinated with improved accessibility, infrastructure and housing in accord with the preferred spatial strategy.

3 A Place to do Business

Locations for Investment

3.1 SDP2 will be aligned with and support local economic strategies across the region. Consistent themes within these and in the joint Regional Economic Framework (2009) are inward investment, job generation, development and regeneration, competitive place, town centres and sustainable development. Tourism is also supported in all areas. Approaches to these issues and others such as improving digital connectivity, which is critical, particularly in rural areas, will be considered in an updated economic narrative for the region which will inform SDP2.

3.2 SDP2 can support a successful and sustainable regional economy by identifying key employment locations and ensuring that sufficient employment land is provided. The SDP can also assist by providing a framework for the prioritisation of infrastructure improvements, promoting the conservation and enhancement of the natural and built environment and enhancing the 'quality of place'.

3.3 SDP1 requires LDPs to provide a range and choice of marketable employment land. LDPs identify sites that meet the needs of business and industry, including

business parks and industrial estates. A large number of sites are already identified in existing plans. LDPs may also identify locations for mixed use development and can promote a town centre first approach to business uses, such as offices, which generate high levels of travel demand. SDP2 will aim to ensure that sufficient employment land of the right quality and in the right places continues to be provided in all parts of the region.

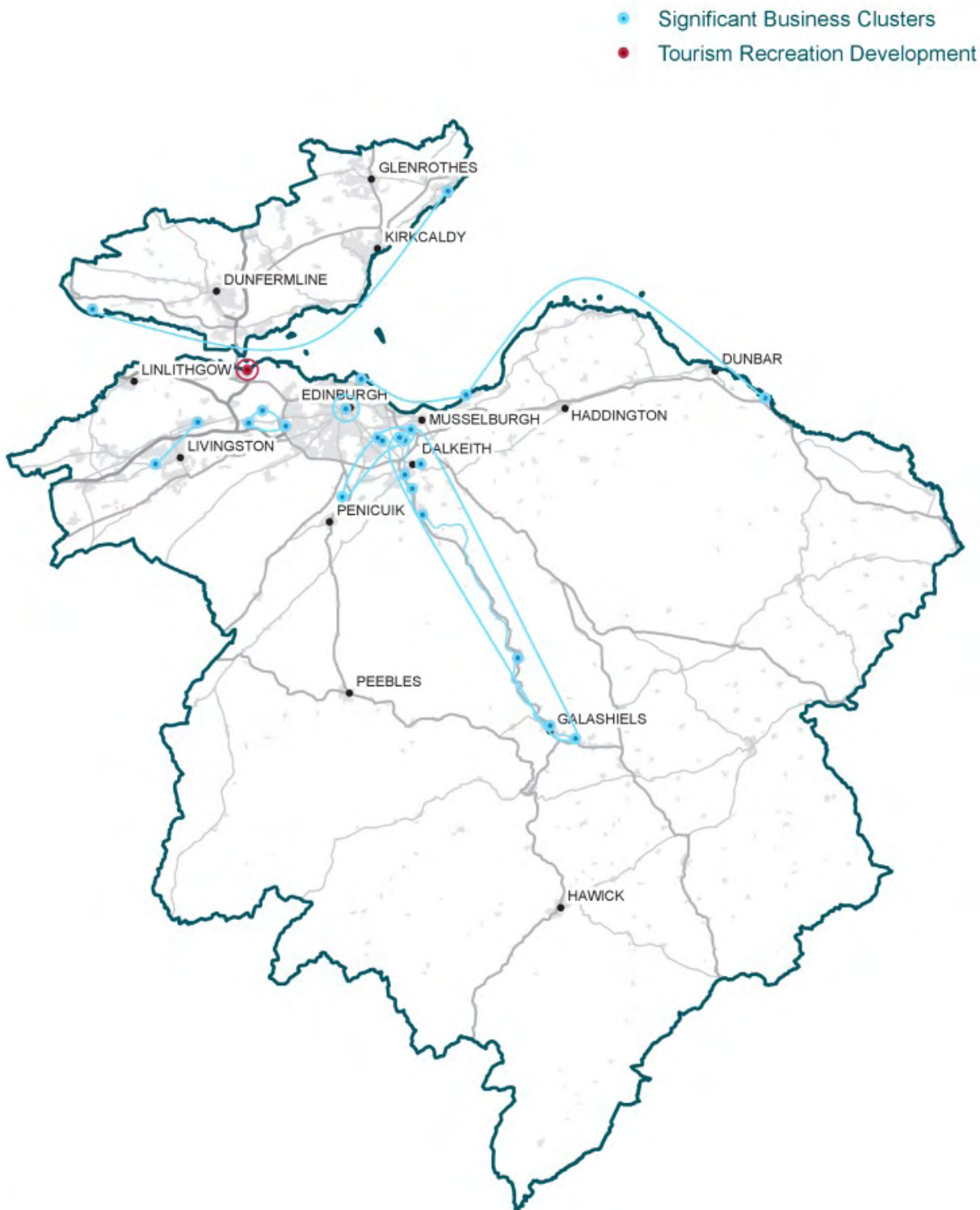
3.4 In addition, in accord with Scottish Planning Policy (SPP), SDP2 will identify a range of locations for 'significant business clusters'. These are broad locations where similar or complementary uses operate. Consideration will be given to encouraging LDPs to safeguard employment sites which can add to or enhance these clusters. It is proposed that locations for significant business clusters include Enterprise Areas as identified in [Scotland's Economic Strategy](#), sites identified in the [National Renewables Infrastructure Plan](#) (NRIP) and groups of businesses in the growth sectors identified by Scottish Enterprise: energy (oil and gas); energy (renewable and low carbon technology); food and drink; life sciences; tourism; creative industries; financial and business services and technology and engineering.

Table 3.1 Locations for Investment

Significant Business Cluster	Growth Sector	Enterprise Area	NRIP
Edinburgh Waterfront - Leith - Cockszie	Including but not exclusive to Energy (Oil and Gas) and Energy (Renewables and Low Carbon Technologies)	Low Carbon / Renewables	Integrated Manufacturing
Fife Energy Corridor	Including Energy (Oil and Gas) and Energy (Renewables and Low Carbon Technologies)	-	Further Manufacturing
Broxburn / Eliburn, West Lothian	Food and Drink	General Manufacturing / Growth Sectors	-
South East Edinburgh - Dalkeith / Shawfair / Bio-quarter / Midlothian -The Bush, Penicuik / BioCampus / Queen Margaret University	Life Sciences	Life Sciences	-
Borders Rail link (around stations)	Tourism and Business Services	-	-
West Edinburgh - Edinburgh Park, International Business Gateway (including Airport) and Gogarburn	Financial and Business Services	-	-
Edinburgh City Centre	Financial and Business Services	-	-

A Place to do Business 3

Figure 3.1 Significant Business Clusters, Tourism and Recreation



3 A Place to do Business

3.5 The region has strengths outwith the growth sectors. Some of these, such as technology, cross sectors and others, such as textiles, are niche industries, significant in particular areas. In addition, industries such as farming and forestry are integral to the rural economy. Recognising that significant clusters will take a different form in the city, towns and rural area, there is potential to develop criteria appropriate to these areas and identify clusters on that basis. Such an approach would recognise that priorities vary across the city region and acknowledge that what is 'strategic' in the rural area may differ from that in more urban areas. Areas such as Tweed Valley and Central Borders could be identified as strategic tourism and business clusters reflecting their contribution to the rural economy. This is consistent with the encouragement of appropriate rural development which supports prosperous and sustainable communities.

3.6 SPP also requires the identification of locations for nationally and regionally significant tourism and recreational developments. The region has a global profile, strong international links and an exceptional natural, built and cultural heritage. This supports the visitor economy which has a significant role in all parts

of the region. The attractions of the area include outdoor activities in the Borders, cultural and built heritage in Edinburgh and golf and coastal activities in East Lothian. The region must also meet changing visitor needs, for example the growth of business related tourism, the 'staycation' market and activity-based tourism. SDP2 will build on these strengths by identifying and safeguarding locations for nationally and regionally significant tourism and recreation developments and promoting infrastructure which will support the visitor economy.

3.7 The [National Tourism Development Framework](#) (NTDF) sets out initiatives which will support tourism in Scotland. Several of the initiatives which are of regional significance relate to improved digital connectivity or transport infrastructure. Enhancements to strategic active travel networks will also add to the attractions of the region. Issues related to transport and digital connectivity and active travel are discussed in Chapter 5. In addition to these improvements, it is proposed that the Forth Bridge candidate World Heritage Site is identified as a location for tourism related development of national significance.

Issue C

Locations of significant business clusters

Policy 2 (Supply and Location of Employment Land) of the approved SDP1 requires LDPs to maintain the overall employment land supply to ensure the provision of a range and choice of marketable sites. The development of mixed communities (including residential and compatible employment uses) on strategic employment sites may be appropriate provided this is justified through the LDP and the overall supply of employment land is maintained. This approach continues to be appropriate but will be updated to reflect SPP, by identifying an appropriate range of locations for significant business clusters.

Preferred Option

The preferred option is to identify significant business clusters using criteria which reflect the differing nature of the economies of the city, towns and rural areas of the region. These will include but will not be limited to the clusters identified in Table 3.1 and Figure 3.1.

Alternative Option

An alternative approach is to identify the significant business clusters as set out in paragraph 3.4 and Table 3.1. This would limit clusters to Enterprise Areas, NRIP sites and groups of industries in the growth sectors identified by Scottish Enterprise.

Both the preferred and alternative approaches would require sites which contribute to the clusters to be identified in LDPs and, together with the provisions of Policy 2 outlined above, would allow for a full range and choice of employment land and mixed uses on sites where opportunities for that are identified through LDPs.

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Question 5**Locations of significant business clusters**

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do not support either the preferred or alternative option, please set out your reasons why and suggest any amendments which you consider appropriate.

Issue D**The Visitor Economy**

SDP2 can support the visitor economy by protecting and enhancing the assets on which this depends, by setting priorities for infrastructure which support the economy and by identifying and safeguarding locations for new nationally and regionally significant tourism and recreation developments.

Preferred Option

The preferred option is for SDP2 to direct LDPs to safeguard locations for nationally and regionally important tourism and recreation developments and emerging opportunities as shown on Figure 3.1.

Alternative Option

The MIR has not defined a reasonable alternative to the preferred option.

Question 6**The Visitor Economy**

Do you support the preferred option? Please set out your reasons why and suggest any amendments which you consider appropriate.

Managing Resources**Energy**

3.8 SDP1 promotes the development of energy infrastructure and the encouragement of suitable renewable energy proposals. It is proposed that SDP2 sets this out in more detail, building on the content of NPF3, SPP and the changing energy context. SDP2 can assist in meeting the Scottish Government's carbon reduction and renewable energy targets by: requiring development to be located, designed and constructed to promote energy efficiency; the re-use of energy; maximising the potential for de-centralised energy networks; and enabling the generation of energy through low carbon and renewable technologies. This can

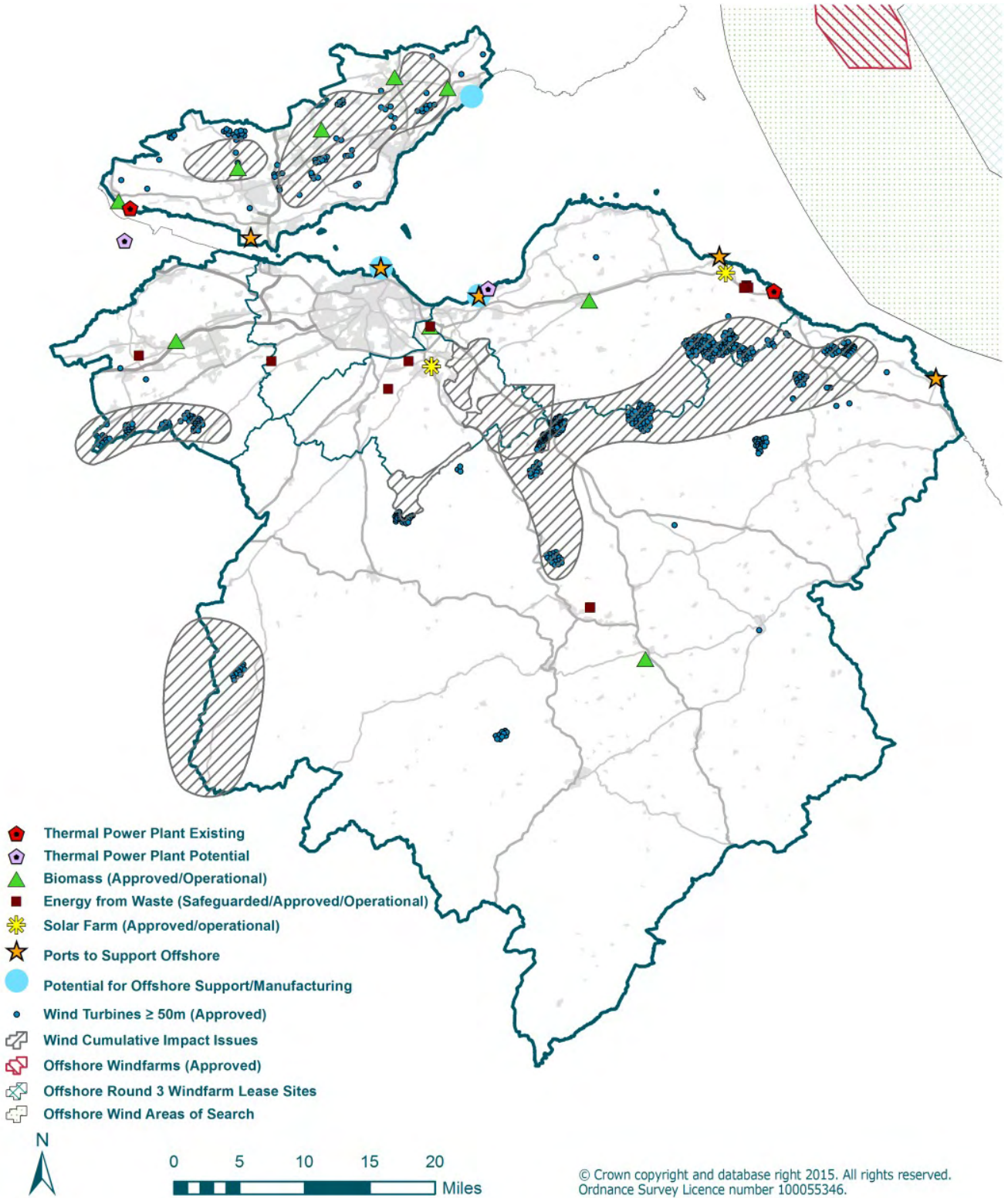
include supporting energy development and supporting infrastructure. Figure 3.2 sets out the regional context for energy development across the SESplan area.

Thermal Generation

3.9 Despite support for thermal generation at Longannet in NPF3, this is expected to close in 2016. A gas fired thermal generation station with associated pipelines at Cockenzie is a national development and NPF3 supports carbon capture and storage (CCS) facilities here. The East Lothian LDP will continue to support this proposal although the future of Cockenzie is not yet clear. NPF3 also identifies a new coal fired power station with CCS at Grangemouth, just outwith the SESplan area, as a national development.

3 A Place to do Business

Figure 3.2 Energy Network



A Place to do Business 3

Renewable Generation

3.10 The Scottish Government has set a target of generating the equivalent of 100% gross electricity usage from renewable sources by 2020. At the end of 2014 it was estimated that the 50% interim target for 2015 was close to being achieved. In the SESplan area, SDP2 and LDPs have roles to play in continuing to increase the installed capacity and reduce energy consumption levels. This could be achieved through solutions including energy efficiency measures, onshore and offshore wind, micro renewables, solar farms and tidal.

3.11 There is potential for further onshore wind in the SESplan area but many of the most suitable and least harmful sites to the environment and landscape have already been developed. This has led to a growing concern over the environmental, cumulative and landscape and visual impacts of the numbers of turbines and windfarms in the region. It is proposed that SDP2 requires LDPs to seek to achieve development that maximises energy capacity but steers development away from areas where there would be unacceptable impacts. To achieve this, SESplan and adjoining authorities are working together to consider areas of landscape, environmental and community sensitivity of cross boundary significance. This includes joint working in particular areas such as through the centre of the region from the Pentlands to the Lammermuirs, the Firth of Forth and around the Scottish Borders' boundaries with Lanarkshire. Opportunities for joint working have also been presented by the revision to the Eskdalemuir exclusion and consultation zone.

3.12 More detailed work will refine the areas of cross-boundary co-ordination and identification of cross boundary cumulative impacts for inclusion in SDP2. This will assist in determining where there is strategic capacity and potential for additional wind turbines. However, areas outside the indicative zones of cumulative impact concern caused by approved and operational large turbines in Figure 3.2⁽¹⁾ may have other landscape and environmental issues to be considered. Informed by

emerging LDPs, SDP2 will include a spatial framework diagram⁽²⁾ which will set out broad areas where wind turbines may be acceptable subject to detailed LDP policies taking into account other considerations, including relevant landscape capacity studies and supporting information.

3.13 An emerging area for consideration in SDPs and LDPs is wind farm 'repowering'. This is the replacement of wind farms which are at the end of their lifespan with newer turbines. These new turbines may have a much higher power output compared to the older technologies. However, replacement turbines are likely to be considerably larger and, therefore, existing turbine sites will need to be reassessed. Local authorities will work together and with windfarm operators to investigate the potential for re-powering. Energy storage systems may help overcome issues with intermittent generation related to wind farms or other sources of renewable energy but the landscape and environmental impacts of these must be considered.

3.14 There is considerable potential for offshore wind power in the North Sea off the Firth of Forth, much greater than can be accommodated onshore. Areas of potential have already been identified in [National Renewables Infrastructure Plan \(NRIP\)](#) and are shown on Figure 3.2.

3.15 To support the offshore industry, combinations of port facilities, wind turbine engineering and manufacturing potential have already been identified at Leith Docks and along the Fife Energy Corridor (Methil to Rosyth, including smaller ports on the Forth). NPF3 recognises that Cockenzie and the Forth coast extending to Torness is also a potentially important energy hub and identifies this as an area of co-ordinated action. Whilst Cockenzie is safeguarded as a site for future thermal generation, this area may also present significant opportunities for renewable energy related investment. It is expected that SDP2 will reflect aspirations for this high economic potential, low carbon, growth industry.

Question 7**Onshore and Offshore Wind**

Do you support the emerging content of SDP2 relating to wind energy? If you do not, please explain why and suggest how it should be amended. Should SDP2 identify broad cross-boundary areas where cumulative impacts from the siting of turbines may occur?

1 Informed by local authority landscape studies and supplementary planning guidance

2 SPP paragraphs 161 to 166

3 A Place to do Business

Networks and Heat

3.16 Energy network infrastructure improvements will be required to support both offshore and onshore renewable energy generation. These include substations and landing points for offshore renewables. Permission in principle has been granted for a substation at Cockenzie to support the offshore industry. Undersea cabling to bring energy supply from Peterhead to Torness to connect to the National Grid may be needed.

3.17 No strategic constraints on transmission or generation infrastructure to support new housing development have been identified but the phasing of development of individual site connections will need to be planned.

3.18 [Scotland's Heat Map](#) shows that there is significant potential for the more efficient use of heat in South East Scotland. LDP local heat maps will identify sources of heat and opportunities for heating and cooling networks. These will inform the location of development. There are some heat networks already operational or in planning across the SESplan area. Building on this, there is the potential for cross-boundary networks covering whole settlements, growth corridors and areas of significant development e.g. South East Edinburgh / Shawfair / Millerhill. Clusters of engineering, manufacturing industries and office parks also offer opportunities for district heating networks. These could make use of waste heat generated from processes in these areas.

Marine Planning

3.19 The [National Marine Plan](#) was adopted in March 2015. SDP2 will be prepared taking account of its impact on the marine environment, its users and marine policy objectives. Marine planning authorities will be consulted at key stages in the development of the plan. SDP2 will make provision of the land resources and infrastructure

necessary to support the Marine Plan and aim to provide consistency between the two on matters such as renewable energy and climate change.

Resource Extraction

3.20 An adequate supply of minerals is essential to support economic growth, providing materials for construction, manufacturing and the energy sector. SPP requires SDP2 to support the maintenance of a land bank of permitted reserves for construction aggregates of at least 10 years at all times in all market areas, through the identification of areas of search. The reserves position is constantly changing as new sites are consented and others are depleted. An updated review of aggregate resources (based on either Scottish Government minerals survey data or locally sourced information) will be carried out to inform SDP2. The review will identify whether there is a shortfall in the construction aggregates land bank against SPP requirements (see accompanying Minerals Technical Note for further details).

3.21 There are extensive coal reserves and several operational open cast coal extraction sites across the SESplan area. There will be ongoing demand for coal to serve the energy projects in NPF3, as well as existing users.

3.22 British Geological Survey (BGS) evidence suggests that there may be oil and gas bearing shale formations across SESplan, and there are known to be coal bed methane reserves. Parts of the SESplan area are the subject of Petroleum Exploration and Development Licences (PEDL) issued by the Department of Energy and Climate Change. In January 2015, the Scottish Government announced a moratorium on granting consents for unconventional oil and gas developments across Scotland, whilst further research and public consultation is carried out. Any change in this position will be taken into account in SDP2.

Issue E

Resource Extraction

Preferred Option

SDP2 will continue the approach of SDP1 and direct LDPs to identify areas of search for aggregate minerals and surface coal mining areas, or, where appropriate, specific sites having regard to national guidance and other SDP2 objectives. SDP2 will not provide any spatial guidance on the location of onshore oil or gas installations.

Alternative Option

The alternative option is for SDP2 to define broad areas of search for aggregate minerals and surface coal mining areas across the region based on common environmental factors. These areas will be further defined in LDPs. LDPs will be encouraged to seek to identify mineral sites with the potential to access rail or water transport or the

A Place to do Business 3

trunk road network (either directly or with minimal impact on the local road network). SDP2 would also indicate areas that are not supported for the extraction of onshore gas and specify some of the matters that will form the basis of LDP policy for assessing onshore gas applications.

Question 8**Resource Extraction**

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do not support either the preferred or alternative option, please set out your reasons why and suggest any amendments which you consider appropriate.

Waste

3.23 NPF3 and SPP reflect the Zero Waste Plan (ZWP). This treats waste as a resource in the 'cyclical economy' and seeks to implement the waste hierarchy (reduce, reuse, recycle, treat to recover residual energy, landfill). Landfill is subject to a cap of 5% by volume by 2025 and some materials are to be banned from landfill altogether. The Scottish Environment Protection Agency

(SEPA) publish regional capacity tables which indicate the additional infrastructure required to meet ZWP targets. The approved SDP1 reflects the principles and approach in the ZWP. Limited policy change is required in this area. SDP2 will maintain the approach in the approved SDP1. If necessary it will require LDPs to safeguard further locations or facilities required to meet ZWP targets. The accompanying Waste Technical Note provides further details.

Question 9**Waste**

Do you support the emerging content of SDP2 relating to waste? If you do not, please explain why and suggest how it should be amended.

4 A Place for Communities

4 A Place for Communities

Creating successful, thriving and sustainable places for communities is not just about providing homes. Communities should enjoy a high quality built and natural environment with good access to healthy town centres and well managed greenspace. A planned approach is required to ensure development is located close to strategic employment locations, avoids any impact on protected areas and makes the best use of existing infrastructure including public transport connections.

Monitoring SDP1 and the Considerations and Challenges for SDP2

The SESplan population is growing. Between 2012 and 2037, the population is projected to grow by 18% from 1.25 million to just under 1.5 million, with an additional 140,000 households. Land for additional housing will be required to support this growth. A detailed assessment of [housing need and demand](#), which considered factors such as migration and the economy, has been completed. This assessment found that the majority of the need and demand is for social and below market rent or affordable tenures, rather than private rented or owner occupied homes. The provision of affordable housing is a major challenge across the area. The SDP cannot address this challenge directly but can help set a framework for housing delivery.

The recent economic downturn has presented many challenges to the development industry, particularly restrictions on finance. Completions in 2013 / 2014 across SESplan, at around 4,590 houses, are 26% below the pre-recession average (2001 / 2002 - 2007 / 2008) of around 6,160 houses per year.

Some town centres in the area have continued to decline over the last few years with rises in retail vacancy rates and declines in footfall. Aspirations for the green network are long term but already there have been major successes such as the John Muir Way.

The challenge is to set out a framework which:

- Facilitates new housing development as close as possible to where need and demand arises, taking into account environmental and infrastructure constraints and resources;
- Sets out a strategy for accommodating need and demand for housing generated by the economic growth and success of the City of Edinburgh, directing any requirement for additional housing development to locations best placed to support the growth of the city for the benefit of the wider region;
- Acknowledges the high levels of need for social and below market rented housing which is not currently being met through existing policies and approaches and seeks to assist in the delivery of affordable housing, where it is needed;
- Provides for a generous housing land supply acknowledging that there is already a substantial amount of housing land identified in approved strategies;
- Delivers balanced, well designed, sustainable communities where people can access high quality amenities and services;
- Supports the principle of 'town centres first' as locations for uses which attract a large number of people and generate the need to travel; and
- Values green infrastructure and protects and enhances that asset for future generations.

A Place for Communities 4

Housing

Housing Land

4.1 As required by SPP, SDP2 will identify:

- **The Housing Supply Target** - the policy view of the number of homes SESplan has agreed will be delivered, based on the evidence of the assessment of housing need and demand. The target may be higher or lower than the figures set by the housing need and demand assessment; and
- **The Housing Land Requirement** - the land required to ensure a generous supply of land for housing is provided to enable the housing supply target to be met.

4.2 In deriving these, the Proposed Plan and the final approved SDP2 will take into account a range of factors including:

- Environmental and social opportunities and constraints;

- Economic factors which may impact on either demand or supply;
- The potential inter-dependency between delivery of market and affordable housing at the local level;
- Capacity within the construction sector;
- The likely pace and scale of delivery based on completion rates;
- Recent development levels;
- Infrastructure capacity; and
- Resources to deliver the strategy⁽³⁾.

4.3 SDP2 is also required to state the amount and broad locations of land which should be allocated in LDPs to meet the housing land requirement up to Year 12 from the expected date of plan approval⁽⁴⁾.

Issue F

Housing Land across the SESplan area

NPF3 indicates that Scottish Government wishes to see SESplan lead a greater and more concerted effort to deliver a generous supply of housing to accommodate growth. **Based on an assessment of [housing need and demand](#) three options⁽⁵⁾ which could form the basis for deriving housing supply targets and housing land requirements within SDP2 have been identified.**

- **Option 1 (Steady Economic Growth)** - Based on a steady upturn in the economy following the recent downturn and lower immigration to the SESplan area than Options 2 and 3.
- **Option 2 (Increasing Economic Activity with more High and Low Skilled Jobs)** - Assumes that wealth is distributed more widely across the SESplan area than Options 1 and 3 with increasing economic activity.
- **Option 3 (Strong Economic Growth)** - Based on much stronger growth than Options 1 and 2 with the SESplan area becoming one of the fastest growing regions of the UK in population terms, drawing in workers from other places.

SPP is clear that the housing supply target should be reasonable, properly reflect the [housing need and demand assessment](#) estimate of housing demand in the market sector and be supported by compelling evidence. Where the provision of affordable housing is required, the SDP should state how much of the total housing land requirement this represents.

Following a detailed assessment of the factors set out in paragraph 4.2, the resulting housing supply targets may be somewhere in the range of or lower than Options 1, 2 and 3.

3 See accompanying Housing Land and Spatial Strategy Technical Note for further details

4 SDP2 is expected to be approved in late 2017 with Year 12 being 2029.

5 all three options are based on the latest 2012 based population and household projections

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Table 4.1 Options for basis for deriving Targets and Requirements for Housing Land across the SESplan area

Plan Period	Option 1 (Preferred)		Option 2		Option 3	
	Total	Annual	Total	Annual	Total	Annual
2012 ⁽⁶⁾ - 2029	102,760	5,710	120,260	6,680	138,040	7,670
2030 - 2037	31,830	3,980	43,790	5,470	56,290	7,040

Preferred Option - Option 1 Steady Economic Growth

Over the past ten years (2004 - 2014), across the SESplan area, on average around 5,080 houses have been completed per year. Option 1, as the basis for deriving housing supply targets and housing land requirements within SDP2, is considered to be a more realistic scenario, since it is some 11% above the SESplan ten year average completion rate.

Alternative Options - Option 2 Increasing Economic Activity and Option 3 Strong Economic Growth

Options 2 and 3 are not considered realistic or credible bases upon which SDP2 should derive the housing supply targets and housing land requirements for the following reasons:

- Completion rates would be required to increase immediately by around 31% - 40%;
- Land is already committed for around 72,270 houses across the SESplan area over the period to 2029⁽⁷⁾. Land for a further 28,320 houses is identified in emerging LDPs, 10,580 houses committed on land which is considered to be constrained and 11,630 houses anticipated as a contribution from windfall sites. Taking into consideration planned demolitions of 1,060 houses, this results in a total net supply of 121,740 houses across the SESplan area over the period to 2029. To allocate additional land for housing could lead to an undermining of the overall strategy. Options 2 and 3 as the basis for deriving the housing supply targets and housing land requirements imply the allocation of additional land for housing at levels which could further reduce the probability of sites in existing plans being delivered and increase uncertainty for infrastructure providers and others. These effects could prejudice the delivery of the existing spatial strategy.
- Immediate delivery would be required on sites which have already been granted planning permission and which may have stalled due to infrastructure constraints;
- Immediate delivery would be required on sites which have been identified in emerging LDPs and which are still to go through the process of securing planning permission;
- The increased challenges of securing funding for affordable housing provision;
- Uncertainty regarding the capacity of the industry to increase output;
- Home buyers, particularly first time buyers have found it increasingly difficult to access mortgage finance, with lending significantly reduced from pre-recession levels and substantial deposits required, presenting barriers to home ownership; and
- Welfare Reform leading to reduced disposable income limiting the choice of tenures available to many.

6 The SDP2 start date will be 2017. SDP1 and the Supplementary Guidance on Housing Land provide the strategy and requirements for housing land up until the approval of SDP2.

7 this includes houses completed in 2011 / 2012, 2012 / 2013 and 2013 / 2014 and effective land supply

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For these reasons Options 2 and 3 as a basis for deriving housing supply targets and housing land requirements across the SESplan area are not supported.

Question 10

Housing Land across the SESplan Area

Do you support preferred Option 1 (Steady Economic Growth) as the basis for deriving the housing supply targets and housing land requirements within SDP2? If not, do you support alternative Option 2 (Increasing Economic Activity with more High and Low Skilled Jobs) or alternative Option 3 (Strong Economic Growth) as the basis for deriving housing supply targets and housing land requirements within SDP2? Please set out your reasons why. If you do not support either the preferred or alternative options, please set out your reasons why and suggest any amendments which you consider appropriate. Should SDP2 consider housing land supply targets that are lower than the housing need and demand figures? If so, what should that be, and on what basis?

Issue G

Housing Land in Edinburgh

Issue F (Housing Land across the SESplan area) sets out that the preferred option for the basis for deriving housing supply targets and housing land requirements is Option 1 (Steady Economic Growth). One of the key challenges would be to accommodate the levels of need and demand generated by the City of Edinburgh under this option. Three reasonable options which are based on the preferred option under Issue F and which could form the basis for deriving housing supply targets and housing land requirements in Edinburgh have been identified.

- **Option 1** - The City of Edinburgh meets **all** of its own housing need and demand.
- **Option 2** - The City of Edinburgh meets **a significant proportion** of its own housing need and demand.
- **Option 3** - The City of Edinburgh meets **a lower level** of its own housing need and demand than Options 1 and 2, similar to that set out in SDP1 and the Supplementary Guidance on Housing Land.

As set out above under Issue F, SPP is clear that the housing supply target should be reasonable, properly reflect the [housing need and demand assessment](#) estimate of housing demand in the market sector and be supported by compelling evidence. Where the provision of affordable housing is required, the SDP should state how much of the total housing land requirement this represents. A detailed assessment of the factors set out in paragraph 4.2 will be undertaken to inform the Proposed Plan.

Table 4.2 Options for basis for deriving the Target and Requirement for Housing Land in the City of Edinburgh

Plan Period	Option 1		Option 2 (Preferred)		Option 3	
	Total	Annual	Total	Annual	Total	Annual
2012 - 2029	59,700	3,320	41,790	2,320	36,400	2,020
2030 - 2037	21,800	2,730	15,300	1,910	13,100	1,640

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Table 4.3 Options for basis for deriving redistribution of need and demand outwith the City of Edinburgh

Plan Period	Option 1		Option 2 (Preferred)		Option 3	
	Total	Annual	Total	Annual	Total	Annual
2012 - 2029	0	0	17,910	1,000	23,300	1,290
2030 - 2037	0	0	6,500	810	8,700	1,090

Preferred Option - Option 2 the City of Edinburgh meets a significant proportion of its own housing need and demand

The preferred option is to proceed with Option 2 as a basis for deriving housing supply targets and housing land requirements within Edinburgh, with a significant proportion of Edinburgh's need and demand for housing met within the City of Edinburgh administrative area (potentially around 41,790 new homes over the period to 2029 or an average of 2,320 homes per year). There is land already committed for around 18,790 houses over the period to 2029⁽⁸⁾, with a further 18,000 houses identified in the emerging LDP, committed on land which is considered to be constrained or a likely contribution from windfall sites. Additional housing sites have already been identified in the context of SDP1 and there is limited capacity for additional development. It is not considered that the allocation of additional land will result in the delivery of additional housing. The remaining Edinburgh need and demand of potentially around 17,910 homes / 1,000 homes per year over the period to 2029 will be directed outwith the city in accordance with the preferred spatial strategy.

Alternative Option - Options 1 the City of Edinburgh meets all of its own housing need and demand and Option 3 the City of Edinburgh meets a lower level of its own housing need and demand

Over the past ten years (2004 - 2014), across the City of Edinburgh, around 2,000 homes on average have been completed per year. Completions varied between 2,600 in 2004 / 2005 and 1,040 homes in 2010 / 2011. Option 1 as the basis for deriving housing supply targets and housing land requirements, might require average annual completions of 3,320 homes. This is some 40% higher than the city's ten year average completion rate. Given the level of need and demand generated by the capital and even with a focus on brownfield land, the city cannot reasonably accommodate such a scale of growth without compromising other considerations, most notably the area's environmental assets.

Conversely, the strategy set out in SDP1 and the Supplementary Guidance on Housing Land directed the city to accommodate around 61% of its overall need and demand for housing within its administrative boundaries, redistributing the remaining need and demand across the SESplan area. Option 3, as a basis for deriving housing supply targets and housing land requirements, over the period to 2029 and excluding any allowance for generosity, could require the City of Edinburgh to identify land to accommodate around 36,400 homes or 2,020 homes per year. This is around current rates of housing completions but is not considered to reflect the levels of housing need and demand generated by the city or the requirements of national policy in terms of providing a generous supply.

For these reasons Option 1 and 3 are not supported.

Question 11

Housing Land in Edinburgh

Do you support preferred Option 2 (The City of Edinburgh meets a significant proportion of its own housing need and demand) as the basis for deriving housing supply targets and housing land requirements in Edinburgh? If not, do you support alternative Option 1 (The City of Edinburgh meets all of its own housing need and demand) or alternative Option 3 (The City of Edinburgh meets a lower level of its own housing need and demand than Options 1 and 2, similar to that set out in SDP1 and the Supplementary Guidance on Housing Land) as a basis for deriving

8 this includes houses completed in 2011 / 2012, 2012 / 2013 and 2013 / 2014 and effective land supply

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the housing supply targets and housing land requirements in Edinburgh? Please set out your reasons why. If you do not support either the preferred or alternative options, please set out your reasons why and suggest any amendments which you consider appropriate.

Issue H

A Generous Supply

SPP states that within the overall housing supply target, plans should provide for a margin of 10 to 20% generosity allowance to establish the housing land requirement and in order to ensure that a generous supply of land for housing is provided.

Preferred Option - Set a 10% Generosity Allowance and provide LDPs with the flexibility to exceed this allowance to recognise local circumstances

SPP sets out that the exact margin for generosity will depend on local circumstances. The preferred option is for SDP2 to set a minimum generosity allowance of 10% within the overall housing supply target to establish the housing land requirement. Flexibility would be afforded to LDPs to exceed the overall generosity allowance should it be determined that this is required to meet local needs, for example in rural areas where an oversupply of housing land may be appropriate to provide a range and choice of opportunities or to meet other LDP objectives.

The preferred option for deriving the housing supply targets and housing land requirements for housing land across the SESplan area (Issue F), even before the addition of a generosity allowance, is considered to provide a generous supply as required by national guidance. Setting an allowance above 10% at the SESplan level within the overall housing supply target would anticipate a rate of completions which is likely to be undeliverable.

Alternative Option - Set a Range for the Generosity Allowance

The alternative option is to set a range for the generosity allowance, within the overall housing supply target to establish the housing land requirement, at a minimum of 10% and restrict the flexibility afforded to LDPs. This option is not preferred since the exact margin for generosity will depend greatly on the LDP and local area and there may be other reasons such as meeting local needs or other LDP objectives which would necessitate a more generous supply of housing land.

Question 12

A Generous Supply

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do support the alternative option, what should the range for the generosity allowance be set at? If you do not support either the preferred or alternative option, please set out your reasons why and suggest any amendments which you consider appropriate.

Affordable Housing

4.4 Setting a framework for the delivery of affordable housing is one of the key issues for SESplan to address. Affordable housing is defined broadly as housing of a reasonable quality that is affordable to people on modest incomes and may be provided in the form of social rented accommodation, below market rented accommodation, shared ownership, shared equity, housing sold at a discount including plots for self build and low cost housing without subsidy.

4.5 As set out in Table 4.4 below under the preferred option for deriving housing supply targets and housing land requirements under Issue F over the period to 2029, across the SESplan area, 52% of the total need and demand is estimated to be for social housing and 12% for below market rent accommodation. The requirement for these types of housing varies between local authority and market experience suggests significantly greater demand for below market rented accommodation in some areas.

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4.6 In the same period, the need and demand for private market or owner occupied housing is estimated to be 24% of the total and private rented accommodation 12% of the total. Demand for these two tenures has varied over time, however, and is dependent on access to mortgage finance and other economic factors.

4.7 National policy is clear that the housing supply target identified within SDP2 should be separated into affordable and market sectors. The housing supply target should be reasonable, properly reflect the [housing need and demand assessment](#) estimate of housing demand in the market sector and be supported by compelling evidence. Where the provision of affordable housing is required, the SDP should state how much of the total housing land requirement this represents. In deriving

housing supply targets, recognition of the level of affordable housing that can be reasonably expected to be delivered over the plan period will be critical.

4.8 This MIR recognises that there is a significant gap between the estimated need and demand for affordable housing and the likely provision of affordable housing in the public sector or a reasonable and achievable requirement for the provision of affordable housing on market led sites. SDPs are limited to providing a framework for the delivery of affordable housing within the context of national planning policy. The construction and funding of such accommodation lies with other bodies. The key issue is how and what level of affordable housing SDP2 should seek to deliver.

Issue 1

Affordable Housing

Affordable housing completions have over the past five years accounted for around 27% of all completions per year. Completions of affordable housing have ranged from 34% of all completions in 2009 / 2010 to 16% of all completions in 2013 / 2014. The need for affordable housing varies between LDP areas but the delivery of affordable housing is a critical issue for the SESplan area as a whole. It will need to be taken into account in the setting of housing supply targets and requirements so that they are set at a realistic and achievable level.

Preferred Option

SDP2 will direct LDPs that the level of affordable housing required within a market site should, as a minimum, be 25% of the total number of houses. LDPs will have the flexibility to vary the affordable housing requirement, where there is a clear justification to meet local needs.

Alternative Option

An alternative option would be to direct LDPs to seek minimum levels of affordable housing above 25% to meet the identified need. This option is not supported since it does not allow for differing local needs.

Question 14

Affordable Housing

Do you support the preferred option? If not, do you support the alternative option? What should the minimum provision for affordable housing on market led sites be set at? What should the requirement for affordable housing be set at within the overall housing supply target? Please set out your reasons why and suggest any amendments which you consider appropriate.

Setting Targets and Requirements

4.9 SPP requires that housing supply targets and housing land requirements are set at the SESplan area, each of the six LDP areas and for each functional housing market area. To inform this process a preliminary assessment of environmental and infrastructure opportunities and constraints across

Edinburgh and South East Scotland has been undertaken (see the accompanying Spatial Strategy Technical Note for further details). A detailed assessment of the considerations listed in paragraph 4.2 including economic factors, capacity within the construction sector, infrastructure capacity and resources will be undertaken

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at Proposed Plan stage. This will inform the setting of targets and requirements across SESplan ensuring that they are reasonable, achievable and deliverable.

4.10 A further consideration in setting targets and requirements is the significant amounts of land already identified for housing within approved and emerging strategies. As set out in Table 4.4 below there is already land committed to accommodate around 121,740 houses over the period to 2029. This comprises recent completions, land identified in emerging LDPs including within existing SDAs such as West Edinburgh, South East Edinburgh, Winchburgh, the A7 / A68 Borders Rail Corridor and North Dunfermline as well as on sites with planning permission and an estimate of the contribution from constrained and windfall sites. This compares to an estimated need and demand for housing across the SESplan area under the preferred option for housing land across the SESplan area of 102,760 houses, of which 64% is estimated to be required for social and below market rented tenures.

4.11 The preferred option under Issue G sets out that the basis for deriving housing supply targets and housing land requirements in Edinburgh is Option 3 with the City accommodating a significant proportion of its own need and demand. As a result there will be a requirement to redistribute some need and demand to other areas. Outwith Edinburgh, there is a supply of land comprising recent completions, land identified in emerging LDPs, sites with planning permission and an estimate of the contribution from constrained and windfall sites to accommodate around 85,150 houses. This compares to an estimated need and demand of 43,070 houses. Even excluding any contribution from constrained (6,280 houses) or windfall sites (6,430 houses) there is still a significant supply of land (72,440 houses) when compared to the estimated need and demand for housing across the SESplan area outwith Edinburgh.

Table 4.4 Assessment of Housing Need and Demand vs. Supply 2012 - 2029

Authority	Assessment of Housing Need and Demand (Issue F Preferred Option 1 Steady Economic Growth)					Supply ⁽⁹⁾	Comparison	Supply / HNDA
	Social Rent	Below Market Rent	Private Rented	Owner Occupied	Total			
City of Edinburgh	30,660	8,100	6,780	14,150	59,690	36,590	-23,100	61%
East Lothian	5,040	1,130	1,030	2,200	9,400	12,650	3,250	135%
Fife ⁽¹⁰⁾	5,840	1,170	1,600	3,320	11,930	24,470	12,540	205%
Midlothian	4,770	720	600	1,420	7,510	15,900	8,390	211%
Scottish Borders	2,060	390	510	930	3,890	11,770	7,880	302%
West Lothian	5,110	1,180	1,450	2,600	10,340	20,360	10,020	197%
SESplan	53,480 (52%)	12,690 (12%)	11,970 (12%)	24,620 (24%)	102,760	121,740	18,980	118%
Total Excluding	22,820 (53%)	4,590 (11%)	5,190 (12%)	10,470 (24%)	43,070	85,150	42,080	198%

9 Completions for 2011 / 2012, 2012 / 2013, 2013 / 2014, Effective Land Supply, Emerging LDP, Constrained and Windfall Sites Minus Demolitions

10 SESplan part of Fife only

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Authority	Assessment of Housing Need and Demand (Issue F Preferred Option 1 Steady Economic Growth)					Supply ⁽⁹⁾	Comparison	Supply / HNDA
	Social Rent	Below Market Rent	Private Rented	Owner Occupied	Total			
City of Edinburgh								

4.12 It is expected that SDP2 will be approved towards the end of 2017. The housing land supply position across the SESplan area is constantly changing as sites are consented and developed and as LDPs are reviewed and updated. Therefore Issue F identifies options for the basis for deriving housing supply targets and housing land requirements across the SESplan area and Issue G identifies options for the basis for deriving housing supply targets and requirements in Edinburgh only.

Options for the basis for deriving targets and requirements across the remainder of the SESplan area have not been identified in this MIR. This is partly due to the scale of Edinburgh's estimated need and demand relative to estimated need and demand in other areas. Changes in the basis on which the Edinburgh housing supply target and housing land requirement is derived will have a significant impact on those across the rest of the SESplan area.

Question 15

Setting Housing Targets and Requirements

To derive the housing supply target and housing requirements across the SESplan area, SDP2 will consider a range of factors including economic, environmental and infrastructure opportunities and constraints. What factors should SDP2 consider and why? Is there another approach that SDP2 should consider? If so, please describe that and explain why it should be considered?

SPP requires that housing supply targets and requirements are set at the SESplan area, each of the six LDP areas and for each functional housing market area. An [assessment of housing market areas](#) identified that the influence of the City of Edinburgh in terms of house sales extended well beyond its administrative boundaries. The functional housing market area was therefore defined as the SESplan area in its entirety, with fifteen sub housing markets operating within it. Should SDP2 set housing supply targets and housing land requirements at the SESplan and LDP level only as directed by SPP? Or should SDP2 set housing supply targets and housing land requirements at the SESplan, LDP and sub housing market area level? Is there another approach that SDP2 should consider and why? If so, please describe that and explain why it should be considered?

Specialist Provision

4.13 The assessment of need and demand for housing also considered the need for sites for Gypsy / Travellers and Travelling Showpeople. The assessment recognised that there is a requirement to improve existing sites and for local authorities to work across boundaries to meet mobile lifestyles. Applications for site accommodation and fair provision are dealt with on an individual basis and there are no accommodation needs identified which cannot be addressed via existing arrangements for temporary accommodation. A separate [Equalities Report and Impact Assessment](#) has been produced. This

addresses the requirements of the Equality Act (2010) and mainstreams equalities within the housing need and demand assessment preparation process.

Town Centres

4.14 Town centres across South East Scotland make a significant contribution to the region as places to do business and to live and as focuses for civic, civil, social and cultural activity. The [Town Centre Action Plan](#) promotes an expanded town centre first principle whereby uses which attract large numbers of people such as retail, commercial leisure, offices, community and cultural facilities should be located in town centres

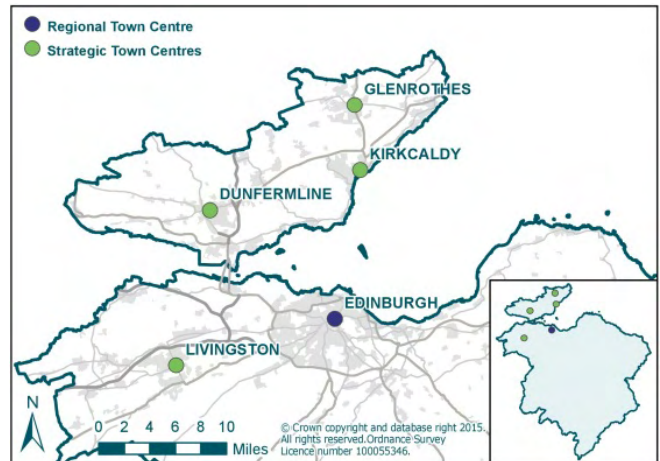
9 Completions for 2011 / 2012, 2012 / 2013, 2013 / 2014, Effective Land Supply, Emerging LDP, Constrained and Windfall Sites Minus Demolitions

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first. It also promotes residential uses within town centres to encourage diverse areas that support the vibrancy, vitality and viability of town centres throughout the day and into the evening. LDP policy will support town centres and identify a network of centres that include a diverse mix of uses, have a high level of accessibility and qualities of character and identity, which create a sense of place. Reassessment of town centre boundaries could be encouraged to allow for a flexible approach to recognise the changing shape of town centres and other uses which attract large numbers of people to be considered.

4.15 SDP1 identifies a network of centres comprising Edinburgh as the regional centre alongside Livingston, Kirkcaldy, Dunfermline and Glenrothes as strategic town centres. LDPs are directed to identify a network of other town and commercial centres which are of local significance. The preferred approach for SDP2 is to maintain this network of centres with member authorities designating other town centres or commercial centres through LDPs. LDPs can also designate new town centres or sub regional centres where the opportunity arises such as in new settlements or SDAs.

Figure 4.1 Strategic Centres



4.16 SDP2 will support town centres and all of their uses rather than focusing on retailing, setting out a strong presumption in favour of the principle of locating uses which attract large numbers of people within town centres. A sequential approach will be taken for the location of large footfall generating developments:

1. Town Centre;
2. Edge of Centre;
3. Other defined Commercial Centres; and
4. Out of Centre locations that are, or can be made easily accessible by public transport and will not have an adverse effect on the town centre.

Question 16

Town Centres

Are there specific actions that SESplan should take to support strategic centres and Edinburgh city centre? Are there other centres that SDP2 should identify as strategic town centres? Should SDP2 seek to identify a hierarchy below strategic town centres?

Strategic Green Networks

4.17 A diverse range of green spaces, natural landscapes, woodlands, coastline, waterways and outdoor recreation space contribute to the success of the city region. Together, they help define the character of the area, contribute to communities' quality of life and sense of place and provide the setting within which high quality, sustainable growth can occur. Developing new networks of these spaces through strategic development opportunities and protecting and enhancing existing networks is essential.

4.18 Covering all of the city region other than Scottish Borders, the Central Scotland Green Network (CSGN) is a national project to 2050 with a broad purpose to deliver green network improvements and transformational change. It is proposed that SDP2 sets the regional strategy to achieve the aims and vision of [CSGN](#) and the delivery of a strategic green network across the region. In SDP1 consideration of green network policies and actions was largely directed to LDPs. The SESplan member authorities and key agencies have identified ways in which SDP2 could add value to the action taken under SDP1. SDP2 could do this by establishing priority themes and aims which green networks in the area should achieve as follows:

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- Improving quality of place;
- Providing for higher levels of active travel;
- Enabling biodiversity to flourish;
- Facilitating people to lead healthier lives;
- Improving landscape character;
- Enabling climate change adaptation;
- Attracting inward investment;
- Improving vacant and derelict land; and
- Delivering action in disadvantaged communities.

4.19 The SDP could also add value through the identification of:

- Spatial priority areas where green network safeguarding and enhancement is needed, while recognising that LDPs need to show the detail;
- Cross-boundary areas where collaboration and co-ordination is needed between local authorities to ensure planning and delivery of strategic green network opportunities; and
- The green network assets and the strategic green network needs within areas of significant growth to an appropriate level of detail.

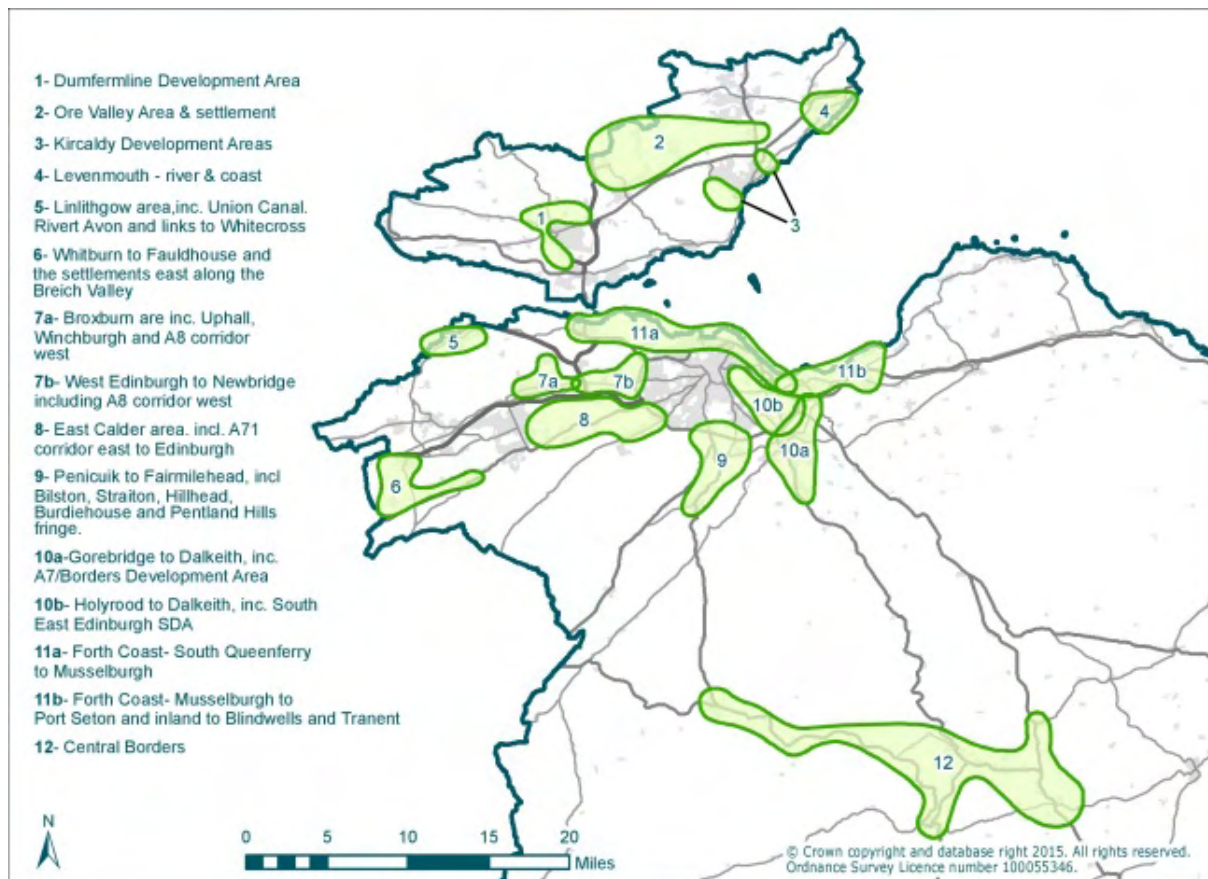
4.20 These areas of work align with the priorities set in NPF3 and SPP. The preferred approach will seek to ensure that strategic green network connectivity is safeguarded and enhanced. The aims and multiple benefits that green networks provide will be delivered within the priority areas. This will require the integration of green network functions within land use and management in these areas.

4.21 In areas identified for significant development, including SDAs, the preferred approach is to set a vision for green network development integral to placemaking principles established for these areas. SDP2 will illustrate the strategic connections and principles for green network development. LDPs will set out more detailed plans and proposals for sites within the areas of strategic development, as well as identifying more local green network priorities, as appropriate. Initial spatial priorities and areas requiring cross-boundary working at the SESplan level are identified in Figure 4.2. These are key areas of change where development presents opportunities to deliver green networks. The accompanying Green Network Technical Note sets out how these areas have been identified, the green network aims they meet, the actions and time scales which are required to deliver them and the cross boundary working needed.

4.22 The priority areas will be updated taking into consideration responses to the MIR and will reflect the final approach to growth areas identified in SDP2. This will have to take account of any alterations to the Edinburgh Green Belt and the increased protection and enhancement required for any green wedges included in the spatial strategy.

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Figure 4.2 Regional Green Network Priority Areas

**Issue J****Strategic Green Networks****Preferred Option**

SDP2 will identify spatial priority areas for green network safeguarding, enhancement and creation and key areas of cross-boundary working identified at the regional level. LDPs will be required to reflect the green network priorities identified, add detail as appropriate on local level green network priorities and work towards delivery through LDP action programmes.

Alternative Option

Retain the same policy framework as SDP1. SDP2 will support a strategic green network but with the identification, prioritisation and development being undertaken by LDPs.

Question 17**Strategic Green Networks**

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do not support either the preferred or alternative option, please set out your reasons why and suggest any amendments which you consider appropriate. Do the SESplan green network themes and aims capture the

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key issues for green network development in the area? Does the map of proposed green network priority areas and areas of cross-boundary working at the SESplan level identify the appropriate areas to focus on? Are any priority areas missing from Figure 4.2? If so, which areas should be added and why?

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5 A Better Connected Place

Improving connectivity, addressing network constraints and removing barriers will support a low carbon South East Scotland as a place to do business and a place for communities. While parts of the region enjoy good access to transport, infrastructure and digital networks, others are less well served and there are significant constraints and major issues to be addressed. In order to deliver the preferred spatial strategy and achieve the Vision, these networks need to be improved to increase connectivity.

Monitoring SDP1 and the Challenges and Considerations for SDP2

Across SESplan:

- Half of all journeys to work in the region are made to, from or within Edinburgh;
- Rail usage has increased by 50% over the 2001 to 2011 census period, mainly on journeys to and from Edinburgh;
- Car ownership has increased in all SESplan authorities except Edinburgh but traffic volumes have remained level since 2008;
- Walking and cycling to work has increased but this is mostly in journeys within Edinburgh; and
- The proportion of journeys to work by car decreased in journeys to, from and within Edinburgh but increased in all journeys outside of Edinburgh.

The Transport Appraisal of SDP1 and the Supplementary Guidance on Housing Land forecast increases in congestion and delays on the region's road network (more detailed local level assessments are available through emerging LDP transport appraisals). This is particularly apparent on the strategic intercity road network, the M8 / 9 / 90 - A720 - A1, which experience significant congestion during peak periods. Some services on the region's rail network are also forecast to exceed capacity. Congested transport networks limit economic potential including the development of key, nationally significant growth sectors in the city region.

The number of air quality management areas in the region has increased since the preparation of SDP1. To minimise impacts on air quality and climate change, SDP2 will need to direct LDPs to require development to minimise increases in traffic levels, and therefore congestion, encourage further modal shift away from cars and towards public transport, walking and cycling and increase the accessibility of rural and deprived areas.

More details of recent regional travel and transport trends are available in the refreshed Regional Transport Strategy (RTS).

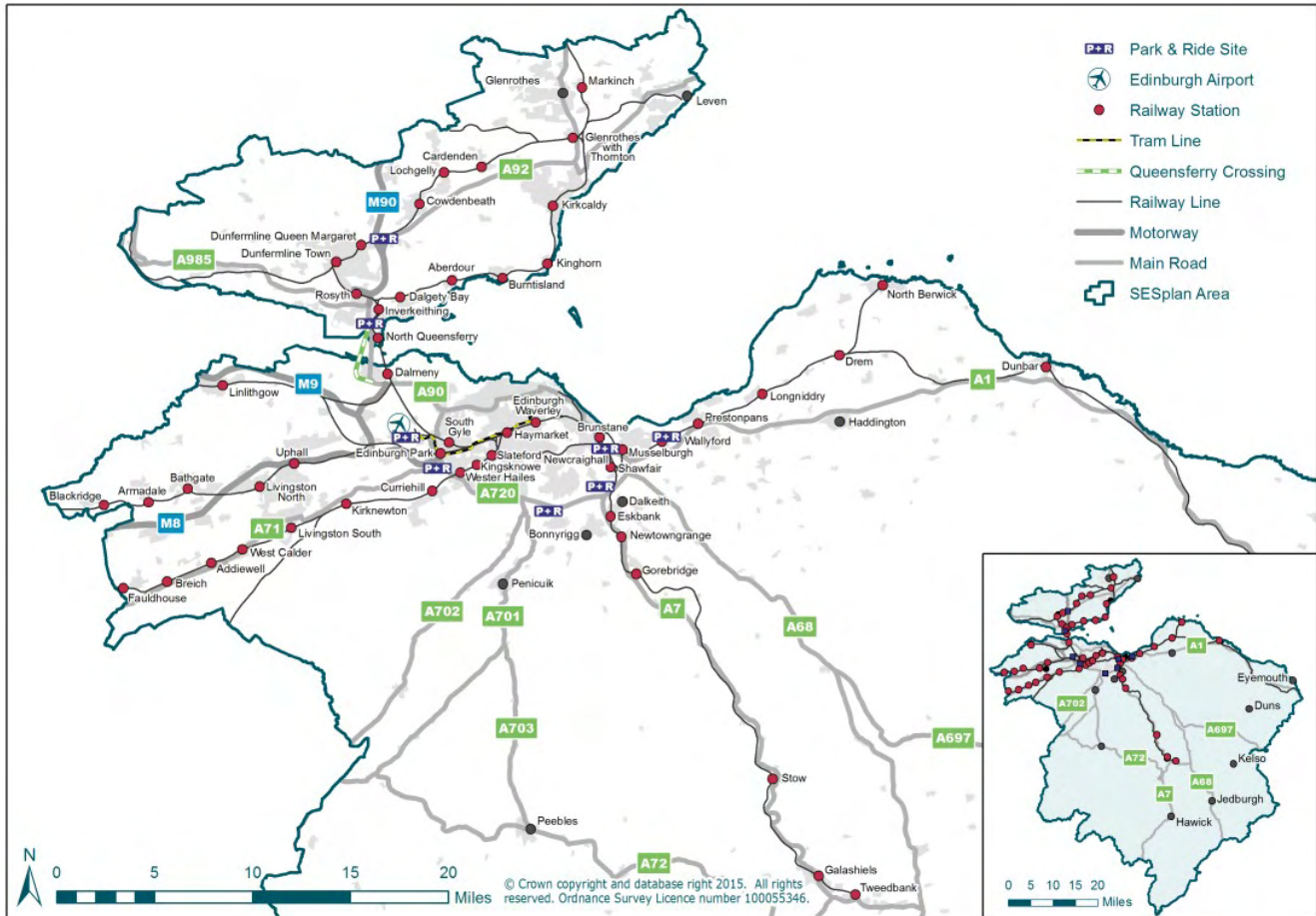
Transport

5.1 The principle of following a transport hierarchy will be carried forward from SDP1 and the RTS. This seeks to reduce the need to travel, encourage and support travel by walking, cycling and public transport and, only when travel needs cannot be met through these modes, accommodate car use. The preferred spatial strategy supports decarbonising transport, public transport and increasing walking and cycling activity. Successful delivery of SDP2 and the RTS together should help reduce the need for car use.

5.2 The preferred spatial strategy will help to minimise the need to travel and the length of journeys. Longer commutes are known to have detrimental impacts on human physical and mental health as well as leaving less time to spend with families and for recreation (see [ONS](#) for further details). Public transport is more efficient at moving large numbers of people than the private car. Whilst some may choose to have longer journeys to work, the preferred strategy seeks to ensure that choice is not driven by the lack of housing options. Shorter journeys are more likely to be made by walking, cycling or public transport.

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Figure 5.1 SESplan Transport Network



5.3 Increased rail passenger capacity is being created on the Edinburgh - Glasgow line and the electrification of the Shotts line will improve journey times and the level of service along this route. The Borders Railway will open up development potential along the A7 corridor but many opportunities have already been planned for in the emerging Scottish Borders and Midlothian LDPs. Other parts of the rail network are forecast to exceed passenger capacity in the long term, particularly the lines to Edinburgh from East Lothian and Fife. Details of rail capacity are available in [Scotland's Rail Utilisation Strategy](#).

5.4 Development locations need to be carefully considered and a balance reached between accessibility and the capacity of the public transport network to accommodate further development. Areas with network capacity are often not suitable for environmental reasons. They may be in locations where development is not required or further away from employment and services which implies increased journey times to these.

There needs to be significant further investment in public transport capacity in and around Edinburgh, along with investment in walking and cycling. Development potentially impacting on congested parts of the networks has to be carefully master planned and designed to minimise additional traffic, maximise sustainable transport and active travel potential, provide public transport services and prevent impacts on road safety. The accompanying Spatial Strategy Technical Note sets out information on transport network capacities and an updated Public Transport Accessibility Analysis.

5.5 A transport appraisal of the spatial strategy and alternatives will be undertaken to inform SDP2. The appraisal will take into consideration outputs from the study described in paragraph 6.4 and will be objective based, in accordance with [Transport Scotland guidance on development plans](#). Alongside other studies, this will provide information on the impacts of the strategy options and the transport infrastructure improvements that will be required.

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Issue K**LDP Transport Policy Direction**

Parts a, c and g of Policy 8 (Transportation) of the approved SDP1 state that LDPs will:

- a. Ensure that development likely to generate significant travel demand is directed to locations that support travel by public transport, foot and cycle;
- c. Relate density and type of development to public transport accessibility; and
- g. Ensure that the design and layout of new development demonstrably promotes non-car modes of travel.

Preferred Option

The preferred option is for parts a, c and g of Policy 8 of the approved SDP1 to be amended to better direct development to accessible locations and to promote travel by walking, cycling and public transport over private car journeys. LDPs will:

- Ensure that large scale housing development is located in areas that are shown to be, or can be made, highly accessible to town centres and employment by public transport, foot and cycle;
- Ensure that development that generates significant travel demand (e.g. offices, retail, leisure facilities, colleges etc) is directed to centres, or areas shown to be, or can be made, highly accessible by public transport, walking and cycling;
- Ensure that density, uses and layouts of new development demonstrate how they will reduce the need to travel, increase and promote public transport accessibility and encourage walking and cycling. Where possible, these must include clear and direct linkages to public transport nodes and interchanges; and
- Ensure that development in accessible locations is at higher densities.

Alternative Option

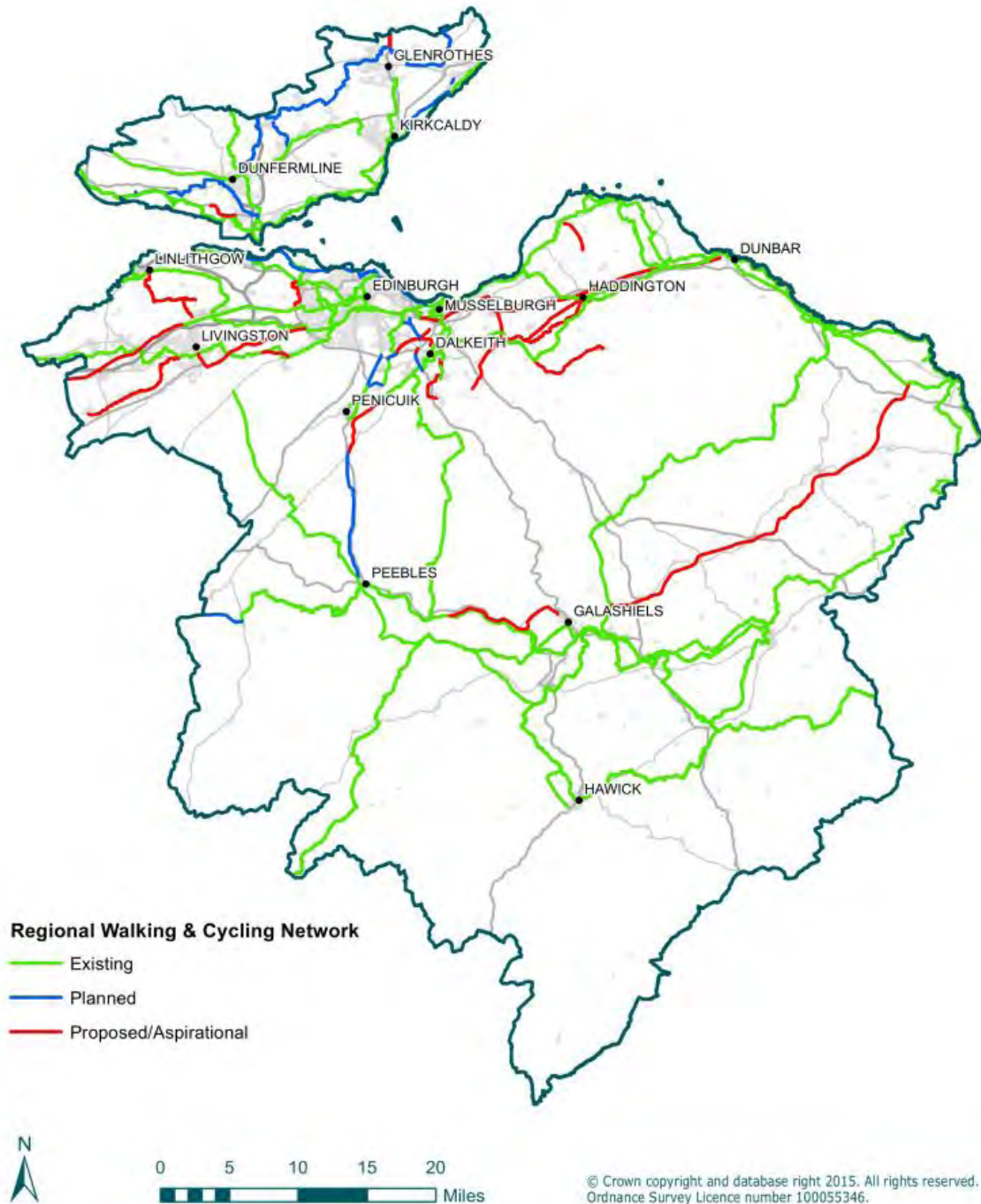
SDP2 to retain SDP1 Policy 8 parts a, c and g in their current form.

Question 18**LDP Transport Policy Direction**

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do not support either the preferred or alternative option, please set out your reasons why. Should SDP2 set out housing density requirements for large developments to promote sustainable transport and walking and cycling?

5 A Better Connected Place

Figure 5.2 SESplan Walking and Cycling Network



Regional Walking and Cycling Network

5.6 SESplan is working with Scottish Natural Heritage (SNH), SEStran, Sustrans and member authorities to identify blockages and missing links on the strategic active travel network. SEStran is undertaking a detailed study with a focus on cycle routes between local authority areas which will inform SDP2. The completion of links and removal of barriers to cycling will allow the creation

of a regional walking and cycling network with direct routes between urban areas, work places and town centres. Such city region cycle and walking networks are being developed in comparable European city regions. Development of these networks will support a significant increase in journeys being undertaken by walking and cycling to help meet the Scottish Government's [Vision for Active Travel](#) and the target that 10% of all journeys are made by bike.

A Better Connected Place 5

5.7 NPF3 places an emphasis on building on the success of long distance recreational routes to link tourist locations and on these as tourist assets themselves. The region has a number of these trails, such as the Southern Upland Way, Fife Coastal Path and the recently completed John Muir Way. Potential routes and trails have been identified which could form part of the national

long distance walking and cycling network ⁽¹¹⁾ and increase walking and cycling based on tourism's contribution to the regional economy.

5.8 Figure 5.2 seeks to combine these two elements and shows existing, planned and proposed or aspirational regionally important walking and cycling routes in the SESplan area. Descriptions of each route are available in the Green Network Technical Note.

Question 19

Does Figure 5.2 (Regional Walking & Cycling Network) capture the strategic routes at the SESplan level? Have the correct routes to be developed as regional routes been identified? Are any routes missing? If so, please indicate which routes and why they should be identified.

Prioritising Strategic Transport Infrastructure

5.9 Building on NPF3, SESplan supports increased connectivity to the rest of Scotland, UK and further afield. The development of High Speed Rail to Glasgow and England will support this and is identified as a national development. Increased connectivity along the East Coast strategic transport corridor is vital to the economy of that part of the region. Edinburgh Airport plays a vital role in the attractiveness and the success of the economy in the region and Scotland as a whole. [Edinburgh Airport Expansion](#) and access requirements associated with that will remain safeguarded in SDP2.

5.10 LDPs will support the role of ports and freight infrastructure. SDP2 will expand on NPF3 national development requirements of additional freight capacity on the Forth when these are clarified. SESplan's ports and rail network play significant roles in the movement of freight. The East Coast Rail Line and road improvements, including A801 upgrades, will be required to enhance this. Ports, including smaller ports on the Forth and North Sea coasts, will play a significant role in the offshore renewables industry.

5.11 Since the preparation of SDP1, the following strategic transport infrastructure interventions have started construction or have been completed:

- Airdrie - Bathgate Rail Link (opened December 2010)
- Waverley and Haymarket Station Improvements (completed)

- [Borders Railway](#) and Galashiels Transport Interchange (opening September 2015)
- [Queensferry Crossing](#) (completion late 2016)
- [Edinburgh Gateway Rail Station](#) (opening late 2016)
- [Edinburgh - Glasgow Rail Improvements Programme](#) (ongoing to 2019)

5.12 These interventions will help create new development opportunities, increase accessibility and improve network performance. However, further interventions will be required to release economic growth potential, increase access to jobs, encourage modal shift and support development.

5.13 SDP1 set out a number of strategic transport interventions. Not all of these projects currently have government support, a fully refined evidence base or committed funding. Based on development needs, its transport impacts and sustainable economic growth requirements, it is proposed that SDP2 prioritises the strategic transport infrastructure requirements. The initial list of priorities in Table 5.1 will be refined through the SDP2 Transport Appraisal, projects on infrastructure funding, development impact studies and feedback on the MIR. This process will take into consideration other interventions identified in SDP1 including further improvements to the A92. Further details can be found in the RTS, [SDP1 Action Programme](#) and [SDP1 Strategic Infrastructure Diagram](#).

11 identified as a national development in NPF3

5 A Better Connected Place

Table 5.1 Strategic Transport Interventions

Intervention	Purpose
A720 Improvements - including Junction Upgrades, Ramp Metering and Intelligent Transport Systems / Managed Motorways	Minimise additional delay of the strategic road network around Edinburgh
East Linton Rail Station, Reston Rail Station and East Lothian Line Improvements	Improve access and capacity, support future development opportunities and rail freight movement
Edinburgh Orbital Bus with associated Park & Ride Facilities	Promote sustainable travel on A720 journeys and minimise worsening of the strategic road network
Edinburgh Tram Network - Extensions to Leith, Granton, Dalkeith, Musselburgh and Newbridge	Promote sustainable travel and support existing and planned development
Edinburgh Waverley Improvements	Increase capacity of station to accept more and longer trains
Fully Dualled A1 Between Edinburgh and Newcastle	Increase access, safety and economic growth on strategic east coast transport corridor connecting two major UK cities
Levenmouth Rail Link and Stations - Fife Circle to Levenmouth	Support planned development and improve access to jobs and opportunities from a higher deprivation area
Strategic network of walking and cycling routes along key corridors and between settlements	Support sustainable travel, minimise additional traffic, increase physical activity
Winchburgh Rail Station and M9 junction	Required by planned and future development (funded by development)

Issue L

Prioritising Strategic Transport Infrastructure

Preferred Option

Through its accompanying Action Programme and the Transport Appraisal to be undertaken to inform the Proposed Plan, SDP2 seeks to prioritise already identified and emerging strategic transport infrastructure to ensure delivery of key projects to maximise economic potential, enable planned development and increase accessibility by sustainable transport networks.

Alternative Option

SDP2 will maintain the SDP1 approach and identify a 'long list' of strategic transport infrastructure requirements without any prioritisation in its accompanying Action Programme.

Question 20

Prioritising Strategic Transport Infrastructure

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do not support either the preferred or alternative option, please set out your reasons why. What transport priorities should be identified and how should transport infrastructure be prioritised? Please indicate any other strategic interventions which you consider should be included in Table 5.1.

Digital Connectivity and Utilities Infrastructure

5.14 Digital connectivity is of critical importance to the way people shop, work, run businesses, socialise and access services. Slow internet and data connections leave areas disadvantaged and failing to attract investment and contribute to an increased need to travel. The impact of online and creative business, particularly in rural areas, has already grown and will continue to expand as speeds and connections are improved. The Scottish Government programme [Step Change](#) seeks to ensure 96% of properties in Scotland are covered by high speed broadband networks by 2019, including through commercial operations.

5.15 Some rural areas, particularly in the Scottish Borders and East Lothian, will still be without a high speed connection after the Step Change programme. Local Authorities are to work with affected communities and Community Broadband Scotland to seek solutions to improving connections to these areas. A [Scottish Government study](#) into mobile phone coverage has also indicated that signal, 2G and 3G coverage is very poor in the Scottish Borders and some parts of East Lothian compared to the rest of the region.

5.16 Locations without connections to high speed broadband networks would not be suitable for large scale development, particularly housing. This could contribute to economic disadvantage and isolation and increase the need to travel. LDPs will direct development toward areas accessible to high speed broadband networks or to areas where development can identify and deliver a solution.

5.17 Scottish Water have a rolling investment programme which prioritises investment in water and sewerage infrastructure. This is linked to development plans and development that is due to be started. Whilst there are constraints in the water and sewerage network that will need to be addressed for some development locations in the short term, these could be overcome with planned investment and should not affect long term strategic locations for development.

5.18 There are no strategic constraints on the gas distribution network, although further enhancement to the major gas connection to the Central Borders could be required if significant additional development were identified there.

6 Delivery

6 Delivery

Development either cumulatively or individually will impact on available infrastructure capacity. The approach to delivery and how sites are delivered on the ground is key to achieving the overall vision and spatial strategy of SDP2.

Monitoring SDP1 and the Considerations and Challenges for SDP2

Key challenges facing SDP2 in setting a framework for delivery are:

- The delivery of the SDP1 strategy is being restricted by the availability of supporting infrastructure and capital funding;
- The difficulties in funding infrastructure have become even more stark as capital budgets of local authorities, Scottish Government, the Regional Transport Partnership and the NHS come under pressure;
- The lack of mechanisms including public sector funding to deliver affordable housing; and
- The establishment of an Action Programme which is supported by all of the agencies and organisations whose engagement is needed to deliver the strategy.

Infrastructure Delivery and Funding

6.1 Optimising transport connectivity and providing additional capacity to support growth is a key issue for SDP2. New education facilities at primary and secondary level and an appropriate provision of health and social care services will also be required. Providing new and improved 'green infrastructure' is similarly an essential part of the strategy.

6.2 National guidance states that the development sector must pay a proportionate amount towards the delivery of additional infrastructure capacity. Developers will be required to bear the cost of providing the necessary site infrastructure in line with the provisions of [Circular 3/2012 \(Planning Obligations and Good Neighbour Agreements\)](#). Local authorities, collectively or individually, will need to develop funding mechanisms such as Tax Increment Financing (TIF) or City Deal to enable strategic development, particularly where infrastructure provision is required across a SDA and

multiple sites. The key is to gather planning obligations at a proportionate level and from the right developments. Analysis of the impacts of development on the transport network is underway and this can be used as a starting point to quantify the impact of new development on infrastructure capacity.

6.3 The establishment of a City Deal for Edinburgh and South East Scotland is being explored by the SESplan member authorities. City Deals have been effective in other city regions in facilitating the delivery of infrastructure through a combination of funding by central and local government, based on the improved performance of the regional economy, and the private sector. City Deals may include a range of types of infrastructure and action on issues such as skills development to support the city region's economy. Subject to the development of a City Deal, SESplan and member authorities will work to ensure the co-ordination of any City Deal programme with priorities identified through the SDP.

Issue M

Infrastructure Delivery

The current approach to funding infrastructure has not always delivered the measures needed to support the development strategies of previous plans. It is particularly difficult to deliver new infrastructure at the strategic scale as the legislation focuses on mitigating the local, direct impacts of new development. Without a fresh approach, there is a serious risk that whichever development strategy is adopted, it will not be implemented on the ground.

Delivery 6

Preferred Option

The preferred option is to investigate the establishment of a strategic infrastructure fund. In such funds, contributions and risks are shared among councils, between councils and central government and across sectors. The funds generally feature a mix of public sector forward funding, private sources of finance and a clear system of region wide developer contributions, to produce a continually replenished 'revolving' fund.

Alternative Option

The alternative option is to maintain the current approach to infrastructure funding.

Question 21**Infrastructure Delivery**

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do not support either the preferred or alternative option, please set out your reasons why.

Should such a fund be established at the SESplan level, to maximise economies of scale and leverage, or piloted first in an individual SDA or growth corridor? Where should the balance lie between public funding and contributions from development and how can risks be equitably shared between sectors? Should a new system of developer contributions be introduced which, within the current legislation, enables contributions to fund measures which are needed to implement the strategy but may not be directly related to an individual development's impact.

6.4 SESplan is taking forward [an action in the SDP1 Action Programme](#) to explore cumulative and cross border impacts and mechanisms for funding infrastructure enhancements including an examination of the principles and potential of cross border developer funding. This involves working with national agencies and SESplan member authorities on a study of the impacts arising from SDP1. This is examining transport network 'hot

spots' and what multi modal interventions could be required as a result of planned development, with a particular focus on cross-boundary traffic impacts. The study will provide detailed information helping to prioritise interventions to support delivery and improve linkages between land use and transport planning. The transport implications of SDP2 will be considered in the Transport Appraisal to be undertaken at Proposed Plan stage.

Issue N**Funding Transport Infrastructure - Developer Obligations**

The regional transport study will be used to inform what development should contribute towards the transport interventions required as a result of development. There are options for collecting contributions.

Preferred Option

In compliance with Circular 3/2012, SESplan and member authorities will work towards developing sub-regional development contributions frameworks which will pool contributions towards funding multi modal transport infrastructure (given the scale of the SESplan region, one contributions mechanism covering the whole region would not be compatible with the Circular). Contributions will be required to mitigate impacts on the transport network, including cumulative impacts, where they cannot be accommodated satisfactorily within existing capacity. Contributions may be required from developments in local authority areas other than where the transport infrastructure improvement is located.

Alternative Option

Maintain the current position and use information from the study to seek developer contributions on a case by case basis for transport infrastructure.

6 Delivery

Question 22

Transport - Developer Obligations

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do not support either the preferred or alternative option, please set out your reasons why. Should financial contributions be sought from development towards improvements on the [trunk road network](#)? Given the lack of capital funding available to deliver transport infrastructure, are there any alternative solutions?

Assessing the Five Year Effective Housing Land Supply

6.5 SDP2 will set housing land requirements across SESplan. LDPs should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement and should provide for a minimum of five years' effective land supply at all times. Each of the SESplan member authorities monitors effective land supply through the annual housing land audit process in accordance with national policy and the criteria set out in [PAN 2/2010 Affordable Housing and Housing Land Audits](#).

6.6 SPP does not specify how the five year land supply should be measured, but in general terms the starting point for the calculation is the latest housing land audit compared with the five year requirement set out in the approved development plan. Whilst undertaking the calculation on this basis in times of economic stability is entirely reasonable, in times of recession, the calculation is not sufficiently robust to reflect lower levels of demand or that there will be higher levels of land constrained on the basis of financial or marketability criteria only. In turn, this means that despite there being a sufficient supply of land in any given area which on a strict application of ownership, physical or other such planning

criteria is effective and able to be developed, additional land is required to be brought forward to meet an artificial shortfall created by an increase in land classed as constrained on a demand or financial / market basis. Bringing forward additional land when there is already a more than adequate supply of land risks undermining the overarching strategy of the SDP. It may also lead to the compromising the delivery of necessary infrastructure.

6.7 Furthermore, calculating the five year housing land supply on an all tenure basis does not take account of the fact that the majority of housing need and demand is for affordable rather than market led housing. Should a shortfall in supply be identified, bringing forward additional land which is market led, does not address the need and demand for affordable housing. Again this approach undermines existing development plan strategies and leads to an over allocation of market led housing land.

6.8 Notwithstanding that across SESplan there is considered to be a generous supply of housing land, the current economic climate means that sites are not coming forward for development as envisaged by the approved SDP. There have been considerable delays in bringing forward sites since 2009 as a result of the economic downturn.

Issue O

Assessing the Five Year Effective Land Supply

Preferred Option

SDP2 will direct LDPs to calculate the five year housing land supply using a common set of measures across Edinburgh and South East Scotland. SDP2 would recognise the starting point for calculating the five year housing land supply is the housing land audit compared with the five year requirement set out in the approved development plan. The guidance would also direct LDPs to consider other factors including:

- Need and demand in relation to both market and affordable housing;
- Completions of both market and affordable housing;
- Funding mechanisms and programmes which support affordable housing provision;

Delivery 6

- Demand in relation to house sales (transactions), mortgage interest rates, mortgage advances, secured lending and interest payments as a percentage of income; and
- Data on past performance and growth prospects in relation to Gross Value Added (GVA), construction sector capacity, houses prices and the labour market.

Alternative Option

The alternative option is to maintain the current approach with no guidance prepared.

Question 23

Assessing the Five Year Effective Land Supply

Do you support the preferred option? If not, do you support the alternative option? Please set out your reasons why. If you do not support either the preferred or alternative option, please set out your reasons why.

7 Are there any other Issues to consider?

7 Are there any other Issues to consider?

Question 24

Other Issues

Briefly, are there any other issues which SDP2 should address?

Question 25

Climate Change Adaptation

Do you consider that SESplan could better pursue climate change adaptation and facilitate a joint approach to the issue? If so, please suggest ways in which this could be achieved.

Question 26

Development Planning and Community Planning

Do you consider that development planning and community planning in Edinburgh and South East Scotland could be better aligned? If so, please suggest ways in which this could be achieved.

Question 27

How to Get Involved

Are there any other forms of communication you would like SESplan to use during consultations?

8 Abbreviations / Glossary

Table 8.1 Glossary

Term	Description
Action Programme	Accompanies the Strategic Development Plan and identifies the how when and by who of delivery of the plan.
Adaptation (Climate Change)	The adjustment in economic, social or natural systems in response to actual or expected climate change.
Affordable Housing	Housing of reasonable quality that is affordable to people on modest incomes.
Allocation	Land identified in a local development plan for a particular use.
Brownfield Land	Land which has previously been developed.
Central Scotland Green Network	A strategic network of woodland and other habitats, active travel routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses.
City Deal	Funding mechanism in which contributions and risks are shared between councils and central government and across sectors, based on the improved performance of the regional economy.
Commercial Centre	Examples include out-of-centre shopping centres, commercial leisure developments, factory outlet centres, retail parks or clusters of larger mixed retail units and leisure units.
Committed Development	Housing, economic development and infrastructure projects which are either allocated in previous development plans or have received Council support through subsequent planning permissions.
Community Planning Partnerships	Partnership where local authorities initiate, maintain and facilitate a process by which public services are planned and provided in the local authority area. There is a Community Planning Partnership in each of the 32 local authorities in Scotland.
Development Plan	A document setting out how places should change and what they could be like in the future. It stipulates what type of development should take place and where should not be developed.
Effective Land Supply	The part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration.
Established Land Supply	The total housing land supply including the effective housing land supply plus remaining capacity for sites under construction, sites with planning consent, sites in adopted local development plans and where appropriate other buildings and land with agreed potential for housing development.
Greenbelt	Area of countryside around cities or towns which aims to prevent urban sprawl and inappropriate development.

8 Abbreviations / Glossary

Term	Description
Greenfield Land	Land in a settlement or rural area which has never been developed, or where traces of any previous development are now such that the land appears undeveloped.
Green Network	Paths or open space connecting areas by sustainable transport modes.
Healthy Town Centre	The health of a town centre is measured through the indicators included in Annex A of SPP .
Heat Map	Map showing heat demand and supply of heat used for buildings.
High Speed Rail	Type of rail transport than operates significantly faster than normal trains, typically over 125mph in the UK.
Housing Need and Demand Assessment (HNDA)	The evidence base used to identify future housing requirements to ensure suitable land is allocated through development plans.
Housing Market Area	Geographical space in which people will search for housing and within which they are willing to move while maintaining existing economic and social relationships.
Infrastructure	Public transport, roads, sewerage, water supply, schools, gas, electricity, telecommunications etc. which are needed to allow developments to take places.
Moratorium	The delay or suspension of an activity or law.
National Records for Scotland	Provides statistical releases on behalf of the Scottish Government.
Prudential Borrowing	Set of rules governing local authority borrowing.
Sequential Approach	An approach which establishes a sequence of sites selection for retail, commercial, leisure, office, community and cultural uses.
Significant Business Cluster	Broad areas where similar or complimentary uses operate.
Strategic Development Areas	Areas identified under SDP1 of being capable of accommodating strategic growth.
Sustainable Economic Growth	Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations to meet their own need.
Sustainable Transport	Any means of transport with low impact on the environment, including walking, cycling, public transport, car share.
Tax Incremental Funding	A public financing method which funds public sector investment in infrastructure and unlocks regeneration in an area, which may otherwise be unaffordable to local authorities.
Thermal Generation	Steam driven power supply.
Windfall	A site which becomes available for development during the plan period which was not anticipated to be available when the plan was being prepared
World Heritage Site	Designation by UNESCO for special cultural or physical significance.

Abbreviations / Glossary 8

Table 8.2 Abbreviations

Acronym	Expanded
AMRI	Annual Mineral Raised Enquiry
BRT	Bus Rapid Transit
BGS	British Geological Survey
CCS	Carbon Capture Storage
CSGN	Central Scotland Green Network
DPS	Development Plan Scheme
ECML	East Coast Main Line
HNDA	Housing Need and Demand Assessment
HMA	Housing Market Area
IBG	International Business Gateway
LDP	Local Development Plan
LPA	Local Planning Authority
MIR	Main Issues Report
MS	Monitoring Statement
NPF3	National Planning Framework 3
NRIP	National Renewable Infrastructure Plan
NTDF	National Tourism Development Framework
RTS	Regional Transport Strategy
SBS	Scottish Biodiversity Strategy
SDA	Strategic Development Area
SDP	Strategic Development Plan
SDPA	Strategic Development Plan Authority
SEA	Strategic Environmental Assessment
SEPA	Scottish Environmental Protection Agency
SESTRAN	South East Scotland Transport Partnership
SFS	Scottish Forestry Strategy
SNH	Scottish Natural Heritage
SPP	Scottish Planning Policy

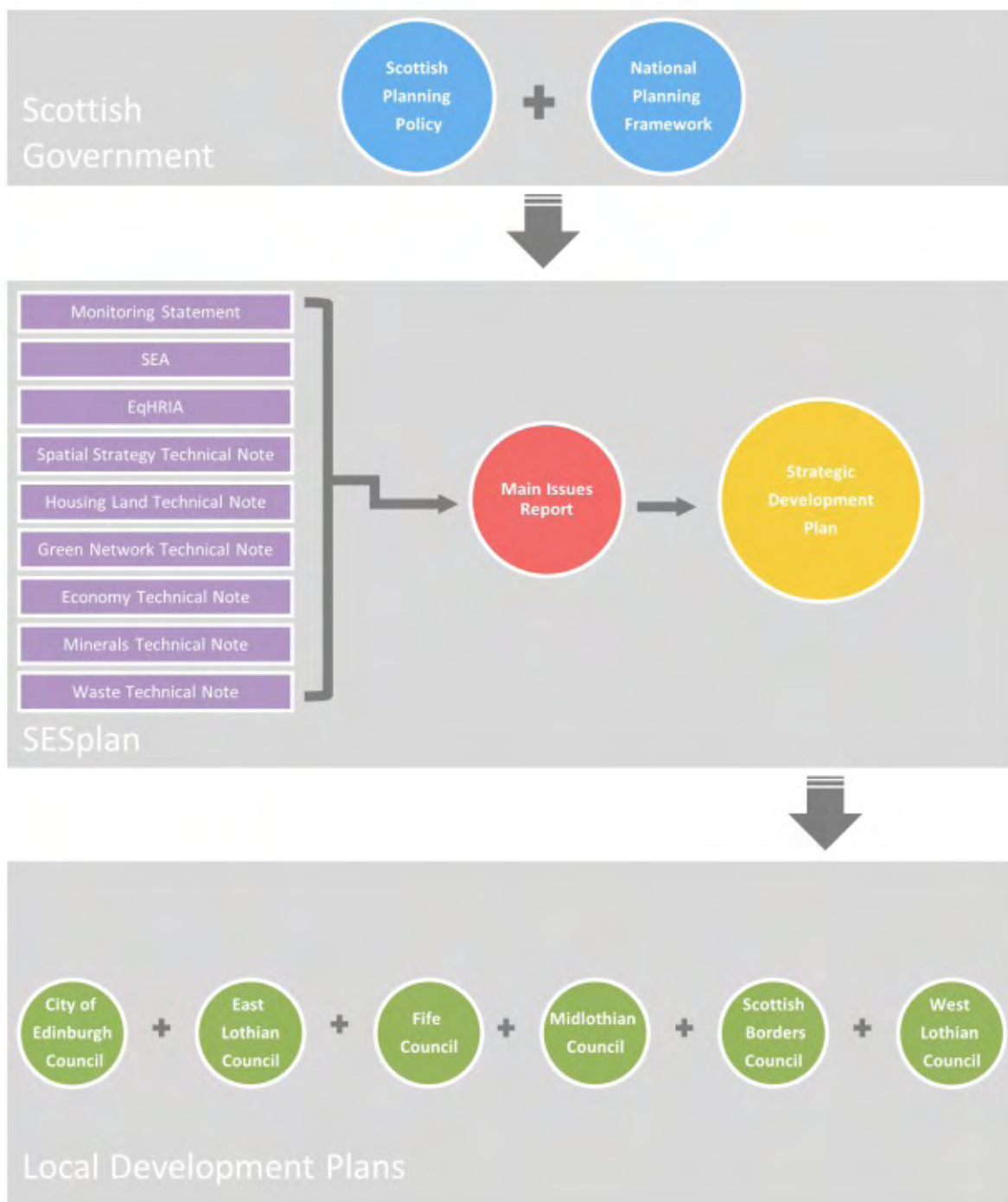
8 Abbreviations / Glossary

Acronym	Expanded
STPR	Scottish Transport Projects Review
PEDL	Petroleum Exploration and Development Locations
TIF	Tax Incremental Funding
WETA	West Edinburgh Transport Appraisal
ZWP	Zero Waste Plan

The Process for Developing the SDP 9

9 The Process for Developing the SDP

Figure 9.1 Plan Hierarchy



9 The Process for Developing the SDP

Figure 9.2 Plan Stages



Monitoring Statement



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Purpose and Introduction 1

1 Purpose and Introduction

1.1 SESplan, the Strategic Development Plan Authority (SDPA), is tasked with the preparation of the South East Scotland Strategic Development Plan 2 (SDP2). This will replace [SDP1](#) which was approved by Scottish Ministers on 27 June 2013. The Main Issues Report (MIR) has been produced as the first step in the plan preparation process and is required to be accompanied by a Monitoring Statement (MS).

1.2 The purpose of a MS is to monitor and report the principal changes to the physical, economic, social, and environmental characteristics of the SDP area and the impact of the policies and proposals of the existing plan. As the MIR is being produced within two years of the approved plan, comparisons will be drawn to years pre-dating the approval of the SDP.

1.3 This MS assesses the performance of SDP1, the extent to which its aims have been realised, and identifies any obstacles that have impeded delivery. It sets out a framework of indicators for monitoring the performance of the SDP. As Local Development Plans (LDPs) and other strategies reflecting SDP1 are still to be implemented, the extent to which we can assess progress towards the delivery of the strategy is limited.

1.4 Following the approval of SDP1 all member Local Authorities are preparing their LDPs which are required to comply with SDP1. All of these should be approved by winter 2016, based on current LDP timelines. The approved SDP1 (covering the period to 2032) will remain in place until it is replaced by SDP2 which is expected to be approved in Spring / Summer 2018.

2 The Legislative Context

2 The Legislative Context

2.1 The Planning etc. (Scotland) Act 2006, Circular 6/2013 Development Planning and Scottish Planning Policy (SPP) (2014) provide the context for the MS.

2.2 The Planning etc. (Scotland) Act 2006 states that in carrying out their duty under paragraph (b) of subsection (1), an SDPA are in particular to monitor - (a) changes in the characteristics referred to in section 7(4)(a), and (b) the impact of the policies and proposals contained within the SDP.

2.3 SPP advises that monitoring should focus on what has changed. Monitoring should also set the direction for the future review of the plan. Circular 6/2013 states that SDPAs will monitor changes in the principal physical, economic, social and environmental characteristics of their area and the impact of the policies and proposals of the existing plan(s). The MS should summarise the evidence base for the plan and may signpost to other background reports or studies. The MS is likely to focus on the wider impact of the plan or area and population-wide indicators and on how far the objectives and vision of the previous plan have been realised. It will be one way of identifying the issues to discuss in the MIR.

MIR and Accompanying Documents

2.4 The MIR is the main document published at this stage, providing options to address what are considered to be the main areas of change that will need to be considered in the Proposed Plan for SDP2. The main supporting documents are the Strategic Environmental Assessment (SEA), MS, and the Equalities and Human Rights Impact Assessment (EQIA). There are also a series of background technical papers that provide the evidence base for the content of the MIR. All documents are available on the [SESplan Consultation Portal](#).

About SESplan SDP1 3

3 About SESplan SDP1

3.1 Edinburgh and South East Scotland make up the capital city region, a hub for the Scottish economy. It is made up of East Lothian, City of Edinburgh, mid and west Fife, Midlothian, Scottish Borders and West Lothian and has a population of approximately 1.25 million. Edinburgh is the regional core with Livingston, Dunfermline, Kirkcaldy and Glenrothes regional centres. Key transport connections include Edinburgh Airport, rail / freight connections and access to major roads and motorways which connect the region with the rest of Scotland and beyond. The region is rich in cultural assets including historic buildings, conservation areas and designated landscapes.

3.2 The spatial strategy of SDP1 directed strategic growth to 13 Strategic Development Areas (SDAs) spread across the region. Local authorities are to apply a coordinated approach to delivering the SDAs and reflect this in their LDPs.

3.3 SDP1 policy on economic development was to enable development through supplying a wide range of marketable sites across the region including mixed use sites. Land is safeguarded for specialist uses such as biosciences to support key employment sectors. By providing a range of effective sites this should support job creation and create an environment for businesses to invest and grow.

3.4 Town centres and retail policy promotes a network of centres and a sequential approach for locations of commercial and leisure proposals. Housing land is required to maintain a five year effective housing land supply and allow for flexibility to alter the phasing of sites. Details on the distribution of housing requirements are set out in the approved [Housing Land Supplementary Guidance](#) on housing land requirements approved in 2014.

3.5 Policy on transport promotes development in accessible locations that includes or enhances a sustainable transport network and supports active travel.

3 About SESplan SDP1

Figure 3.1 SESplan Area



Monitoring 4

4 Monitoring

Monitoring

Influence of SDP1

4.1 It is recognised that there are limits to the scope of influence of the SDP on many of the indicators used, particularly as none of the six local authorities have yet adopted an LDP informed by SDP1. SDP1 was approved on 27 June 2013 and Supplementary Guidance on Housing was formally adopted in October 2014. These documents are a material consideration in determining planning applications. Indicators in this MS will assess policies within SDP1 and also some indicators that are not directly influenced by the SDP but give an indication of progress in achieving the vision, aims and objectives of SDP1.

Key

4.2 All indicators within the MS have been reviewed to assess progress towards meeting the aims and objectives of SDP1. Each indicator has been colour coded to reflect trends and a key to the colours is included below. As well as assessing each indicator, an overall assessment of the policy is included. A traffic light colour code was chosen as the best assessment of indicators as it is simple, descriptive and easy to understand.

Table 4.1 Key

RED	AMBER	GREEN
No progress / declining	Limited progress but constraints / stable	Progressing / improving

Monitoring Statement Indicators

4.3 The indicators detailed below show progress in achieving the policies within the SDP and provide information on physical, social or environmental changes in the SESplan area.

Table 4.2 SDP1 Policies and Indicators

Approved SDP1 Policy	Indicator
General	Age of SDP
	Development Plan Scheme Up to Date
	LDP Timelines
	Development Management Approval Decisions
	Population

4 Monitoring

Approved SDP1 Policy	Indicator
Vision	Life Expectancy
	Scottish Index of Multiple Deprivation
	Gross Value Added
	Job Seekers Allowance
Policy 1A – The Spatial Strategy Development Locations	Strategic Development Area Progress
	Delivery Since SDP1
Policy 1B – The Spatial Strategy Development Principles	Status of Sites Special Scientific Interest
	% of Designated Sites in Favourable Condition
	Building at Risk
Policy 2 – Supply and Location of Employment Land	Employment Changes
	Employment Breakdown
	Projected Job Growth
	Derelict and Vacant Land
	Employment Land Take-up
	Employment Land Supply
	Job Distribution
	Business Births / Deaths
	3 Year Business Survival Rates
Total Employment	
Policy 3 – Town Centres and Retail	Vacancy Rates in Strategic Centres and Regional Centre
	Floor space Composition
	Town Centre First Policy
Policy 4 - Minerals	New Sites
	Restoration of Sites

Monitoring 4

Approved SDP1 Policy	Indicator
Policy: 5 Housing Land, 6: Housing Land Flexibility and 7: Maintaining a Five Year Housing Land Supply	SESplan Housing Land Supplementary Guidance Distribution
	Household Size
	Dwelling Increase
	Completions
	5 Year Land Supply
	Household Size
	Household Tenure
	House Prices
Policy 8: Transportation ,9: Infrastructure	SESplan Travel to Work
	Change in Travel to Work
	Travel to Work within Edinburgh
	Travel to Work excluding Edinburgh
	Modal Share excluding Edinburgh
	Households with no Car / Van
	Edinburgh Airport Passenger No's
	Edinburgh Airport Freight Movements
Policy 10 – Sustainable Energy Technologies	CO2 Emissions per Capita
	CO2 Emissions Total
	Renewable Electricity Generation
	% Renewable Electricity Generation
	Electricity Consumption
Policy 11 – Delivering the Green Network	Progress on Delivery
	% of Adults Making One or More Trips to the Outdoors Per Week
Policy 12 Green Belt, 13:Other Countryside Designations	Green Belt Development

4 Monitoring

Approved SDP1 Policy	Indicator
Policy 14 – Waste Management and Disposal	Progress of Safeguarded Sites
	Recycling Rates
	Waste to Landfill
Policy 15 – Water and Flooding	Quality of the Water Environment
	Planned Flood Prevention Schemes

Scottish Planning Policy and National Planning Framework 3

4.4 SPP was published in June 2014, replacing the previous SPP, published in 2010. The purpose of SPP is to set out national planning priorities which reflect Scottish Ministers priorities for the operation of the planning system and for the development and use of land. As the first SDP was approved prior to publication of the new SPP there have been some changes in context. The SESplan MIR for SDP2 has been prepared in compliance with SPP 2014. Key changes in the updated SPP are:

- The introduction of four planning outcomes: A Successful Sustainable Place, A Low Carbon Place, A Natural Resilient Place and Connected Place;
- The need for closer alignment with Community Planning;
- Introduction of presumption in favour of development that contributes to sustainable development; and
- An emphasis given to placemaking.

4.5 National Planning Framework 3 (NPF3) was published alongside SPP in June 2014 and sets the context for development planning in Scotland. It identifies national developments which support the development strategy. It is a spatial expression of the Government Economic Strategy, key developments in NPF3 within SESplan are:

- Carbon capture and storage network infrastructure;
- High voltage electricity transmission network;
- Pumped hydroelectric storage;
- Central Scotland Green Network;
- National long distance walking and cycling network;
- High Speed Rail;
- Airport enhancements;

Monitoring 4

- Freight handling capacity on the Forth;
- Digital fibre network;
- National Renewable Infrastructure Projects in Leith, Methil, Rosyth and Burntisland; and
- Enterprise areas in Broxburn, Livingston, Midlothian Bioquarter, Edinburgh Bioquarter and Port of Leith.

4 Monitoring

Plan Purpose and Process

Indicator		Assessment
Age of SDP	1 Year 11 Months	Green
Development Plan Scheme (DPS) on Track	Updated Annually (latest update April 2015)	Green
LDPs adopted within 2 years of SDP1	No LDPs will be adopted within 2 years	Red
Development Management Approval Rates	Below Scottish average but improving	Amber

Age of the SDP

4.6 Up to date SDPs are critical in setting the context for LDPs to guide decisions on planning applications. SDP1 was approved in June 2013 and is on track for replacement within the statutory required period. The SDP Proposed Plan is required to be submitted within 4 years of Ministers approval of the existing plan (before 27 June 2017).

DPS on Track

4.7 The DPS is to be reviewed annually or earlier if there are any significant changes to the SDP timetable or engagement plans in the interim. The DPS and project planning ensure that plan preparation remains on track. [DPS7](#) was published in April 2015.

Monitoring 4

LDP Timelines

4.8 LDP timelines are outwith the control of the SDP but they should aim to be adopted within two years of the approved SDP. There will be no LDPs in the SESplan area adopted within two years of the SDP adopted in June 2013. Delays in the adoption of LDPs is a result of preparation of Supplementary Guidance on Housing approved in October 2014 more than a year after the approval of the SDP and extended consultations. SESplan and member authorities are investigating the feasibility of improving the alignment of SDP and LDP timetables.

	Summer 2010	Winter 2011	Spring 2012	Spring 2013	Summer 2014	Autumn 2014	Winter 2014	Spring 2015	Autumn 2015	Winter 2015	Spring 2016	Spring 2017
SESplan	MIR	PP		AP	SG							
City of Edinburgh		MIR		PP1.1	PP1.2*					AP		
East Lothian						MIR			PP			AP
Fife							PP				AP	
Midlothian				MIR				PP			AP	
Scottish Borders			MIR			PP				AP		
West Lothian					MIR				PP			AP
Main Issues Report					Proposed Plan	Approved Plan						
												Supplementary Guidance

*PP1.2 due to City of Edinburgh publishing a Second Proposed Plan.

4 Monitoring

Application Approval Rates

Table 4.3 Development Management Approval Rates, Source: Planning Performance Framework (PPF) Submission's

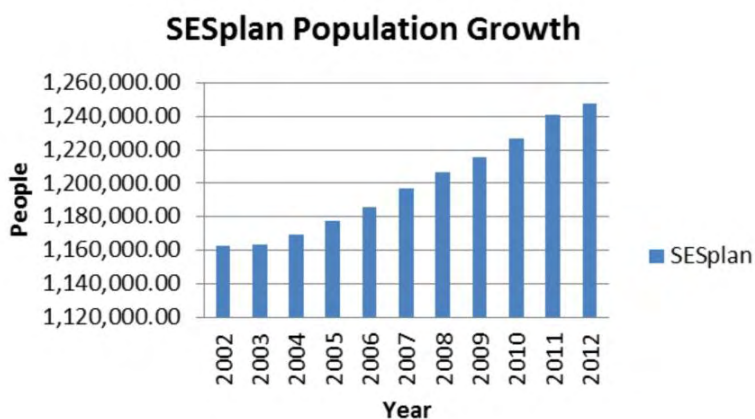
	2013 / 2014	2012 / 2013	2011 / 2012
City of Edinburgh	91.9%	92.8%	79.0%
East Lothian	96.3%	96.7%	-
Fife	93.6%	88%	92%
Midlothian	95.3%	90%	92%
Scottish Borders	93.5%	93%	-
West Lothian	90.6%	89.6%	-
SESplan Average	93.5%	91.7%	87.7%
Scottish Average	94.10%	92.80%	92.20%

4.9 Table 4.3 shows LDP development management application approval rates for all applications per authority and the SESplan and Scottish average. The percentage of approvals has gradually increased over the three year period. This trend is also replicated in the SESplan averages which have increased by almost 6 percentage points in 3 years. Although there has been an improvement, the SESplan average is still slightly below the Scottish average. Higher approval rates indicate a degree of certainty in the development plan context.

Population

4.10 The population in the SESplan area has grown significantly since 2002. Between 2002 and 2012, the population increased by almost 90,000. National Records for Scotland (NRS) projects the city region will continue to see significant population growth over the next 20 years. Growth can be attributed to the success of the region's economy, particularly in Edinburgh, where most of the growth has occurred.

Figure 4.1 Source NRS



Monitoring 4

The SESplan Vision

4.11 The vision is a broad indication of what the policies within the SDP will collectively aim to achieve. The aim of the SESplan vision is to improve the area as a place to work, live and do business. The SESplan vision sets out the aims and ambitions of SDP1 and how the region will change by 2032.

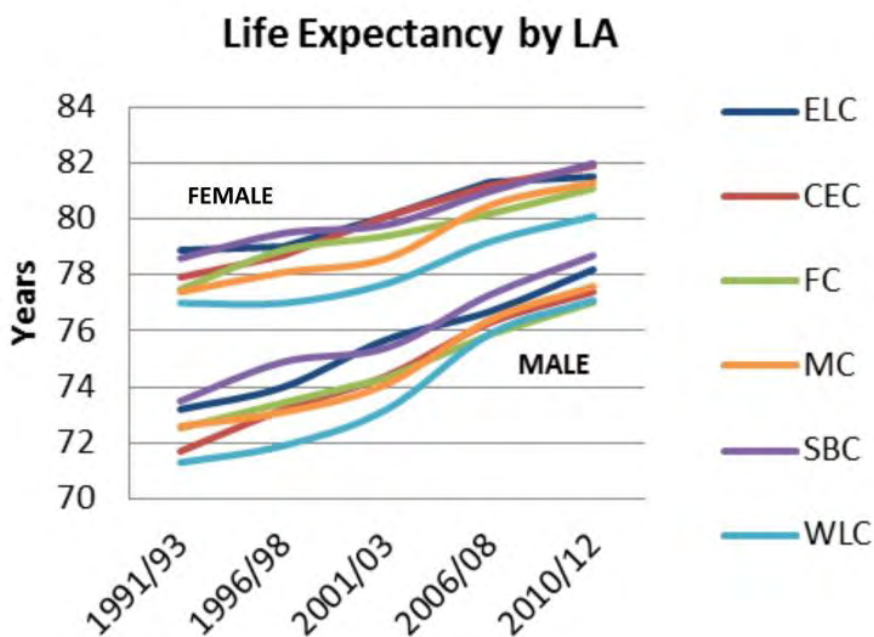
“By 2032, the Edinburgh City Region is a healthier, more prosperous and sustainable place which continues to be internationally recognised as an outstanding area in which to live, work and do business”

4.12 A number of indicators have been used in monitoring the progress of achieving a better place to live, work and do business. The Scottish Index of Multiple Deprivation (SIMD), the Scottish Government’s official tool for identifying places suffering from deprivation, has been used to assess improvements in the area as a place to live. Places are assessed on employment, income, health, education, access to services, crime and health indicators. Life expectancy has been also used as an indicator of quality of life. Gross Value Added (GVA), a measure of business activity and employment are used to measure performance as a place to work.

Quality of Life

4.13 Life expectancy has improved consistently in the monitoring period from 1991 as a result of improved treatments and better living conditions - an average four years has been added to life expectancy. The increased life expectancy will mean a larger proportion of people aged 65+ in the SESplan region influencing housing needs and demand for services and facilities.

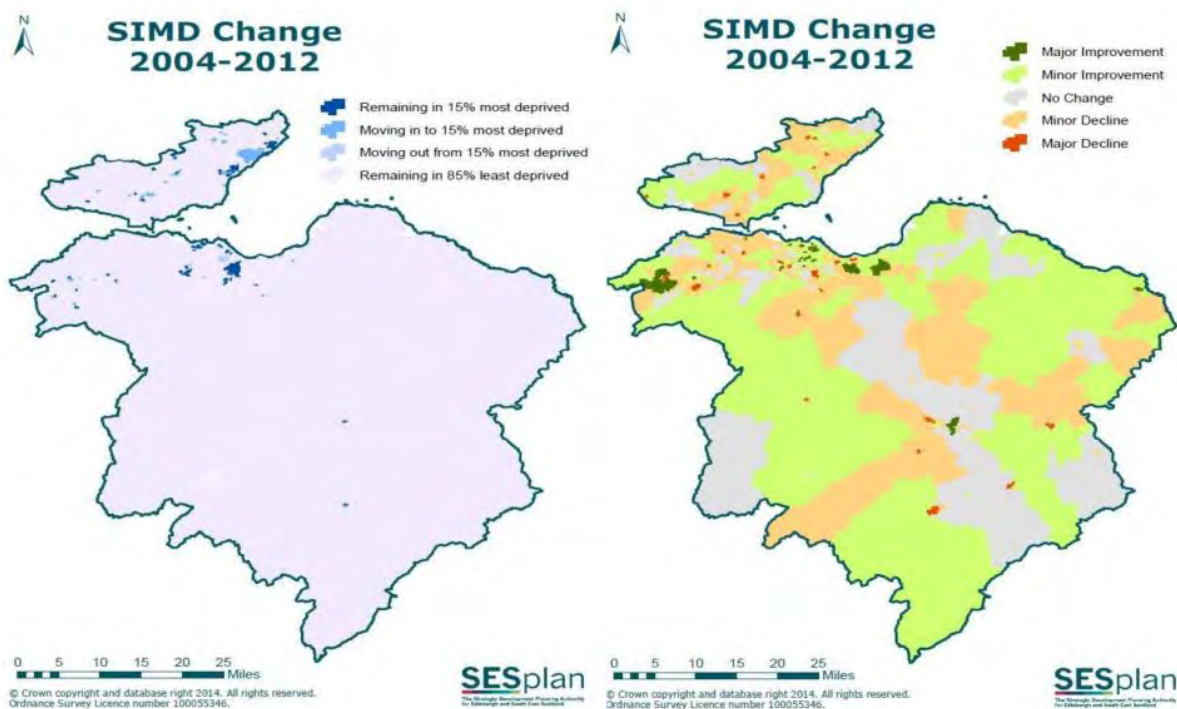
Figure 4.2 Source: Office for National Statistics (ONS)



4 Monitoring

4.14 Quality of life across the region has been monitored through the number of areas classed within the 15% most deprived according to the SIMD. Figure 4.3 shows large areas across the region showing minor improvements between 2004-12 although only a few areas moved out of the SIMD 15% most deprived. There were improvements in City of Edinburgh, which had 54 areas classed within the 15% most deprived in 2012 compared to 61 in 2004. In all other parts of the region the number of areas in the 15% most deprived increased: West Lothian had 13 in 2012 compared to 9 in 2004; Midlothian had 2 areas in 2012 compared to 1 in 2004; East Lothian had 3 in 2012 compared to 0 in 2004; Scottish Borders had 5 in 2012 compared to 2 in 2004; and Fife had 58 in 2012 compared to 34 in 2004. Overall the majority of the SESplan area remains in the 85% least deprived although there were significant increases in relative deprivation in parts of East Fife and South East Edinburgh.

Figure 4.3 Scottish Index of Multiple Deprivation

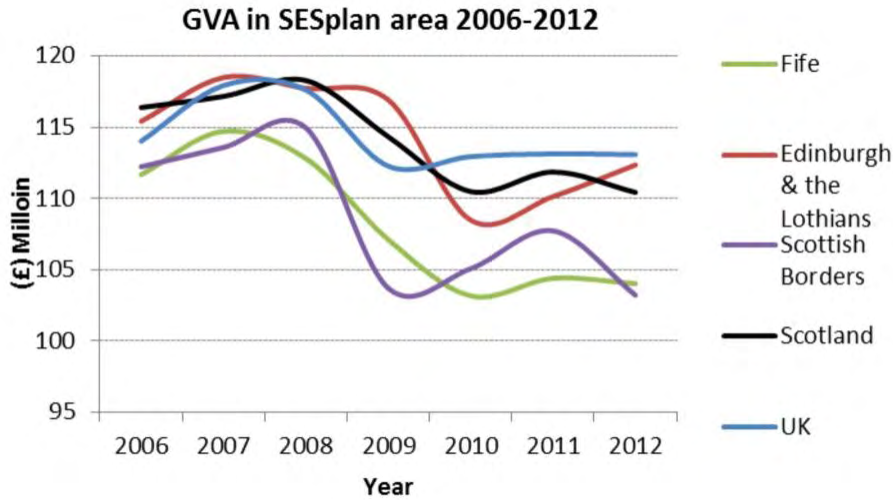


Improving Place to Work and do Business

4.15 To monitor the progress of achieving an outstanding place to do business GVA has been used as an indicator. GVA measures the change in total economic output in an area and is useful in assessing the economic health of an area. Figure 4.4 shows that GVA in all areas grew from 2006-08 before the recession in 2008. Since 2010, GVA has been stable in most authorities but Edinburgh and the Lothians have outperformed the Scottish Borders and Fife and GVA in that area is approaching the UK average. The Scottish Borders and Fife have continued to show GVA substantially below pre-recession levels. The biggest influence in GVA over the period has been the global recession. The UK economy has however returned to growth and Edinburgh and West Lothian are predicted to perform particularly strongly in growing their economies.

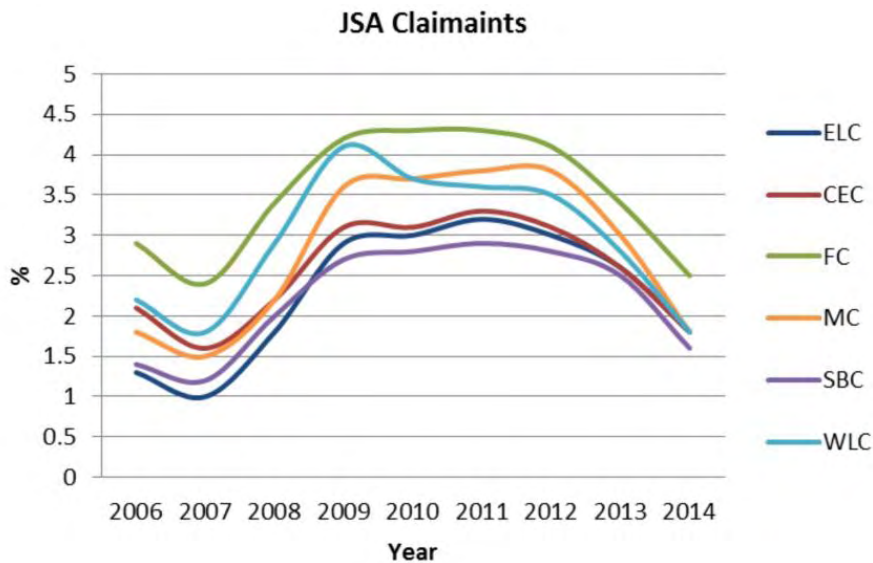
Monitoring 4

Figure 4.4 Source: ONS Regional Accounts Index Based on GVA in real prices



4.16 The percentage of Job Seekers Allowance (JSA) Claimants has been used as an indicator of the performance of the region as being a great place to work. This indicator shows the percentage of people unemployed and actively seeking work. Figure 4.5 shows a positive trend and low claimant counts across all authorities until 2007 but the percentage rose in 2008 as the recession began and peaked between 2009 and 2012 before a gradual recovery in the economy began. Since 2012 the claimant percentage has reduced across all authorities but has yet to reach the pre-recession low. There are variations in performance between the authorities. Fife has consistently had the highest claimant percentage.

Figure 4.5 Source: National Records of Scotland (NRS)



4 Monitoring

Conclusions

4.17 Additional information can be found in:

- The SEA.

4.18 There are no direct links between the SESplan Action Programme and the Vision of SDP1 in terms of the MS.

Principal Changes

Indicator	Assessment
Life Expectancy	Green
SIMD	Red
GVA	Amber
JSA	Green
Overall	Amber

What the Indicators Show

- Life expectancy of both males and females has improved continuously over the monitoring period;
- There has been an increase in the number of data zones in the 15% most deprived areas in Scotland;
- GVA is below 2006 levels but has been steady since 2010 after falling from 2008 on average across all of the UK; and
- The percentage of JSA claimants has increased compared to 2006 but the rate has improved since a 2009 peak.

Monitoring 4

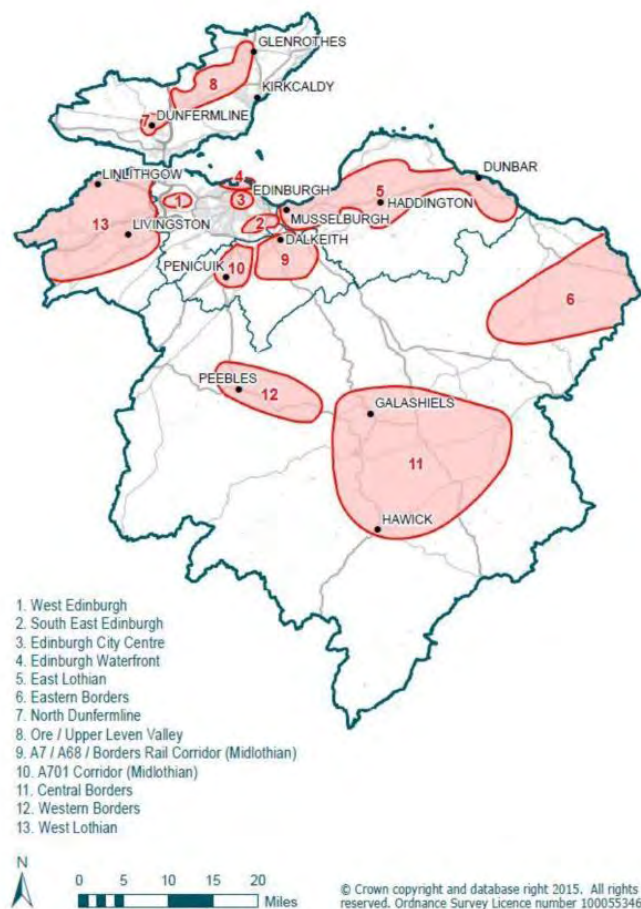
Policy 1A: The Spatial Strategy Development Locations

4.19 The spatial strategy of SDP1 builds on existing committed development allocated through the previous Structure Plans, as well as further development identified in new SDAs. LDPs will indicate the phasing and mix of uses as appropriate to secure the provision and delivery of infrastructure to accommodate development.

Strategic Development Areas

4.20 SDP1 directed development to 13 SDAs spread across the region. These are areas that had significant capacity and could be made available to accommodate large scale housing developments and business opportunities. Development in these areas is or can be made accessible by public transport. Some SDAs close to the city have potential to accommodate a proportion of the housing need that arises from Edinburgh that cannot be accommodated in the City. The SDAs are long term locations for development, re subject to phasing through the LDPs and will require significant infrastructure investment to be delivered. Some SDAs are cross boundary and will require collaboration and master planning to realise their full potential and avoid an uncoordinated approach to phasing and the delivery of infrastructure on the sites. Table 4.4 below shows the progress of SDAs since the adoption of the SDP. Strategic scale development in SESplan is expected to be delivered within the SDAs but in Edinburgh due to the large scale of development some allocations have been made outwith the SDAs.

Figure 4.6 SDP1 SDAs



Strategic Transport Infrastructure

4.21 Strategic transport infrastructure is essential to unlocking development in SDAs and regenerating other areas through improved connectivity. Improved connectivity widens labour markets and job opportunities, also a reduction in time spent commuting improves quality of life. Five strategic infrastructure projects have been delivered since the first MIR and another four are currently under construction and expected to be completed before the approval of the next plan. Most new strategic transport investments have been on sustainable transport modes, including passenger train services and freight facilities, contributing towards government targets of reducing CO₂ emissions and taking traffic off the road network.

4 Monitoring

Table 4.4

<u>Transport Infrastructure Delivered Since 2010</u>	<u>Currently Under Construction</u>
<ul style="list-style-type: none"> • Airdrie Bathgate rail link opened (2010); • Edinburgh Trams 1A from Airport to York Place (2014); • Waverley Station Upgrade; and • M8 junction at Heartlands, Whitburn. 	<ul style="list-style-type: none"> • Queensferry Crossing; • Edinburgh Glasgow Improvements Programme (EGIP); • Borders Railway; and • Edinburgh Gateway Station.

Delivery of the Spatial Strategy

4.22 There are constraints to delivering the spatial strategy; most of the growth areas depend on significant investment in infrastructure to enable development. Developer contributions are currently used to fund new investments in infrastructure but this can be hard to implement and there are challenges to providing upfront funding. New funding mechanisms are necessary to progress the spatial strategy and are currently being pursued through schemes such as City Deal.

Table 4.5 Status of SDAs

SDA	Current Status
West Edinburgh	West Edinburgh is well serviced by transport links including the new tram line. Much of the new development is to be focused close to tram stops to promote accessibility and improve links with the rest of the city. Site briefs / masterplans are included in the City of Edinburgh Proposed Plan for Maybury and Cammo, the International Business Gateway and Edinburgh Park / South Gyle. Development will include a mix of uses incorporating green networks and aims to create strong business and residential communities. There are long term redevelopment opportunities in Maybury. Any new development will be expected to contribute to infrastructure provision.
South East Edinburgh	Progression of the SDA has started on some sites with the opportunity for a mix of uses. Most proposals are housing led except for the Bioquarter which will promote life science industries in the area supported by the Hospital and University. There are a number of proposals for sites including Broomhills and Burdiehouse, Gilmerton, Newcraighall and Brunstane, Ellen's Glen Road, Moredunvale and Edinburgh Bioquarter with some site briefs or masterplans prepared.
Edinburgh City Centre	Site briefs / masterplans have been prepared for a number of major developments in the City Centre supporting a mix of uses focused on the creation of strategic office space and improved retail activity. Major developments currently progressing include the St James Quarter, New Street, Fountainbridge and Quartermile.

Monitoring 4

SDA	Current Status
Edinburgh Waterfront	Several development areas within the Waterfront have been identified which support the redevelopment of the area with housing led mixed use regeneration. The Seafield Northern / Eastern Docks have been identified as an Enterprise Area by the Scottish Government for the development of general industry, storage and business development and port related issues. Development briefs / masterplans have been approved and are progressing for Leith Waterfront, Central Leith Waterfront, East of Salamander Place, Seafield / Northern and Eastern Docks, Granton Waterfront, the Central Development Area and North Shore. Support will be given for the creation of new urban quarters, including a mix of uses to aid in the regeneration of Leith and Granton.
East Lothian	Development supported across the main towns in East Lothian, with high densities of development in the West of the SDA as a preferred strategy identified in the East Lothian MIR. Blindwells and Musselburgh will support the highest proportions of new development.
Eastern Borders	Development will be mainly in Eyemouth and Duns but will include some development in all main settlements and a range of villages to provide a range of housing to accommodate different needs.
North Dunfermline	The North / West of Dunfermline is currently progressing with further allocations being made in the North to comply with the SESplan Supplementary Guidance. Infrastructure delivery including the Northern Relief Road is critical to further progression of the SDA. Strategic employment opportunities are also supported and encourage the development of Rosyth Port and Inverkeithing.
Ore/Upper Leven Valley	Development in this SDA will progress around the Fife Circle northern rail line including Cowdenbeath, Keltie, Glenrothes, Thornton, Cardenden, Kinglassie, Lochgelly, and Kirkcaldy.
A7 / A68 Borders Rail Corridor	Development focused close to Edinburgh, strategic employment sites and the Borders Rail corridor. Dalkeith will be a main centre of growth in Midlothian and have a strong employment focus.
A701 Corridor	Development is spread around major settlements, and a strategic employment cluster identified at the Bush promoting life sciences.
Central Borders	The central SDA has been identified as a main area of growth within the Scottish Borders in the LDP Proposed Plan. Development will be focused in the settlements of Galashiels, Hawick, Kelso, Jedburgh and Selkirk. In order to maximise the benefits of Borders Rail employment land will be enhanced to meet anticipated demand particularly around Tweedbank.

4 Monitoring

SDA	Current Status
Western Borders	New Strategic Development will be focused in Peebles, Inverleith and Walkerburn. The strategy aims to spread development beyond Peebles to manage pressure on services and facilities. There will be an opportunity for mixed sites to improve sustainability and regeneration opportunities at Carlee Mill, Inverleithen. Strategic business and industrial land will be promoted in Peebles.
West Lothian	Most of West Lothian is identified as a SDA but not all of the area can accommodate growth because of constraints. There will be a presumption against development in areas considered to have a high landscape value. Most development will be within existing core development areas Armadale, East Broxburn, Uphall, Winchburgh, Livingston, Almond Valley and Heartlands – Whitburn.

SESplan SDP Action Programme

4.23 Below are infrastructure priorities from the SESplan Action Programme for each area colour coded according to progress in delivery.

Edinburgh	
Edinburgh Waterfront Regeneration	Key Business Infrastructure in West Edinburgh
Haymarket Improvements	Sherriffhall Roundabout Upgrade
Edinburgh Trams	Bus Priority Sheriffhall Roundabout
West Edinburgh Transport Improvements	Education
Active Travel Package	Realise Potential of Edinburgh Bioquarter
EGIP	Orbital Bus Route
Gogar Rail Interchange	A68 Northern Spur
Craigmillar Regeneration	Millerhill Waste Treatment Facilities
Borders Railway	Newbridge Upgrade
North Edinburgh Transport Action Programme	
Park and Ride Enhancements	
Bus Priority Improvements	
Shawfair Road Network Changes	

Monitoring 4

Edinburgh

Water and Sewage Facilities

East Lothian

Water and Waste Improvements

Improve Rail and Bus Service

Deliver A1 Improvements

Increase Capacity at Old Craighall Junction

Education Facilities to support SDAs

Fife

Dunfermline Strategic Land Allocation

Cross Forth Hovercraft/Ferry

Redhouse Roundabout Upgrade

Lochgelly Strategic Land Allocation

Dunfermline/Alloa Rail Link

Kirkcaldy East Strategic Land Allocation

Westfield Waste Management

Future Strategic Land Allocations

Levenmouth Rail Link

Kirkcaldy South West Strategic Allocation

Strategic Road Network Junction Improvements

Promote Fife as Location for Business and Tourism

Levenmouth Strategic Land Allocation

Park and Choose Schemes

Energy park Fife

Bus Priority Measures

St Ninians Earth Site

Midlothian / Borders

Borders Railway Phase 1

Enhanced Digital Connectivity

Redheugh Rail Station

Galashiels Transport Interchange

A7 Junction Improvements

Lothianburn Park and Ride

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Midlothian / Borders

Improvements to Key Routes	A7 Bus Priority
Galashiels Waste Facility	Deliver Flood Prevention Schemes
Water and Sewage Facilities	Orbital Bus Route
Pedestrian/Cycling Improvements to support Borders Rail	Tram Line 3
	Borders Railway Phase 2
	Sherriffhall Roundabout Improvements
	Improvements to A701 Corridor
	Leadburn Junction Improvements
	Education

West Lothian

M8 Junction Whitburn	Realise Potential for Business and Employment	Park and Ride Schemes
Improvements to A71	Improvements to A89	M8 Rapid Transit
M9 Junction Winchburgh	New Slips Junction 3 Linlithgow	Winchburgh Rail Station
EGIP	Education	
Bus Priority and Walking/Cycling Network Improvements		
M9 Bus Lane		
Water and Sewerage Facilities		

Non Geographic Interventions

Adopt Forest and Woodland Strategies	Education and Community Facilities	Water and Sewerage Facilities
Link John Muir Way in CSGN	Implement SEA Mitigations	
Prepare SESplan SFRA	Cross Boundary Infrastructure Funding	

Monitoring 4

Non Geographic Interventions

Electricity Grid Reinforcements

Enhanced Digital Connectivity

NPF2

Increase Renewable Energy Capacity	Develop sub-sea Electricity Transmission Super Grid	New non-Nuclear Base load at Longannet/Cockenzie
Water & Drainage Infrastructure	Promote Canal Network	
Contribute to North Sea Trail	Realise Potential of Upper Forth	
Sustainable Flood Management	Multimodal Container Terminal Facilities at Rosyth	
Deliver Scottish Forestry Strategy	Upgrade East Coast Transmission Line	
Rail Enhancement	High Speed Rail	
CSGN	Strengthen East Coast Corridor	
Deliver Strategic Transport Review		
Recycling and Waste Facilities		
Edinburgh Airport Improvements		

Conclusions

4.24 Additional information can be found in:

- The SEA; and
- The Spatial Strategy Technical Note.

Principal Changes

Indicator	Assessment
Progress of SDAs	Green
Strategic Transport Delivery	Green
Delivery of Spatial Strategy	Green

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Indicator	Assessment
Progress of Delivering Action Programme	Amber
Overall	Green

What the Indicators Show

- All SDAs identified under SDP1 are currently progressing through LDPs;
- Several strategic transport projects have been delivered since adoption of the SDP and more are progressing;
- Development is progressing in accord with the adopted Spatial Strategy of SDP1; and
- Some aspects of the Action Programme have been delivered but there are major limitations due to challenges in financing of infrastructure.

Monitoring 4

Policy 1B: The Spatial Strategy Development Principles

4.25 This policy aims to protect and enhance the built and natural environment by directing LDPs to take consideration of a range of impacts. It will ensure there are no significant adverse impacts on international, national and local designations and classifications or on the integrity of internationally and nationally significant built and cultural heritage sites. LDPs will have regard to the conservation and enhancement of the natural environment and promote high quality design and energy efficiency.

4.26 Indicators that show the progress of the region in preserving and enhancing its environment are:

- The status of Sites of Special Scientific Interest (SSSIs);
- % of Designated Sites in Favourable Condition; and
- % of A Listed Buildings at Risk.

Status of SSSIs

4.27 A main consideration in preparing SDP2 is the protection and enhancement of the natural environment as a valuable asset underpinning the economy and the quality of life in the city region. This will be done through protecting the wider countryside and habitat networks through SDP policy. Some areas are particularly sensitive to development such as around the Firth of Forth, which supports several protected species. Scottish Natural Heritage (SNH) conducts Site Condition Monitoring on SSSIs. The purpose of the monitoring is to determine the condition of designated natural features within a site. This assesses whether the feature is likely to maintain itself in the medium to longer term under the current management regime and wider environmental or other influences. Figure 4.7 shows that 198 of the 382 sites are in a favourable condition, 101 have deteriorated since their last inspection. There are a large number of sites in the unfavourable declining category but SNH has indicated that deterioration in sites is unlikely to be influenced by development and largely caused by other changes in the environment.

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Figure 4.7 Source: SNH

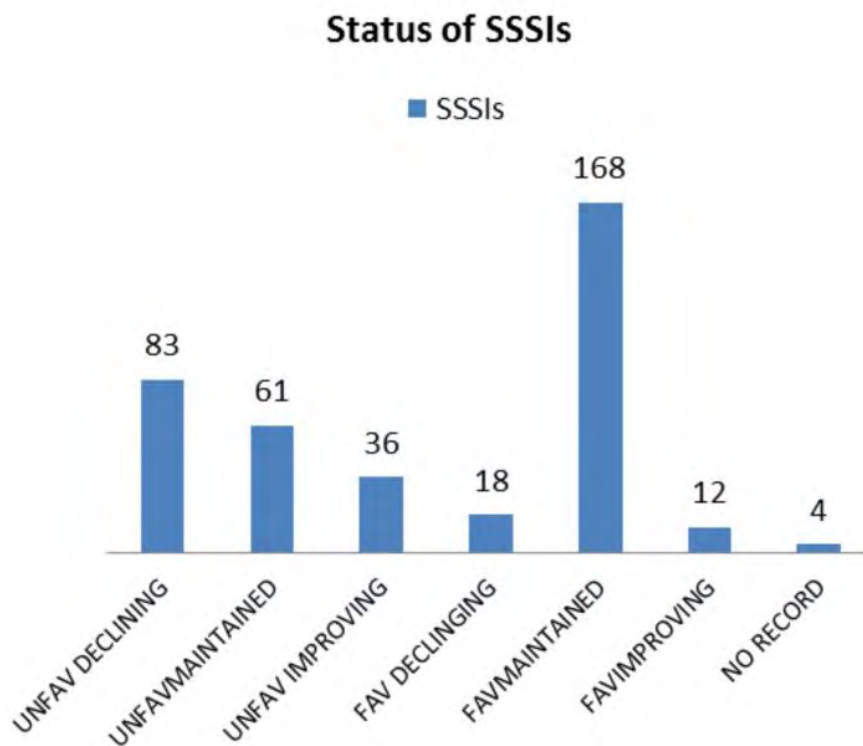


Table 4.6 Designated Sites in SESplan

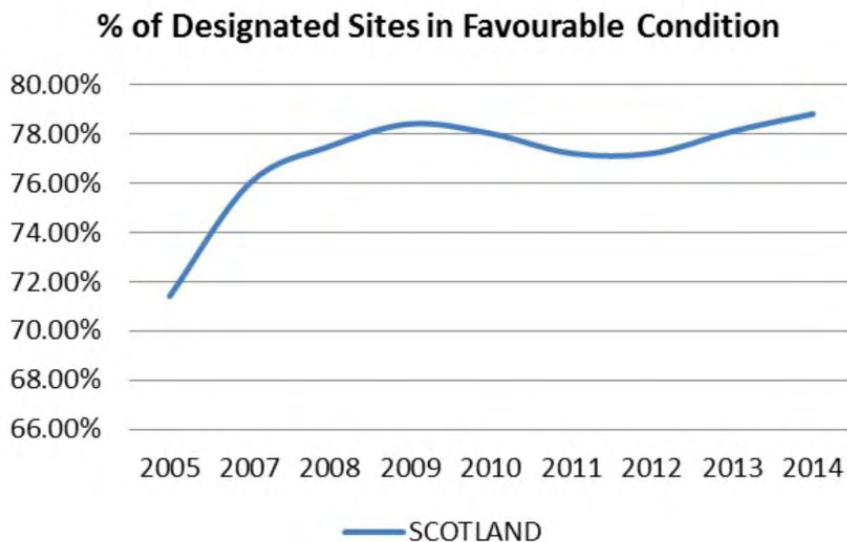
Ramsar Sites	Special Areas of Conservation	Special Protected Areas	National Nature Reserves	Local Nature Reserves	Local biodiversity Sites	SSSI
7	11	10	1	13	N/A	382

% of Favourable Sites across Scotland

4.28 Figure 4.8 refers to the percentage of designated sites in Scotland where the condition has been assessed as favourable. This is used a national indicator for the national measure of improving the condition of protected sites. SESplan has 226 of 1,881 sites nationally; these sites represent the best of Scotland’s natural heritage and are of interest because of their plants, animals, habitats, rocks or landforms. The condition of sites is influenced by factors such as climate change or specific actions to improve the status of sites, they are unlikely to be at risk from the SDP and many are in remote or isolated locations unsuitable for development. The proportion of sites in favourable condition in Scotland has improved by 7.4% between 2005 and 2014 despite a small dip from 2008-10.

Monitoring 4

Figure 4.8 Source: Scottish Government



Cultural Heritage

4.29 The region is rich in cultural heritage with a range of designations, including the UNESCO World Heritage Site of Edinburgh Old & New Town, 11 Historic Battlefields and 123 Gardens and Designated Landscapes as well as hundreds of Conservation Areas and Listed Buildings. The Forth Rail Crossing is also being considered for designation as a World Heritage Site, the outcome of this decision will be known in summer 2015.

4.30 The main change since 2009 has been the designation of nationally important historic battlefields. These were designated between 2010-12 and there are various sites within the SESplan region: www.historic-scotland.gov.uk/battlefields. Examples include Battle of Dunbar, Battle of Pinkie, Battle of Prestonpans, Battle of Linlithgow Bridge, Battle of Inverkeithing, Battle of Roslin, Battle of Ralton Green, Battle of Ancrum Moor, Battle of Dornick and the Battle of Philiphaugh. This designation gives sites extra weight in development management decisions and is important in enhancing sense of place, Scottish culture and preserving archaeological importance.

4.31 There have been issues/pressure presented by the SESplan spatial strategy for battlefields, although many of these developments were already contained within previous Structure Plans / Local Plans. Edinburgh is particularly vulnerable from development pressures on the historic environment due to the high concentration of Listed Buildings within the World Heritage Site.

Buildings at Risk

4.32 In recent years, there has been small but positive change in the percentage of A Listed Buildings at risk in Scotland. Since 2009, the % of A Listed Buildings at risk has dropped by 0.7%. The main threats to this historic environment are human activity, weather,

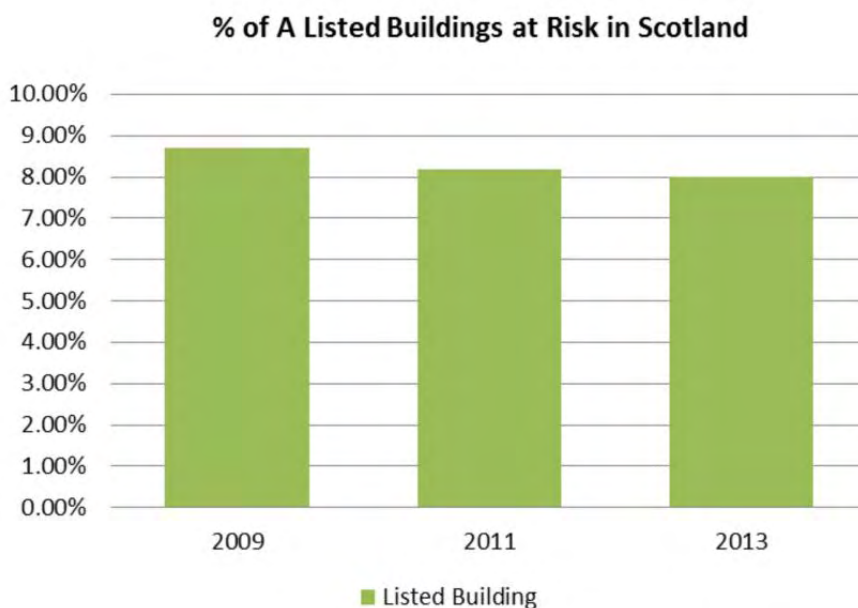
4 Monitoring

inappropriate development and lack of maintenance. Comparable figures for the SESplan area are not available. In the SESplan area there are currently 581 buildings on the Buildings at Risk Register (BARR) and 41 buildings that have been registered at risk are being restored.

Table 4.7 BARR Register 2015

	ELC	CEC	FC	MC	SBC	WLC	SESplan
Buildings at Risk	75	86	190	34	165	31	581
Restoration in Progress	8	5	14	2	10	2	41

Figure 4.9 Source: Scottish Government



Conclusions

4.33 Additional Information can be found in:

- The SEA; and
- The Spatial Strategy Technical Note.

4.34 Any links between the Spatial Strategy 1B and the Action Programme as shown in Table 4.6 - 4.12 above.

Monitoring 4

Principal Changes

Indicator	Assessment
SSSI	Amber
% of Sites Designated as Favourable	Green
% of A Listed Buildings at Risk	Green
SESplan Buildings at Risk / Being Restored	Amber
Overall	Amber

What the Indicators Show

- The percentage of designated sites considered in a favourable condition is improving;
- Most SSSIs are in a favourable or improving condition;
- A small proportion of the buildings that have been on the BARR are being restored; and
- At a national level, the % of A Listed Buildings at risk is reducing slowly.

4 Monitoring

Policy 2: Supply and Location of Employment Land

4.35 LDPs must allocate a range of marketable sites of variable sizes to meet requirements for business and industry. This aims to support job creation through providing a generous amount of employment land that will support the expansion of key sectors and growth opportunities. There will also be land safeguarded for specialist uses. Success of this policy will be assessed against growth of jobs in key sectors, change in job numbers, Employment by Sector, employment land take-up, distribution of jobs, business births, deaths and survivals and total employment.

Employment Changes

4.36 Table 4.16 below shows the employment trends between 2000 and 2013, the table is split between pre-recession and after.

Table 4.8 Baseline Employment Changes, Source: Oxford Economics Baseline Data

	<u>2000-08 (000s)</u>	<u>%</u>	<u>2008-13 (000s)</u>	<u>%</u>
CEC	25.2	7.9	-15.5	-4.5
ELC	4.8	16.0	-1.6	-4.61
FC	0.4	0.26	-4.8	-3.22
MC	5.9	22.6	-0.54	-1.56
SBC	3.9	7.86	-1.0	-1.86
WLC	11.8	16.16	0.5	0.58
SESplan	52	8.05	-23	-3.29

4.37 The number of jobs in all areas grew between 2000-08 and overall the number of jobs in the SESplan area increased by 52,000 in that period. Almost 50% of this was growth in the Edinburgh job market. Fife had the slowest rate of growth and performed poorly in comparison to the rest of the region. The highest % of growth was in Midlothian where job numbers grew by 22.6% though this was measured against a relatively low base number of jobs. Since 2008, 23,000 jobs have been lost across SESplan, the largest number of job losses were in Edinburgh due to the high concentration of jobs within the city and the large proportion of jobs in the finance sector. There were 15,500 job losses in Edinburgh in the period, resulting in a net gain of 9,300 since 2000. These job losses are expected to be recovered through expansion in the growth sectors identified elsewhere in the document. West Lothian has performed best throughout the recession in terms of job creation and there was a net increase in the number of jobs between 2008 and 2013. West Lothian enjoys an attractive business location in central Scotland, between Edinburgh and Glasgow, and is well connected by road, rail and Scotland's two largest airports.

Monitoring 4

Sector Analysis

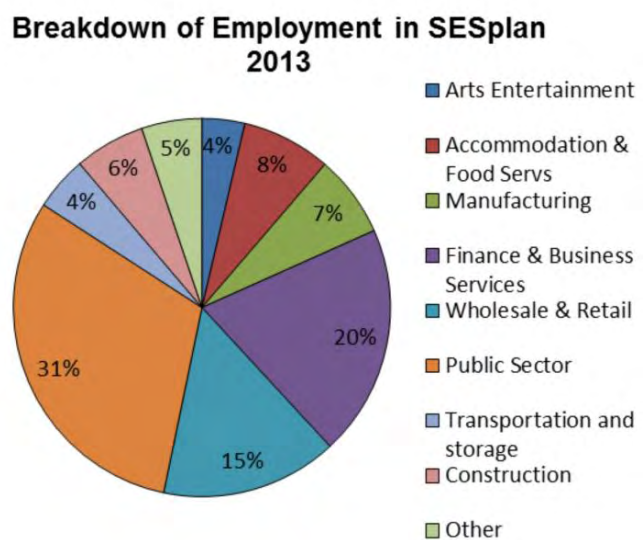
4.38 SESplan has a high proportion of employment in high value added sectors such as human health, social work, wholesale/retail and finance and insurance activities compared to other city regions. There is a low reliance on sectors expected to decline such as manufacturing and agriculture. West Lothian and Scottish Borders have a higher proportion of manufacturing jobs, making these areas vulnerable to declines. Projections suggest that jobs in manufacturing, agriculture, farming, water supply, sewage and waste will decline while finance, retail, accommodation and food are expected to increase their workforce with a net increase across all of these sectors of 24,900 by 2030. Further information on economic projections can be found in the Economy Technical Note. An overall breakdown of employment is shown in Figure 4.10.

Table 4.9 Source: Oxford Economics

Projected Growth in Jobs	Projected Declines
Finance & Business Services	30,500
Wholesale/Retail	8,400
Accommodation & Food	8,400
Net Jobs:	24,900

4.39 The largest employer in the area is the public sector, which accounts for 31% of jobs. The reliance on public sector jobs for employment varies throughout the region. Fife and the Scottish Borders are more reliant on the public sector, increasing their vulnerability to public sector cuts which are likely to continue. City of Edinburgh has a high number of public sector jobs as the location of the Scottish Government and number of quangos. Finance is the second largest sector; the region is home to several major banks. Financial services are well established in Edinburgh and projected to continue to grow.

Figure 4.10 Source: Oxford Economics



4 Monitoring

Employment Land Takeup and Supply

4.40 Employment land take-up gives a good indication of business investment in an area and job creation. There is a good supply of employment land throughout SESplan spread between three categories, land which has major constraints, land with minor constraints, and immediately available land. Only a small proportion of land which is allocated as employment land is immediately available. Land with constraints will require investment to release the land. A higher employment land take-up is encouraged but a large land take does not always equate to significant job creation e.g. a large development of warehouses in Fife which only created a small amount of jobs. Fife has had the highest employment land take-up. West Lothian experiences a high proportion of the total SESplan total employment land take-up in comparison to East Lothian and Midlothian in part due to its central location and good accessibility.

Table 4.10 Source: PPF Submissions and Employment Land Audits

Employment Land Take-Up (Hectares)						
	ELC	CEC	FC	MC	SBC	WLC
2014	1.0	N/A	N/A	N/A	N/A	11.5
2013	1.6	1.0	34.64	N/A	2.7	11.59
2012	3.6	1.4	36.95	N/A	1.8	N/A
2011	N/A	11.8	12.48	1.59	1.5	N/A
2010	N/A	4.5	8.26	2.47	4.7	N/A
2009	0.55	1.5	8.37	1.6	2.8	N/A

Table 4.11 Source: PPF Submissions and Employment Land Audits

Employment Land Supply (Hectares)						
	ELC	CEC	FC	MC	SBC	WLC
2013/14	4.0	228.5	156.76	202	22.4	119.27
2012/13	6.0	229.5	149.7	172	37.3	119.27
2011/12	10.0	230.9	166.53	175	19.7	119.27
2010/11						
2009/10	4.5	215.7	58.9	109.7	5.9	82.9

Monitoring 4

4.41 Over 50% of jobs in the SESplan area are based in Edinburgh but only 36% of the population live within the City of Edinburgh Council Area. This results in a large number of people commuting into the city. More information on travel to work patterns is discussed under policies 8 and 9.

Figure 4.11 Distribution of Jobs

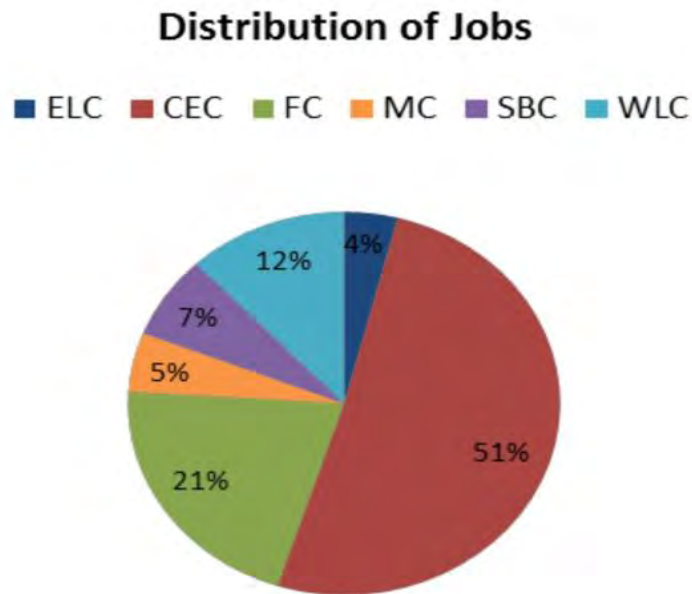
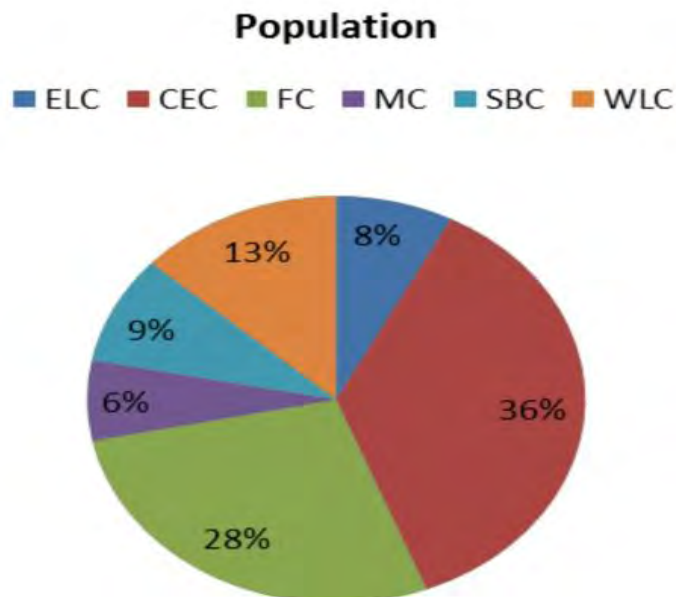


Figure 4.12 Population Distribution



4 Monitoring

Vacant & Derelict land

Table 4.12 Source: Vacant and Derelict Land Survey

Derelict Land (HAs)								
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Change</u>
<u>ELC</u>	77	77	77	54	57	57	56	-28%
<u>CEC</u>	125	131	123	126	113	112	110	-12%
<u>FC</u>	738	743	741	777	760	750	756	+2%
<u>MC</u>	261	260	259	255	253	253	204	-22%
<u>SBC</u>	75	70	62	58	58	54	49	-35%
<u>WLC</u>	552	554	417	416	416	416	413	-25%
<u>SESplan</u>	1828	1835	1679	1686	1657	1642	1588	-13%

Table 4.13 Source: Vacant and Derelict Land Survey

Vacant (HAs)								
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Change</u>
<u>ELC</u>	8	9	9	9	8	10	10	+23%
<u>CEC</u>	96	95	96	97	97	100	97	+1%
<u>FC</u>	98	84	84	88	86	100	99	+1%
<u>MC</u>	21	20	15	17	7	17	11	-44%
<u>SBC</u>	14	30	29	29	30	30	28	+108%
<u>WLC</u>	65	65	65	66	66	66	72	+12%
<u>SESplan</u>	302	303	298	306	304	323	317	+5%

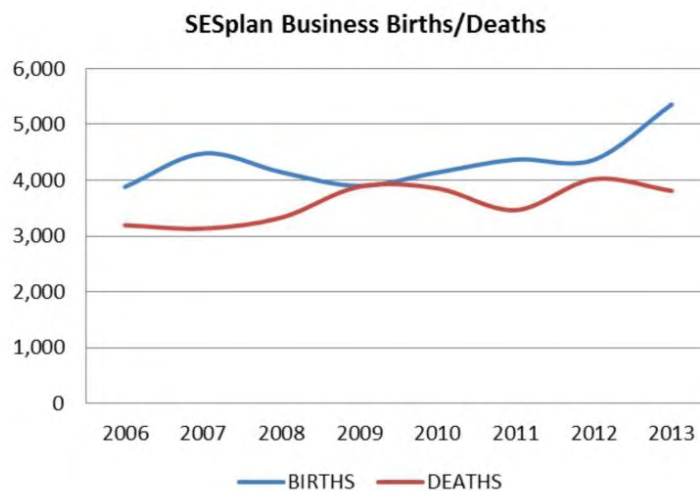
4.42 The amount and distribution of vacant and derelict land is an indicator of environmental quality and offers the opportunity for redevelopment and environmental improvement. Between 2008 and 2014 there have been reductions in derelict land, and an increase in vacant land. Midlothian was the only authority to decrease vacant land between 2008-14. Fife and West Lothian have particularly high levels of derelict land, possibly as a result of their mining history. Fife was the only authority to see an increase in the amount of derelict land between 2008-14.

Monitoring 4

Business Births, Deaths & Survivals

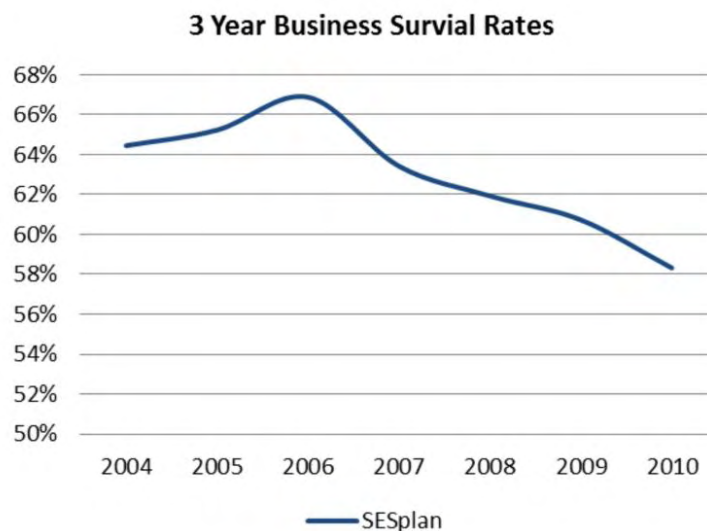
4.43 Figure 4.13 shows business births increased throughout the region between 2009-13 as the economy contracted. As the economy improved business start-ups have accelerated and deaths have reduced as economic conditions improve. Business start-ups might reflect an increase in self-employment as a result of people starting up their own business after being made redundant.

Figure 4.13 Source: ONS



4.44 Business survival rates (shown in figure 4.14) has been on a downward trend since 2006. The SESplan average is currently around 58.2% down from peak of almost 66.99% in 2006. Business survival rates may improve as economic growth spreads around the region.

Figure 4.14 Source: ONS



4 Monitoring

SESplan Employment

4.45 The employment rate dropped by around 2% in the SESplan from 2006-10 as a result of the recession. However, even when employment levels declined to their lowest levels in 2010, they were still above 2000 figures. Since 2010 employment has begun to rise again. The employment rate has improved from 2010-13 as economic conditions improve. Although the employment rate has begun to increase this includes those who are underemployed. Examples of underemployment include through part time work, zero hour contracts or those actively looking for more working hours. 15% of all workers in the UK are self-employed which is the highest levels since records began and 2% above the 2008 level. The increase has been caused by a fall in the number of people leaving self-employment rather than by more people becoming self-employed.

Figure 4.15 Source: Oxford Economics

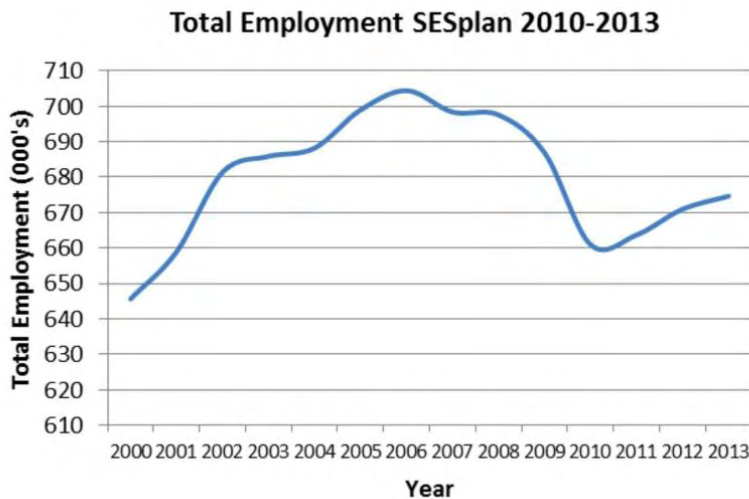
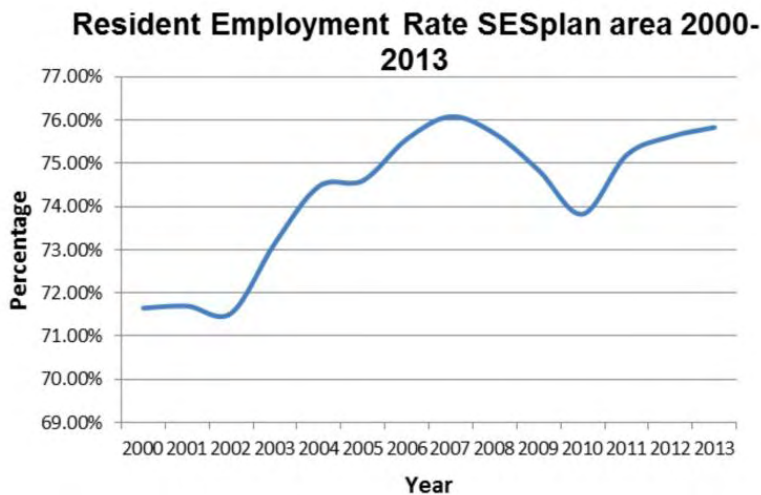


Figure 4.16 Employment Rate



Monitoring 4

Conclusions

4.46 Additional information can be found in:

- The SEA; and
- The Economy Technical Note.

4.47 Priorities identified in the SESplan Action Programme concerned with the supply and location of employment land includes:

Queensferry Crossing	Levenmouth Rail Link	West Edinburgh Tram Extension
Enhanced Facilities at Edinburgh Airport	Realise Business and Employment Potential of West Lothian	Redheugh Rail Station
Edinburgh Waterfront Regeneration	Business Infrastructure in West Edinburgh	
Craigmillar Regeneration	Realise Potential of Edinburgh Bioquarter	
SDAs	High Speed Rail Link	
Promote Fife as a Location for Business and Tourism	Multimodal Container Terminal Facilities at Rosyth	
Bus Priority Measures	Realise Potential of the Upper Forth	
New Park and Choose Schemes	Forth Hovercraft	
Fife Energy Park	Dunfermline - Alloa Rail Link	
St Ninians Earth Site	Winchburgh Rail Station	
Strategic Road Junction Improvements	Westfield Waste Management	
Galashiels Transport Interchange	Enhanced Digital Connectivity	
Improvements to Key Routes		
Galashiels Waste Facility		
EGIP		
New Slip Linlithgow		

4 Monitoring

Bus Priorities and Cycle Network Improvements

Whitburn Junction

Winchburgh Junction

Principal Changes

Indicator	Assessment
Employment Change 2000 - 2013	Amber
Projected Growth in Jobs	Green
Employment Land Take Up	Amber
Business Births	Green
Business Deaths	Amber
3 Year Survival Rates	Red
Total Employment	Green
Overall	Amber

What the Indicators Show

- Employment In 2013 was significantly higher than 2000 despite a large drop throughout the financial crisis;
- Job growth in key sectors is expected to outstrip declines in other sectors;
- There has been a large take up of land in Fife, although the take-up of land is not always matched in the number of new jobs;
- There is a large employment land supply in most of the region;
- Employment land supply is significantly lower in East Lothian;
- Business births have risen as the economy grows;
- Business deaths have been stable since 2009; and
- The number of business surviving 3 years has declined since 2008.

Monitoring 4

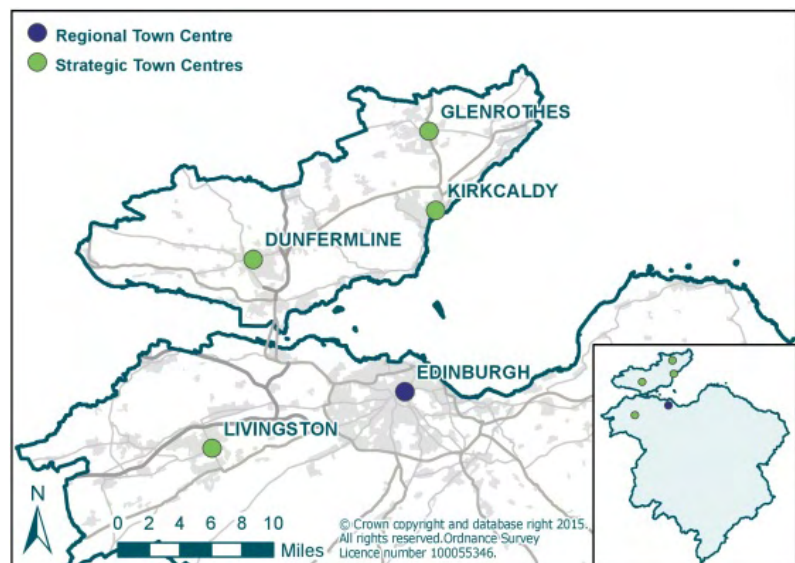
Policy 3: Town Centres and Retail

4.48 LDPs must identify town and commercial centres defining their role while also supporting and promoting the network of centres included in the SDP. A sequential approach to approving retail and leisure proposals should be adopted to ensure priority is given to maintaining or improving the vitality of the region's town centres.

4.49 This policy aims to support or enhance the creation of sustainable, viable and vibrant town centres that are a focus for retail activity. Town centres have suffered from the recession reducing disposable incomes, the internet impacting on footfall and the expansion of out of town retail developments diverting potential footfall and expenditure. To make town centres more attractive, a strong policy is required to adapt centres for the future through making best use of new technology and new opportunities. Economic growth, rising incomes and adapting to the internet will also help improve vitality and viability. In order to assess the progress of achieving the aims of policy 3 SESplan will monitor:

- Vacancy rates in Strategic Centres/Regional Town Centre; and
- New developments failing the sequential test.

Figure 4.17



4.50 Policy 3 of the approved SDP defined Livingston, Kirkcaldy, Glenrothes and Dunfermline as strategic town centres and Edinburgh as the Regional Town Centre. Strategic centres are towns that provide goods or services for people beyond their core area having a wider retail catchment. Retailing and other services in Edinburgh city centre are of regional and national significance and it competes with

other major centres such as Glasgow and Newcastle. Venuescore, which assesses overall consumer appeal, assessed Edinburgh 10th in the UK behind Glasgow, which is rated the most attractive centre outside London. The performance of Edinburgh has deteriorated by 5 places since the 2011 valuations on Venuescore. This indicates that without significant investment or change Edinburgh is likely to continue to decline in retail rankings.

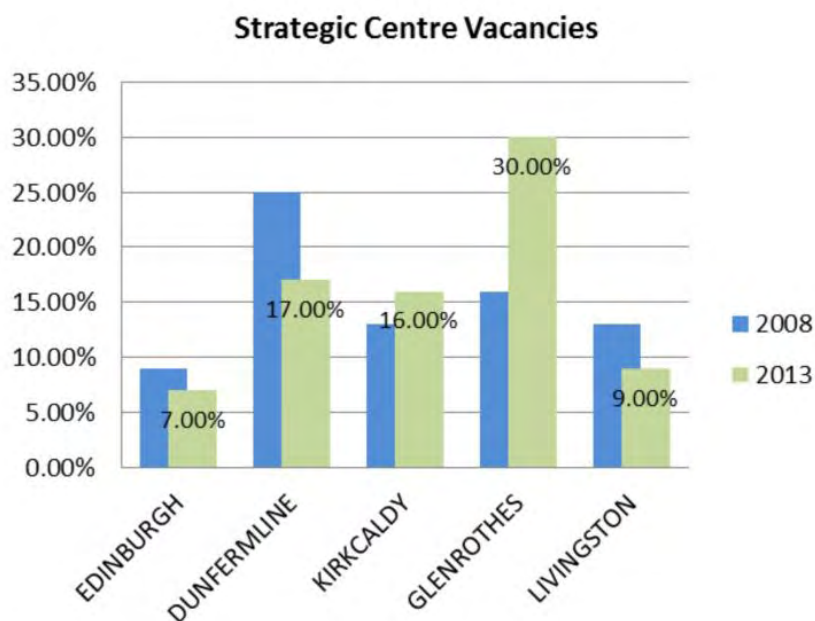
4.51 New developments such as the regeneration of the St James Quarter should improve Edinburgh's ranking to make the city more competitive in terms of retaining retail expenditure within the region and attracting expenditure from a wider geography than the SESplan area.

4 Monitoring

Vacancy Rates

4.52 Vacancy rates give an indication of the vitality of a town centre. Figure 4.18 shows the strategic town centres in SESplan and regional core have had mixed fortunes. Kirkcaldy and Glenrothes have performed particularly poorly. The vacancy rate has almost doubled in Glenrothes and the expansion of the Fife Central Retail Park has had an impact on Kirkcaldy town centre. Livingston’s performance has been enhanced through investment in the expansion and redevelopment of town centre locations. Dunfermline expanded its main shopping centre in 2008 and that may have helped improve its performance. Glenrothes and Kirkcaldy have lacked significant investment. Edinburgh has had the lowest vacancy rate; the regional centre has high footfall activity and is easily accessible making it an attractive place for retail. Although vacancy rates are a good indicator on the health of town centres they can mask the quality of environment. Since the collapse of some large high street chains some vacant units have been replaced by low budget stores, charity shops or betting units. The average vacancy rate for SESplan across the strategic centres and regional core rose from 15.2% in 2008 to 15.8% in 2013 but this hides major variations between areas.

Figure 4.18 Source: GVA Grimley



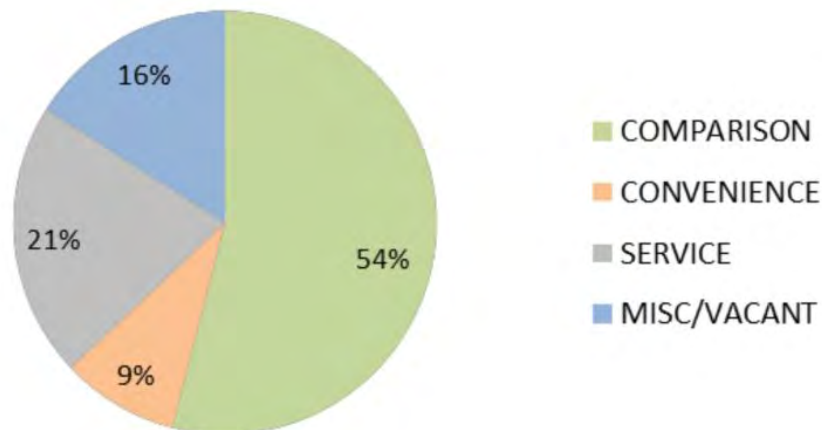
Floorspace Composition

4.53 The average floor space composition across the regional core and strategic centres is shown in figure 4.19. Comparison retail dominates town centres and takes up over 50% of the available retail space. Compositions can be expected to change as the role of town centres changes to include a wider mixture of uses in response to an expanded town centre first policy. This may have a positive impact on the vacancy rates.

Monitoring 4

Figure 4.19 Source: GVA Grimley

Floorspace Composition



Developments Failing Town Centre First Principle

4.54 Since 2009, there have been 19 developments failing the town centre first principle in Edinburgh, although some of these are minor applications. Examples of major developments failing the principle are the Gyle Centre Extension and a mixed use development on Ocean Drive and Marine Esplanade. In Midlothian, since approval of the SDP in June 2013, there have been several examples of development failing the principle. Most of these have been minor but two significant developments which fail the principle have been consented near Straiton Retail Park. In Fife Central Retail Park, Next has expanded and Planning Permission in Principle has been granted for a Marks and Spencer's Simply Food store. These developments may redirect footfall from their existing town centre stores. Several supermarkets have also been approved in edge of centre sites in the SESplan area of Fife.

Conclusions

4.55 Additional information on Town Centres and what will change for SDP2 can be found in:

- The SEA; and
- The Economy Technical Note.

4.56 Priorities identified in the SESplan Action Programme relating to Policy 3 on Town Centres and Retailing includes:

Queensferry Crossing

High Speed Rail Link

4 Monitoring

Edinburgh Waterfront Regeneration	Business Infrastructure in West Edinburgh
Gogar Rail Interchange	Multimodal Container Facilities at Rosyth
Road Upgrades	Winchburgh Rail Station
Active Travel Package	Promoting Fife as a Key Location for Business and Employment
Edinburgh Airport Enhancements	Leven Rail Link
Craigmillar Regeneration	Forth Hovercraft
Edinburgh Trams	Dunfermline / Alloa Rail Link
Park and Ride Facilities	
SDAs	
Haymarket Station Improvements	
EGIP	
Bus Improvements	
Fife Energy Park	
Business and Employment Growth in West Lothian	
Borders Rail	
Improvements to Key Routes	
Galashiels Waste Facility	
Improved Rail Services	

Principal Changes

Indicator	Assessment
Strategic Centre Vacancy Rate	Red
Developments Failing the Town Centre First Policy	Red
Overall	Red

Monitoring 4

What the Indicators Show

- There are wide variations in vacancies across the SESplan area and the average vacancy rate has increased slightly; and
- There have been several developments granted which do not comply with the Town Centre First Policy.

4 Monitoring

Policy 4: Minerals

4.57 LDPs are required to safeguard mineral resources where of a scale or quality to be of commercial interest. They should identify areas of search for aggregate minerals and coal, set criteria for assessing proposals, including consideration for the restoration and enhancement.

4.58 An adequate and steady supply of minerals is essential to support economic growth. To monitor the progress in achieving the goals of policy 4 of SDP1 we will assess:

- New sites; and
- Restoration of exhausted sites.

4.59 The SESplan area contains a rich mineral resource of energy, aggregate, non-aggregate and industrial minerals. However, SESplan is a net importer of minerals because of a shortfall in supply and high level of demand. There is potential in the next plan period for the extraction of coal bed methane particularly in Fife and West Lothian. More information is set out in the Minerals Technical Note.

Figure 4.20 Mineral Sites in SESplan



Table 4.14 New Sites Since 2009

Site	Location	Material
Comrie Colliery	Fife	Coal
Dunion Hill	Scottish Borders	Hard rock
Ingraston Farm	Scottish Borders	Sand and gravel
Rusha Farm	West Lothian	Coal
Swinton	Scottish Borders	Hard Rock

Table 4.15 Restoration of sites Since 2009

Site	Location	Status
Blindwells	East Lothian	Part restoration – further works required re minewater

Monitoring 4

Site	Location	Status
Longyester	East Lothian	Restored (original section only)
Newbigging	Midlothian	Restored (original section only)
Oxwellmains	East Lothian	Part restored
Shewington	Midlothian	Part restored
Skateraw	East Lothian	Restored
St Ninians	Fife	Part restored

Conclusions

4.60 Additional information on Minerals can be found in:

- The SEA; and
- The Minerals Technical Note.

4.61 There are no links between the SESplan Action Programme and delivery of Policy 4 on Minerals.

Principal Changes

Indicator	Assessment
New Sites Since 2009	Amber
Restored Sites	Green
Overall	Green

What the Indicators Show

- New sites have been found with the extraction of a number of minerals, although there is still a shortfall for SESplan in terms of meeting its own needs; and
- Several sites have been restored or begun restoration processes, including previously stalled sites.

4 Monitoring

Policy 5: Housing Land, Policy 6: Housing Land Flexibility and Policy 7: Maintaining a Five Year Effective Land Supply

4.62 Policies 5, 6 and 7 relating to housing identify a requirement of 107,545 houses to be built between 2009 - 2024, split between 74,835 over the period 2009 - 2019 and 32,710 over the period 2019 - 2024. Supplementary Guidance to provide detailed further information in support of Policy 5 was prepared in November 2014. The guidance provides further direction for LDPs as to how much of the overall housing land requirement should be met in each of the six member authority areas. This was based on an analysis of opportunities and infrastructure and environmental capacities and constraints.

4.63 To monitor the success in delivering these policies SESplan will assess:

- Completions by sub housing market area (HMA);
- 5 Year Housing Land Supply;
- Change in Household Size;
- Household Tenure;
- Dwelling Increase;
- Affordable Housing Completions; and
- House Prices.

Housing Requirement

4.64 Figure 4.21 shows the distribution of housing in the SESplan Housing Land Supplementary Guidance from SDP1. Edinburgh has the greatest proportion of the SESplan distribution at 29% but this was below Edinburgh's anticipated need and demand. This meant that other authorities have accommodated additional housing above their need and demand.

4.65 SDP1 and the accompanying Supplementary Guidance set out a Housing Land Requirement for 107,560 dwellings to be delivered from 2009 to 2024 (7,171 annually). This was distributed between the six SESplan Member Authorities. Figure 4.22 shows that local authority housing land requirements set by the Supplementary Guidance have not been achieved in the monitoring period from 2009 / 2010 to 2013 / 2014. The total level of development required was never delivered in the peak construction times in the middle of the previous decade. Comparing past completions to anticipated housing land required in the period 2009 - 2024, Edinburgh was the only authority to regularly exceed the level of the housing land requirement. Levels of development in Edinburgh were above the annual average requirement from 2001 / 2002 - 2008 / 2009. As the economy recovers, house building in Edinburgh has increased significantly. Levels of development in East Lothian have only been above the requirement twice but in most years is well below the expected requirement. There has consistently been a gap between completions and the requirement

Monitoring 4

in Fife, Midlothian and the Scottish Borders. Levels of development in West Lothian reached the level of the annualised requirement on a few years, the last being 2005 / 2006. Since then completions have been below half the level of the housing land requirement.

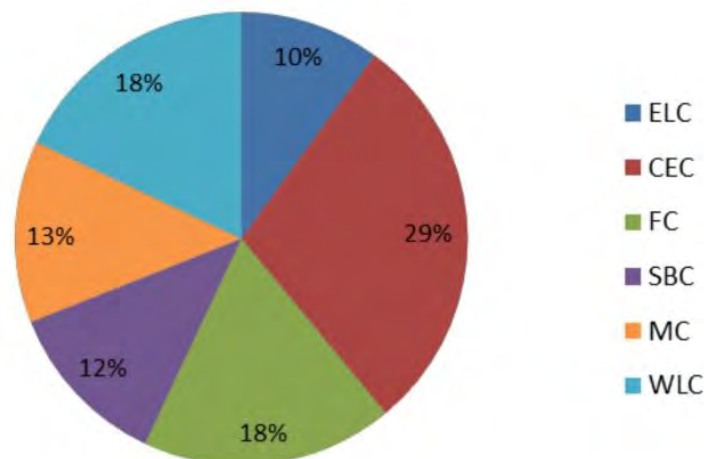
4.66 Figure 4.23 shows that total completions for the SESplan area have never met the annualised 2009 - 2024 Housing Land Requirement set out in the Supplementary Guidance. The closest to the target was in 2007 / 2008 during a peak period of house building in the middle of the last decade. Since that period total completions for the SESplan area have been almost half of that required. This would suggest that Housing Supply Targets for SDP2 could be lowered to factor in resources, capacity within the construction sector and the likely pace and scale of delivery based on completion rates.

Table 4.16 Housing Land Supplementary Guidance

Member Authority	2009 - 2019	2019 - 2024	TOTAL
CEC	22,300	7,210	29,510
ELC	6,250	3,800	10,050
FC	17,140	7,430	24,570
MLC	8,080	4,410	12,490
SBC	9,630	3,280	12,910
WLC	11,420	6,590	18,010
TOTAL	74,820	32,720	107,540

Figure 4.21 Housing Land SG

Housing Land Supplementary Guidance Household Distribution



4 Monitoring

Figure 4.22 Source: Housing Need and Demand Assessment (HNDA)

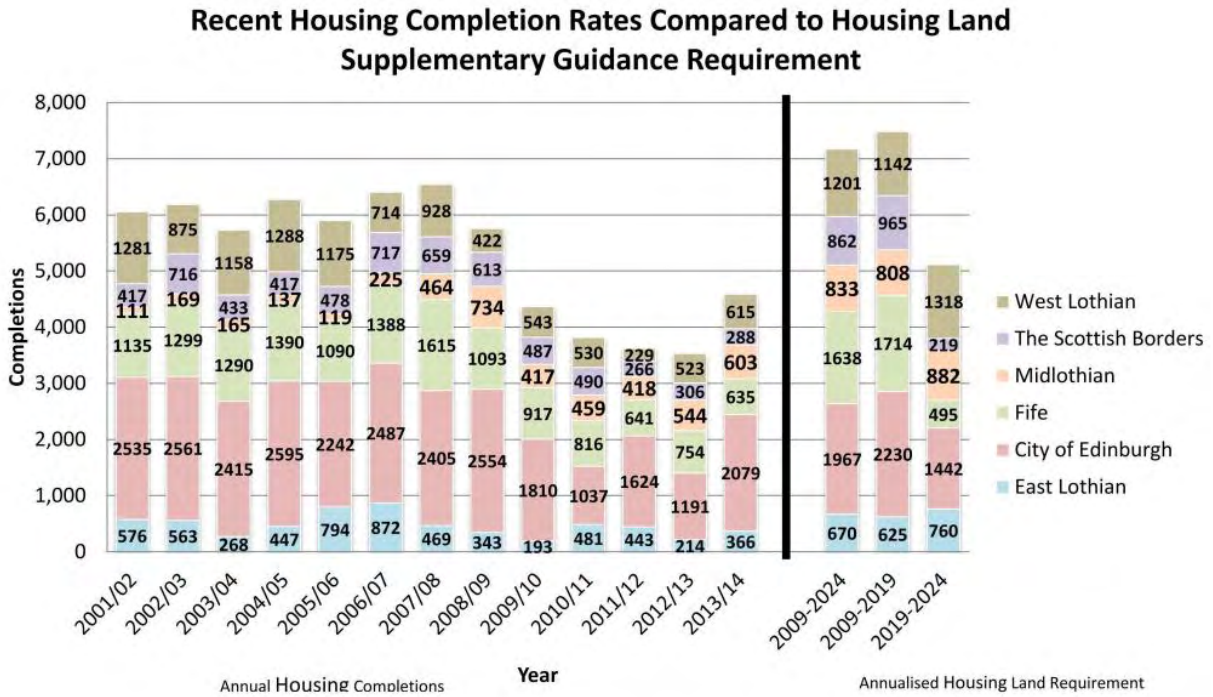


Figure 4.23 Source: HNDA

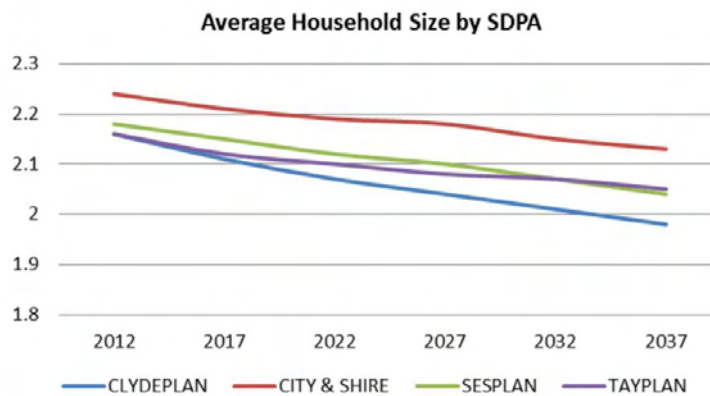


Monitoring 4

Household Size

4.67 SESplan has a growing and ageing population with a declining household size which will place more demand on housing. By 2037, SESplan is expected to have the second lowest average household size among the Scottish city regions overtaking TAYplan but behind CLYDEplan on this indicator. The decline is the result of a combination of changing behaviours. Changes include people having fewer children and increased life expectancy. The number of people 65+ is expected to grow and they are more likely to live in smaller households either on their own or with a spouse.

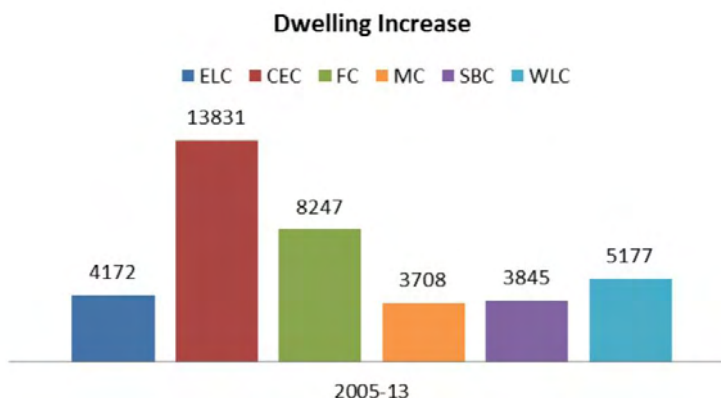
Figure 4.24 Source: NRS



Dwelling Increase

4.68 Figure 4.25 shows the change in the number of dwelling increases over an eight year period in each of the SESplan member authorities. City of Edinburgh has seen the largest increase and Fife has also seen a substantial increase. Midlothian, East Lothian and the Scottish Borders have lower increases. The total increase over the period was 38,982 dwellings which equates to 4,873 dwellings per annum.

Figure 4.25 Source: NRS



4 Monitoring

Completions by Sub Housing Market Area

Table 4.17 Source: HNDA

HMA	CEC	EL01	EL02	EL03	FC1	FC2	MC1	MC2	SBC1	SBC2	SBC3	SBC4	WLC1	WLC1	WLC2	WLC3	TOTAL
13/14	2,079	218	84	64	520	115	514	89	151	50	77	10	311	311	304	0	4,586
12/13	1,191	176	10	28	526	228	501	43	163	56	76	11	158	158	365	0	3,532
11/12	1,624	384	8	41	480	161	342	76	123	65	69	9	53	53	171	5	3,611
10/11	1,037	360	26	95	431	385	399	60	260	81	131	18	237	237	281	12	3,813
09/10	1,810	181	2	10	492	425	374	43	214	102	165	6	132	132	408	3	4,367
08/09	2,554	267	35	41	530	563	727	7	352	126	126	9	110	110	280	32	5,759

Monitoring 4

4.69 A map showing the geography of sub housing market areas is available in the Housing Land Technical Note. Completions have declined since the beginning the global downturn / recession in 2008 but as the economy has begun to grow again completions have started rising though they remain below 2008 levels. The completions by sub housing market area show that most development occurred within the City of Edinburgh area or sub housing market areas close to the city. Edinburgh has the highest build rate out of all authorities. Sub market areas further away from Edinburgh are largely self-contained and less likely to receive housing pressure associated with the city. The [HNSA Executive Summary](#) includes useful information on population and housing projections.

Effective Housing Land Supply

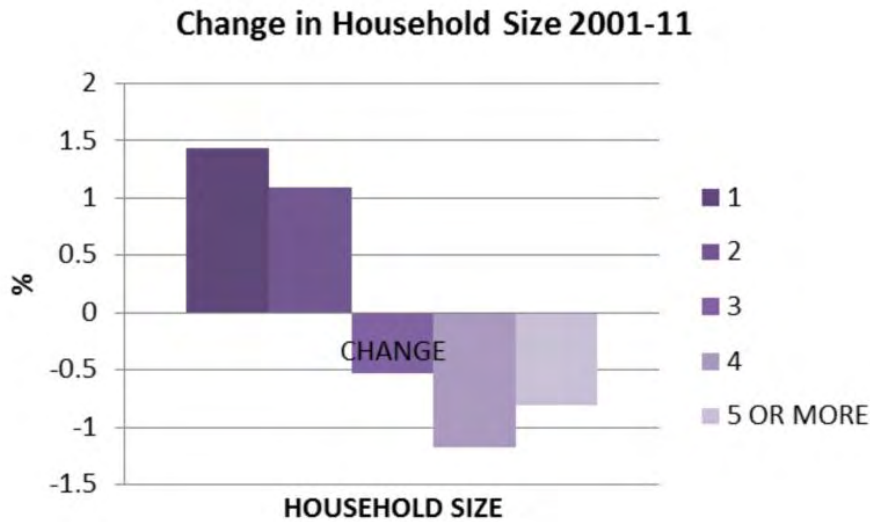
4.70 The approach to the calculation of the five year housing land supply has varied between member authorities. In 2014, the member authorities agreed to work together on a consistent approach to be used by all member authorities. The Scottish Borders and Midlothian are the only authorities to meet the requirements of Policy 7 according to 2012 - 2013 Planning Performance Framework (PPF) submissions. However, the approach to calculating housing land supply has been inconsistent across authorities and therefore comparisons are difficult. Although the PPF figures suggest a shortfall in the land supply, there are underlying issues. Much of the need and demand required is for affordable housing. There is an adequate supply for market housing. More information on housing need and demand split by market and social housing is available in the MIR, Housing Land Technical Note and the Housing Need and Demand Assessment.

Household Size

4.71 The size of households has changed between the 2001 - 2011 censuses indicating continuing long term trends towards smaller households. In the period there was growth in both 1 and 2 person households but declines in all other households. The largest decline was in 4 person households. There was an overall decline in 3, 4 and 5 person households of 2.52% and increase of the same amount in 1 and 2 person households. Growth in smaller households is impacted by a number of factors such as the increasing number of people aged over 65 who are likely to live without children or on their own. The housing needs of this group will also be different. There is likely to be increased demand for sheltered housing and a strain on other facilities and services. More people are choosing to live in small households at any age. Younger people are also delaying having children and are more likely to live without children for longer.

4 Monitoring

Figure 4.26 Source: Census 2001-11

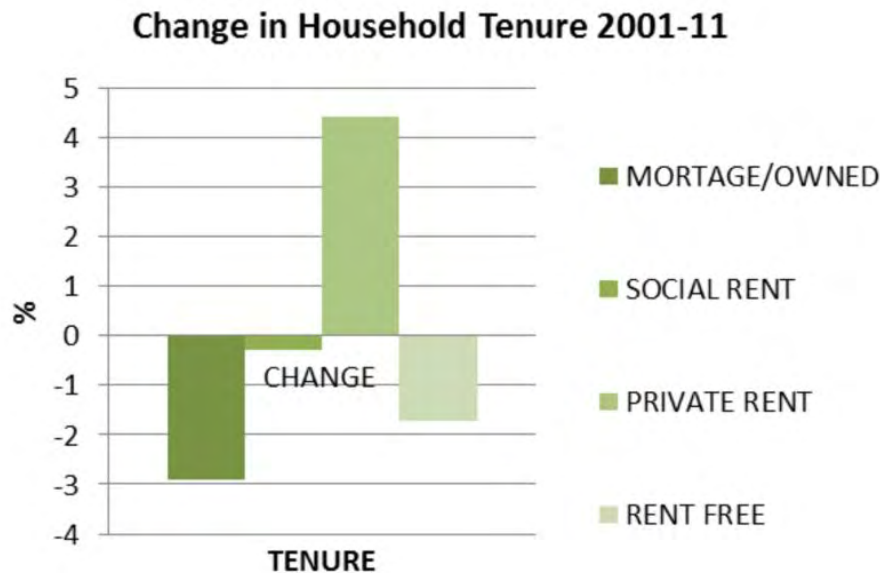


Household Tenure

4.72 While housing need and demand continues to increase, the mix of tenures in the current stock has changed. Figure 4.27 shows that private rent was the only share of households to grow, increasing by over 4% on 2001 levels. There are a number of factors influencing household tenure. Although home ownership is still an aspiration for many, affordability is a deterrent, particularly in Edinburgh where house prices are well above the Scottish average. The availability of financing to mortgage homes has decreased significantly since the financial crash in 2008 which has made getting a mortgage harder. Job security has also influenced the number of rented properties to allow for the possibility of changes in circumstances.

Monitoring 4

Figure 4.27 Source: Census 2001-11

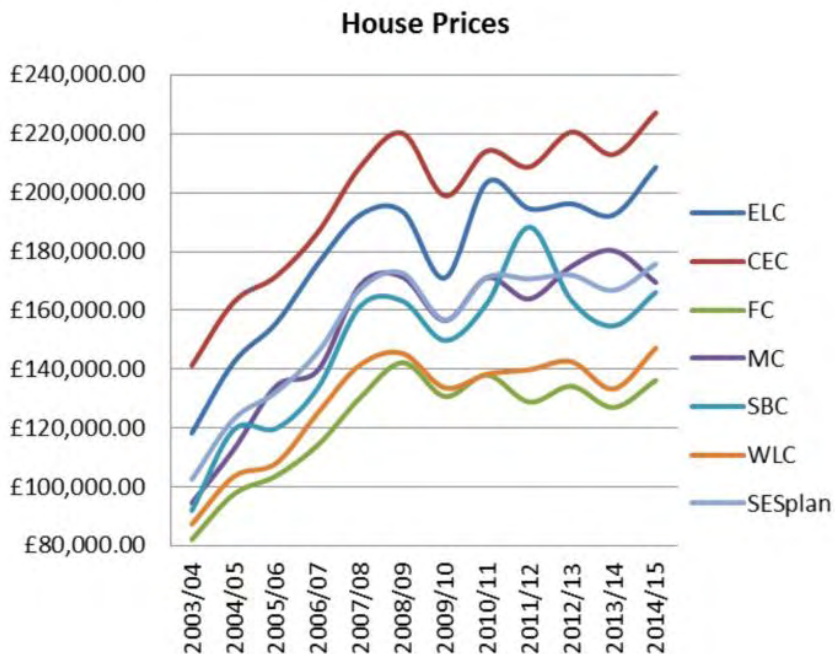


House Prices

4.73 House prices were rising sharply between 2003 and 2007 during a boom period in the housing market. This stalled and began to fall in 2008 after the recession began resulting in several years of steady prices. All Local Authorities have followed a similar trend of a boom in prices up to 2007 and then steady prices until 2013. There is a wide variation between the prices of property in different parts of the region. Edinburgh has the highest average selling price and there is high demand for housing. Fife and West Lothian house prices are significantly below the SESplan average. There is a range of almost £100,000 between the average selling price of a home in Edinburgh and one in Fife. Midlothian is closest to the SESplan average. The range between authorities has remained similar through the monitoring period of 2003 to 2013. City of Edinburgh has consistently been one of the top two most expensive places to buy property in Scotland according to ROS. The Edinburgh average house price is almost £50,000 more expensive than the SESplan average. The SESplan average is close to the Scottish average despite large variations between authorities. The Scottish average in the first quarter of 2015 was £162,135 compared to a SESplan average of £167,464.

4 Monitoring

Figure 4.28 Source: ROS



Conclusions

4.74 Additional information can be found in:

- The SEA;
- Housing Land Technical Note;
- Spatial Strategy Technical Note; and
- The Housing Need and Demand Assessment.

4.75 Priorities identified in the SESplan Action Programme relating to Policies 5, 6 and 7 on Housing includes:

Gogar Rail Interchange	Education	Redheugh Rail Station
Road Improvements	Forth Hovercraft	
Rail Service Improvements	Levenmouth Railink	
Energy Park Fife	Winchburgh Rail Station	
Galashiels Interchange		

Monitoring 4

Borders Rail
Park and Ride Schemes
SDAs
Westfield
Galashiels Waste Facility
EGIP
Bus Improvements
Edinburgh Trams
Active Travel Packages
St Ninians Earth Site

Principal Changes

Indicator	Assessment
Dwelling Increase Between 2005-13	Amber
Completions by HMA	Amber
Effective Housing Land Supply	Red
Change in Household Size	Amber
Change in Tenure	Amber
House Prices	Amber
Overall	Amber

What the Indicators Show

- The number of dwellings being built is rising across all authorities between 2005 - 2013, the biggest increase in dwellings was in Edinburgh;
- Completions were higher in sub housing market areas within close proximity to Edinburgh;
- Only Midlothian and Scottish Borders are currently maintaining a 5 Year Effective Land Supply. Although there are inconsistencies on how data is collected and splitting housing need and demand between social and market housing;
- Household sizes are decreasing as people, on average, have less children and more people live on their own;

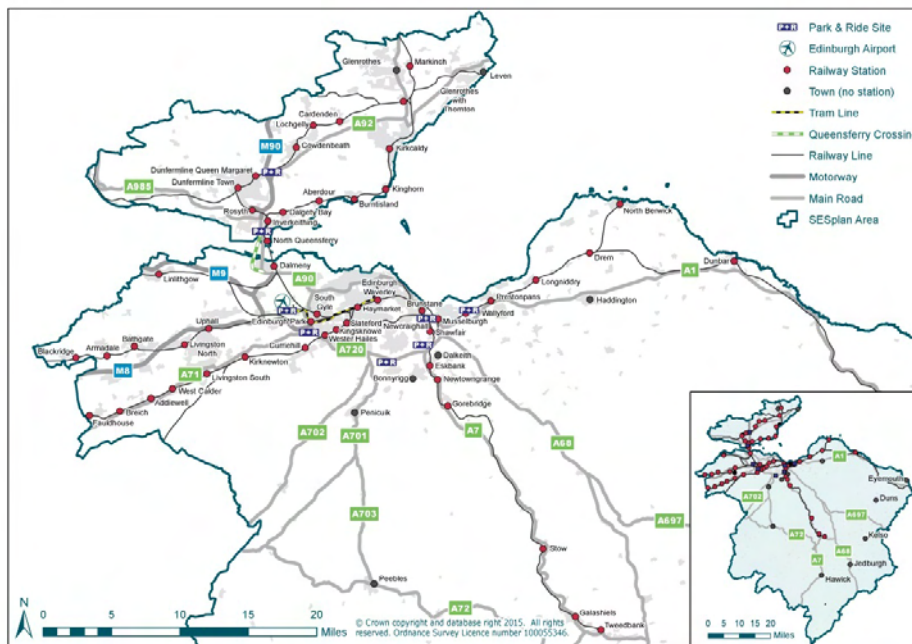
4 Monitoring

- There has been a large increase in the private rent sector. This may, in part, be the result of lack of financing and lower job security; and
- House prices have been steady since 2009 after rapid growth from 2003. There are large variations in house prices across the region. Edinburgh has consistently been in the top 2 most expensive places to own a property in Scotland over the last 10 years.

Policy 8: Transport and Policy 9: Infrastructure

4.76 Policy 8 instructed LDPs to collaborate with Transport Scotland and SEStran to support the development of a sustainable transport network through directing development to locations where sustainable transport modes can be used.

Figure 4.29 Existing Transport Network



4.77 Infrastructure including that identified under The Spatial Strategy shown in Figure 2 of the SDP should be taken forward by LDPs by safeguarding land required to accommodate necessary infrastructure to implement the SDP. LDPs should prepare policy guidance to ensure the provision of infrastructure is committed before development proceeds, with a particular focus on strategic infrastructure. This should be funded through developer contributions and alternative funding mechanisms.

4.78 The delivery of infrastructure is essential to unlocking development, providing access to opportunities and improving the quality of people's lives. Indicators used to monitor this are:

- Travel to Work Data; and
- Modal Share.

4.79 The 2011 census data released so far can tell us how people travel to work and how this has changed since 2001. A key finding is that the number of people travelling to work to, from and within the SESplan area increased by 44,613 or 7.4% between 2001 and 2011 (the increase for Scotland as a whole was 9.4%). Nearly half (48.5%) of these additional journeys are either to, from or entirely within jobs in the City of Edinburgh.

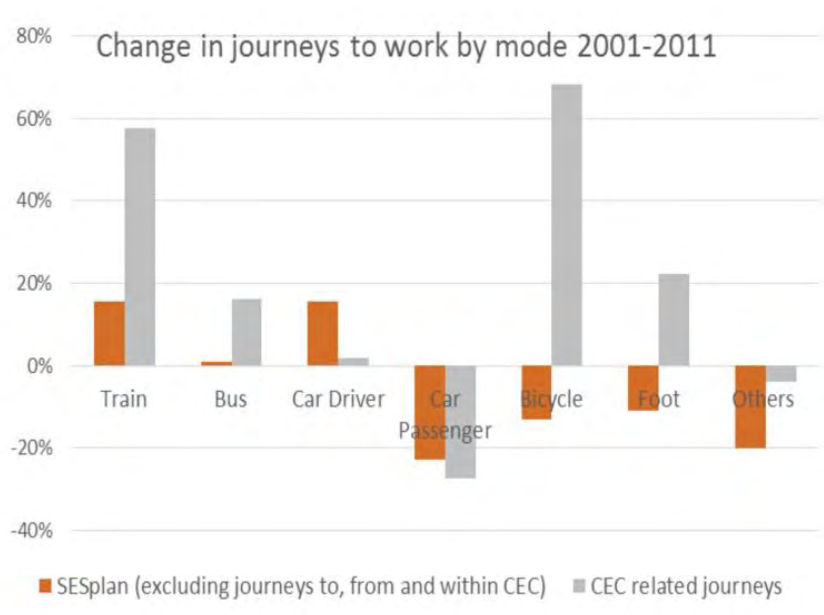
4 Monitoring

Figure 4.30 Source: Census 2001-11



4.80 60% of this increase is accounted for by people living and working within Edinburgh. However, the overall proportion of SEStran residents travelling to work in Edinburgh remains virtually unchanged at 42%. The biggest percentage increases in journeys to work were to East Lothian (19%), Midlothian (12.9%) and from SESplan authorities to outside the SESplan area (14.3%).

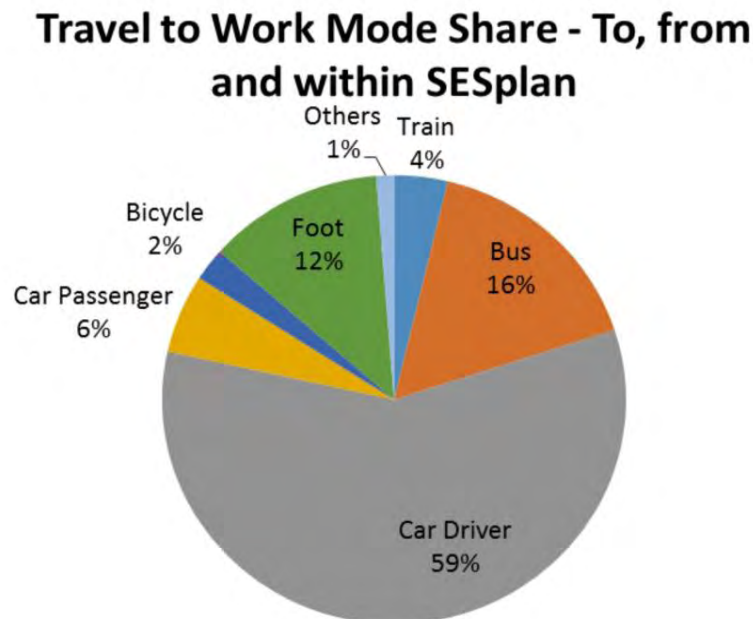
Figure 4.31 Source 2001-11



Monitoring 4

4.81 Other significant intra SESplan changes include significant increases in journeys from Edinburgh to East Lothian (45.3%) and Midlothian (20.9%) and from East Lothian to Midlothian (25.6%). These could relate to developments at Queen Margaret University and Easter Bush. There has been a reduction in the number of people commuting from East Lothian and Midlothian to other areas for work.

Figure 4.32 Source 2001 - 11

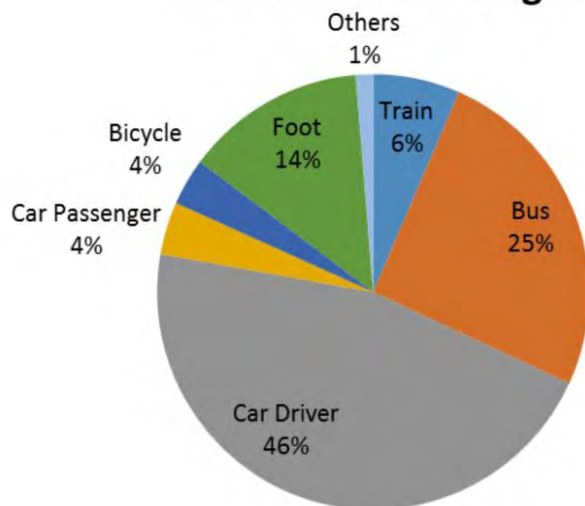


4.82 Figure 4.33 shows that car ownership has increased in all SESplan authorities between 2001 – 2011, with the exception of Edinburgh which saw a decrease. This correlates with mode share figures which shows significant increases in journeys to work in, to and from Edinburgh by walking, cycling and public transport. These positive modal shifts have also been accompanied by a small reduction in journeys by car.

4 Monitoring

Figure 4.33 Source 2001 - 11

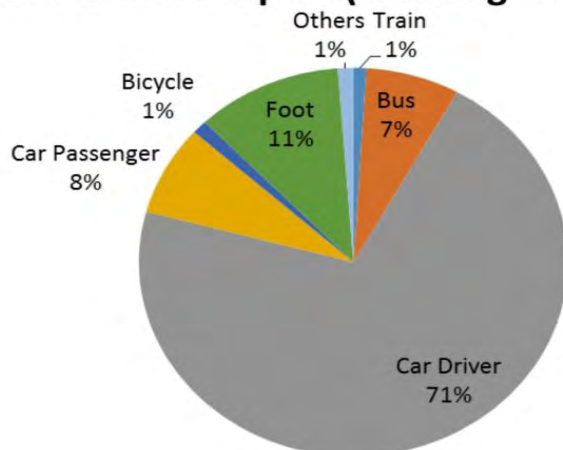
Travel to Work Mode Share - To, from and within Edinburgh



4.83 However, these trends have not been replicated outside the city. In the other SESplan authorities both the number and proportion of journeys made by car to work have increased. Generally those walking and cycling have decreased with only East Lothian showing a small increase in cycling and walking. SDP1 seeks to encourage the use of public transport and increased walking and cycling. Further physical and policy interventions are required if the Scottish Government’s target of 10% of all journeys to be made by walking and cycling by 2020 are to be achieved. A particularly concerning change is a major reduction of over 20% throughout the SESplan area in people travelling as car passengers for the journey to work. This results in substantial reductions in car occupancy and therefore less efficient use of road capacity.

Figure 4.34 Source 2001 - 11

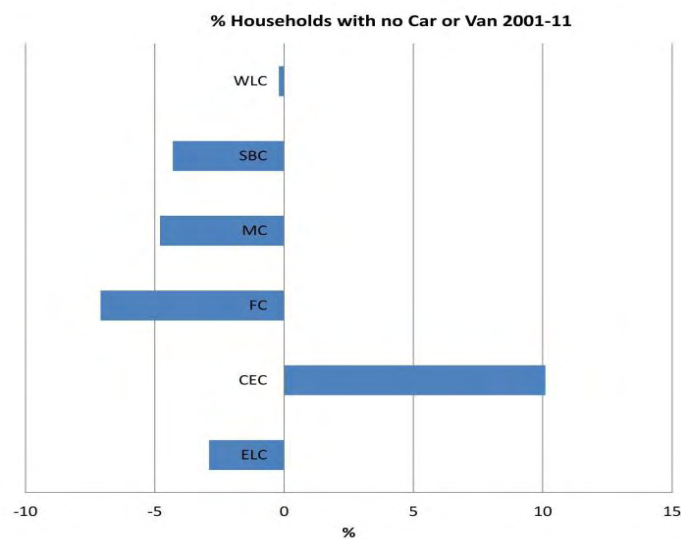
Travel to Work Mode Share - To, from and within SESplan (excluding Edinburgh)



Monitoring 4

4.84 Another key finding from the census travel data is the significant increase in travel to work by rail (50.4%). This has been predominantly in journeys to, from and within Edinburgh which have seen a 57.5% increase in rail journeys. However, this is from a small base, with rail a proportion of all journeys to work increasing from 2.7% to 3.7%. Whilst from a small base, increasing modal shift to rail has significant potential in this region with the opening of Borders Rail, the consolidation of the Airdrie - Bathgate rail link, the ongoing Edinburgh-Glasgow Rail Improvement Programme (EGIP), longer trains and potential new stations at East Linton, Reston and Winchburgh.

Figure 4.35 Source 2001 - 11



4.85 SDP1 policy 8 supports modal shift towards more sustainable forms of transport but it cannot yet have had an impact due to its recent adoption. Whilst planning cannot dictate which travel modes are chosen it can, by guiding the location, layout, uses and design of development and policies, encourage the use of sustainable modes, where appropriate, and discourage travel by private car.

4.86 Policy 8 calls for account to be taken of cross boundary implications of policies and proposals. Led by Transport Scotland, a joint project involving the SESplan authorities, and SEStran is underway to further understanding of potential cross boundary impacts and what interventions may be required.

Edinburgh Airport

4.87 Edinburgh Airport is Scotland's busiest airport and is a large contributor towards the SESplan economy providing jobs and attracting investment. Passenger numbers have grown significantly since 2000 and continue to grow. The increase is, in part, related to the large increase in destinations and the improved services offered by the airport. The airport expects to continue to grow and is following a master plan to accommodate the expected growth published in 2011. Development around Edinburgh Airport is controlled through the Airport Public Safety Zone and Airport Safeguarding Zone and any development within this area is consulted on with the Civil Aviation Authority. The owner of Edinburgh Airport is also consulted

4 Monitoring

on relevant applications in this area. Edinburgh airport has freight facilities, there was a significant increase in freight moving through the airport between 2001 and 2006. This reduced in 2007 and 2008 but increased in 2009 and has been steady between 2009 - 2014

Figure 4.36 Source: CAA UK Annual Airport Statistics

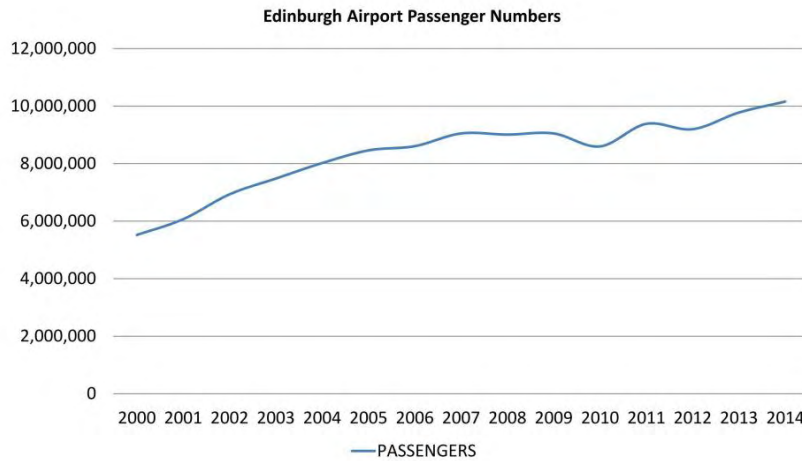
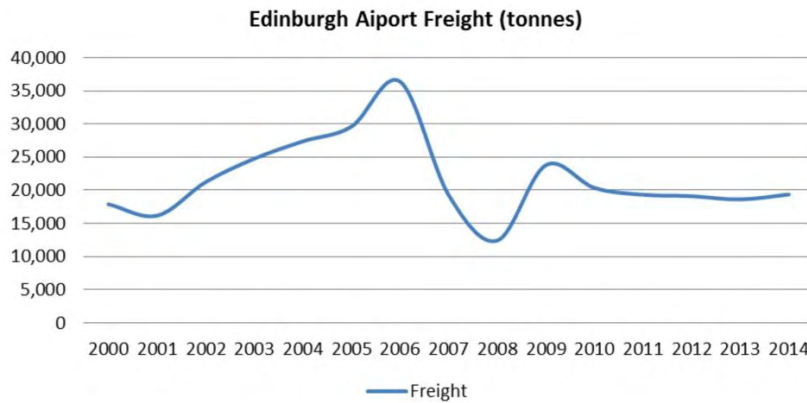


Figure 4.37 Source: CAA UK Annual Airport Statistics



Conclusions

4.88 Additional information can be found in:

- The SESplan SEA; and
- The Spatial Strategy Technical Note.

4.89 Priorities identified in the SESplan Action Programme relating to Policies 8 and 9 on transport and infrastructure includes:

Monitoring 4

Queensferry Crossing	Levenmouth Rail Link	Redheugh Rail Link
Rail Enhancements	Westfield Waste Facility	
Edinburgh Trams	Education	
Active Travel Package	Forth Hovercraft	
High Speed Rail	Dunfermline/Alloa Rail Link	
EGIP	Cumulative Cross Border Impact and Mechanisms for Funding Infrastructure	
Bus Improvements		
Pedestrian and Cycling Facilities to Accompany Borders Rail		
St Ninians Earth Site		
Galashiels Transport Interchange		
Haymarket Station		
Gogar Rail Interchange		
Road Improvements		
Rail Enhancements		
Borders Rail Link		
Galashiels Waste Facility		
Waverley Station		
Borders Rail		
Park and Ride Facilities		
SDAs		
Energy park Fife		

Principal Changes

Indicator	Assessment
SESplan Travel to Work	Amber

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Indicator	Assessment
Change in Travel to Work CEC/SESplan Split	Amber
Edinburgh Airport Passenger Numbers	Green
Edinburgh Airport Freight	Amber
Overall	Amber

What the Indicators Show

- The number of people travelling to work increased across modes except car passenger and the biggest increase was in travel to work by car;
- Change in journeys by mode as a % showed large rises in people taking the train;
- Within Edinburgh there were large increases in active travel;
- Car or van ownership increased across all authorities except for Edinburgh where there was a large drop which could be linked in part to increases in sustainable transport options in Edinburgh;
- Edinburgh airport passenger numbers are increasing due to increasing the number of routes offered and increased demand; and
- Freight from the airport is lower than its peak level, but has been steady since 2009.

Monitoring 4

Policy 10: Sustainable Energy Technologies

4.90 Policy 10 directs LDPs to support Longannet and Cockenzie power stations in their role as non-nuclear base load capacity generators and support Leith and Rosyth in connection with offshore wind energy as well as Fife Energy Park in Methil.

4.91 Sustainable energy technology is required to comply with ambitious Scottish Government targets that aim to utilise Scotland's potential in renewable energy sources. Within SESplan there is a range of renewable energy generators that are strategically significant including biomass, offshore wind, onshore wind and solar power. There is also growing use of micro generation sources which the SDP supports. Indicators used to monitor the progress of achieving the aims of the SDP include:

- Emissions per Capita;
- Total Emissions; and
- Renewable Electricity Generation.

Cockenzie Power Station

4.92 The Scottish Government's National Planning Framework supports the continued use of Cockenzie for thermal energy generation, carbon capture and storage this has been identified as a National Development. The Scottish Government energy Consents Unit issued planning permission to the station from coal fired to gas fired which requires some related infrastructure development. The East Lothian LDP identified the surrounding area to Cockenzie as an area that could support additional energy related development and possibly a renewable energy hub.

Scottish Government Targets

4.93 The supply and consumption of energy has significant implications for the economy and environment. To meet Scottish Government targets we must maximise renewable energy use and reduce overall consumption of energy. Targets include:

- 30% of overall energy demand from renewable sources by 2020;
- 11% of heat demand from renewable source by 2020;
- 100% electricity from renewable source by 2020;
- 500mw community and locally owned renewable energy by 2020; and
- Reduce overall consumption by 12%.

CO2

4.94 CO2 emissions measure fossil fuels being burned and then emitted into the atmosphere contributing towards pollution and climate change. The emissions measured in figure 4.38 and 4.39 are those that are within the scope of influence of the Local Authority and measure emissions from industry, commercial, domestic and transport sectors. As expected, total emissions are highest in areas with large populations as reflected in Edinburgh and Fife having significantly higher emissions than the other authorities. CO2 emissions per capita are a more useful indicator of where is polluting most per person. Figure 4.39 shows that

4 Monitoring

East Lothian has the lowest emissions per capita. Edinburgh’s emissions per capita are relatively low because of the high proportion of the population that walk, cycle or use public transport as a main mode of transport and also the high percentage of flats and higher density living. Both total emissions and CO2 emissions per capita have seen a downward trend in all authorities since 2005.

Figure 4.38 CO2 Emissions

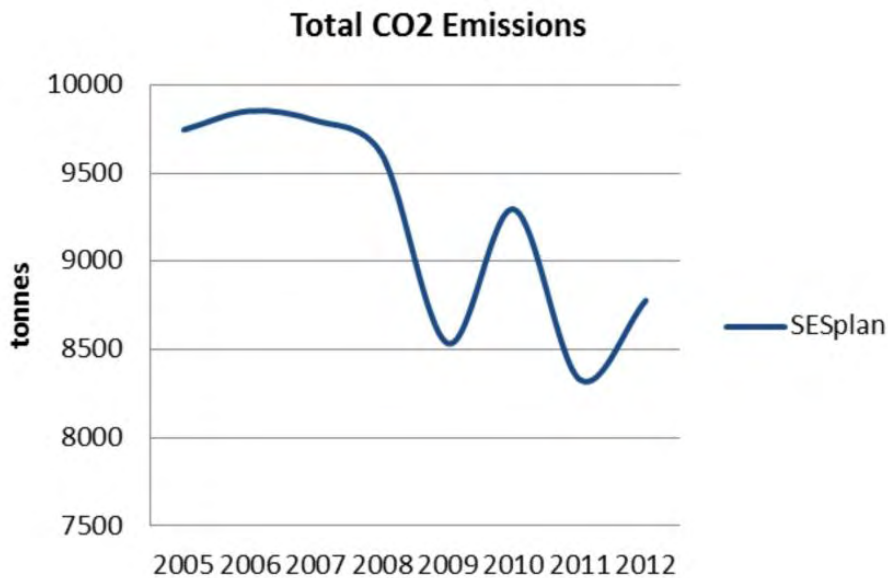
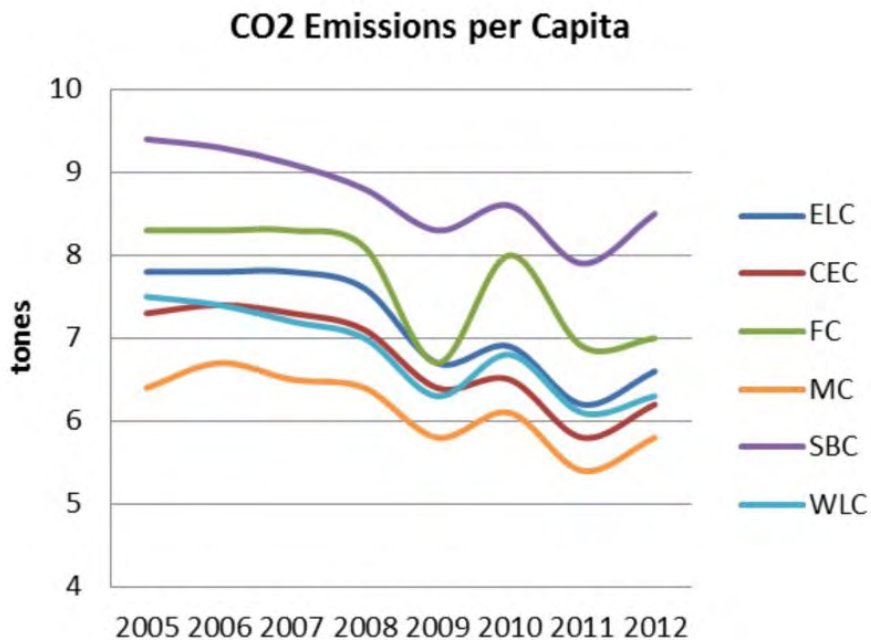


Figure 4.39 CO2 Emissions Per Capita



Monitoring 4

Electricity Generation

4.95 Renewable electricity generation including hydro, wind, wave, solar, landfill gas and other sources has grown significantly since 2000. In 2012 electricity generation from these sources was almost 4 times higher than 2002 levels. The rate of growth has accelerated since 2010 following publication of the Climate Change Act 2009 strongly supporting growth in renewable energies and setting ambitious targets. Renewable generation by gigawatt-hour (GwH) has followed a similar pattern to generation as a % of total consumption.

Figure 4.40 Renewable Electricity Generation

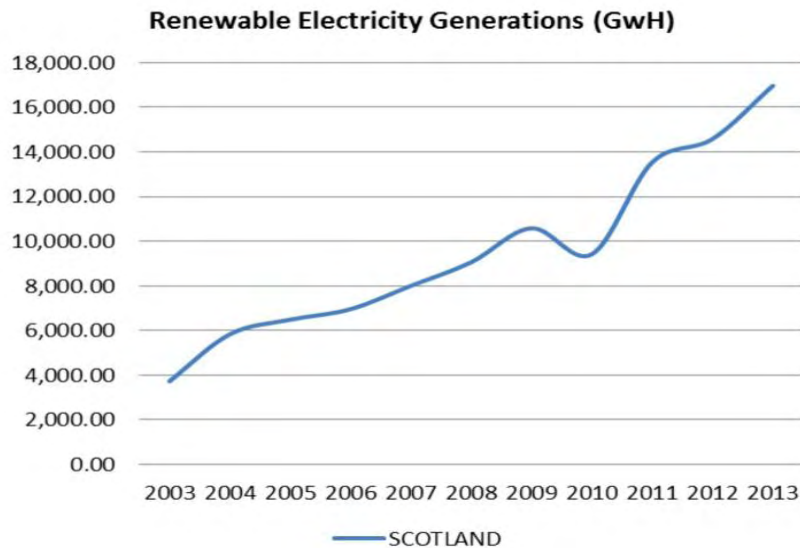
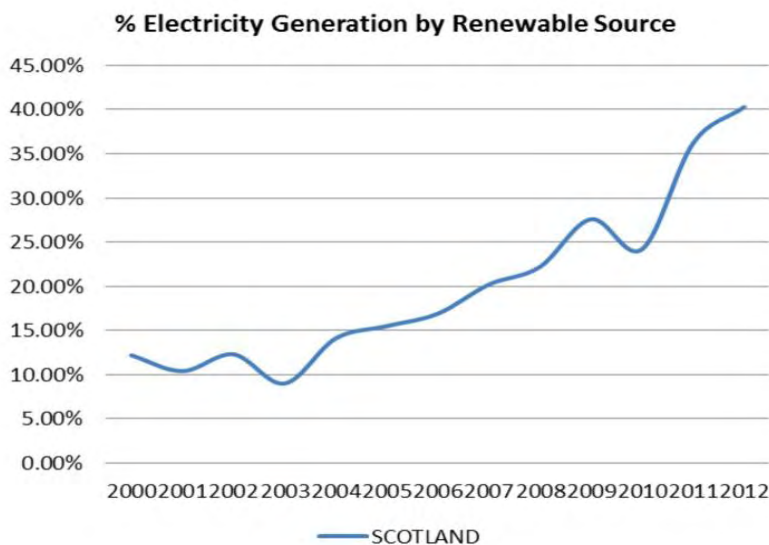


Figure 4.41 % Electricity Generated by Renewable Source

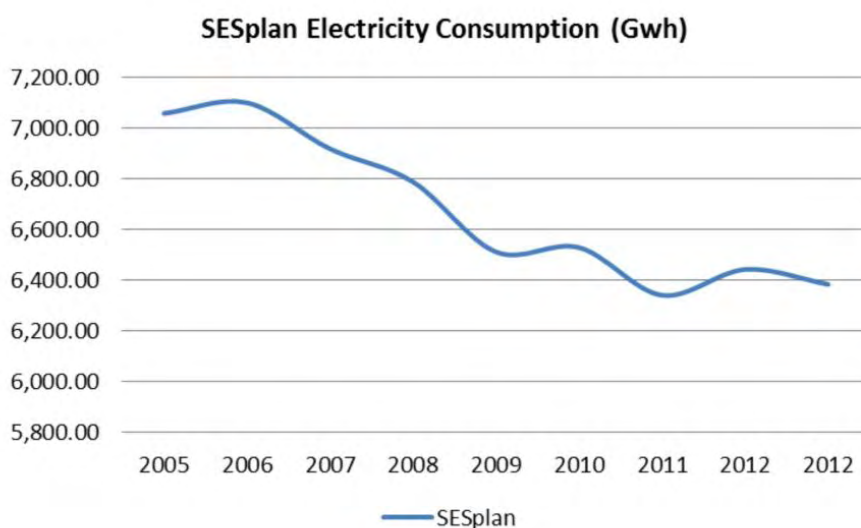


4 Monitoring

Electricity Consumption

4.96 Total electricity consumption across the six SESplan authorities has fallen by close to 1,000 Gwh between 2005 - 2012. The fall in consumption is beneficial in meeting Scottish Government targets such as reducing energy consumption that will help meet targets such as generating 100% of electricity demand from renewable sources by 2020. Influences over electricity consumption include weather conditions, energy efficiency improvements, such as increased levels of insulation, new boilers and more energy efficient appliances; increased prices; the recession; changes in the building stock; and household composition. The recession reduced electricity demand from non-domestic consumers, however figure 4.42 shows that electricity consumption has been falling since before the recession and been steady throughout.

Figure 4.42 Source: DECC



Conclusions

4.97 Additional information can be found in:

- The SEA.

4.98 Priorities identified in the SESplan Action Programme relating to Policy 10 on transport and infrastructure includes:

Table 4.18

Electricity Grid Reinforcements
Opportunities for Heat Reuse

Monitoring 4

Principal Changes

Indicator	Assessment
CO2 Emissions per Capita	Green
Total Co2 Emissions	Amber
Total Renewable Electricity Generation	Green
% Electricity Generation by Renewable Source	Green
Electricity Consumption	Green
Overall	Green

What the Indicators Show

- Co2 emissions per capita have been declining slowly since 2005;
- Total emissions in the region have been steady but this reflects the increasing population;
- Renewable electricity generation has increased significantly since 2003; and
- % of electricity generation from renewables has increase significantly since 2000 and this has accelerated even further since 2009.

4 Monitoring

Policy 11: Delivering the Green Network

4.99 Policy 11 of the SDP supports the creation of a strategic Green Network which is incorporated into the Central Scotland Green network (CSGN), Lothians and Fife Green Network and the Scottish Borders Green Network. LDPs should identify opportunities to contribute to and extend these networks while applying the principles included in the SDP.

4.100 Green Networks should link together the natural, semi-natural and manmade open space providing an interconnected network with recreational opportunities. The network improves accessibility in urban areas and through the countryside offering enhanced biodiversity and the landscape setting. SESplan's green network is part of the CSGN connecting the region beyond the area's boundaries.

4.101 The area has varied opportunities for active travel routes whether they are through the city, town or rural areas, connecting the places for pedestrians and cyclists in a safe environment. There are several benefits associated with the networks including benefits to the economy and health, including mental health. The CSGN vision is for the environment to add value to the economy and enrich people's lives.

4.102 Several projects contributing to the Strategic Green Network have recently been delivered or are progressing including:

- John Muir Way – A 134 mile route passing through East Lothian, City of Edinburgh, and West Lothian;
- Lynne Burn Green network Improvements in Fife;
- Fife Pilgrim Way linking North Queensferry with St Andrews;
- Reconnecting green and blue networks in Livingston; and
- Active Travel Information Hubs in Edinburgh.

LDP Strategic Green Network Strategies

East Lothian

4.103 East Lothian aims to complement the Green Belt through the Green Network improving connectivity for people and wildlife. Strategic connections will add to the CSGN and contribute to cross boundary connections; strategic opportunities include the Edinburgh City Bypass improving access across the road into the city, Shawfair and the South East SDA. There are 9 identified strategic green network proposals included in the MIR.

City of Edinburgh

4.104 The Edinburgh Green Belt supports many Green Network routes around the city including through Pentland Hills Regional Park, Cammo Estate and the Union Canal. The Proposed Plan includes guidance on what is expected from new developments to

Monitoring 4

contribute towards the green network and opportunities to expand the Network – mainly through the identified SDAs. The plan includes 11 proposals to be incorporated into the green network by creating or improving connections to other spaces.

Fife

4.105 Under Policy 12 Natural Heritage and Access of the Proposed Fife Plan, Green Network assets and opportunities for extension are identified in settlement proposals and on the green network map, providing advice on including green network proposals in new development.

Midlothian

4.106 The Council fully supports the development of a green network as part of the CSGN to enhance the environment for people and wildlife including the themes climate change, active travel, biodiversity and place making. The proposed LDP identifies 20 strategic green network connections. Further details are available in the Green Network Technical Note.

Scottish Borders

4.107 Scottish Borders Proposed Plan includes a Strategic Green Network connecting the Central Borders SDA with the Western Borders SDA. Key Green networks are also identified in major towns including Duns, Eyemouth, Hawick, Jedburgh, Kelso and Lauder which also complement the delivery of SDAs. 125 miles of disused railway has also been supported as an opportunity for additions to active travel networks.

West Lothian

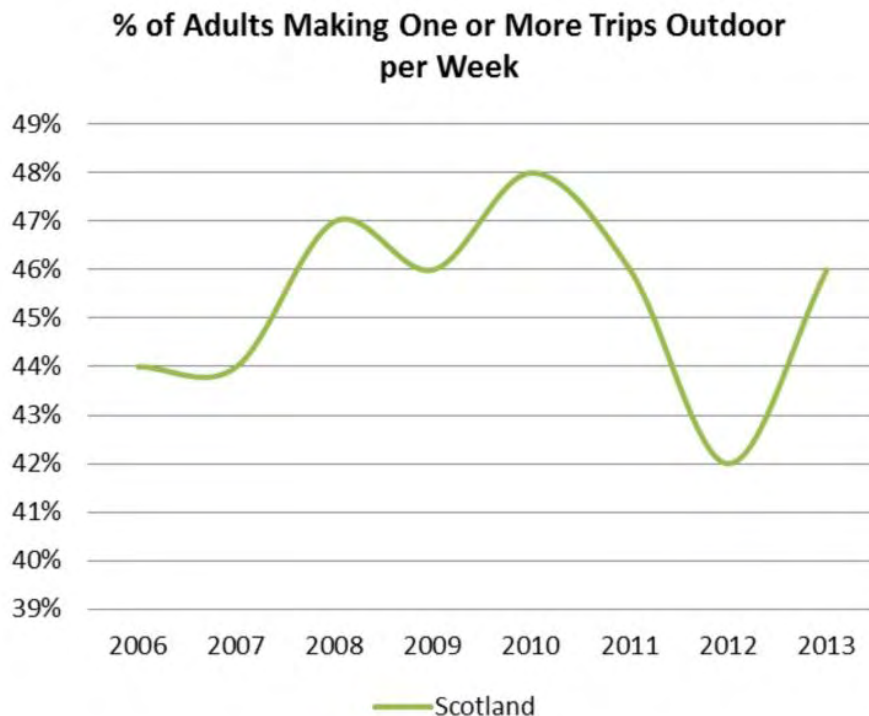
4.108 The expansion of the CSGN is supported and included in the Central Scotland Forest, the West Lothian Open Space Strategy 2005-15 and the Local Authorities Core Paths Plan. Strategic contributions are outlined in the Green Networks Background Paper. New SDAs allow for integration and expansion of existing networks.

Visits Outdoors

4.109 Access to the outdoors and recreational space contributes towards improving people's health and quality of life. In Scotland, almost half the population visit the outdoors at least once per week. The SDP contributes to maintaining access to parks and recreational spaces through protecting these sites and supporting appropriate uses that enhance public participation in using the outdoors. Across Scotland, overall current use is above 2006 levels after recovering from a decline between 2010 and 2012.

4 Monitoring

Figure 4.43 Source: Scottish Government



Conclusions

4.110 Additional information can be found in:

- The SEA; and
- The Green Network Technical Note.

4.111 Priorities identified in the SESplan Action Programme relating to Policies 11 on Green Network include:

Borders Rail	A1 Improvements
Pedestrian and Cycling Facilities to Support Borders Rail	Flood prevention Schemes
CSGN	Strategic SUD Schemes
SDAs	Westfield – Green Business Park
Bus and Cycle Networks	
SDP2 Green Network Strategy	
Implement Forest and Woodland Strategies	

Monitoring 4

Principal Changes

Indicator	Assessment
Progress	Green
LDP Strategy	Green
Visits Outdoors	Green
Overall	Green

What the Indicators Show

- There have been significant additions to the Green Network. This includes major additions to the CSGN such as the John Muir Way;
- Almost 50% of adults make at least one trip to the outdoors per week, which is a slight increase on 2006 levels but below the 2010 peak; and
- All LDPs include Green Network Strategies in the latest stage in their plan preparation.

4 Monitoring

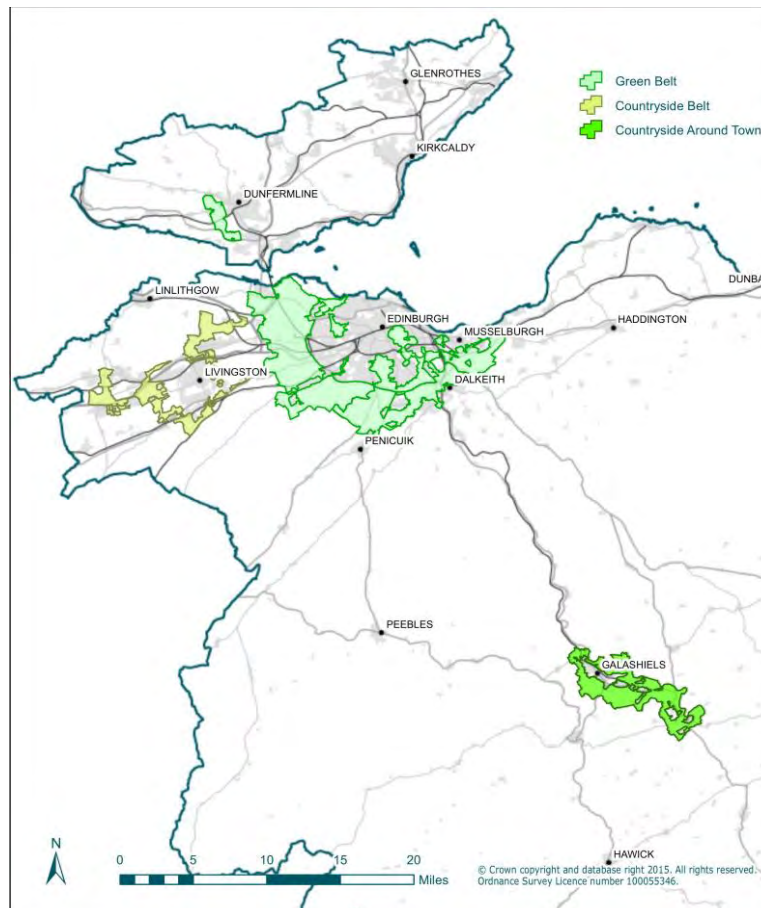
Policy 12: Green Belt and Policy 13: Other Countryside Designations

4.112 The aim of policy 12 is to protect and maintain the Dunfermline and Edinburgh Green Belt. The purpose of the green belt is to protect the identity and character of these areas by avoiding the coalescence of settlements. Policy 13 of the SDP instructs LDPs to review countryside designations which protect and enhance sites of significant interest of value through cultural or natural heritage. These areas provide opportunities to connect with green networks and bring added value to these sites.

4.113 LDPs should define Green Belt boundaries that conform to these purposes whilst defining acceptable types of development such as opportunities to connect with the CSGN. Green Belts have faced significant development pressure in recent years, particularly around Edinburgh, where there has been some release of designated land. LDPs should protect areas of landscape value or other countryside designations there may be scope for development out with these areas. Key indicators for monitoring the effectiveness of this policy are:

- Green Belt development.

Figure 4.44 Green Belt and Other Designations



Monitoring 4

Green Belt Development

4.114 Since 2009 there have been 94 housing completions within the Edinburgh Green Belt. Edinburgh Green Belt development is managed through City of Edinburgh, Midlothian and East Lothian. The Dunfermline Green Belt is managed by Fife Council and differs from Edinburgh's in that it is a fairly recent designation and sees little pressure for development. The Green Belt was designated to direct growth to other areas and protects Dunfermline's setting and character.

Table 4.19 Housing Completions in the Green Belt 2008/09-2013/14

Local Authority	Edinburgh Green Belt
City of Edinburgh	94
Midlothian	3
East Lothian	N/A

Conclusion

4.115 Additional Information can be found in:

- The SEA; and
- The Spatial Strategy Technical Note.

4.116 There are no priorities identified in the SESplan Action Programme relating to Policies 12 and 13 on Green Belt and other Countryside Designations.

Principal Changes

Indicator	Assessment
House Completions in the Green Belt	Amber
Overall	Amber

What the Indicators Show

- Housing applications are being approved in Green Belt areas outwith planned Green Belt releases; and
- There have been significantly more completions in Edinburgh when compared to Midlothian.

4 Monitoring

Policy 14: Waste Management and Disposal

4.117 Policy 14 of the SDP directs LDPs to support recycling and recovery of waste applications in accordance with the zero waste plans. Sites should be safeguarded at Easter Langlee, Millerhill marshalling Yards, Oxwellmains and Westfield as waste treatment sites. LDPs should consider applications for landfill development where the need is supported by Zero Waste Scotland and SEPA Landfill Capacity reports.

4.118 To monitor this policy SESplan will use the following indicators:

- Status of safeguarded sites;
- Recycling rates;
- Landfill capacity; and
- Waste collected.

Safeguarded Sites

4.119 SPP states that plans should safeguard existing waste management installations and ensure that the allocation of land on adjacent sites does not compromise waste handling operations, which may operate partly outside buildings. Sites identified in the SDP have been safeguarded or designated through LDPs to support the Zero Waste Strategy. These new facilities are of a strategic scale and will help the region achieve the aims of the zero waste strategy such as a reduction in waste sent to landfill.

Table 4.20 Status of Safeguarded Sites

<u>Site</u>	<u>Local Authority</u>	<u>Status</u>
Langlee	SBC	Supported in Proposed Plan, soon to be built.
Millerhill	MC	Supported/Safeguarded in Proposed Plan
Oxwellmains	ELC	Safeguarded in MIR
Westfield	WLC	Safeguarded in MIR

Recycling Rates

4.120 SPP paragraph 178 states that plan's should reflect the aims of the Zero Waste Plan and promote the waste hierarchy. The Scottish Government's Zero Waste Plan aims to achieve a rate of 70% recycling by 2025 and to consider waste as a resource. An interim target of 50% recycling rate in 2013 was only achieved by Fife in the SESplan area and 9

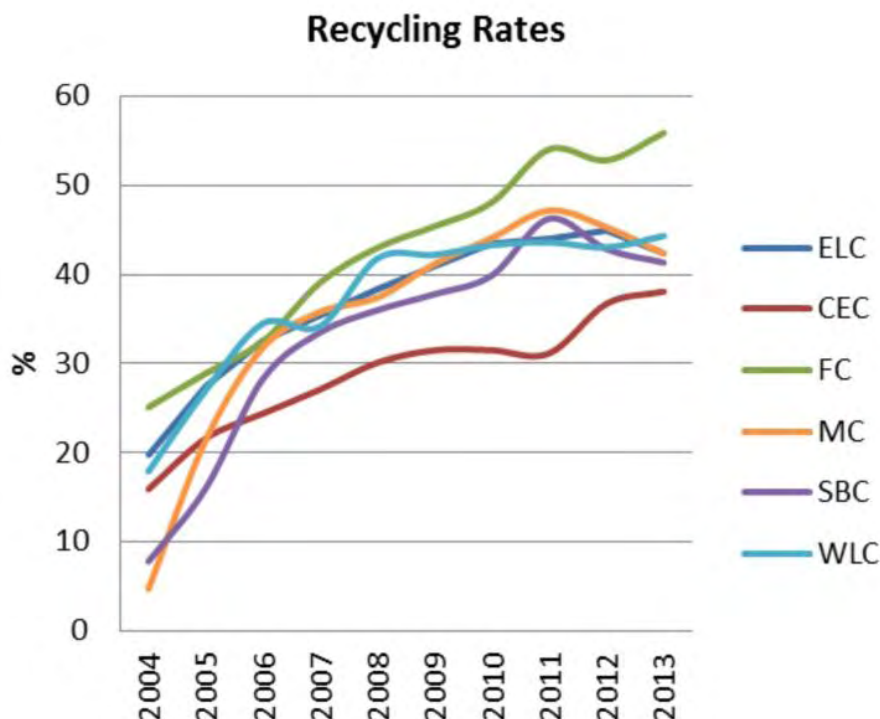
Monitoring 4

authorities over Scotland. The recycling rate has risen significantly since 2004 levels but significant investment in infrastructure is required to support recycling targets. The recycling waste hierarchy is:

1. Prevention;
2. Reduction;
3. Recycle;
4. Recover; and
5. Dispose.

4.121 Recycling rates by Local Authority are shown in figure 4.45. Edinburgh has a lower recycling rate because of the number of flatted dwellings within the city making recycling more difficult. Other authorities were around a similar level apart from Fife which is significantly more successful on this measure.

Figure 4.45 Source: SEPA



Waste Collected and Landfill

4.122 The waste collected or managed on behalf of Local Authorities has declined marginally between 2004 and 2010 but this decline is against a backdrop of growing populations in most of the region which indicates a more significant reduction in waste collected per capita.

4 Monitoring

Avoiding the creation of waste is the first step in achieving the Zero Waste Scotland objectives. The Scottish Government aims to cut waste sent to landfill to 5%. Fife are currently closest to achieving this target and Edinburgh is furthest behind, following a similar trend to recycling rates, highlighting the relationship between higher recycling rates and lower levels of waste sent to landfill. The landfill capacity in the region as of 2012 was 21,213,398 tonnes. No further landfill sites required to be identified in the plan period but this will be reviewed if the need arises. Additional landfill capacity will be considered when the need is supported by SEPA Landfill Capacity Reports and the Zero Waste Plan. Figure 4.46 shows a downward trend in the amount of waste sent to landfill due to increased recycling rates and a reduction in waste.

Figure 4.46 Source: SEPA



Conclusions

4.123 Additional information can be found in:

- The SEA; and
- The Waste Technical Note.

4.124 Priorities identified in the SESplan Action Programme relating to Policy 14 on Waste Management and Disposal includes:

Water and Sewerage Improvements

Recycling Facilities

Monitoring 4

Principal Changes

Indicator	Assessment
Safeguarded Sites Status	Green
Recycling Rates	Green
Overall	Green

What the Indicators Show

- Sites identified for waste facilities through the SDP have been safeguarded and progressed under LDP strategies;

4 Monitoring

Policy 15: Water and Flooding

4.125 LDPs should identify areas of flood risk and priority flood schemes to assist in the aims of reducing overall flood risk in accord with the principles of sustainable development. New developments should avoid high and medium flood risk areas and land that contributes to reducing the overall risk of flooding should be safeguarded. A key aim of water policy should be to prevent deterioration of water bodies as a result of new development and promote enhancement of the water environment.

4.126 A Strategic Flood Risk Assessment is being prepared by SESplan identify and cross boundary issues around the region and highlight impacts from new development. Indicators for Policy 15 are:

- Overall status of water bodies;
- Change between 2010 - 2013;
- LDPs Approach; and
- New Flood Prevention Schemes.

Flooding

4.127 LDPs policies regarding water comply with the aims of the SDP. City of Edinburgh, Fife, Midlothian and Scottish Borders have included policies in their Proposed Plans (West and East Lothian have yet to be published). Key themes across all policies are the safeguarding of the functional flood plain and no support is given to development which will have an adverse effect on flood risk either on site or elsewhere. All policies also give consideration to maintaining or enhancing the water environment and will not support development that will negatively impact on the ecological status of water bodies. Proposals which are lower than a 0.5% probability of flood risk without adverse impact on quality are generally considered to be acceptable and comply with the LDP policies on water.

Planned Flood Infrastructure

4.128 Several Flood Prevention Schemes have been confirmed since 2009 by the Scottish Government. Of relevance to SESplan are two schemes confirmed for the Scottish Borders:

- Galashiels, Gala Water, includes works to improve conveyance, raise existing and new flood defence walls / embankments in the Plumtree and Netherdale areas of Galashiels.
- Selkirk, Ettrick Water, to mitigate the effects of flooding to residential community and business properties in the Philiphaugh, Bannerfield and riverside areas of Selkirk from the Ettrick Water.

Monitoring 4

Water Environment

4.129 River quality has improved greatly in the last 25 years across Scotland and over half of the rivers are now classed as good or high status. Poorer river quality is affected by agriculture, hydropower schemes and urbanisation. Ambitious targets have been set to achieve 96% of rivers or canals at good or high status by 2027. SEPA's River Basin Management Plan 2015 - 2021 will be published this year, further information is available [here](#).

4.130 SESplan has a large coastal area, 97% of Scottish coastal water is classed as high or good quality, and the other 3% is of moderate quality. Human activity has impacted on the status of estuaries being lost or damaged through land claim, building and sea defence walls. Further information on water bodies is available [here](#).

Table 4.21 Source: SEPA

	<u>HIGH</u>	<u>GOOD</u>	<u>MODERATE</u>	<u>POOR</u>	<u>BAD</u>
2013	4	127	96	74	6
2012	5	126	95	68	13
2011	4	127	95	67	13
2010	4	122	101	68	11

Change in Status

4.131 The overall status of water bodies is assessed annually by SEPA. The summary of changes between 2010 - 13 shown in table 4.21 shows that there was an increase in the number classified as poor and less classified as bad. This could be a result of some water bodies moving from the bad category to poor. There was a slight increase in the number of water bodies class as good. Key pressures on the SESplan water environment include nutrient enrichment, morphological alterations, abstraction, iron levels and presence of oils, metals and other modifying substances.

Conclusion

4.132 Additional information can be found in:

- The SEA; and
- The Spatial Strategy Technical Note.

4.133 Priorities identified in the SESplan Action Programme relating to Policy 15 on Water and Flooding include:

Prepare an SFRA for SESplan Area

4 Monitoring

Identify Flood Risk Areas

Principal Changes

Indicator	Assessment
Water Environment	Green
Infrastructure	Green
Overall	Green

What the Indicators Show

- There has been a slight improvements in the quality of the water environment;
- Several flood prevention schemes are progressing; and
- A Strategic Flood Risk Assessment has been prepared to inform the Main Issues Report.

Continual Monitoring 5

5 Continual Monitoring

5.1 In order to gather and analyse long term trends, SESplan will identify key outcomes that the Strategic Development Plan aims to achieve. These outcomes will be split between contextual indicators and plan monitoring indicators. Contextual indicators give an overview of social, environmental and physical characteristics of an area and less likely to be influenced by plan policy. Plan monitoring indicators are influenced by the plan and show the success of the plan. The key outcomes identified below have a series of indicators with information on sources included in the table. This will allow for a consistent method of measuring performance and will assist in preparation of future Monitoring Statements. A spreadsheet recording these indicators will be maintained and updated annually.

Table 5.1 Continual Monitoring Indicators

THEMES	ANNUAL INDICATOR	SOURCE
The Spatial Strategy	Life Expectancy at Birth	NHS Scotland
	Deprived Areas	Scottish Index of Multiple Deprivation
	Progress of SDAs	Local Authorities
A Place to do Business	Life Expectancy at Birth	Office for National Statistics
	Deprived Areas	Office for National Statistics
	Progress of SDAs	Office for National Statistics
	Median Gross Weekly Earnings	Office for National Statistics
	GVA per Capita	Office for National Statistics
	Business Survival rates	Employment Land Audits
	Business Births	Scottish Labour Market Statistics
	Business Deaths	Scottish Government
	Employment Land Take-Up	Scottish Government
	Employment Rate	Department for Work and Pensions
	Vacant Land	SEPA
	Derelict Land	SEPA
	Job Seeker Allowance Claimants	DECC
A Place for Communities	Recycling Rates	Local Authorities
	Total Waste	Local Authorities

5 Continual Monitoring

THEMES	ANNUAL INDICATOR	SOURCE
	Renewable Electricity Generation	Scottish Housing Register
	Hectares Removed From the Green Belt	Local Authorities
	Housing Completions by Sub Housing Market Area	Local Authorities
	House Prices	Registers for Scotland
	Housing Land Supply	Planning Performance Frameworks
	Dwelling Increase	National Records for Scotland
	Housing Failing the Scottish Quality Standard	Scottish Housing Register
	Carbon Dioxide Emissions per Capita	DECC
A Better Connected Place	Traffic Volumes	Transport Scotland
	Main Mode of Transport	Transport Scotland
	Access to Superfast Broadband	Ofcom
General	Buildings at Risk	Buildings at Risk Register

Interim Environmental Report



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Executive Summary

1 A Strategic Environmental Assessment (SEA) process seeks to inform the strategies and policies of a plan (and assess their alternatives). This to help meet or have less impact on environmental objectives (Chapter 4). Environmental objectives include minimising CO₂ emissions, improving air quality and protecting and enhancing townscapes and landscapes. These objectives are based the key content of plans, programmes and strategies related to sustainable development (Appendix C) and the environmental characteristics and trends in the area (Chapter 3 and Appendix B). An Interim Environmental Report (IER) of this process is required at the Main Issue Report (MIR) stage of plan preparation.

2 As the MIR builds on the adopted SDP, this IER builds on the Environmental Report of the adopted SDP (Chapter 2). The report focus on the assessment of the spatial strategy options in the MIR: Concentrated Growth; Distributed Growth; and Growth Corridors. Other issues in the MIR have not been subject to SEA as they relate to pace and effectiveness of delivery of the plan and strategy rather than different policy options which would have different consequences on the environment.

3 The IER finds that the Growth Corridors spatial strategy option contained the most positive impacts on some objectives and the least negative impacts on other objectives compared to the the reasonable alternatives. These were:

- Minimising CO₂ emissions;
- Increased housing, job opportunities, services and delivering green network initiatives supporting Population and Human Health aims;
- Lesser impact on flood risk; and
- Lesser impacts on natural heritage townscapes, landscapes and built and cultural heritage.

4 Concentrated development was found to have greater positives impacts on air quality and minimising CO₂ emissions but had worse impacts on other SEA objectives. Dispersed Growth was found to magnify some of the negative impacts compared to Growth Corridors. This is why Growth Corridors has been chosen as the preferred spatial strategy option in the Main Issues Report.

5 In order to sustainably deliver the preferred strategy, the SDP, LDP and developers will need to integrate the mitigation measures identified in the SEA process (Chapter 6). These seek to enhance the positive impacts and nullify or reduce the negative impacts from the strategy.

6 If required, this Environmental Report will be revised to reflect the finalised strategy in the Proposed Plan. This will be accompanied by a Habitats Regulations Appraisal Report which will identify the potential impacts on biodiversity sites with European level protection.

1 Introduction

1 Introduction

Name of Responsible Authority	SESplan - Strategic Development Planning Authority for Edinburgh and South East Scotland
Title of Draft Plan, Programme or Strategy	SESplan Strategic Development Plan 2
Period Covered by PPS	2017-2037
Geographic Area Covered	City of Edinburgh Council, East Lothian Council, Fife Council (Mid and West only), Midlothian Council, Scottish Borders Council and West Lothian Council - As set out in Map 1.1.
Contact Point	Graeme Marsden - graeme.marsden@sesplan.gov.uk SESplan Planner West Lothian Civic Centre Livingston West Lothian 01506 282881

Purpose

1.1 The purpose of the Strategic Environmental Assessment (SEA) is to estimate and analyse the impacts of this Strategic Development Plan (SDP) on the environment of the SESplan area (Map 1.1 'SESplan Coverage'). This Interim Environmental Report assesses the estimated impacts of the spatial strategy options in the Main Issues Report (MIR). It then looks identify what should be the preferred option based on environmental objectives and what measures can be adopted in the SDP and subsequent Local Development Plans (LDPs) to minimise those impacts.

Map 1.1 SESplan Coverage



1.2 A proportionate approach towards SEA and the Interim Environmental Report (IER) will be taken for SDP2. It will focus on the significant impacts and take into account the strategic scale of the SDP. Therefore, the SEA will not identify potential impacts at a site specific level as that is not the scale at which the SDP operates and such detail is not available.

1.3 SDP1 was adopted in June 2013 and the Housing Land Supplementary Guidance in October 2014. Therefore it is only in the early stages of implementation. It is proposed that a significant proportion of development requirement and policies in SDP2 will be carried forward from previous

1 Introduction

plans, SDP1 and LDPs currently being prepared. Whilst there will be an overall impact assessment, in order to understand the impacts of decision making elements of this plan, the assessment will focus on the significant changes and additional strategic development options set out in this MIR.

1.4 The IER is being public consulted upon alongside the MIR. This allows all groups and individuals to comment on whether they agree with the assessment of the options. The feedback received will be reviewed alongside a further assessment on any changes to the strategy and policies following the consultation. Details of the SEA process and how it aligns with the SDP preparation process is set out in Table 1.1 'SDP and SEA Preparation Process'. SDP2 has to be submitted to Scottish Ministers for examination by June 2017 to meet the requirement to submit within four years of approval of the previous plan.

1.5 This Environmental Report has been produced using the 2013 Scottish Government SEA Guidance. The Report is structured as follows:

- The remainder of Chapter 1 sets out the Screening and Scoping stages undertaken prior to this production of the IER and the key decisions made at those points.
- Chapter 2 sets out the key findings from the SEA of SDP1 and the Housing Land Supplementary Guidance. It looks to compare these with the impacts identified from daughter LDP Environment Reports. The process and findings have been used to inform this SEA methodology.
- Chapter 3 sets out a contextual summary of environmental characteristics and issues for the SESplan Area. It also sets out the key plans, policies and strategies that influence the environmental content and SEA of the SDP. Details are set out in Appendices B & C.
- Chapter 4 sets out the assessment framework being used to assess the Spatial Strategy options in the MIR.
- Chapter 5 sets out the findings of the assessment of the preferred and reasonable alternative option for the Spatial Strategy in the MIR. Detailed assessment matrices for each SESplan member authority area are set out in Appendix D.
- Chapter 6 sets out mitigation measures that should be incorporated into the SDP and daughter LDPs to prevent and mitigate the impacts identified of the preferred strategy.
- Chapter 7 sets out the proposed monitoring framework which will be used to identify the impacts of delivering the SDP.
- Chapter 9 details the next steps in the process.

Table 1.1 SDP and SEA Preparation Process

Timescales	SDP Stage	SEA/HRA Stage
July 2014		Submit Scoping Report to SEA Gateway
August 2014	Ongoing Preparation of Main Issues Report (MIR)	Consultation Authorities consider Scoping Report - respond within 35 days
August 2014 to April 2015		Preparation of SEA Interim Environmental Report (IER)
May 2015	SESplan Joint Committee consider MIR, IER and supporting documents for public consultation	
May & June 2015	Ratification of the Joint Committee decision by all six member authorities. MIR, IER and supporting documents publicly available online during this period	
Summer 2015	Eight week formal public consultation (21 July to 15 September) on the MIR, IER and Supporting Documents	

Introduction 1

Timescales	SDP Stage	SEA/HRA Stage
Summer to Winter 2015	Consider responses; continue to develop evidence base; prepare Proposed Plan and Action Programme	Consider responses; assess changes to plan; amend assessment if required.
Spring 2016	SESplan Joint Committee to consider publishing Proposed Plan	SESplan consider updated Environmental Report and HRA
Spring/Summer 2016	Ratification of the Joint Committee decision by all six member authorities. Proposed Plan, Environmental Report and supporting documents publicly available online during this period	
Spring/Summer 2016	Six week period of representation on Proposed Plan	Six week consultation period on updated Environmental Report and HRA
Summer/Autumn 2016	Consider responses and prepare summaries of unresolved responses	
Spring 2017	SESplan Joint Committee Submit Proposed Plan and Action Programme to Scottish Ministers	
Autumn/Winter 2017	Examination of Proposed Plan	
Spring/Summer 2018	Reporters report submitted to Scottish Ministers	
Spring/Summer 2017	Ministers approve SDP with or without modifications or reject	Produce SEA Post Adoption Statement & Scottish Ministers agree finalised HRA
Ongoing	SDP2 Monitoring	SEA Monitoring

Previous Steps

Screening

1.6 Screening determines whether a plan, programme or strategy should be subject to SEA. However, the Environmental Assessment (Scotland) Act 2005 requires that the environmental impacts, and potential mitigation measures, of SDPs are assessed and considered. SEA is mandatory for SDPs. The SEA should inform the decision making process on the content of SDPs.

Scoping

1.7 The first part of the SEA process was a scoping exercise. This set out how the potential environmental impacts of the options and reasonable alternatives for the SDP MIR would be assessed in this Environmental Report. All SEA topics were considered to be in scope for SDP2. The breadth of SDP policy coverage and the large and varied geographic area of the SDP results in the potential for significant impacts for each SEA topic.

1 Introduction

Table 1.2 SEA Topics

Air Quality	Biodiversity, Flora & Fauna	Cultural Heritage
Population & Human Health	Landscape & Townscape	Climatic Factors
Material Resources	Soil	Water & Water Quality

1.8 The Scoping Report allowed for the Consultation Authorities⁽¹⁾ to assess if the proposed assessment methodology allows for an effective and proportionate evaluation of proposals and alternatives prior to the production of the Interim Environmental Report.

1.9 The Consultation Authorities broadly agreed with the approach but suggested some minor modifications to the process. A table of the Consultation Authorities main comments, suggested modifications and the SESplan responses is set out in Appendix A.

1.10 SESplan officers twice met with officers from HS, SEPA and SNH following scoping to discuss both the emerging IER and MIR. Their comments have informed this IER.

1 Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH) and Historic Scotland (HS)

2 Findings from SDP1

Findings from SDP1

2.1 In order to understand the context in which SDP2 is being prepared, it is important to set out the findings of the SEA of SDP1 and the accompanying Housing Land Supplementary Guidance (HLSG). The SEA of SDP1 assessed the proposed strategies by Strategic Development Areas.

2.2 Scottish Ministers approved SDP1 in June 2013 subject to modifications, the most significant of these involved changes to the housing section. HLSG was required setting out how much of the housing requirement was to be met by each Member Authority. Prepared and publicly consulted upon during 2013/14, this was then adopted by each member authority in October 2014 and used to inform their emerging plans. The SEA of the HLSG built on the Environmental Report from SDP1 and sought to assess the additional and overall impact of the housing requirements proposed for each Local Authority. SDP1 and the HLSG required a significant level of development, a large proportion of which was committed from previous plans and approved development.

2.3 The regional scale of the SDPs meant potential impacts could not be specific for locations in SDP1 and the HLSG. Exact locations of development are not defined or detailed boundaries provided, instead it identifies Strategic Development Areas, which are broad areas of strategic growth. It is the responsibility of the LDP to set out the detail of sites required to meet the targets set out in the HLSG and make up the strategic development areas. Therefore, SEA at a strategic level can only identify broader impacts of the SDP or HLSG.

2.4 Full details of the SEAs for SDP1 and the HLSG are in the Environmental Reports and Post Adoption Statements available at <http://www.sesplan.gov.uk/strategic-development-plan>. Short summaries of the SEA findings of the chosen SDP1 and SG strategy and mitigation measures by SEA topic are set out in Table 2.1 'SEA Findings of SDP1 and Supplementary Guidance'.

Table 2.1 SEA Findings of SDP1 and Supplementary Guidance

SEA Topic	Findings	SESplan Mitigation
Air	- Potential negative impacts on air quality in some parts of the region from emissions from increased car journeys.	- SDP strategy focuses in locating development in areas with access to sustainable modes of transport and with scales of development that will support services - Promotion of sustainable transport projects
Biodiversity, Flora & Fauna	- Spatial Strategy for SDP1 and the SG was considered to have a neutral impact	- Land should be allocated away from important biodiversity areas and European Sites - Development of green network ⁽²⁾ initiatives

2 Connected areas of green infrastructure and open space that together form an integrated and multi-functional network

2 Findings from SDP1

SEA Topic	Findings	SESplan Mitigation
Climatic Factors	<ul style="list-style-type: none"> - Potential synergistic effects from the combination of increased air pollution and soil sealing could cause increases in greenhouse gas emissions 	<ul style="list-style-type: none"> - Building on opportunities related to natural habitat networks, sustainable water management and settlement patterns to enable climate change mitigation and adaptation - Promotion of decarbonising transport and implementing sustainable transport projects - Promotion of sustainable energy resources - SDP directs development to brownfield sites first
Cultural Heritage	<ul style="list-style-type: none"> - Potential impact on cultural heritage assets from development 	<ul style="list-style-type: none"> - SDP Policy 1B requires LDPs to have no significant impacts on identified cultural assets - Design-led approach at LDP level to include assessment of development of sites on cultural assets.
Landscape & Townscape	<ul style="list-style-type: none"> - Greenfield development could affect landscapes and settings of towns - Brownfield development could impact on existing townscapes 	<ul style="list-style-type: none"> - Landscape designations protected in SDP Spatial Strategy - Design led approach at all levels to ensure that impacts are minimised and opportunities for enhancements are maximised
Material Assets	<ul style="list-style-type: none"> - Negative impacts considered unlikely due to policy positions on minerals and waste 	<ul style="list-style-type: none"> - LDPs required to safeguard mineral resources - Sites identified for future zero waste facilities
Population & Human Health	<ul style="list-style-type: none"> - Positive impacts by locating development in areas supported by existing services - Delivery of housing, employment sites and greenspaces for new and existing communities - Potential secondary and synergistic effects identified - sea level rises impacting on coastal settlements and air quality and emissions rises impacting on human health 	<ul style="list-style-type: none"> - Promotion of access to green networks and other sustainable access routes - Policy positions adopted on transport and energy to reduce the effects.
Soil	<ul style="list-style-type: none"> - Fuller analysis needed through the LDP process but some loss of agricultural land, soil 	<ul style="list-style-type: none"> - SDP directs development to brownfield sites first

Findings from SDP1 2

SEA Topic	Findings	SESplan Mitigation
	erosion and soil sealing through greenfield development	
Water	<ul style="list-style-type: none"> - Cumulative impact of soil sealing and climate change leading to potential increased flood risk - Possible impacts on water environment status 	<ul style="list-style-type: none"> - LDPs to identify and avoid areas of flood risk - Prevent deterioration and promote enhancement of water environment

Local Development Plan Comparison and Analysis

2.5 Following advice from the Consultation Authorities, it was decided to check the correlation of the SEA findings from Environmental Reports of SDP1 and the subsequent emerging LDP Environmental Reports. This would determine if the approach to SEA undertaken in SDP1 was robust and that the framework identified similar assessments as emerging through the LDPs. LDPs SEAs are site specific and can include better detailed information for different sites within the SDA. Table 2.2 is a short summary of the assessment at the SDP level and then what the overall findings were from emerging LDPs. Following Table 2.2 are short summaries setting out the approach to SEA for each of the SESPlan Member Authorities.

Table 2.2 Comparison of SDP and LDP Assessments

SDA/Growth Area	SDP SEA: Identified Impacts on SEA Topics		LDP Overall Assessment
KEY	Negative/Neutral Effect	Positive Effect	
Central Edinburgh	Landscape and Townscape, Population and Human Health, Soil.		Selection of sites in the SDAs and the development of policies has been strongly influenced by environmental considerations and cumulative effects of the plan have been minimised where possible through mitigation measures. Key considerations for sites were the accessibility to public transport and developments that would minimise the impact on the landscape setting of the city. There will be opportunities to improve public transport and support the creation of walking/cycling links through mitigation measures such as green networks. Green networks and biodiversity will be enhanced through site linkages because of the close proximity of sites. Site briefs, development principles and masterplanning will be used to implement mitigation measures where possible. There is a risk to cultural heritage around Cammo, Burdiehouse and Brunstane, which will require site briefs. There are five Air Quality Management Areas in Edinburgh and further development
	Air, Biodiversity, Climatic Factors, Cultural Heritage, Material Assets, Water.		
Edinburgh Waterfront	Landscape and Townscape, Population & Human Health, Soil		
	Air, Biodiversity, Climatic Factors, Cultural Heritage, Material Assets, Water		
West Edinburgh	Population & Human Health		
	Air, Biodiversity, Climatic Factors, Cultural Heritage, Landscape and Townscape, Material Assets, Soil. Water		

2 Findings from SDP1

SDA/Growth Area	SDP SEA: Identified Impacts on SEA Topics	LDP Overall Assessment
South East Edinburgh/Midlothian Shawfair	Population & Human Health	may lead to further degradation of these areas and negatively impact other key transport corridors. There is likely to be significant greenfield release to accommodate growth, having a negative impact on soil. Landscape and visual impacts will be carefully considered but unlikely to have a detrimental impact. No new flood risk areas have been allocated under this plan, for existing identified flood risk sites such as the International Business Gateway and the Edinburgh Bioquarter flood management strategies have been identified. Positive cumulative impacts on green networks and open space are anticipated.
	Air, Biodiversity, Climatic Factors, Cultural Heritage, Landscape & Townscape, Material Assets, Soil, Water	
East Coast Corridor	Landscape & Townscape, Population & Human Health	The preferred ELC strategy is to have compact growth in the west of the county. This area is more built up and accessible than rural coastal and eastern parts of East Lothian. The strategy would have an overall positive impact on biodiversity and population and health, a negative impact on soil, air, climate change, assets and landscape and a neutral impact on water and heritage. Overall the strategy has a less negative impact than a dispersed strategy through minimising negative impacts through enhancing biodiversity, population and human health through mitigation measures such as enhancing green networks, including active travel routes in new design and planting woodland. Population and human health would benefit from the regeneration of existing area with the inclusion of affordable housing and good accessibility to sustainable transport modes and open space provision included in new design and habitat connectivity. Overall air quality is likely to deteriorate under any scenario as development will increase CO ₂ emissions and increased transport or population. The quality of the water environment of water will be maintained or enhanced and development located away from flood risk areas resulting in a neutral impact on water objectives. Soil will be degraded because of the development of greenfield and prime quality agricultural land although this will be minimised through increasing density of
	Air, Biodiversity, Climatic Factors, Cultural Heritage, Material Assets, Soil, Water	

Findings from SDP1 2

SDA/Growth Area	SDP SEA: Identified Impacts on SEA Topics	LDP Overall Assessment
		development in appropriate locations and the prioritisation of brownfield sites.
Midlothian/Borders Corridor	Population & Human Health	Development that will result in a negative impact will require measures such as preserving flood plains, including green networks to compensate for green belt loss as well as significant landscaping to mitigate against any deterioration in the landscape or townscape. Effects are similar across the three SDAs in Midlothian (A7/A68/Borders Rail Corridor, A701 Corridor and part of South East Edinburgh). Greenfield land will be required resulting in a loss of prime agricultural land and deterioration in soil functionality. Landscape and townscape will be negatively impacted through the threat of coalescence of some settlements particularly Bonnrigg/Eskbank and Easthouse/Dalkieth. Development in the SDAs is expected to improve accessibility benefiting the population by widening job opportunities and providing sustainable transport modes. Masterplanning of SDAs is considered to minimise the impact on landscape/townscape and cultural heritage.
	Air, Biodiversity, Climatic Factors, Cultural Heritage, Landscape & Townscape, Material Assets, Soil, Water	
Fife Forth - Dunfermline & Ore and Upper Leven Valleys	Population & Human Health	The overall plan would include a number of negative impacts on key SEA themes, however they are addressed and mitigated against. There is likely to be negative impact on water from development of the West Villages, new development will be subject to a Flood Risk Assessment, siting and design will also be given consideration to minimise impacts. There are existing issues regarding air quality in Dunfermline that will deteriorate from increased traffic from developments near that increase demand on Appin Crescent. Landscape and townscape impacts will be addressed through site design, landscaping and layout. Overall the strategy can be delivered through mitigation efforts without a significant impact on the environment.
	Air, Biodiversity, Climatic Factors, Cultural Heritage, Landscape & Townscape, Material Assets, Soil, Water	
West Lothian	Landscape & Townscape, Population & Human Health	There is expected to be an improvement in public transport accessibility through development of the West Lothian Core

2 Findings from SDP1

SDA/Growth Area	SDP SEA: Identified Impacts on SEA Topics	LDP Overall Assessment
	Air, Biodiversity, Climatic Factors, Cultural Heritage, Material Assets, Soil, Water	Development Areas. Masterplanning and using landscape buffers will be used to protect the landscape and townscape with further development of the green network. Whilst, there is a risk of coalescence between Livingston and its surrounding settlements and impacts on wider view, green networks and landscaping will be used as mitigation. Greenfield land will be required for development around Linlithgow because of the lack of brownfield sites in the town. Measures will be required to avoid flood risk and an SFRA has been prepared by West Lothian Council. There will be an opportunity to improve landscape distinctiveness and biodiversity.

City of Edinburgh

2.6 The [Edinburgh LDP Environmental Report](#) forms part of the SEA of the Local Development Plan highlighting significant positive or negative effects on the environment resulting from development or policy. All policies and proposals were assessed as part of the SEA. Where proposals have been identified as having negative consequences on the environmental objectives mitigation measures have been identified to reduce negative impact. The LDP highlights the potential for seven proposals (excluding soil) which will have a negative impact on the environmental quality of the area, six of which relate to housing proposals. With the exception of Buileyon Road and Curriehill Road, the proposals are in areas identified as SDAs in SDP1 and comply with what was said in the SDP1 assessment.

Fife

2.7 [FIFEplan's Environmental Report](#) assess all the sites promoted as candidate sites. It identifies those that are recommended as the preferred strategy. The Report uses a scoring system to assess negative and positive impacts from development. The assessment identified that preferred sites scored better than those that were not supported. The authority has taken steps to mitigate against negative impacts of development including only using parts of site if the full site will have a detrimental impact to the Environmental Objectives that the sites were assessed against.

East Lothian

2.8 East Lothian's [Interim Environmental Report](#) uses ten headings to assess the impact from the strategy and the preferred and alternative sites. The preferred strategy of compact growth would have a positive outcome on biodiversity, population, health, assets, heritage. There would be a negative impact on soil, air, climate and landscape. The biggest issue is likely to be the impact on prime agricultural land from development in the West of East Lothian and the potential release of more green field land.

Midlothian

2.9 The [Midlothian SEA](#) uses nine headings and has used colour shading to identify whether development will result in environmental change or have no environmental change associated from development. The Council expects development in the SDAs will largely lead to neutral impacts or

Findings from SDP1 2

will to seek to achieve the least detrimental environmental effects through provisions in masterplans and planning conditions/agreements. The main positive environmental changes expected are improved public transport links and opportunity to expand the green network.

Scottish Borders

2.10 The [Scottish Borders SEA](#) aims to promote sustainable development through the plan making process and assessed sites against nine SEA topic headings. Key challenges in the area are linking green networks that can provide functional routes into Central Scotland and balancing development requirements with environmental protection. There are three SDA areas in the Scottish Borders, the Eastern SDA, Central SDA and Western SDA. Significant constraints identified in the SDAs include the development of prime quality agricultural land and landscape capacity issues.

West Lothian

2.11 The [West Lothian Environmental Report](#) assessed likely significant impacts on implementing the LDP. Where development is likely to have negative consequences mitigation and/or enhancement measures have been recommended to make the plan environmentally responsible and sustainable. For SDP1 all of West Lothian was considered as an SDA. The LDP Environmental Report includes a table of sites separated by each topic heading on their likely impact.

Summary

2.12 This analysis shows that the assessment of SDP1 broadly correlated with that of the subsequent LDPs. There was some minor variation in predicted impacts but these related to where there was a more detailed analysis available at a site specific level. Alongside this feedback, the SEA of SDP2 will use an updated baseline data analysis and the identified SDP1 mitigation measures as a starting point for developing policy positions in SDP2. They will also inform the assessment of the options within the Main Issues Report for SDP2. This work highlights the potential impacts that may be identified through the assessment of the options for the MIR of SDP2.

3 Contextual Summary of Environmental Issues

3 Contextual Summary of Environmental Issues

3.1 In order to be able to assess the potential environmental impacts of the plan it is necessary to understand the current environmental status and trends in the region. This section therefore sets out the key environmental characteristics by SEA topic. This has been undertaken using the monitoring framework from SDP1 and updating its baseline data.

3.2 The characteristics are set out in the table below. Also set out are what the issues and implications of the environmental status and trends on the SDP. It would be appropriate to read this section alongside the SESplan Monitoring Statement (INSERT HYPERLINK) which sets of key economic and social as well as environmental characteristics and trends.

3.3 Detail environmental data and maps of the strategically important environmental designations and constraints are set out in Appendix B Baseline Data.

Table 3.1

SEA Topic	Current Characteristics	Issues & Implications for SDP2
Air	<p>The number of Air Quality Management Areas (AQMAs) has increased from 4 to 8</p> <p>Edinburgh - 5</p> <p>East Lothian - 1</p> <p>Fife - 1</p> <p>West Lothian - 1</p> <p>Car ownership levels in the SESplan area have increased between 2001 and 2011 with the exception of Edinburgh where there has been a decrease.</p> <p>Overall traffic levels have dropped slightly since 2009 but this could be linked to recession and might rise again as the economy grows. Positive modal shift towards walking, cycling and public transport commuting has occurred within Edinburgh but not in other SESplan Authorities where journeys are predominantly made by car.</p>	<p>- Need to minimise additional vehicle traffic to improve air quality and reduce the number of AQMAs</p> <p>- SDP2 strategy should promote modal shift, sustainable transport and active travel alternatives</p>
Biodiversity, Flora & Fauna	<p>- The SESplan area has a high quality environment that supports a wide range of biodiversity, flora and fauna. Within the SESplan area there are:</p> <p>- 7 RAMSAR Sites (7 unfavourable condition)</p> <p>- 11 Special Areas of Conservation (7 unfavourable condition)</p>	<p>- Spatial Strategy must be developed (or refined) to avoid contributing to the deterioration of the condition of natural heritage assets.</p> <p>- Particular concern is raised over development impacts on the Firth of Forth Special Protection Area, associated birdlife and supporting habitats.</p>

Contextual Summary of Environmental Issues 3

SEA Topic	Current Characteristics	Issues & Implications for SDP2
	<ul style="list-style-type: none"> - 10 Special Protection Areas (5 unfavourable condition) - 198 SSSIs - 5 National Nature Reserves - 13 Local Nature Reserves - 1 Area of Identified Wild Land - The SESplan area has an expanding green network through the work of member authorities, the Lothians and Fife Green Network Partnership and other delivery groups. Local Development Plans are setting out green network programmes. 	<ul style="list-style-type: none"> - Options should look to maximise green network opportunities to provide additional benefits and mitigate negative impacts e.g air quality, loss of connectivity for wildlife etc.
Climatic Factors	<ul style="list-style-type: none"> - Per capita CO₂ emissions had dropped in each authority since 2005. However, much of the reduction in each authority occurred from 2008 to 2009 suggesting the recession had a significant impact on emissions. - The Scottish Government has set targets of reducing CO₂ emissions by 42% by 2020 and a 80% reduction in greenhouse gas emissions by 2050. - 100% of gross annual electricity consumption and 11% of heat demand is to be met by renewable sources by 2020. As of 2015 the former is approaching 50%. 	<ul style="list-style-type: none"> - The SDP must mitigate against the impact of and minimise climate change, including flooding. Flood mitigation involves protecting and not losing functional flood plain. - SDP2 strategy should promote modal shift, sustainable transport and active travel alternatives. - SDP2 should require energy efficient measures in new development and support renewable energy development where appropriate.
Cultural Heritage	<ul style="list-style-type: none"> - The SESplan region has large number and high quality of cultural heritage features: - Edinburgh UNESCO World Heritage Site with candidate site at the Forth Bridges. - 1,558 Category A listed buildings - 1,445 Scheduled Ancient Monuments - 123 Historic Gardens and Designed Landscapes - 11 Historic Battlefields 	<ul style="list-style-type: none"> - Development should look to protect and enhance (where appropriate) and not detract from these features that make the region culturally and economically attractive.

3 Contextual Summary of Environmental Issues

SEA Topic	Current Characteristics	Issues & Implications for SDP2
Landscape & Townscape	<ul style="list-style-type: none"> - SESplan area has a broad mixed landscape. It ranges from coastal landscapes, through urban settlements and onto uplands and moorlands through the Lothians and Scottish Borders. - There are 2 regional parks and 10 Country Parks. - Two National Scenic Areas and an area of Core Wild Land are located in the Scottish Borders. - Local authorities are producing landscape studies which will inform development proposals and LDP policies. - There are a large number of conservation areas within SESplan settlements that add to their sense of place. 	<ul style="list-style-type: none"> - Take cumulative impact of development on landscapes and townscapes into account. - Safeguarding and enhancement of landscapes including Green Network initiatives. - Identifying a strategic level placemaking led approach. - Avoid coalescence of settlements where possible.
Material Assets	<ul style="list-style-type: none"> - There is a long history of mineral extraction in the SESplan area. Hard rock, coal, sand and gravel are extracted across the region - Peat and shale resources are also extracted. - Local authorities are focused on reducing the amount of waste that goes to landfill as part of Zero Waste Scotland requirements - Large areas of the region are identified as having prime quality agricultural land, particularly surrounding Edinburgh and the majority of East Lothian. - Maps of current mineral extraction and major waste processing sites are contained in the appendix. 	<ul style="list-style-type: none"> - Waste should be utilised as an energy resource. - Prevention of sterilisation of minerals assets. - The spatial strategy should seek to avoid developing prime quality agricultural land where possible retaining it for local food production. - Maintaining or preserving existing assets.
Population and Human Health	<ul style="list-style-type: none"> - SESplan population is 1.25M (2012). This is projected to increase to 1.57M (18%) by 2037. Within this Edinburgh and East Lothian have the largest population growth forecasts. - Forecasts show an ageing population and increased number of households through decreasing household size. This is mostly through increasing single person elderly and young person households. 	<ul style="list-style-type: none"> - SDP2 should seek to identify the requirements for all aspects of housing need - SDP2 will need to promote healthier lifestyles through placemaking in new and existing development and delivering accessible green networks

Contextual Summary of Environmental Issues 3

SEA Topic	Current Characteristics	Issues & Implications for SDP2
	<ul style="list-style-type: none"> - Housing completions are below the level required by SDP1 and are expected to remain so for the immediate future. - Affordable housing represents over half of future housing demand but completion levels are a fraction of that due to a lack of funding. - SESplan levels of life expectancy are around the national average but lower in some member authorities. 	
Soil	<ul style="list-style-type: none"> - Planned greenfield development will lead to soil sealing - Climate change could cause increase in soil erosion and impact on drainage function - Areas of peat and carbon rich soils are mostly located in the Southern Borders but with pockets elsewhere - Brownfield development is prioritised in SDP1 and there is a large supply of brownfield land are identified for development. However, it will not meet the full development requirements of SDP1. - Development of many brownfield sites has stalled due to funding and other issues. Greenfield land will be required for development of SDP1 and SDP2. 	<ul style="list-style-type: none"> - Spatial strategy should look to protect soil functionality, carbon rich soils protecting food production, water and carbon storage. - Innovative ways need to be found to ensure that stalled brownfield development sites are kickstarted. - Brownfield land should remain prioritised for development.
Water	<ul style="list-style-type: none"> - Climate change will increase the likelihood of flooding becoming more severe and frequent - Some undeveloped land performs important drainage functions - Development of greenfield sites can lead to loss of drainage and increased risk of flooding. - A SESplan wide SFRA has been undertaken which identifies strategic areas of flood risk in the region. - Agricultural run-off flows into the Forth and other water courses impacting on water quality. 	<ul style="list-style-type: none"> - Through a Strategic Flood Risk Assessment the spatial strategy will be informed to avoid areas of flood risk and areas required for drainage - Potential mitigation and adaptation measures need to be identified

3 Contextual Summary of Environmental Issues

SEA Topic	Current Characteristics	Issues & Implications for SDP2
	<p>- 2008 SEPA data shows a range of river water quality in the SESplan area. Much of it was shown as poor. Quality levels are higher in the Scottish Borders.</p>	

Relevant Plans, Policies, and Strategies

3.4 The SDP is not produced in isolation. Relevant plans, policies and strategies that inform and influence the SDP have been reviewed to ensure that the strategic and policies are compatible and that their environmental policies are reflected into the SEA process. The full list of all plans, policies and strategies reviewed as part of this process and their implications for the SEA and SDP are set out in Appendix C - Relevant Plans, Policies and Strategies.

Assessment Framework 4

4 Assessment Framework

4.1 The assessment framework is the methodology by which each of the Spatial Strategy options will be assessed to determine the potential environmental impacts. This framework uses objectives and sub objectives that will be tested against the Spatial Strategy options to indicate what potential positive and negative impacts could arise. This will then help identify what the preferred Spatial Strategy option should be for SDP2 from an environmental impact perspective. It should be noted that not mandatory that the option with least/most beneficial environmental effects is the preferred strategy in the SDP MIR due to other non-environmental policy objectives. Further LDP level SEAs will be required to set out more detailed impacts at a site specific level.

4.2 The objectives (set out in Table 4.1 'SEA Objectives') are based on the framework used for the SEA of SDP1 and the subsequent Supplementary Guidance. This allows that analysis, and subsequent LDPs to be built upon. However, the objectives have been modified to take account of the following influences:

- Findings from SDP1;
- Correlation with LDP Environmental Reports;
- Updated environmental characteristics and baseline data (Chapter 3 and Appendix B);
- Updated relevant plans, policies and strategies analysis (Appendix) C; and
- Comments from the Consultation Authorities on the Scoping Report (Appendix A).

Table 4.1 SEA Objectives

SEA Topic	SEA Objective	Sub-objectives
Air	To maintain and improve on current air quality levels	<ul style="list-style-type: none"> - Minimise emissions - Provide greater opportunities for access to sustainable forms of transport - Minimise the need to travel by private car
Biodiversity	Protect and enhance natural heritage assets	<ul style="list-style-type: none"> - Protect and enhance international conservation areas - Protect and enhance national/local conservation areas - Protect woodlands of high nature conservation value - Protect and enhance the Green Network - Prevent the loss of protected species
Climatic Factors	Minimise CO ₂ emissions and other causes and effects of climate change, such as flooding	<ul style="list-style-type: none"> - Locate development in areas accessible that could support multi modal and active travel

4 Assessment Framework

SEA Topic	SEA Objective	Sub-objectives
		<ul style="list-style-type: none"> - Promote the potential for renewable energy and heat generation from development - Reduce energy consumption - Minimise emissions
Cultural heritage	To protect and enhance the built and historic environment so that it continues to provide economic, cultural, social and environmental value	<ul style="list-style-type: none"> - Protect and enhance listed buildings and their settings - Protect scheduled monuments and their settings - Protect and promote world heritage sites and their settings - Protect and enhance designed gardens & landscapes and their settings - Protect historic battlefields
Landscape & Townscape	To protect and enhance the landscape and townscape	<ul style="list-style-type: none"> - Protect and enhance designated sites - Protect and enhance settlement character and townscape - Regenerate degraded sites - Ensure design led development
Material assets	To use resources sustainably	<ul style="list-style-type: none"> - Conserve and sustainably use mineral resources - Increase recycling of waste - Increase the use of waste as an energy resource - Minimise loss of agriculture land - Preserve and maintain quality of existing assets
Population & Human Health	To improve the quality of life and human health for communities	<ul style="list-style-type: none"> - Increase access to employment - Meet all types of housing need - Improve access to services

Assessment Framework 4

SEA Topic	SEA Objective	Sub-objectives
		<ul style="list-style-type: none"> - Improve and maintain access to green networks and recreation opportunities - Improve and maintain access to footpaths & cycle routes
Soil	To minimise the impact on soil quality and to adhere to contaminated land regulations	<ul style="list-style-type: none"> - Prioritise development of previously developed land - Protect soil quality - Protect areas of peatland and minimise loss of carbon rich soils
Water	Minimise flood risk and adverse significant effects on water bodies	<ul style="list-style-type: none"> - Protect and enhance water quality in line with RBMP objectives - Minimise flood risk - Increase sustainable drainage opportunities - Improve existing water/waste water infrastructure

4.3 The SEA objectives will be used in the matrix set out in Table 4.2 'Option Assessment Table' to assess the Spatial Strategy options from the MIR. It will set out a text based, qualitative analysis with potential positive and negative significant impacts for each objective. A traffic light will then indicate what the overall impact of the option will be for each SEA objective. The summary will set out an overall assessment of each option.

4.4 The assessment will recommend ways that the strategy option could be modified to change the environmental effects and what mitigation measures can be introduced either in the SDP or subsequent LDPs. These will be specific to that option. There will be mitigations that would apply to every option. A full list of these modifications and mitigations for the preferred option that are to be included in the Proposed Plan SDP and daughter LDPs are set out in Chapter 6. Parallel running of the SEA and MIR preparation process will allow options to be modified as the issues are identified and therefore reduce delay in the process.

4 Assessment Framework

Table 4.2 Option Assessment Table

SEA Objective	Option 1	Option 2	Option 3
To maintain and improve on current air quality levels	Overall Positive Impact	Neutral Impact	Overall Negative Impact
Protect and enhance natural heritage assets	Large Overall Positive Impact	Neutral Impact	Large Overall Negative Impact
Minimise CO ₂ emissions and other causes and effects of climate change			
Protect and enhance the built and historic environment			
To protect and enhance the landscape and townscape			
To use resources sustainably			
To improve the quality of life and human health for communities			
To minimise the impact on soil quality and to adhere to contaminated land regulations			
Minimise flood risk and adverse significant effects on water bodies			
Summary			

Assessment Framework 4

SEA Objective	Option 1	Option 2	Option 3
Mitigation and Modification Options			

Evolution without SDP2

4.5 Before setting out the assessment of the options it is important to understand what the evolution of the environmental situation would be without SDP2. It is considered that the most likely initial impacts are those set out in the assessment of SDP1 and subsequent LDPs as these are now being implemented (see Chapter 2). However, toward the latter end of, and beyond the plan period of 2024, there would be an absence of regional level spatial planning strategy. Whilst there are other policies and strategies that would influence development, the absence of a SDP would result in:

- A lack of strategic policy direction and the loss of development mitigation policies;
- no process for resolving cross boundary issues and coordination of development resulting in piecemeal development. This is likely to have negative effects on all SEA objectives but particularly those whose mitigation requires cross boundary working and co-ordination between planning authorities and other bodies such as climate change, biodiversity and population & human health;
- Lack of co-ordinated development between authorities potentially resulting in development pursuing competing objectives and subsequent environmental impacts

5 Assessment of Preferred Options and Reasonable Alternatives

5 Assessment of Preferred Options and Reasonable Alternatives

5.1 Chapter 5 sets out the analysis of the three spatial strategy options within the MIR. As the SDP does not set out specific development locations, only an indication of potential impacts can be given. Further LDP level SEAs will be required to set out the exact effects of the growth set out in the SDP.

5.2 Table 5.1 'Assessment of Spatial Strategy Options' sets out the assessment matrix of the spatial strategy options on the overall SESplan area for the totality of development identified across the SESplan Area. Within this it must be remembered that a significant level of development is already committed from previous plans and planning applications (MIR paragraphs 4.8 to 4.13, Housing Land Technical Note and Spatial Strategy Technical Note - SESplan Audit **INSERT HYPERLINKS**). Therefore while the assessment looks at overall impacts, it takes a proportional approach with the comments mainly focusing on the additional impacts that could arise from the additional SDP2 related development. There are approximately 126,000 dwellings already allocated or permitted from SDP1, emerging LDPs and previous plans up to 2037. 835 hectares of available employment land are already allocated.

5.3 In order to read between the options and the assessment, a short summary of each spatial strategy option and the potential level of additional development for each area is set out in below. The differences between the strategy options is the level of distribution from Edinburgh to the other SESplan Authorities and the implications of the spatial geographies of that growth pattern. Therefore, the assessment focuses on these differences.

5.4 Note that because no exact Housing Supply Targets (HSTs) have yet been identified, this assessment uses the Housing Need and Demand Assessment (HNDA) Steady Economic Recovery housing need and demand estimate (see MIR Issues F and G). This is set out as the preferred starting point towards identifying HSTs as set out in the MIR. The alternative HNDA outputs have been discounted for reasons set out in the MIR Issue F. HNDA estimates of need and demand are not housing supply targets in themselves but an evidence base towards them, based on economic factors and population forecasts and therefore are not subject to SEA.

Spatial Strategy Option Summaries

Concentrated Growth

5.5 This would be an Edinburgh focused strategy with significant green belt releases around the city to accommodate development. Up to 1,500 additional hectares of developable land may be required in Edinburgh to accommodate this strategy⁽³⁾. Due to the large existing housing supplies, only some small scale additional allocations may be required in other parts of the region. This would depend on eventual agreed housing supply targets. The City of Edinburgh Council Area would look to almost meet all of its identified housing need over the plan period to 2037. In terms of housing this option reflects MIR Issue G Option 1A.

Distributed Growth

5.6 Relating to Edinburgh, this would have a similar distribution of housing between the city and other LDP areas as SDP1 and accompanying Housing Land Supplementary Guidance. This would restrict additional development close to the city and therefore require only limited green belt release to the west and south east of the city. Up to 72 additional hectares of developable land may be required in Edinburgh to accommodate this strategy. Strategic and local scale allocations would be

3 Dependent on land supply (**INSERT HYPERLINK TO HOUSING LAND TECHNICAL NOTE**), eventual housing supply targets, density of build out and other factors. This assumes a density of 17 dwellings per hectare factoring in that land will also be required for infrastructure, openspace, flood protection, education, left undeveloped etc. This is based on housing site densities in peripheral City of Edinburgh areas. The use of higher densities would reduce the land take required.

Assessment of Preferred Options and Reasonable Alternatives 5

directed to many settlements across the region irrespective of their distance from Edinburgh. The level of this would depend on eventual agreed housing supply targets. In terms of housing this option reflects MIR Issue G Option 1C.

Growth Corridors

5.7 This option is more focused on the city and its hinterland than Distributed Growth. Green Belt release would be required and would be focused on the west and south-east of the city. Up to 400 additional hectares of developable land may be required in Edinburgh to accommodate this strategy. Additional distribution would be directed to settlements within surrounding areas close to Edinburgh's urban area along public transport corridors from strategic employment locations. The level of this would depend on eventual agreed housing supply targets. In terms of housing this option reflects MIR Issue G Option 1B.

5.8 Appendix D contains SESplan Member Authority area specific assessment matrices on the differences between the three Spatial Strategy Options. They focus on the spatial strategy impacts at a local authority level. These assessments, alongside the SESplan Audit (see Spatial Strategy Technical Note and other factors set out in SPP paragraph 115⁽⁴⁾, will inform the setting of housing supply targets.

Table 5.1 Assessment of Spatial Strategy Options

SEA Objective	1. Concentrated	2. Distributed Growth	3. Growth Corridors
To maintain and improve on current air quality levels	A concentration of development in and around Edinburgh would shorten and reduce the number of journeys compared to existing patterns. These journeys are more likely to be made by public transport and active travel as in Edinburgh car ownership rates are lower and fewer journeys to work are made by car than other authorities. This would contribute towards minimising additional CO ₂ and NOx emissions. Concentrated development would support a greater public transport interventions including tram extensions and further bus services. These could be extensions of existing public transport	Not all of the locally arising and distributed development need could met in locations on accessible transport corridors. A high proportion would still travel by car in journeys to Edinburgh and surrounding areas. Outside of Edinburgh a higher proportion of journeys to work are made by car. Air quality would worsen in settlements and on congested routes to Edinburgh (including existing AQMAs) because of increased traffic.	Strategic growth in expansion areas adjacent to Edinburgh would have scale to support existing and additional public transport services. Dispersed development would be directed along public transport corridors and the areas with the best public transport access. However, car use may still be high on these journeys which could exacerbate existing Edinburgh AQMAs.

4 The housing supply target is a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements such as the aims of National Parks. The target should be reasonable, should properly reflect the HNDA estimate of housing demand in the market sector, and should be supported by compelling evidence

5 Assessment of Preferred Options and Reasonable Alternatives

SEA Objective	1. Concentrated	2. Distributed Growth	3. Growth Corridors
	<p>corridors or creating new corridors. A proportion of journeys would still be made by car which could exacerbate existing Edinburgh AQMAs or worsen air quality in other areas. Concentrated higher density development could placed significant transport demands over a small areas, that unless successfully mitigated, could lead to a worsening of air quality in that area.</p>		
<p>Protect and enhance natural heritage assets</p>	<p>This option would require large areas of greenfield land release around Edinburgh impacting on biodiversity. Whilst designated sites would be avoided, the level of development required in Edinburgh could impact on supporting habitats and woodland. Meeting full need in Edinburgh could create pressure to use sites less suitable for development. There is only limited capacity within the city, including available brownfield land. Higher development requirements in Edinburgh would lead to less land being available for green network development. Impact across the region would be reduced due to lower development requirements outwith Edinburgh.</p>	<p>This option would see a high proportion of development dispersed across the region putting pressure on supporting habitats, negatively impacting on biodiversity, including woodland. Impact on Edinburgh biodiversity assets would be reduced.</p>	<p>Development would be spread between Edinburgh and other well connected towns, alleviating some of the pressure to develop areas close to designated sites. It is therefore considered that this strategy would have a neutral impact on biodiversity. Green spaces between growth corridors would have enhanced protection and there would be land available for green network development, supporting biodiversity.</p>
<p>Minimise CO₂ emissions and other causes and effects of climate change</p>	<p>Concentrated development closer to the city would have scale and be delivered at higher densities which would support:</p> <ul style="list-style-type: none"> a greater level of walking, cycling and 	<p>Edinburgh (limited in this option) and some settlements in SESplan could accommodate strategic scale development which would support:</p>	<p>The proportion concentrated closer to and in the city would be delivered at higher densities which would support:</p> <ul style="list-style-type: none"> a greater level of walking, cycling and

Assessment of Preferred Options and Reasonable Alternatives 5

SEA Objective	1. Concentrated	2. Distributed Growth	3. Growth Corridors
	<p>public transport interventions including tram extensions and further bus services minimising emissions;</p> <ul style="list-style-type: none"> decentralised energy, district heating and the re-use of heat; building forms with less external surface area minimising emissions. <p>Development pressures in towns surrounding Edinburgh would be reduced allowing the most appropriate sites to support public transport to be developed.</p>	<ul style="list-style-type: none"> a greater level of walking, cycling and public transport interventions including tram extensions and further bus services; decentralised energy, district heating and the re-use of heat; building forms with less external surface area minimising emissions. <p>However, if development was distributed to smaller sites amongst a range of settlements all of these features could not be accommodated. Due the scale of distributed development need, plus the own development needs of those areas, only a proportion could be located in settlements or parts of settlements with high public transport access to Edinburgh. This would lead to increased commuting by car and the accompanying CO₂ emissions.</p>	<p>public transport interventions including tram extensions and further bus services minimising emissions;</p> <ul style="list-style-type: none"> decentralised energy, district heating and the re-use of heat; building forms with less external surface area minimising emissions <p>Development pressures in towns surrounding Edinburgh would increase. The strategy should require the most appropriate sites to support public transport to be developed.</p>
Protect and enhance the built and historic environment	Concentration of development in Edinburgh could negatively impact on the setting of the World Heritage Site and Edinburgh built heritage. Impacts on SESplan wide assets (such as historic battlefields) would be reduced due to less development pressures outside Edinburgh. Well designed development can enhance the historic assets such as listed buildings.	Lower development requirements would have less potential impacts on Edinburgh heritage assets. Distributing development to other settlements may lead to development pressures that could affect historic battlefields and their settings. Dispersal will lead to more overall sites being required potentially affecting more historic settings. Well designed development can	A balance of development between Edinburgh and surrounding areas should not lead to pressure for inappropriate sites and development from a built & historic environment perspective. Well designed development can enhance the historic assets such as listed buildings.

5 Assessment of Preferred Options and Reasonable Alternatives

SEA Objective	1. Concentrated	2. Distributed Growth	3. Growth Corridors
		enhance the historic assets such as listed buildings.	
To protect and enhance the landscape and townscape	High pressure on land could encourage regeneration of brownfield sites within Edinburgh. Careful design guidance should be followed for development within sensitive areas cityscapes to avoid having a detrimental impact. Large areas of greenfield land around Edinburgh would be required potentially having a negative impact on the setting of the city. Well designed and planned new development can enhance townscapes, improve settlement edges and create gateways.	Dispersed development is likely to have a negative effect on the landscape and townscape of towns accommodating some of Edinburgh's development needs as well as their own. This would require additional sites that could have a detrimental impact on these towns, including coalescence. There would be a lower risk of development with a negative impact around Edinburgh. Well designed and planned new development can enhance townscapes, improve settlement edges and create gateways	Development pressure could encourage more greenfield land use affecting the setting of towns. There will be less need to develop sites that have a negative impact on the landscape or townscape. Coalescence impacts will be reduced compared to distributed growth. Well designed and planned new development can enhance townscapes, improve settlement edges and create gateways
To use resources sustainably	Concentrated development would require the loss of large areas of prime agricultural land around Edinburgh. This would negatively effect the sustainable use of mineral resources and increase flood risk in some areas around Edinburgh including existing development. Brownfield development would be prioritised in all options. Minerals and waste objectives are supported equally in each option.	Development here could avoid prime agricultural land around Edinburgh but would place additional pressure on towns accommodating Edinburgh's need to develop large areas of prime agricultural land. Brownfield development would be prioritised in all options. Minerals and waste objectives are supported equally in each option.	Greenfield releases would be required, negatively impacting on prime agricultural land across the wider area. There would be less demand for development on prime agricultural land than under option 1. Brownfield development would be prioritised in all options. Minerals and waste objectives are supported equally in each option.
To improve the quality of life and human health for communities	All solutions equally capable of providing affordable and market housing. Quicker access to employment with shorter journeys leading to greater amounts of leisure and family time. There will be a high level of pressure to	All solutions equally capable of providing affordable and market housing. This option will lead to high levels of additional commuting due to dispersal with resultant less leisure and family time. Whilst a dispersed	All solutions equally capable of providing affordable and market housing. Some dispersal leading to commuting and impacts on leisure time but majority of need being met nearby. The majority of need being dispersed

Assessment of Preferred Options and Reasonable Alternatives 5

SEA Objective	1. Concentrated	2. Distributed Growth	3. Growth Corridors
	<p>find land in around Edinburgh which could result in the loss greenspaces and open land. Concentrating development in a small area will lead to pressure to identify land for housing instead of green network opportunities with subsequent impacts on quality of life. Concentrated development provides greater support for new and existing services and access to them. Development will create opportunities for new and enhanced walking and cycling routes.</p>	<p>strategy should allow impacts to be spread and more appropriate sites to be chosen the level of development could result in the loss of open and green spaces and less land for green network development. New development in SESplan settlements would support service provision. Development will create opportunities for new and enhanced walking and cycling routes.</p>	<p>will be located within 60 minute public transport travel time. A balanced development approach should allow for space and access to green networks and reduce pressures on existing green and open spaces in both Edinburgh and other settlements. Edinburgh urban extensions will have scale to provide support for new services and access to them. Development will create opportunities for new and enhanced walking and cycling routes.</p>
<p>To minimise the impact on soil quality and to adhere to contaminated land regulations</p>	<p>Insufficient levels of brownfield land in and around Edinburgh to meet the level of development required will lead to soil sealing through significant greenfield development surrounding the city. Other SESplan settlements will be able to prioritise brownfield sites and less greenfield land will be required for development. The options are not considered to impact on peat and carbon rich soils.</p>	<p>Greenfield land in Edinburgh will largely be protected. Brownfield sites will be prioritised but significant levels of greenfield development will need to be identified in SESplan settlements resulting in soil sealing. The options are not considered to impact on peat and carbon rich soils.</p>	<p>Insufficient levels of brownfield land in and around Edinburgh will lead to soil sealing through significant greenfield development surrounding the city. Other settlements will be able to prioritise brownfield land but some greenfield release will also be required. The options are not considered to impact on peat and carbon rich soils.</p>
<p>Minimise flood risk and adverse significant effects on water bodies</p>	<p>This strategy would lead to large scale loss of greenfield natural drainage land in a concentrated area with replacement hard surfaces, likely lead to higher flood risk. Efforts should be taken to avoid development that is likely to increase flood risk in the first instance. The higher housing land requirement for Edinburgh would prioritise land for housing pressuring land that</p>	<p>A dispersal of development would place pressure on towns to build on flood risk areas to accommodate additional need. It would be difficult to implement infrastructure requirements due to lower densities under this strategy. Land around Edinburgh would retain its natural drainage function, but less suitable sites could be required</p>	<p>Under this strategy there is a better ability to avoid flood risk areas and retain natural flood defences and new developments could incorporate natural drainage solutions SUD schemes. This would mitigate against the loss of smaller proportions of greenfield land release. The scale of development areas could fund significant flood prevention schemes</p>

5 Assessment of Preferred Options and Reasonable Alternatives

SEA Objective	1. Concentrated	2. Distributed Growth	3. Growth Corridors
	operates as functional flood plain. The scale of development areas could fund significant flood prevention schemes.	adjacent to other SESplan settlements.	
Summary	Positive impacts on air quality, human health and minimising CO₂ emissions and climate change impacts. However a concentrated strategy would lead to pressure to develop less suitable sites around Edinburgh resulting in negative impacts on biodiversity, cultural heritage, soil and flood risk. Not all of these impacts could be mitigated against. There would be a significant loss of agricultural land.	Positive impacts have only been identified for population and human health. Whilst the strategy would have some positive impacts in and around Edinburgh these are more than outweighed by the impacts on other SESplan settlements and the impacts of increased numbers and length of journeys. Notable negative impacts identified on air quality, biodiversity, climate change, historic, environment, landscape, soil and agricultural land. Not all of these impacts could be mitigated against.	Positive impacts have been identified on minimising CO₂ emissions, population and human health and flood risk and water quality. As this option would also require greenfield development there would be negatives impacts on soil and material resources. The rest of the impacts have been identified as neutral but could be made positive in places through mitigation and enhancement measures.

5.9 The above assessment shows that none of the spatial strategy options have an overall positive impact on the environmental objectives. Development can deliver and support beneficial environment improvements. However, development and economic growth causes a net increase in carbon emissions. Through mitigation using public transport measures, option 1 has the potential to minimise impacts on air quality and would have the best possibility of minimising CO₂ emissions at a regional level. However, it is considered the least acceptable because of the concentrated impacts it would have on biodiversity, landscape, townscape, cultural heritage, agricultural land the ability to create successful green networks in and around Edinburgh.

5.10 The two remaining options look to distribute a proportional amount of housing growth. Both options will have similar impacts on agricultural land and on the sustainable use of resources. However, option 3 Growth Corridors and its level of distribution is assessed to have less significant negative impacts and positive impacts on the environmental objectives because of a balanced approach to growth. Therefore from an SEA perspective, it is the most appropriate spatial strategy option at the regional scale. However extensive mitigations measures (including those identified above) will be required to reduce the impacts and enhance the benefits of the strategy. These are set out separately in Chapter 6 for easy identification.

5.11 The assessment matrices set out what the potential effects of the spatial strategy would be. Whilst cumulative impacts were covered in the overall assessment table, secondary and synergistic are also required to be identified. These are set out in Table 5.2 'Secondary & Synergistic Effects'. Mitigation of these effects will be identified in Chapter 6. Many of these effects are similar as to what was set out in the SDP1 assessment.

Assessment of Preferred Options and Reasonable Alternatives 5

Table 5.2 Secondary & Synergistic Effects

<p>Secondary Effects - Effects that are not a direct result of the SDP, but are a secondary result of the original impact</p>
<p>Population and Human Health: Worsening air quality through increased traffic could impact on population health with potential respiratory impacts and other conditions. Worsening air quality could also effect species habitats.</p>
<p>Climatic Factors: Loss of woodland would impact on carbon sequestration and therefore have a minor overall impact on reducing CO₂ emissions</p>
<p>Climatic Factors: Increasing CO₂ emissions will increase the likelihood of river and coastal flooding. Climate change impacts will also affect the condition of biodiversity sites.</p>
<p>Synergistic Effects: Individual impacts that interact to produce a total effect that is different from the individual impacts identified.</p>
<p>Climatic Factors: A combination of air quality worsening and loss of carbon sequestration through soil sealing and woodland loss would increase CO₂ emissions. This would increase the likelihood of climate change effects such as flood risk.</p>

6 Mitigation and Enhancement

6 Mitigation and Enhancement

6.1 Based on the preferred option, the following mitigation and enhancement measures should be incorporated appropriately into SDP policies, LDPs and planning proposals for developments to mitigate the identified impacts and effects where possible. These were identified through the overall assessment in Chapter 5 and the member authority specific assessments set out in Appendix D. These have been categorised by the relevant SEA theme.

Table 6.1 SDP Mitigation Measures

SEA Theme	Potential Mitigation Measures
Air	<ul style="list-style-type: none"> Encourage higher densities of development, where appropriate, ⁽⁵⁾ to support public transport and active travel and a mix of uses to reduce the need to travel SDP transport policy to require new development to incorporate public transport services and active travel SDP transport policy to require Locate development near existing public transport services and provide direct access to interchanges and stops where possible SDP and LDP policies to direct development that generates significant travel demand to centres and areas show to be highly accessible by sustainable modes SDP to set out regional active travel network priorities with direct links between new and existing development and generators of travel Encourage sustainable mixed mode travel by provide direct active travel access to stations with suitable bike storage. Development to incorporate green networks to support active travel Decisions on transport investment should prioritise Sustainable transport and active travel infrastructure
Biodiversity	<ul style="list-style-type: none"> LDPs will require development to be located away from local, regional and international designated sites and locations LDPs will direct development to avoid sites which provide supporting off-site habitats for qualifying species of protected sites, particularly within coastal zones SDP and LDP policies will require development to incorporate green networks and SUDS which support increasing biodiversity
Climatic Factors	<ul style="list-style-type: none"> Air Theme measures relating to transport and accessibility SDP and LDP policies will look to increase the generation of renewable energy where shown to be appropriate. This will be directed through spatial frameworks, LDP criteria policies and environmental studies, including landscape. Development to incorporate green networks to support recreational and commuting walking and cycling. SDP to set out regional walking and cycling network. LDPs will require new development should use building forms which increase energy efficiency and incorporate renewable technologies Where possible new development should look to make use of decentralised energy including district heating networks LDPs will identify development opportunities to re-use wasted heat energy As appropriate LDPs will require development to accommodate climate change adaptation measures

Mitigation and Enhancement 6

SEA Theme	Potential Mitigation Measures
Cultural heritage	<ul style="list-style-type: none"> Development should use placemaking principles and guidance on design and siting to protect and enhance (where appropriate) historic/cultural assets and their settings. For development allocated in LDPs these will be set out in LDPs and, where appropriate, development briefs.
Landscape & Townscape	<ul style="list-style-type: none"> Development should use good placemaking principles and guidance on design and siting to enhance landscapes and townscapes. For development allocated in LDPs these will be set out in LDPs and, where appropriate, development briefs.
Material assets	<ul style="list-style-type: none"> SDP and LDP spatial strategies and allocations should, where possible, avoid development being located on prime quality agricultural land Higher densities (where appropriate) and appropriate house types to meet identified need should be used to reduce the level of prime quality agricultural land required for development Increase the provision of energy from waste facilities to increase sustainable resource use LDPs will be required to safeguard mineral resources LDPs will be required to prioritise development on brownfield land over greenfield sites
Population & Human Health	<ul style="list-style-type: none"> Development should be required to incorporate green space and link to green networks to support recreation and active travel Development should meet affordable housing requirements. Affordable housing supply targets will be set out in the SDP. LDPs will contain identify land to meet these. Development should incorporate appropriate levels of, and good access to essential services
Soil	<ul style="list-style-type: none"> Delivery policy should look to phase development where appropriate to prioritise brownfield development Actions should look at how to unblock stalled development of brownfield sites Development should look to accommodate a high level of greenspace and not rely on hard surfacing
Water	<ul style="list-style-type: none"> New development should not look to exacerbate coastal erosion New development should not be located in the 1:200 flood risk area. Redevelopment of areas in the 1:200 flood risk area should comply with the Flood Risk Management (Scotland) Act 2009 and Scottish Planning Policy The Proposed Plan for SDP2 will build on the Strategic Flood Risk Assessment by mapping flood risk of potential areas of development arising from SDP2 requirements SDP and LDP strategy should require land for natural drainage to be left undeveloped SDP and LDP policy will require SUDS schemes should be incorporated into new developments, where deemed appropriate Green field development should include permeable surfaces where possible Development should not impact on the water quality of watercourses

7 Monitoring

7 Monitoring

7.1 The potential for any environmental effects of the plan should be monitored to be consistent with the Environmental Assessment (Scotland) Act 2005. For this SDP, the baseline data monitoring set has been updated from SDP1 (Chapter 3 and Appendix B). The SDP is also supported by a Monitoring Statement which sets out progress against delivery SDP1 strategy and its policies. SESplan has worked with the Consultation Authorities and SESplan Member Authorities in updating the environmental baseline data.

7.2 Even with a thorough monitoring framework, it is difficult to pin specific environmental impacts as being the result of SDP policies or strategies. This is because the SDP is one of many plans, policies or strategies that act together on the policy areas that the SDP covers, including sustainable economic growth and delivering positive environmental outcomes. Many impacts also arise from other sources than development, such as economic or social changes. For example the economic crash of 2008 had an impact on traffic volumes and CO₂ emissions. This assessment cannot also be exact about predicting impacts as the SDP is implemented through LDPs and then planning applications. Assessments may reveal further or lesser environmental effects at each stage.

7.3 We will continue to review the monitoring indicators to develop a framework that focuses on the impacts of the SDP strategy and policies.

8 Next Steps

8.1 As required by the Environmental Assessment Act, the Main Issues Report and accompanying Interim Environmental Report will be subject to public consultation. This will last for 8 weeks from 21 July until 15 September 2015 but the documents will be publicly available online from 11 May 2015. The table below sets out the next steps after this.

Table 8.1

Timescales	SDP Stage	SEA/HRA Stage
Summer to Winter 2015	Consider responses; continue to develop evidence base; prepare Proposed Plan and Action Programme	Consider responses; assess changes to plan; amend assessment if required.
Spring 2016	SESplan Joint Committee to consider publishing Proposed Plan	SESplan consider updated Environmental Report and HRA
Spring/Summer 2016	Ratification of the Joint Committee decision by all six member authorities. Proposed Plan, Environmental Report and supporting documents publicly available online during this period	
Spring/Summer 2016	Six week period of representation on Proposed Plan	Six week consultation period on updated Environmental Report and HRA
Autumn/Winter 2016	Consider responses and prepare summaries of unresolved responses	
Winter/Spring 2017	SESplan Joint Committee Submit Proposed Plan and Action Programme to Scottish Ministers	
Summer/Autumn 2017	Examination of Proposed Plan	
Autumn 2017	Reporters report submitted to Scottish Ministers	
Winter 2017	Ministers approve SDP with or without modifications or reject	Produce SEA Post Adoption Statement & Scottish Ministers agree finalised HRA
Ongoing	SDP2 Monitoring	SEA Monitoring

8.2 Whilst analysing the consultation responses, we will consider the need to modify the environmental report. Summaries of responses from the Consultation Authorities on the SEA will be included in the Environmental Report accompanying the Proposed Plan.

8.3 Any changes to the strategy included in the Proposed Plan will be considered using the SEA Framework. These assessments will be included in an updated Environmental Report that will accompany the Proposed Plan.

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9 Appendices

Appendix A - Scoping Report Comments and Responses

Table 9.1 Scoping Report Comments and Responses

Consultation Authority	Comment	SESplan Response
Historic Scotland	Scoping Report is clear and concise, providing helpful details on the scope and proposed method of assessment. The assessment for effects for the historic environment should focus upon any new or amended strategic growth areas and their alternatives and key infrastructure commitments, expanding upon the previous work undertaken for the SEA of SDP1 wherever possible.	Noted. Whilst the SDP will focus on overall impact, there will be proportionate focus on new development requirements as a result of this SDP.
Historic Scotland	Review impacts of delivering Strategic Development Areas in LDPs from LDP Environmental Reports.	Will be undertaken (See Chapter 2).
Historic Scotland	Strategic implications should be considered against the historic environment as a whole and where possible against spatially expansive designations (such as Gardens and Designed Landscapes and Historic Battlefields). Finer grain assessment on other heritage assets will occur as part of the Local Development Planning process.	Agreed
Historic Scotland	Cultural heritage sub-objective to include consideration of historic battlefields.	Agreed
Historic Scotland	Cultural heritage sub-objective for World Heritage Sites to be amended to 'protect and promote' (as opposed to enhance).	Agreed
Historic Scotland	Remove reference to enhancement of scheduled ancient monuments to reflect policy position of protection/minimum intervention to secure long term preservation.	Agreed
Historic Scotland	New historic sub objective to ensure that the cultural, social, environmental and economic value of Scotland's historic environment continues to make a strong contribution to the wellbeing of the nation and the people.	Agreed
Historic Scotland	Include Historic Environment Strategy for Scotland in relevant PPS.	Agreed
SEPA	Generally, the scoping report provides clear and detailed information on the proposed scope and level of detail of the assessment and covers most of the aspects that we would wish to see addressed at this stage. Subject to the comments	Noted.

Appendices 9

Consultation Authority	Comment	SESplan Response
	below, we are generally content with the scope and level of detail proposed for the ER	
SEPA	Need to build on SDP1 by refining assessment of significant impacts on the environment from development.	Where possible refinement will be sought but SDPs are not site specific and so exact environmental impacts of sites due to the presence of designations cannot be accurately forecasted.
SEPA	The SEA of SDP2 should build on the SEA for the LDPs which have been developed in the framework of SDP and the Supplementary Guidance.	An correlation assessment of impacts forecast by SDP1 and subsequent LDPs has been undertaken. This feedback loop will improve the accuracy of the assessment of preferred options and reasonable alternatives within the MIR.
SEPA	SEA of SDP2 should be informed by a SESplan Strategic Flood Risk Assessment and also content of Local Development Plan Flood Risk Assessments	Agreed. The SESplan SFRA will be prepared to inform the MIR.
SEPA	Assessment summaries must clearly highlight negative or positive impacts from the assessment.	The summary section will be brief and highlight the key impacts identified.
SEPA	Include Scotland's Heat Map in the relevant PPS	Will be included.
SNH	Subject to specific points below, SNH are content with the scope and level of detail proposed for the environmental report.	Noted.
SNH	Take a design led approach beyond the cultural heritage topic as it covers several SEA topic areas	The findings from SDP1 sections sets out that there are design led and placemaking approaches for multiple topic areas and not just cultural heritage.
SNH	Update peat mapping	Latest data to be included although it is noted that SNH peat mapping is yet to be officially agreed.
SNH	Unconventional gas recovery will be relevant to several SEA topic areas.	No policy position has yet been developed. The MIR will contain a hook on the subject. Any policy position developed at the Proposed Plan stage will be assessed by the SEA.

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Consultation Authority	Comment	SESplan Response
SNH	Include details on coastal flooding and erosion in the environmental appendix.	Reference will be made to coastal flooding and erosion in the environmental context .
SNH	Change Protect Ancient Woodland sub objective to include woodlands of high nature conservation value; and include a presumption in favour of protecting woodland.	Agreed, However, detailed analysis of woodland impacts may not be possible due to strategic scale of the SDP MIR.
SNH	Make Prevent Species Loss sub objective more specific.	Agreed. Change to prevent loss of protected species. However, detailed analysis of species impacts may not be possible due to strategic scale of the SDP MIR.
SNH	Include Green Belt sub objective under landscape and townscape.	Green Belt is a policy position that does not wholly reflect the quality of landscape and townscape of the area it covers. Adopting such a position could direct development to alternative areas not covered by Green Belt designation where more harm to landscape and townscape could occur than if sited in Green Belt locations. Green Belt will be taken into account in the Spatial Strategy formation but not in the SEA.
SNH	Amend two of the Population and Human Health Objectives to: <ul style="list-style-type: none"> ● Improve and <i>maintain</i> access to green networks and recreation opportunities ● Improve and <i>maintain</i> access to footpaths and cycle routes 	Agreed.
SNH	Additional Soil sub objective: <ul style="list-style-type: none"> ● Protect areas of peatland and minimise loss of carbon rich soils 	Agreed.
SNH	Include reference to improving change between transport modes under Climate Change implication for SDP and SEA from PPS - Strategic Transport Projects Review.	Agreed.
SNH	Include reference to active travel under Human Health implication for SDP and SEA from PPS - SESTRAN Regional Transport Strategy.	Agreed.

Appendices 9

Consultation Authority	Comment	SESplan Response
SNH	Include reference to SNH Better Places for Nature policy statement in Relevant PPS	Agreed.
SNH	Include reference to coastal as well as marine assets under Biodiversity implication for the SDP and SEA from PPS - Planning Scotland's Seas	Agreed.
SNH	PAN 44 is dated.	PAN 44 will be removed from the relevant PPS.
SNH	Include Good Places Better Health in Relevant PPS.	Agreed.
SNH	Include reference to Biodiversity and Landscape implications for SDP and SEA.	Agreed.

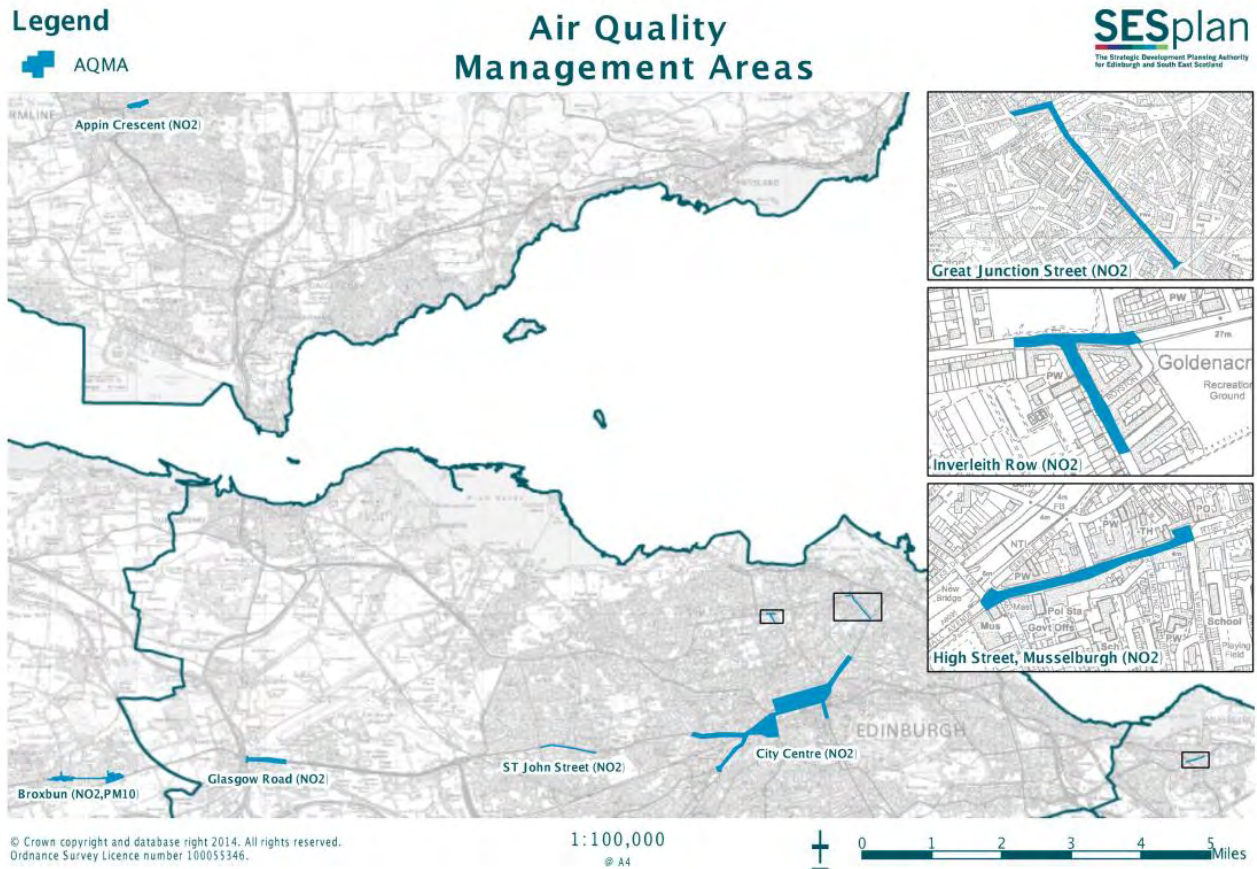
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Appendix B - Environmental Baseline Data

AIR

There are eight Air Quality Management Areas (AQMA) in the SESplan area, including five in Edinburgh and one each in Dunfermline, Musselburgh and Broxburn. During the preparation of SDP1 there were four AQMAs, three in Edinburgh and one in Pathhead, Midlothian. The latter AQMA was revoked after measures improved air quality. Several areas that were considered to be marginal in SDP1 have since deteriorated and are now designated AQMAs.

Figure 9.1



BIODIVERSITY

Conservation Designations

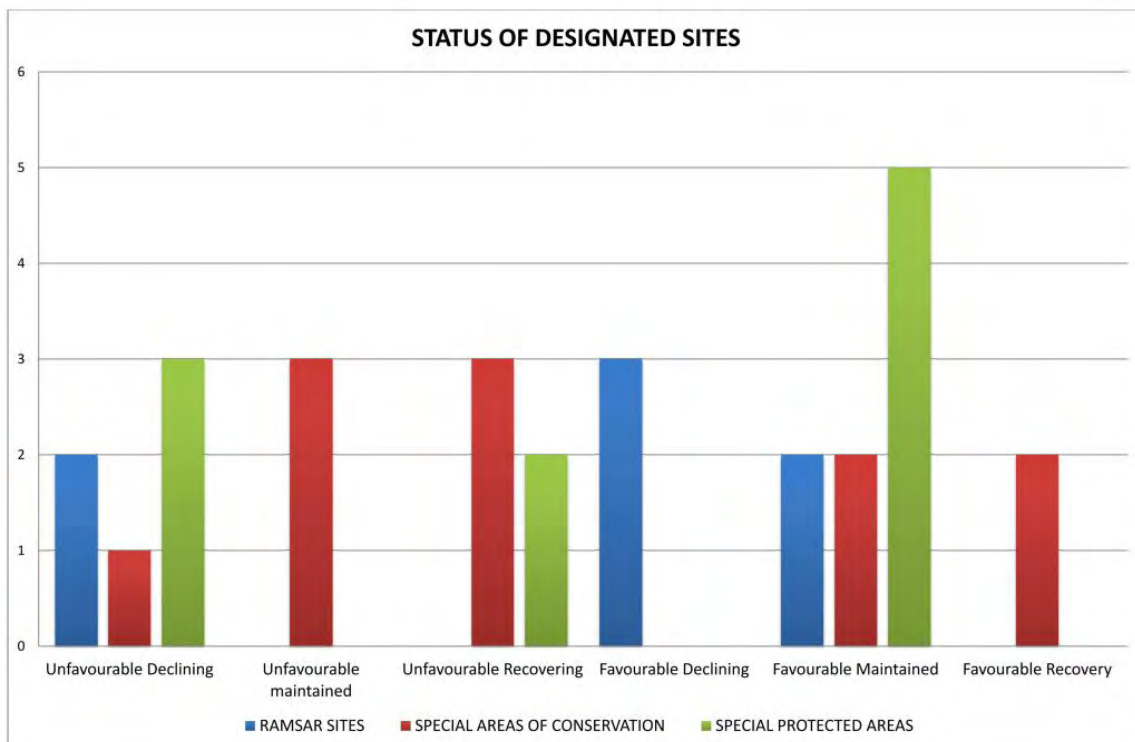
A principal asset of the SESplan region is its high quality natural environment and diverse range of species and habitats which are protected and conserved by a range of designations. The status of designated sites is shown the graph below. Half of the 28 sites in unfavourable conditions. Sites designated as unfavourable are a focus for improvement.

Table 9.2 Unfavourable Sites

Site Type	UNFAVOURABLE DECLINIING	UNFAVOURABLE MAINTAINED	UNFAVOURABLE RECOVERING
RAMSAR	Din Moss - Hoselaw Loch Gladhouse Reservoir		
SPECIAL AREAS OF CONSERVATION	Whitlaw and Branxholm	River Tweed Threepwood Moss Craigengar	Peeswit Moss Moorfoot Hills Blawhorn Moss
SPECIAL PROTECTED AREAS	Gladhouse Reservoir Din Moss - Hoselaw Loch St Abb's - Head to Fast Castle		Firth of Forth Langholm

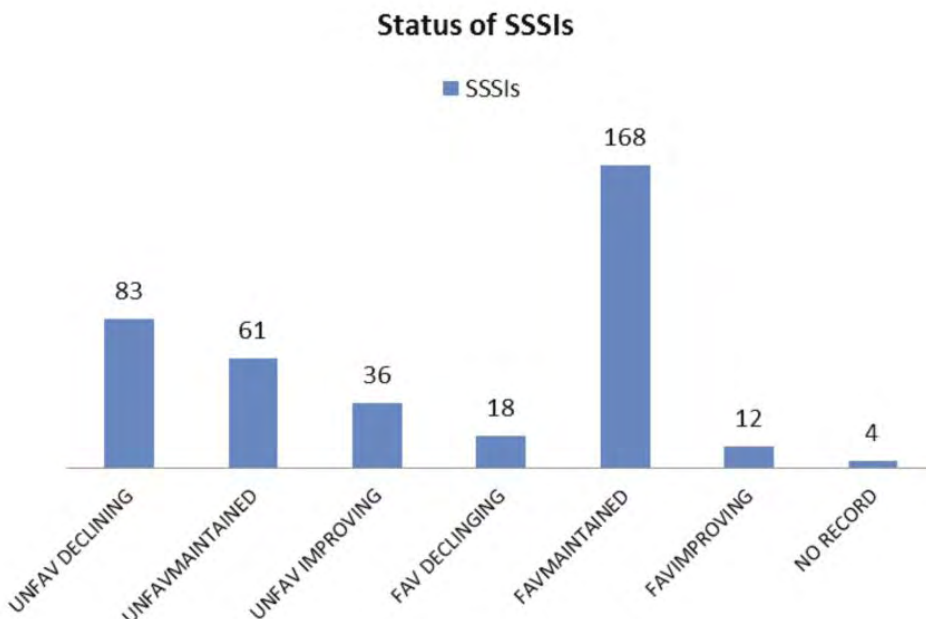
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Figure 9.2



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Figure 9.3



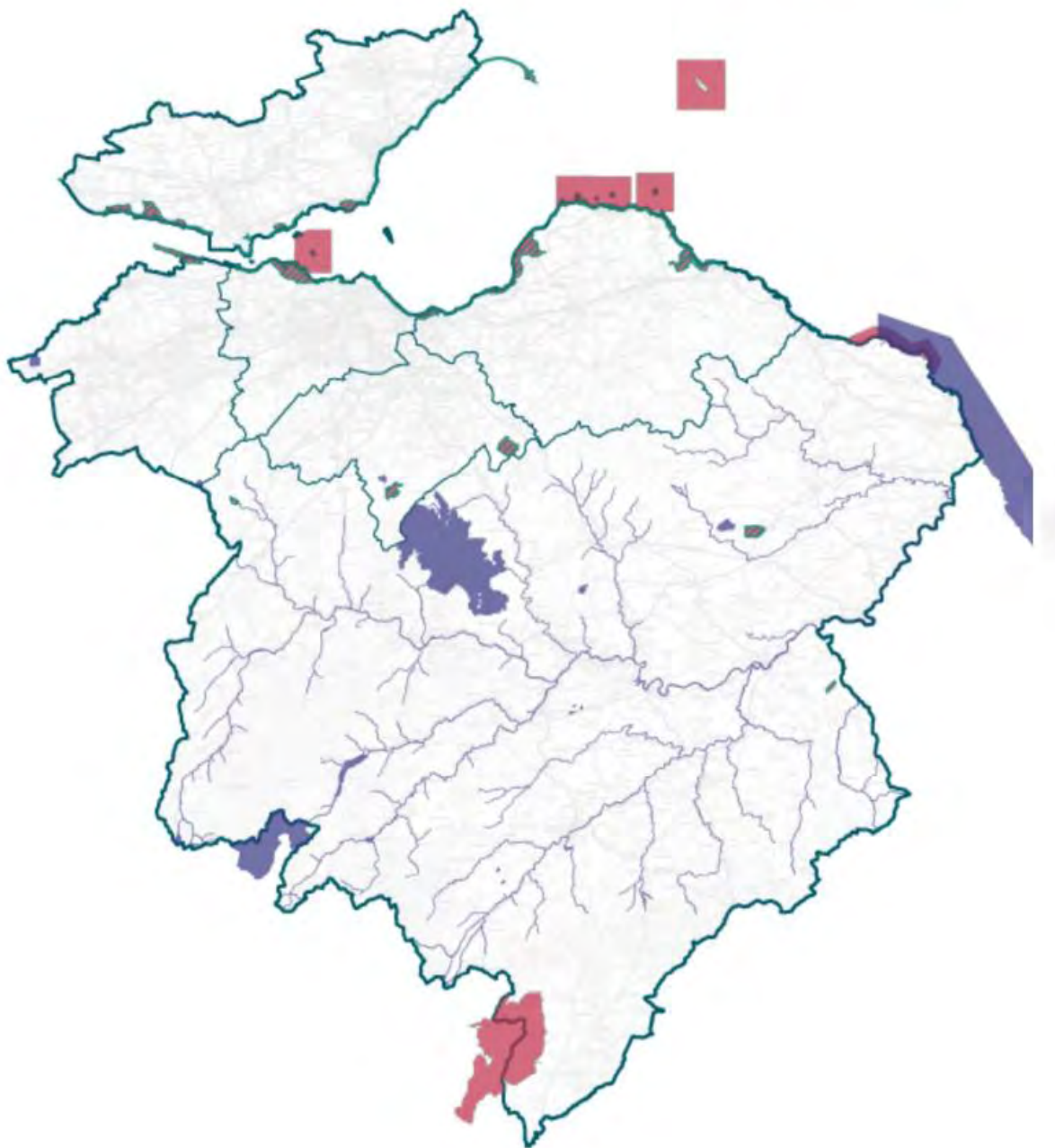
SNH conducts site condition monitoring to determine the condition of designated natural features within sites. The monitoring assesses whether the feature is likely to maintain itself under its current management regime in the medium to long term. The condition of sites is unlikely to be influenced by development or the SDP, most change is caused by other changes in the environment.

Figure 9.4

European Designations

Legend

-  RAMSAR
-  Special Area of Conservation
-  Special Protection Area



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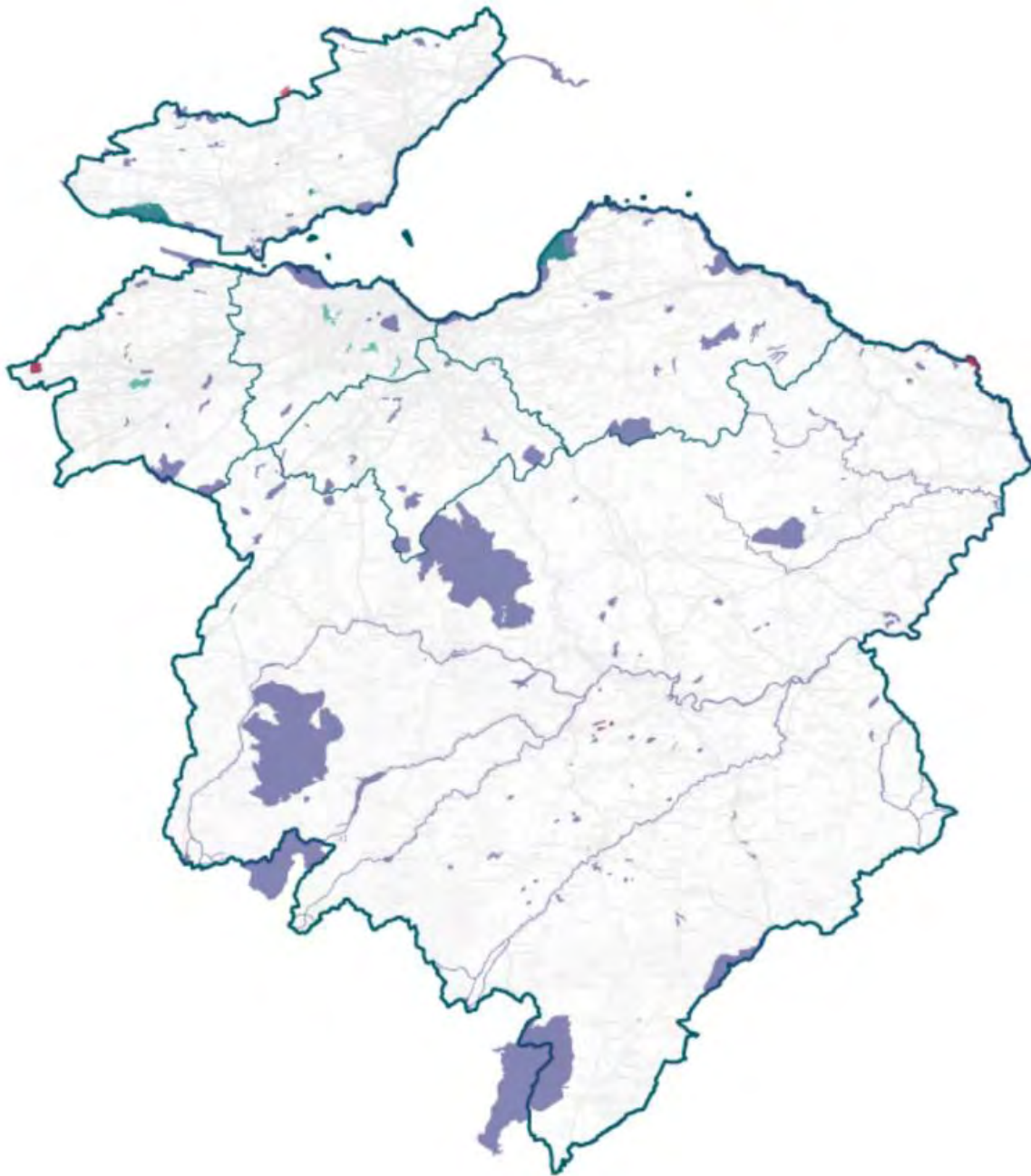
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Figure 9.5

National and Local Designations

Legend

-  National Nature Reserves
-  Local Nature Reserves
-  SSSI



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Local Biodiversity Action Plans and Woodland

There are a number of habitats and species that comprise the biodiversity of the area. Some of the priority habitats are within Local Biodiversity Actions Plans (LBAPs). The LBAPs prepared for the six council authorities show important habitats are:

- Woodland and Scrub;
- Grassland and Marsh;
- Tall Herb and Fern;
- Heathland;
- Mires and Peatlands;
- Swamp;
- Open Water;
- Coastland;
- Rock and Spoil; and
- Miscellaneous (cultivated land).



There are large areas semi natural and ancient woodland throughout the region. The Woodland diagram shows some areas of high density semi natural woodland in the Scottish Borders and in Fife north of Kirkcaldy. Ancient woodland is mainly spread throughout the Lothians and Fife, particularly in West Fife. Other than these large concentrations other wooded designations are intermittent and evenly spread throughout SESplan. The Forestry Commission for Scotland produce detailed reports on the condition of ancient, semi-natural and native woodland by local authority area. These are available at www.scotland.forestry.gov.uk/native-woodland-survey-of-scotland.

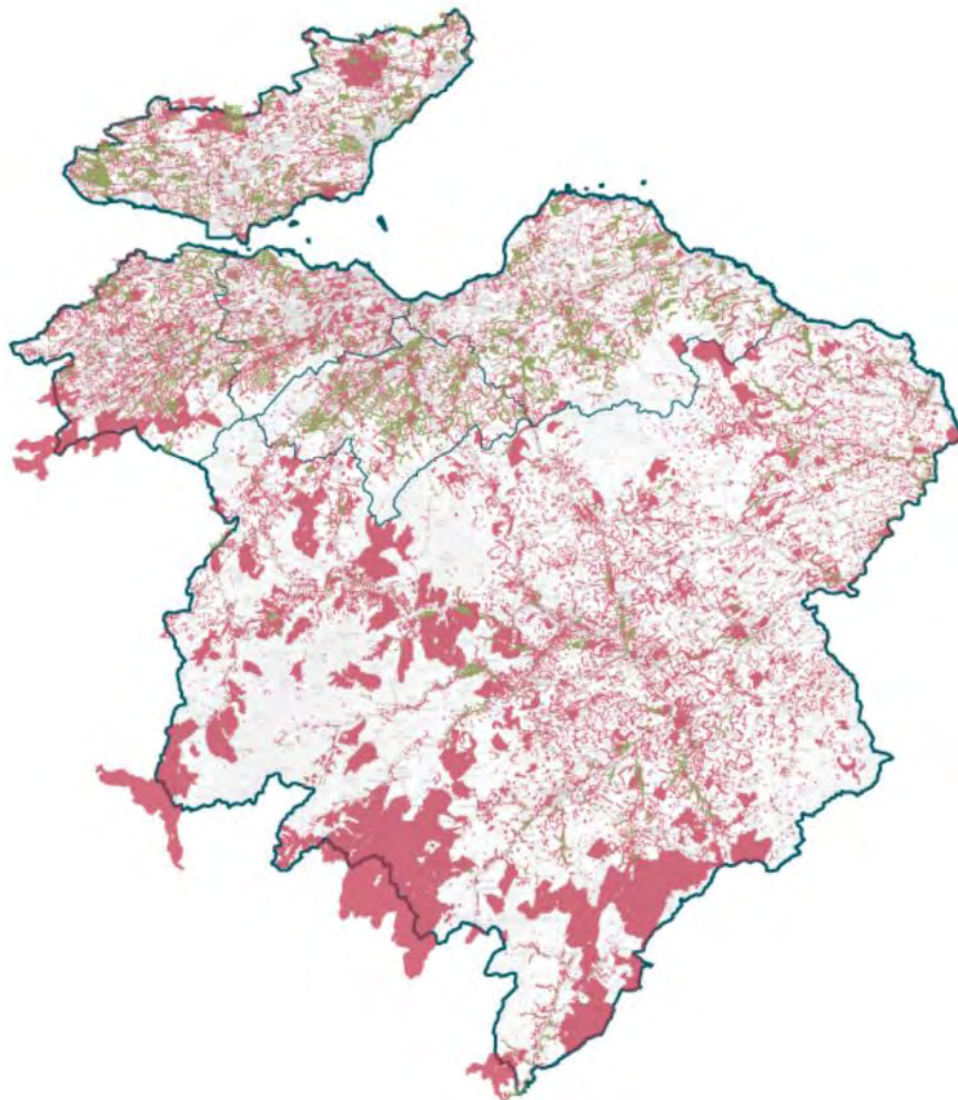
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Figure 9.6

Woodland

Legend

-  Ancient Woodland
-  Semi Natural Woodland



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CLIMATIC FACTORS

Renewable Energy Capacity

South East Scotland has a key role in the development of renewable energy and meeting Scottish Government target of the equivalent of 100% demand for electricity from renewable sources by 2020. There are several proposed and existing renewable energy developments existing in the region. Table 9.3⁽⁶⁾ shows total electricity generation capacity from renewable source by local authority in 2013. Figure 9.7 shows the operational and consented onshore wind turbines in the region. More detail is available in the Place to do Business chapter in the MIR.

Table 9.3 Renewable Energy Generation Capacity

LOCAL AUTHORITY	GENERATION CAPACITY
East Lothian	48.12
City of Edinburgh	0.6
Fife	91.15
Midlothian	49.43
Scottish Borders	594.13
West Lothian	20.5
SESplan	755.21

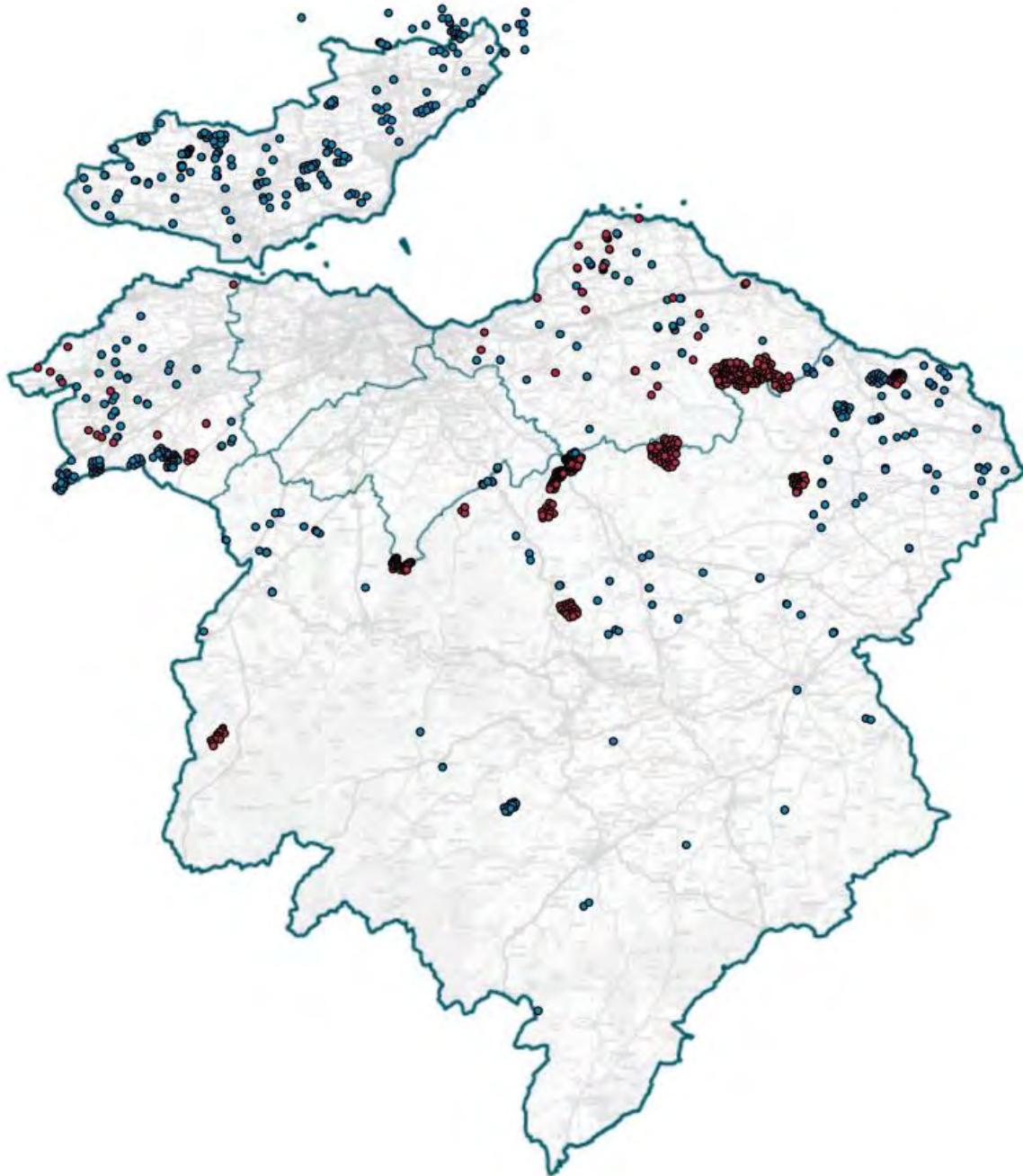
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Figure 9.7

Renewable Energy

Legend

- Operational
- Consented



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CO₂ Emissions

Table 9.4 '2012 Per Capita Local CO₂ Emission Estimates (tonnes)' shows CO₂ emissions at a Local Authority level in the SESplan area, split by emissions from transport, domestic and industrial & commercial sources. Scottish Borders Council has shown the highest emissions in areas of transport and domestic which reflects the rural character of the area where areas are less accessible with fewer sustainable transport options and there are older and less energy efficient building forms. This contrast with Edinburgh which has the highest density of the Local Authorities and has the lowest emissions for transport per person because of the variety of sustainable transport options available. Fife and East Lothian Councils show higher industrial and commercial emissions which is partially due to coal power stations at Longannet and Cockerzie⁽⁷⁾.

Total emissions for the whole of SESplan were around the same level in 2012 as 2009 but lower than 2005. The economic downturn from 2008 onwards has been considered as a factor in the lowering of emissions along with energy efficiency and low carbon measures.

Table 9.4 2012 Per Capita Local CO₂ Emission Estimates (tonnes)

Authority	Industry & Commercial	Domestic	Transport	Total
Edinburgh	2.6	2.5	1.5	6.6
Midlothian	1.8	2.3	1.7	5.8
Fife ⁽⁸⁾	5.7	2.5	1.6	9.8
East Lothian	6.8	2.4	1.9	11.1
West Lothian	2.7	2.3	2.2	7.2
Borders	3.3	2.9	2.3	8.5
Scotland Average	3.3	2.5	1.9	7.7
SESplan Average	3.8	2.5	1.9	7.6

7 still operating in 2012 when the data is from

8 For all of Fife

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CULTURAL HERITAGE

Built and Historic Environment

Cultural heritage as an SEA objective aims to safeguard and enhance the historic environment through protecting and enhancing listed buildings and their settings. Scheduled monuments and their settings should be protected and the historic environment promoted. There is a wide range of cultural heritage designated sites as set out in figure 9.8 and 9.9. The Old and New Towns of Edinburgh is the only World Heritage Site in the area but the Forth Rail Bridge is currently under consideration as a candidate site. Figures 9.8 and 9.9 also show Historic Battlefields and Gardens & Designated Landscapes as well as the more locally important designations of listed buildings and scheduled ancient monuments. The SEA assessment will focus less on the local level designations and more on general heritage impact and the major designations. The maps show a high proportion of the designations are within Edinburgh, East Lothian and Midlothian. West Lothian has a low number of designations in comparison.

Table 9.5 SESplan Historic Environment

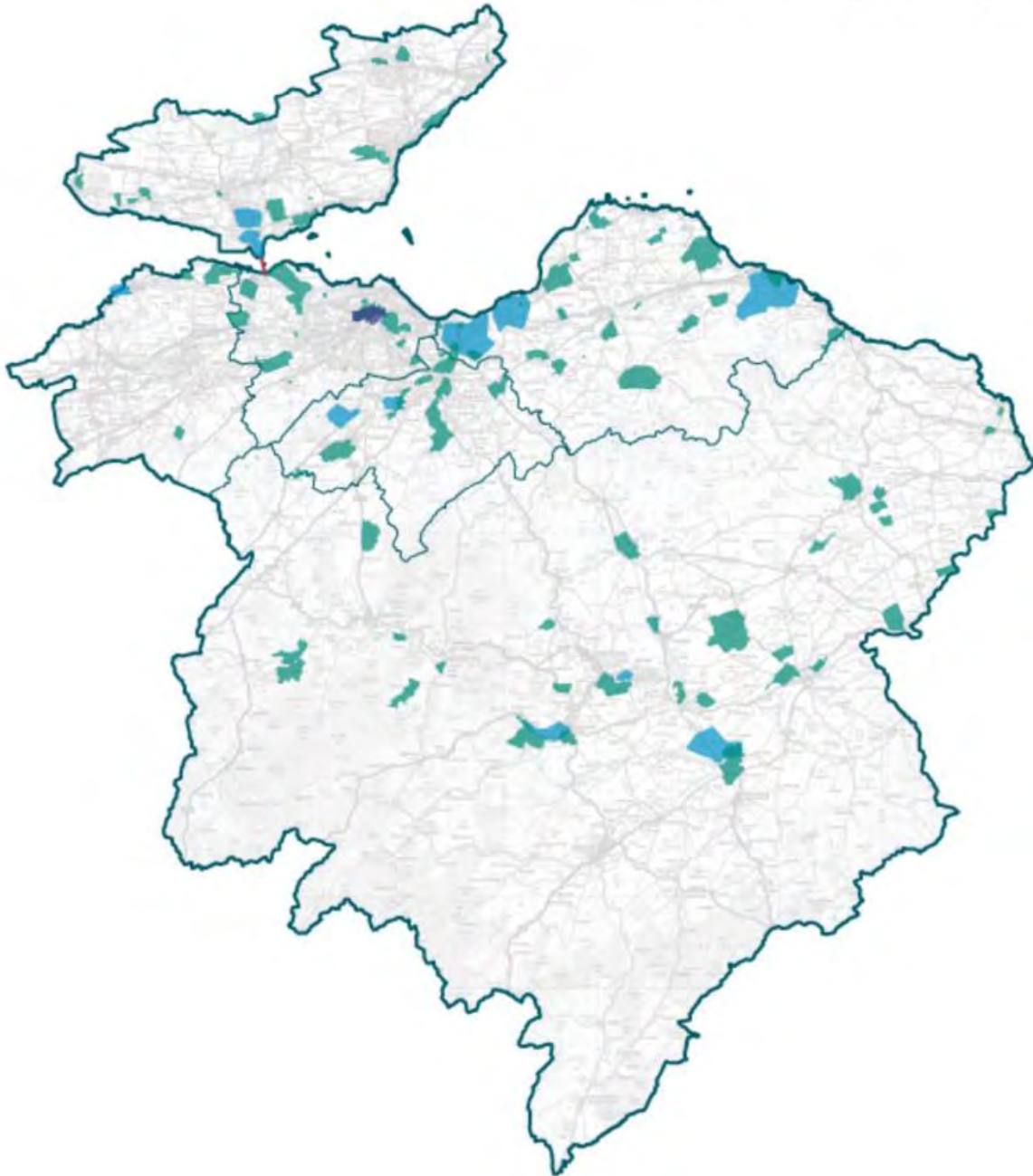
DESIGNATION	NUMBER
Category A Listed Building	1558
Scheduled Ancient Monument	1445
Historic Gardens and Designated Landscapes	123
Historic Battlefields	11
World Heritage Sites	1 (+1 Proposed)

Figure 9.8

Heritage

Legend

-  World Heritage Sites
-  Gardens and Designed Landscapes
-  Historic Battlefields
-  Proposed Forth Bridge World Heritage Site



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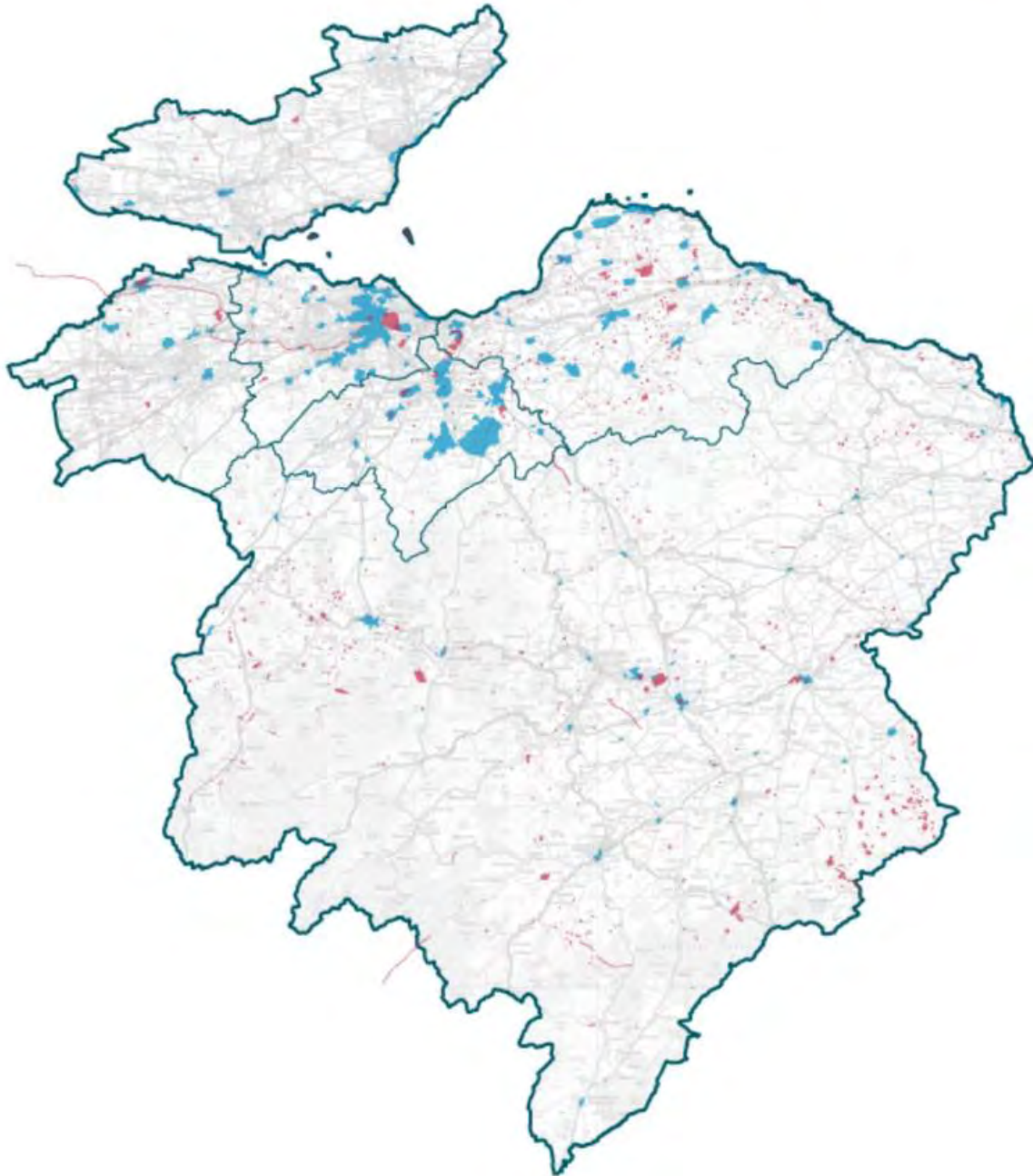
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Figure 9.9

Heritage Local

Legend

-  Scheduled Monuments
-  Conservation Areas



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POPULATION & HUMAN HEALTH

Health is a significant factor in the quality of life for the people within Scotland. Table 9.6 'Key SESplan Health Indicators' below looks at key indicators related to health in the region. With the exception of Fife, the percentage of people income deprived is below the Scottish average. Income deprivation is linked to poorer communities and is often linked to childhood obesity and a deterioration in mental health.

Table 9.6 Key SESplan Health Indicators

Local Authority	Life Expectancy (Male-Female)		Childhood Obesity in P1(%)	Mental Health (%) ⁽⁹⁾	Income Deprived (%)
East Lothian	76.1	80.6	7.1	9.2	11.3
Edinburgh	75.9	80.9	9.1	7.8	11.9
Midlothian	75.5	79.6	10.6	10	12.5
Scottish Borders	76.6	80.7	7.7	9.4	11.4
West Lothian	74.9	78.7	7.7	10	14.4
Fife	75.4	80.6	8.0	9.7	15.1
Scottish Average	74.5	80.6	8.0	9.7	15.1

Population & Housing

The SESplan population is expected to grow from 1.25 million in 2012 to 1.46 million by 2037⁽¹⁰⁾. This rise in population plus the decreasing average household size will require a significant increase in housing completions to accommodate it. The decreasing household size is partially caused by the increasing number of single young people and elderly households.

Information from the Housing Need and Demand Assessment indicates that over half of the housing need to 2038 will be for forms of affordable housing. The graph below shows that overall and social housing completions have fluctuated since the beginning of the SDP1 plan period. Overall completions are still significantly short of the 7,170 completions required annually by SDP1 and the accompanying Housing Land Supplementary Guidance.

9 Mental Health refers to patients prescribed drugs for anxiety, depression or psychosis.

10 from NRS 2012 base projections

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Figure 9.10 Annual Housing Completions

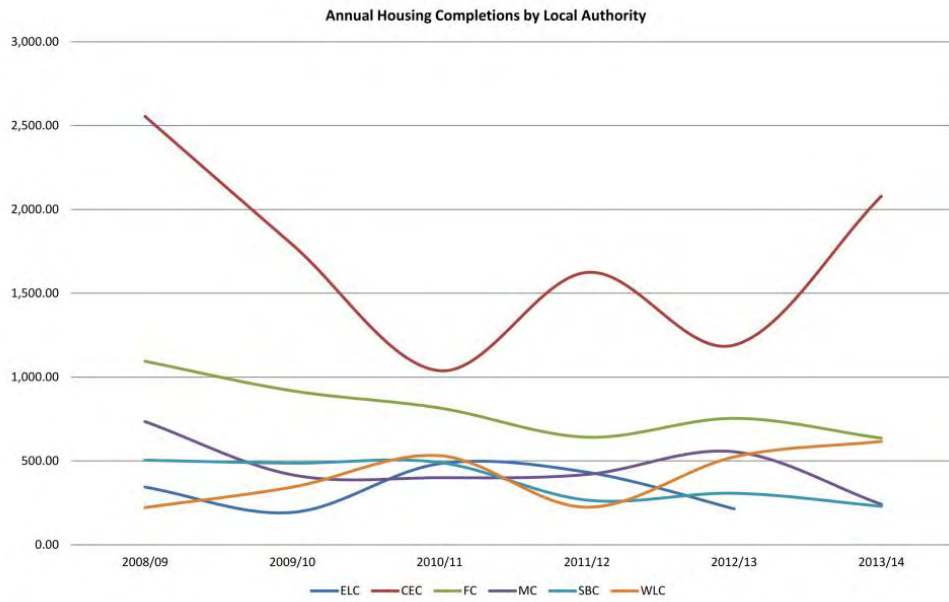


Figure 9.11 Social Housing Completions

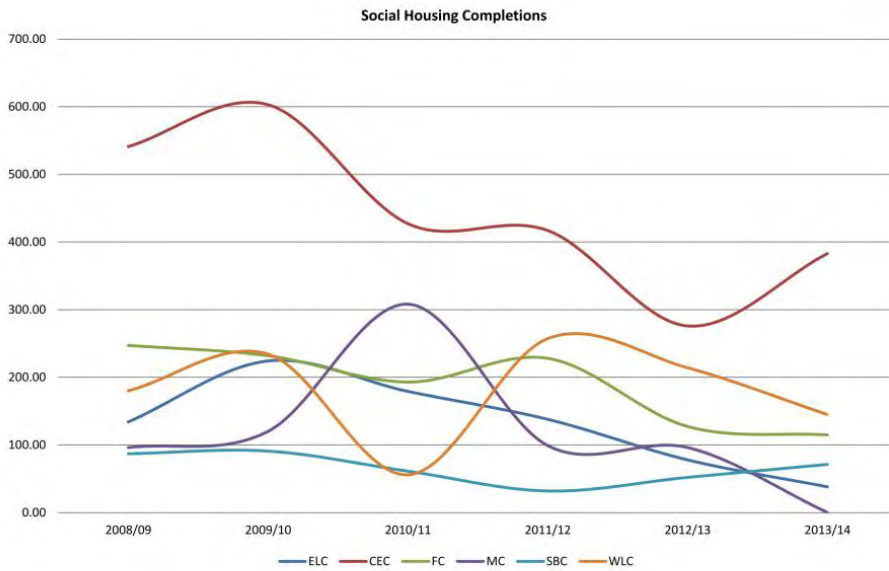


Figure 9.12 Source: Scottish Government

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Vacant & Derelict Land

Vacant and derelict land (VDL) presents an opportunity for development and regeneration of previously developed areas, and reduces pressure on greenfield land. With the exceptions of Fife and West Lothian, the SESplan area has lower levels of VDL than the majority of Central Scotland. There are fewer VDL opportunities in East Lothian and Scottish Borders resulting in higher proportions of new housing requiring greenfield sites. A key objective of the [Central Scotland Green Network](#) is restoring and greening VDL.

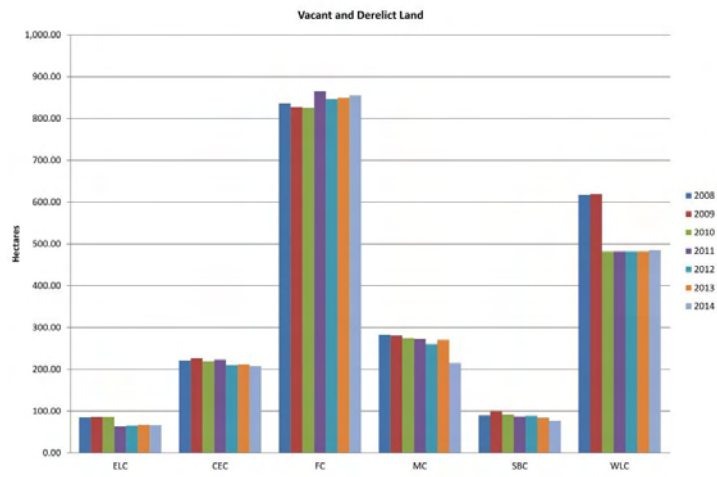
Table 9.7

Vacant Land (HAs)								
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Change</u>
<u>ELC</u>	8	9	9	9	8	10	10	+23%
<u>CEC</u>	96	95	96	97	97	100	97	+1%
<u>FC</u>	98	84	84	88	86	100	99	+1%
<u>MC</u>	21	20	15	17	7	17	11	-44%
<u>SBC</u>	14	30	29	29	30	30	28	+108%
<u>WLC</u>	65	65	65	66	66	66	72	+12%
<u>SESplan</u>	302	303	298	306	304	323	317	+5%

Table 9.8

Derelict Land (HAs)								
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>Change</u>
<u>ELC</u>	77	77	77	54	57	57	56	-28%
<u>CEC</u>	125	131	123	126	113	112	110	-12%
<u>FC</u>	738	743	741	777	760	750	756	+2%
<u>MC</u>	261	260	259	255	253	253	204	-22%
<u>SBC</u>	75	70	62	58	58	54	49	-35%
<u>WLC</u>	552	554	417	416	416	416	413	-25%
<u>SESplan</u>	1828	1835	1679	1686	1657	1642	1588	-13%

Picture 9.1 Vacant and Derelict Land

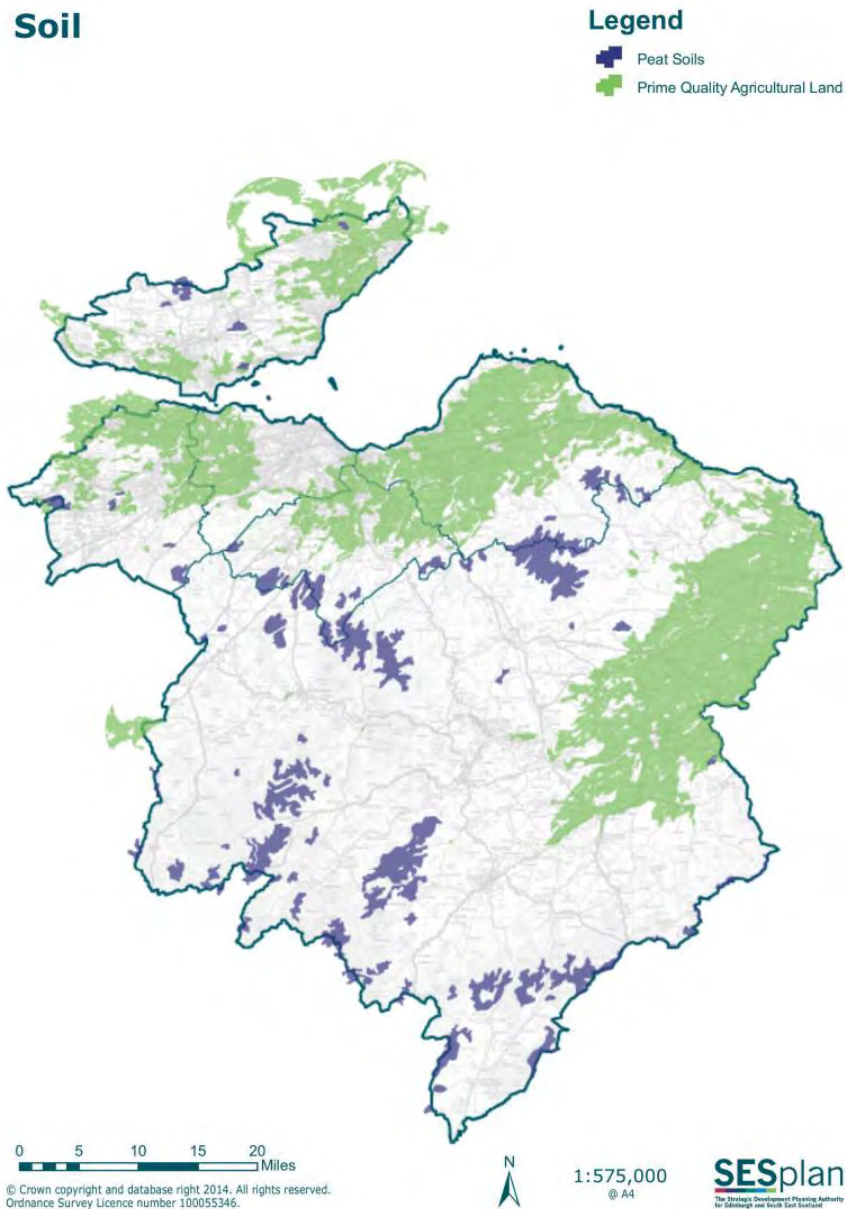


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Soil

9.2 Soil objectives in the SEA aim to adhere to contaminated land regulations and minimise the impact on soil quality. This can be achieved by prioritising development on previously developed land, protecting soil quality and minimising the loss of agricultural land. Soils in the SESplan area have a varied quality of agricultural capability with better quality soil capable of supporting a wider range of arable crops. Areas of prime agricultural land are located predominantly in East Lothian, West Edinburgh and parts of West Lothian. There are also large areas in the east of the Scottish borders and central Fife as shown in figure 9.14. The poorest quality soils are in upland areas such as the Pentlands and uplands of the Scottish Borders. The majority of peat and carbon rich soils within the region are found in the Scottish Borders.

Figure 9.13



WATER

Water Quality

Watercourses should be protected and enhanced in line with river basin planning objectives, minimising flood risk, increasing sustainable drainage opportunities and improving existing water/waste water infrastructure. Figure 9.15 below shows the ecological quality of water bodies throughout the region. We can see that water quality is significantly higher in the Scottish Borders and quality is worse in industrial areas such as Fife or West Lothian. Most of the poorer quality is in the north and centre of the region. Over the last few years there has been little change in water quality from previous years. New development does not have significant impacts on water quality. It is predominantly impacted by process, farming and water abstraction.

Details on flooding and flood risk in the region are available in the SESplan wide Strategic Flood Risk Assessment in the Spatial Strategy Technical Note Appendix A.

Figure 9.14 River Quality (Source: SEPA)

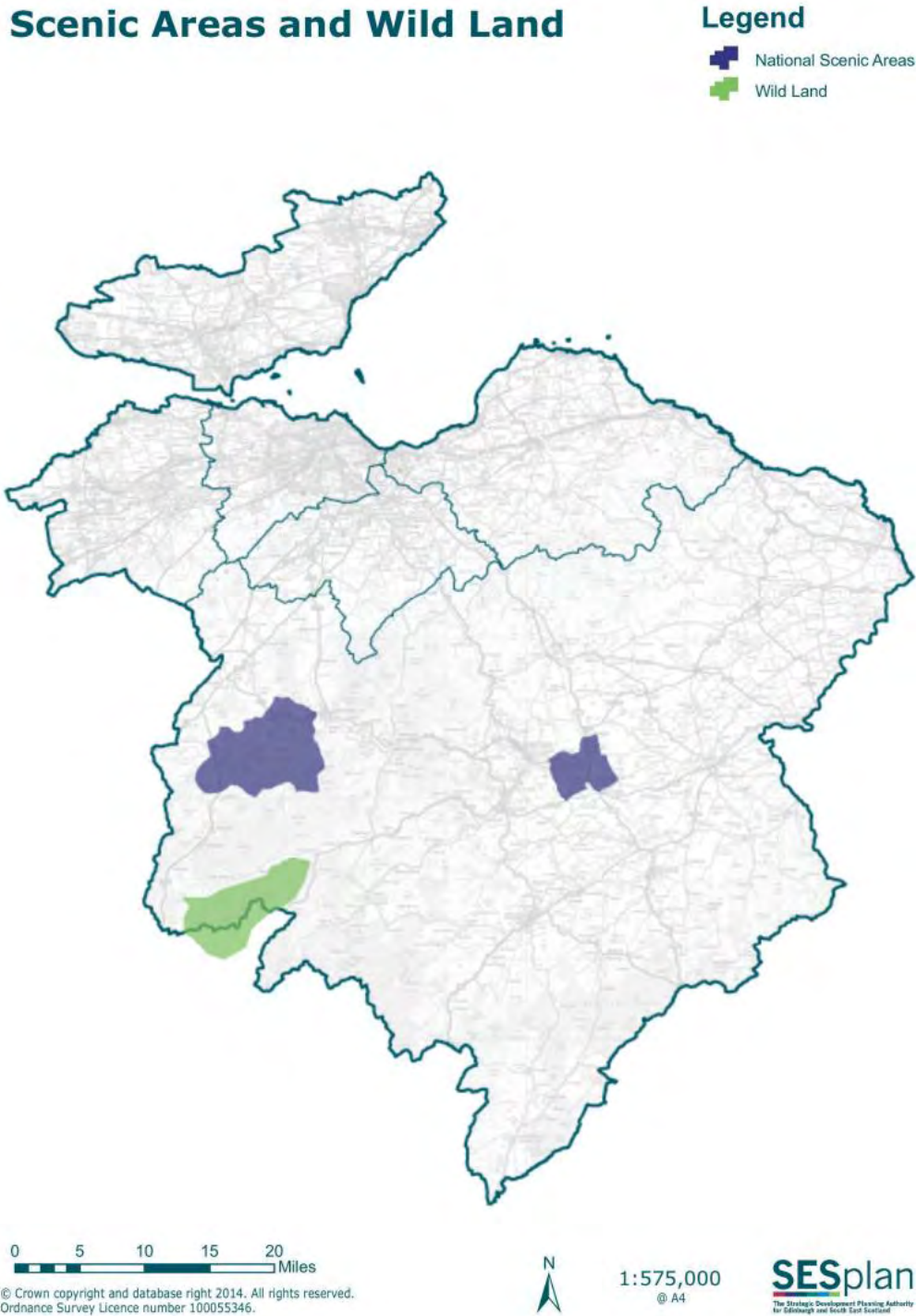


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LANDSCAPE & TOWNSCAPE

Landscape objectives aim to protect and enhance the townscape of settlement landscapes and regenerate degraded sites through design led development. SESplan has a broad mixed landscape varying from the Scottish Borders to City of Edinburgh, a number of areas within the region having been identified as having local or national value. Figure 9.16 below shows there are two national scenic areas within the Scottish Borders, local landscape designations and and one area of wild land identified by SNH.

Figure 9.15

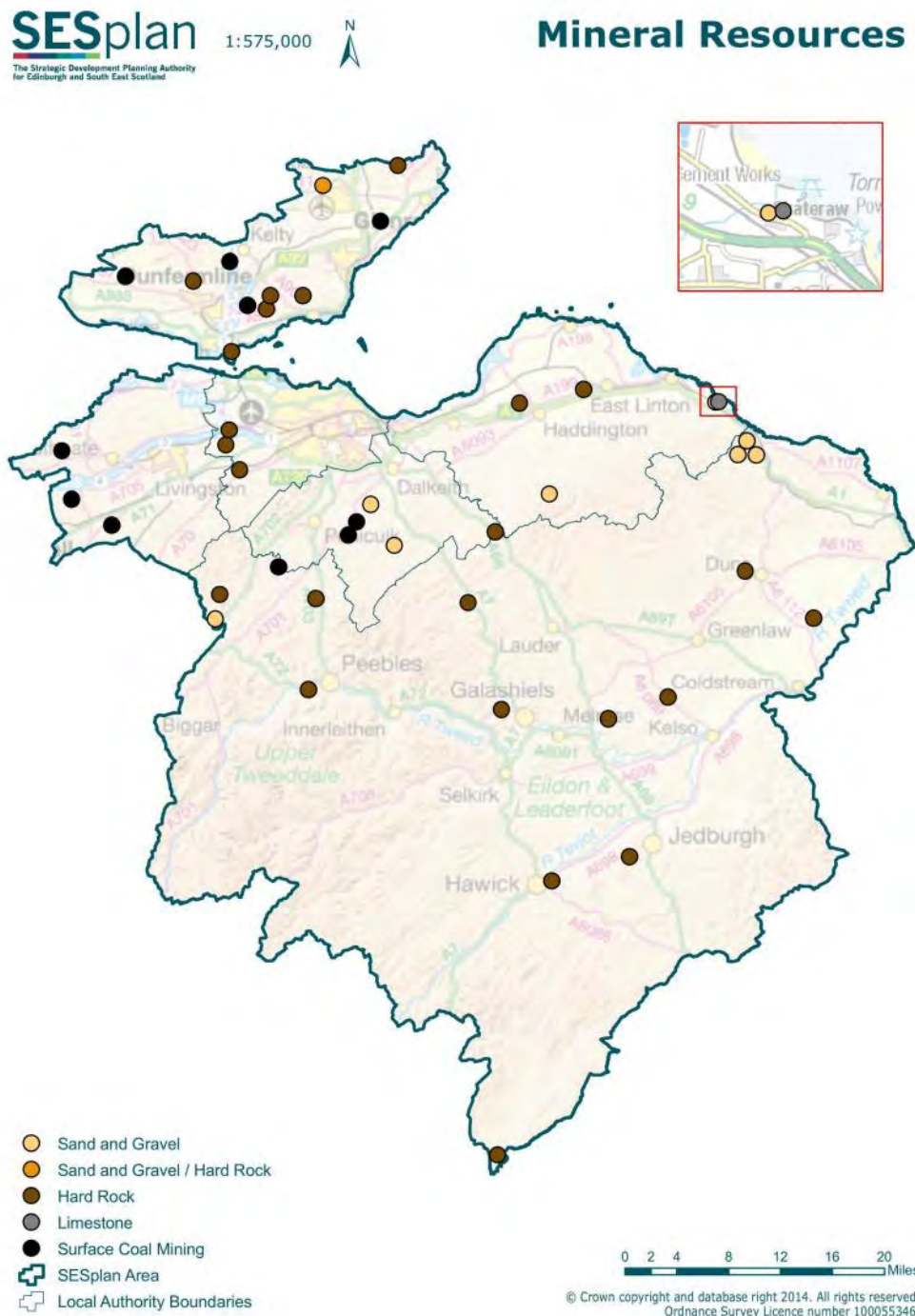


MATERIAL ASSETS

Sustainable Use of Mineral Resources

This objective aims to use resources sustainably by conserving mineral resources, increasing recycling rates, minimising the loss of agricultural land and increase the use of waste as an energy resource. Mineral resources are finite resources and can only be worked where they occur. The use of recycling or alternatives only partially contributes to meeting demand. Securing local supplies is an important contributor towards sustainable development. The diagram below sets out the current locations for minerals extraction.

Figure 9.16



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Recycling of Waste

Scotland's Zero Waste Plan and the European Council Landfill Directive establish a framework for reforming the waste management system in Scotland and sets a target for improving the sustainability of waste management until 2020. The figure 9.18 shows recycling rates in the SESplan area from 2004-13. There has been a significant improvement across all authorities. Fife has performed particularly well and Edinburgh has seen a significant improvement but is still below average.

Figure 9.17 Recycling Rates

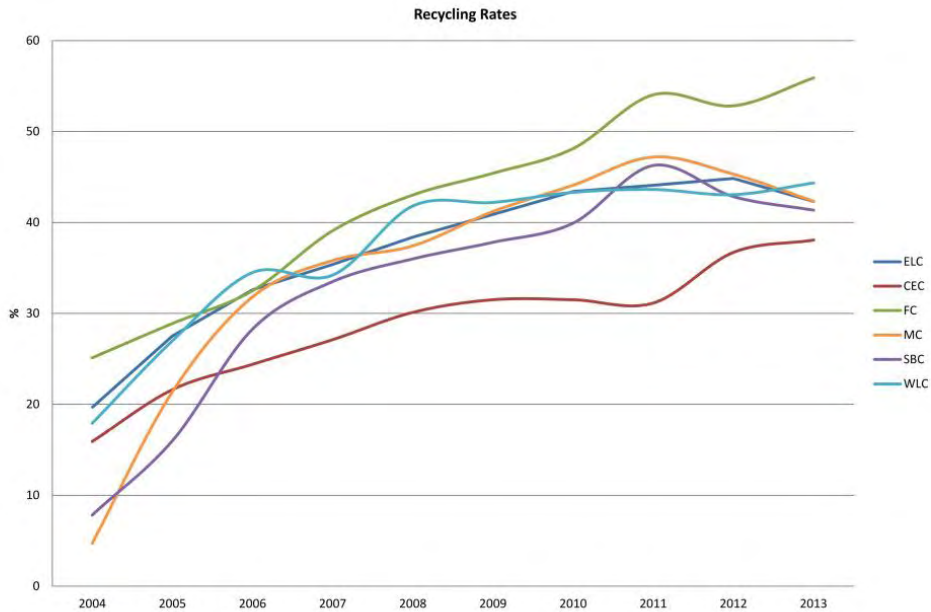
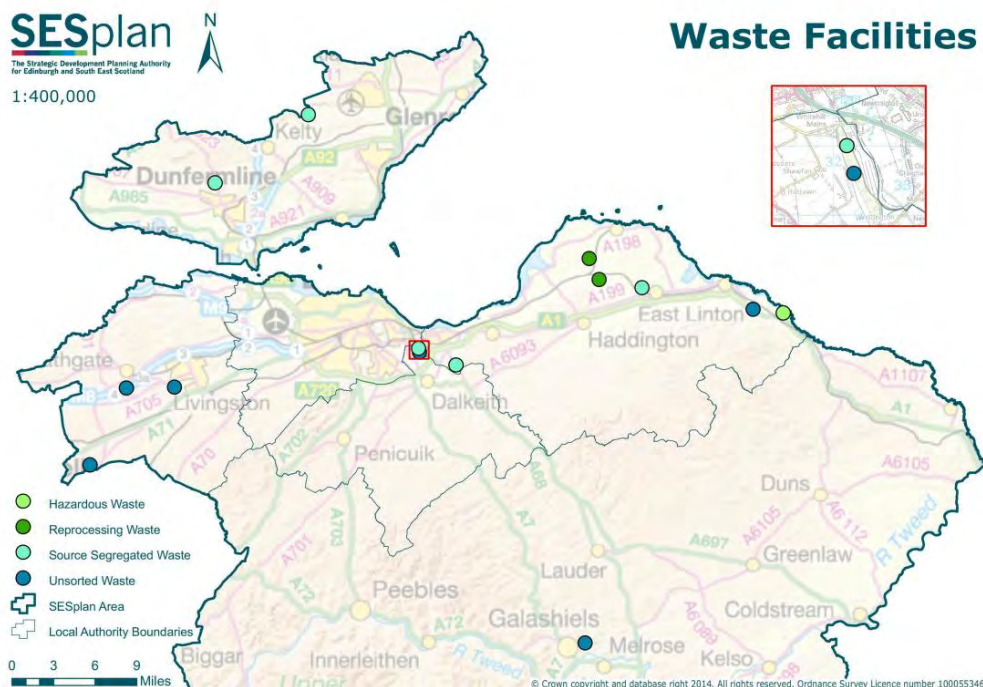


Figure 9.18 Waste Facilities



Appendix C - Review of Relevant Plans, Policies and Strategies

Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
Overarching		
NPF3	<p>Deliver sustainable economic growth with a focus on city regions.</p> <p>Meet carbon reduction and renewable energy targets through low carbon living and new renewable and efficient energy infrastructure</p> <p>Deliver green infrastructure and protect and enhance Scotland's environmental assets</p> <p>Increase digital and transport connectivity</p>	All: Identifies 8 National Developments that impact on the SESplan area. Requires SESplan to deliver a large supply of housing within a constrained infrastructure network.
SPP (2014)	<p>Sets out spatial and policy requirements which should be met and set out in SDPs.</p> <p>Includes a presumption in favour of sustainable development.</p>	All: underpins the development and implementation of the SDP.
Getting the Best from Our Land: A Land Use Strategy for Scotland	<p>Represents the Scottish Government's statement of policy on land use. Contains 3 objective:</p> <ul style="list-style-type: none"> • Land based businesses working with nature to contribute more to Scotland's prosperity • Responsible stewardship of Scotland's natural resources delivering more benefits to Scotland's people • Urban and rural communities better connected to the land, with more people enjoying the land and positively influencing land use 	Biodiversity, Climatic Factors, Material Assets, Soil, Water, Landscape & Townscape and Population & Human Health: Consider land use processes and their roles when considering scales and locations for growth and how its positives could be enhanced and negative impacts mitigated.
Air		
The Air Quality Strategy for England, Scotland, Wales and	Sets out the air quality strategy for the UK with objectives and targets, referring to the Environment Act 1995 legislation.	Air & Population & Human Health: ensure that development does not exacerbate existing Air Quality

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
Northern Ireland. Working Together for Clean Air (2007)	<p>It seeks a reduction in the levels of eight harmful pollutants present in the air, which in turn promote:</p> <ul style="list-style-type: none"> the protection of human health; and the protection of vegetation and ecosystems 	Management Areas (AQMA), nor result in designation of further AQMA
Local Air Quality Management Act (Part of the Environmental Act 1995)	Sets out duties requiring local authorities to review and assess air quality in their area from time to time, the reviews forming the cornerstone of the system of local air quality management.	<p>Air: sets out requirements to reduce air pollution which SDP should adhere to.</p> <p>Population & Human Health: looks to maintain and improve air quality for the benefit of human health</p>
Long Term Vision for Active Travel in Scotland 2030	Sets out how infrastructure, planning, integrating transport, maintenance and behavioural change can contribute towards increasing levels of active travel to meet Scottish Government targets.	<p>Air: increase active travel levels particularly through the location, layout and design of development.</p> <p>Population & Human Health: increase active travel levels particularly through the location, layout and design of development.</p>
Edinburgh Air Quality Action Plan (2008-2010)	Sets out declared Air Quality Management Areas (AQMA) and details the initiatives required to meet targets to improve air quality.	<p>Air: sets out initiatives to reduce air pollution including influence the location of development</p> <p>Population & Human Health: looks to improve air quality for the benefit of human health</p>
Scotland's National Transport Strategy (2006)	<ul style="list-style-type: none"> Promote social inclusion by connecting remote and disadvantaged communities and increasing the accessibility of the transport network: Protect our environment and improve health by building and investing in public transport and other types of efficient and sustainable transport which minimise emissions and consumption of resources and energy Improve safety of journeys by reducing accidents and enhancing the personal safety of pedestrians, 	<p>Material Assets: integrate with the aims of the National Transport Strategy.</p> <p>Population & Human Health: Locate development in areas with access to sustainable transport methods</p>

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
	cyclists, drivers, passengers and staff.	
Strategic Transport Projects Review (STPR) (2008)	<p>STPR complements the National Transport Review and seeks to:</p> <ul style="list-style-type: none"> • improve journey times and connections – to tackle congestion and the lack of integration and connections in transport which impact on our high level objectives for economic growth, social inclusion, integration and safety • reducing emissions – to tackle the issues of climate change, air quality and health improvement which impact on our high level objective for protecting the environment and improving health, and • improving quality, accessibility and affordability – to give people a choice of public transport, where availability means better quality transport services and value for money or an alternative to the car 	<p>Material Assets: seek to integrate with the aims of the STPR.</p> <p>Population & Human Health: support the STPR interventions aimed at reducing congestion, emissions etc and improving human health. As well as to locate development accessible by sustainable transport</p> <p>Climatic Factors and Air: Support the STPR interventions aimed at reducing congestion, emissions etc such as tackling issues of climate change and the availability of forms of public transport (including improving changing between modes) and increasing active travel through green networks to reduce dependency on cars.</p>
SESTRAN Regional Transport Strategy (2008-2023)	<p>The Strategy contains the following objectives related to this process:</p> <ul style="list-style-type: none"> • to ensure that development is achieved in an environmentally sustainable manner: reducing greenhouse gas emissions and other pollutants and enabling sustainable travel/ reduce car dependency • to promote a healthier and more active SESTRAN area population 	<p>Material Assets: seek to integrate with the aims of the transport strategy</p> <p>Climatic Factors and Air Quality: ensure that development is achieved in an environmentally sustainable manner, helping to maintain air quality where possible</p> <p>Population & Human Health: locate development with sustainable access to recreation and active travel opportunities.</p>
PAN 75 Planning for Transport	<p>PAN 75 accompanies SPP and aims to create greater awareness of how linkages between planning and transport can be managed. It highlights the roles of different bodies and professions in the process and points to other sources of information.</p>	<p>Material Assets: locate development in a manner which assists in reducing the need to travel and contributes to sustainable transport nodes.</p>
Biodiversity, Flora and Fauna		

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
Nature Conservation (Scotland) Act (2004)	Introduced a 'duty to further the conservation of biodiversity' for all public bodies, and sets out more specific provisions within this (e.g. for SSSIs). Also states a requirement for the preparation of a Scottish Biodiversity Strategy, to which all public bodies should pay regard.	Biodiversity, flora & fauna: avoid locating development where the region's natural heritage assets may be adversely affected.
Scotland's Biodiversity- It's in Your Hands 2004 & 2020 Challenge for Scotland's Biodiversity 2013	Sets out Scottish aims relating to biodiversity over 25 year period. Seeks to go beyond a previous emphasis on protecting individual sites to achieve conservation at a broader scale. Aims to halt loss and reverse decline of key species, to raise awareness of biodiversity value at a landscape or ecosystem scale, and to promote knowledge, understanding and involvement amongst people.	Biodiversity, flora & fauna: avoid locating development where the region's natural heritage assets may be adversely affected.
Choosing Our Future – Scotland's Sustainable Development Strategy (2005)	Details the Scottish Government's strategy for tackling issues such as climate change, biodiversity, resource use and pollution.	<p>Biodiversity, flora & fauna: avoid locating where the region's natural heritage assets may be adversely affected.</p> <p>Climatic Factors & Air: locate development to minimise the impact on climate change and to build in mitigation and climate change adaptation.</p> <p>Material Assets: aim to minimise resource depletion and encourage the responsible use of natural resources by locating development in sustainable locations</p>
SNH Advice for Planners & Developers - Good Practice Guidance	The conservation of Scotland's plants, animals, landscapes, geology, natural beauty and amenity is important and should be considered in all development plans.	Biodiversity, flora & fauna & Landscape & townscape: avoid locating development where the region's natural heritage assets and designated landscapes may be adversely affected.
Better Places for People and Nature (SNH 2012)	Promotes the role of placemaking and using Scotland's natural heritage to play its full role in developing better places for people to live, work, play and learn in.	Biodiversity, flora & fauna & Landscape & townscape: Use natural heritage to help create better places.

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
		<p>Population & Human Health: SDP should look to create better places in improving health and tackling social, economic and environmental disadvantage</p>
The Scottish Forestry Strategy (2006) (and associated SEA)	<p>Key themes include to:</p> <ul style="list-style-type: none"> ● reduce the impact of climate change; ● get the most from Scotland's increasing and sustainable timber resource; ● make access to and enjoyment of woodlands easier ● for all to improve health; ● protect the environmental quality of our natural ● resources; and ● help to maintain, restore and enhance Scotland's biodiversity 	<p>Biodiversity, flora & fauna: avoid locating development where it would adversely affect the region's forest assets</p> <p>Population & Human Health: locate development where access to biodiversity and green infrastructure benefits is possible by sustainable means</p>
Local Biodiversity Action Plans (LBAPs)	<p>The LBAPs translate national targets for species and habitats into effective local action, stimulates local working partnerships into tackling biodiversity conservation, raises awareness, identify local resources, identify local targets for species and habitats, ensure delivery and monitor progress.</p>	<p>Biodiversity, flora & fauna: avoid adversely affecting key habitats and species as identified therein by locating development where detrimental impacts will be avoided.</p>
Local Environmental Strategies	<p>Key themes include:</p> <ul style="list-style-type: none"> ● safeguard, promote and improve the social, economic, environmental and democratic wellbeing of all the people in the local authority area 	<p>Biodiversity, flora & fauna: avoid adversely affecting the biodiversity assets of the region</p> <p>Population & Human Health: locate development where access to biodiversity and green infrastructure benefits is possible by sustainable means</p>
Local Woodland/ Forestry Strategies	<p>The creation, through forestry and woodland initiatives, of an attractive environment providing biodiversity and green infrastructure benefits and to improve the health and well being of the area.</p>	<p>Biodiversity, flora & fauna: Avoid locating development which may adversely affect the region's forest assets</p> <p>Population & Human Health: Locate development where access to biodiversity and green infrastructure benefits is possible by sustainable means</p>

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
Planning Scotland's Seas Scotland's National Marine Plan - Consultation Draft	Sets a strategic plan to cover inshore waters (to 12 nautical miles) and offshore waters (12-200 nautical miles). Marine planning will interact with other planning and consenting regimes. The Scottish marine planning system should promote development and activities that support sustainable economic growth.	<p>Biodiversity, flora & fauna: avoid development of land where marine and coastal based natural heritage assets may be adversely affected.</p> <p>Landscape and Townscape: protect and enhance the distinctiveness of coastal areas.</p> <p>Water: avoid development where designated water bodies may be adversely affected. Allocated land should aim to fit with relevant policy aims for water bodies.</p>
Climatic Factors		
Changing Our Ways – Scotland's Climate Change Programme (2006)	Details the Scottish Executive's (now Government's) programme for reducing and adapting to climate change.	Climatic Factors, Air & Material Assets: consider development where the possibility of infrastructure to assist towards low and zero carbon development can be explored.
Climate Change (Scotland) Act 2009	<ul style="list-style-type: none"> ● sets a target for the year 2050, an interim target for the year 2030, and to provide for annual targets, for the reduction of greenhouse gas emissions; ● to provide about the giving of advice to the Scottish Ministers relating to climate change; ● to confer power on Ministers to impose climate change duties on public bodies; ● to make further provision about mitigation of and adaptation to climate change; ● to make provision about energy efficiency; ● to make provision about the reduction and recycling of waste 	Climatic Factors, Air & Material Assets: development should include the use of measures to assist towards low and zero carbon development, including the use of resource efficiency and natural processes.
Low Carbon Economic Strategy (2010)	<ul style="list-style-type: none"> ● To secure sustainable economic growth ● To meet Scotland's climate change targets ● Secure the transition to a low carbon economy in Scotland 	Climatic Factors, Air & Material Assets: consider development land where the possibility of infrastructure to assist towards low and zero carbon development can be

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
		explored. Consider policy positions that lead to lower CO ₂ emissions.
Energy Efficiency and Microgeneration: achieving a Low Carbon Future: A Strategy for Scotland (2008)	Strategy sets out the action to take to help Scotland meet carbon savings targets etc outlined in Changing Our Ways – Scotland’s Climate Change Programme (2006) through improving energy efficiency and encouraging a greater uptake of microgeneration.	Climatic Factors, Air & Material Assets: consider development where the possibility of infrastructure to assist towards low and zero carbon development can be explored.
Biomass Action Plan for Scotland (2007)	<p>The Biomass Action Plan sets out a coordinated programme for the development of the biomass sector in Scotland and aims to:</p> <ul style="list-style-type: none"> ● provide a summary of the wide range of existing activities, actions and initiatives; ● provide a focus for a strategic coordinated approach to developing biomass for energy production across the heat, electricity and transport sectors; ● identify roles and responsibilities for government, industry and public stakeholders to develop a vibrant bioenergy industry in Scotland; and ● identify future actions and gaps 	Climatic Factors, Air & Material Assets: consider development where the possibility of infrastructure to assist towards low and zero carbon development can be explored, particularly with regard to biomass.
Scotland’s Climate Change Adaptation Programme - Consultation	Sets out Scottish Minister objectives, proposals & policies for addressing the impacts identified by the UK Climate Change Risk Assessment that have been identified as a priority for Scotland over the next 5 years.	Climatic Factors, Air & Material Assets: consider the spatial strategy and the potential to either avoid impacts which may affect climate change, or combine with climate change adaptation/mitigation measures
Cultural Heritage (including architectural and archaeological heritage)		
Scottish Historic Environment Policy (SHEP) (July 2011)	SHEP is the overarching policy statement for the historic environment. It provides a framework for more detailed strategic policies and operational policies that inform the day-to-day work of a range of organisations that have a role and interest in managing the historic environment.	Cultural Heritage: minimise impact as little as possible on the historic environment.

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
Our Place in Time: The Historic Environment Strategy for Scotland	To ensure that the cultural, social, environmental and economic value of Scotland's historic environment continues to make a strong contribution to the wellbeing of the nation and its people.	Cultural Heritage: through development protect and enhance the historic environment.
PAN 71 Conservation Area Management	This provides further advice on the management of conservation areas. It identifies good practise for managing change, sets out a checklist for appraising conservation areas and provides advice on funding and implementation.	Landscape and Townscape: aim to avoid a negative impact on conservation areas in the SESplan area.
Landscape and Townscape		
Creating Places A Policy Statement on architecture and place (2013)	Policy statement on architecture and place which looks to consolidate and develop the value of architecture and place in Scotland. The policies contained within the document promote good design and are material considerations in determining applications	Landscape and Townscape: the value of quality places and design should be considered
Designing Places: A Policy Statement for Scotland (2001)	Policy statement on design which sets out the overarching policy on design including the six qualities that make a successful place –distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient.	Landscape and Townscape: the six qualities of good design that make a successful place should be considered
Pan 52 Planning and Small Towns	Identifying factors which threaten the important legacy of small towns: <ul style="list-style-type: none"> ● Providing for regeneration and expansion ● Enabling lively, active and vibrant town centres within small towns ● Enabling efficient and effective transport to support economic growth and accessibility ● Promoting high quality design that promotes townscape quality 	Landscape and Townscape: take cognisance of the aims of the document when considering spatial strategy options which may affect small towns
PAN 65 Planning and Open Space (2003)	Provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces.	Landscape and Townscape and Population and human health: aim to develop land which has the potential to access or incorporate high quality open space

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
PAN 72: Housing in the Countryside	Advice on design of houses in the countryside with a purpose to create more opportunities for good quality rural housing which respects Scottish landscapes and building tradition.	Landscape and Townscape: seek to create opportunities for good quality rural housing in the SESplan area, if applicable in the determination of allocations.
Local Landscape Character Assessments	The aim of Landscape Character Assessments is to classify landscape within certain areas, to identify the forces for change which may affect their distinctive character, give guidelines for conservation/enhancement of the different types of landscape and to find opportunities for landscape conservation, restoration or enhancement	Landscape and Townscape: seek to support conservation and enhancement of different types of landscape in the SESplan area.
The Special Qualities of the National Scenic Areas	The work provides a complete picture of Scotland's nationally designated landscapes. This is done through an update of the original reasons for the designation and through provision of a methodology to assess special qualities of the National Scenic Areas, two of which are located in the SESplan area	Landscape and Townscape: support conservation and enhancement of the two nationally designated landscapes in the SESplan area and their special qualities.
Second State of Scotland's Greenspace Report	Sets out the amount and types of greenspace for all of urban Scotland. Charts Local Authority progress on open space strategies	Landscape and Townscape and Population and human health: aim to develop land which has the potential to access or incorporate high quality open space
Material Assets		
Rural Development Programme for Scotland, The Strategic Plan, 2007-2013 (2006)	<ul style="list-style-type: none"> ● Promote an environmentally sustainable industry by targeting capital investment to mitigate farm pollution and secure environmental improvement; ● developing products that reflect the high quality of the natural and cultural heritage; and ● supporting the production of feedstock for renewable energy production 	Climatic Factors: take cognisance of the need to produce feedstock for renewable energy production and any potential for conflict with development
Zero Waste Plan (2010)	The aims of the Plan are to create a stable framework that will provide confidence for the investment necessary to deliver a zero waste Scotland over the next 10 years. To achieve this Scotland's demand on primary resources by minimising Scotland's demand on	Material Assets: consider measures for sustainable waste management

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
	primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste.	
Scotland's Heat Map (2014)	Identifies at a national level the locations of industrial and commercial excess heat to encourage efficient heating systems and reduce the carbon intensity of heating.	Material Assets: Consider the location of housing to maximise the efficient use of heat
Population & Human Health		
Our National Health: A Plan for Action, A Plan for Change (2000)	Poverty, poor housing, homelessness and the lack of educational and economic opportunity are the root causes of major inequalities in health in Scotland. The core aims are to build a national effort to improve health and to reduce inequalities in health.	Population & Human Health: consider the location of housing to improve health
Good Places Better Health (2008)	Understanding how the physical environment influences health. Through partnership working seeks to create healthier environments and access to green space.	Population & Human Health: consider the roles of green networks and placemaking in strategic development.
Health and Wellbeing Plans and Joint Health Improvement Plans	Health and wellbeing are fundamental to quality of life. Improving health and addressing health inequality involves wide-ranging action across not just health and care services but also public services including education, employment, housing, community safety and environment.	Population & Human Health: consider how development can positively affect health in the SESplan area
Member Authority Core Paths Plans and Access Strategies	Core Paths Plans and Access strategies look to promote themes of: <ul style="list-style-type: none"> ● green spaces ● human health and well being ● accessibility ● inclusion ● biodiversity 	Population & Human Health: contribute towards improving the health and well being of the SESplan area by promoting development which is close to core paths and accessibility to the countryside and green spaces.
Central Scotland Green Network (CSGN)	The Central Scotland Green Network looks to: <ul style="list-style-type: none"> ● Increase access to attractive, safe and well maintained greenspace or accessible countryside; 	Population & Human Health; Landscape and Townscape; and Biodiversity, Flora and Fauna: consider the potential for development to be accessible to the Central

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
	<ul style="list-style-type: none"> ● improve the green infrastructure of all our major towns and cities by investing in green and blue space, tree planting and sustainable urban drainage ● deliver a threefold increase in the area of land used for community growing – allotments, orchards and gardens; ● deliver a strategic network of high-quality routes for active travel and recreation throughout Central Scotland; ● ensure that the green network is used by everyone to improve health and well-being through physical activity and contact with nature, volunteering and learning outdoors; and ● to foster community pride and ownership in the CSGN and to use the green network as a community resource, providing opportunities for education, volunteering, training, skills development and employment in land-based and low-carbon industries. 	<p>Scotland Green Network. Identify strategic green network priorities and cross boundary issues.</p>
<p>Member Authority Community Plans or Single Outcome Agreements (SOAs)</p>	<p>Community Plans and SOAs focus on achieving measurable improvements to the quality of life for all in the local authority area and provide a framework for delivering long term visions for the area. The Community Plan sets the context for continued joint working between the Local Authority Area and the local community and its partner agencies.</p>	<p>Population & Human Health and Landscape and Townscape: consider any community plan indicators on housing and placemaking when identify development opportunities in the SESplan area</p>
<p>Member Authority Strategic Housing Investment Plan (SHIP)</p>	<p>SHIPs set out how investment in affordable housing will be directed over the next 5 years to achieve the outcomes set out in there associated Local Housing Strategy.</p>	<p>Population & Human Health: take account of the outcomes set out in each local authority areas Local Housing Strategy.</p>
<p>Strategic Noise Action Plan for the Edinburgh Agglomeration</p>	<p>The three main objectives are as follows:</p> <ul style="list-style-type: none"> ● To determine the noise exposure of the population through noise mapping ● To make information available on environmental noise to the public 	<p>Population & Human Health: not add to noise levels and seek to preserve noise quality where it is good.</p>

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
	<ul style="list-style-type: none"> To establish Action Plans based on the mapping results, to reduce noise levels where necessary, and to preserve environmental noise quality where it is good 	
Soil		
PAN 33 Development of Contaminated Land (2000)	Document provides advice with regards to the development of contaminated land, which any developments will need to adhere to.	Soil: follow guidance on development in areas of contaminated land.
The Contaminated Land (Scotland) Regulations (2005)	Details activities that are prohibited to prevent the contamination of land and watercourses.	Soil: not conflict with these regulations.
Scottish Soil Framework (2009)	<p>The main aim of the Framework is to promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland. Sub aims include:</p> <ul style="list-style-type: none"> soil organic matter stock protected soil erosion reduced greenhouse gas emission from soils reduced soil's capacity to adapt to changing climate enhanced soil biodiversity as well as above ground biodiversity protected soils making a positive contribution to sustainable flood management 	Soil: promote the sustainable management of soils.
Water		
The Water Environment and Water Services (Scotland) Act 2003 (Designation of Scotland River Basin District) Order 2003	Ensures that all human activity that can have a harmful impact on water is controlled.	Water: follow all appropriate guidance and legislation.
SEPA (2008) Finalised River Basin Management Plans: Scotland River Basin	- Identifying areas of the water environment for protection and improvement	Water: avoid deterioration of the water environment.

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
District and Solway Tweed River Basin District	<ul style="list-style-type: none"> - Identifying where current or historic activities are constraining the quality of the water environment and the biodiversity it supports - Details the actions required to ensure waters of special value (e.g. drinking, biodiversity, shellfish, bathing) are up to standard and maintain the quality where they already meet those standards - Set out actions needed to deliver environmental improvements over the next six years and longer to 2027. 	
Flood Risk Management (Scotland) Act 2009	<p>The Scottish Ministers, SEPA and responsible authorities must exercise their flood risk related functions with a view to reducing overall flood risk through:</p> <ul style="list-style-type: none"> • promotion of sustainable flood risk management, acting with a view to raising public awareness of flood risk, and acting in the way best calculated to contribute to the achievement of sustainable development. 	Water: not create flood risks through the development of housing land in inappropriate areas.
PAN 69: Planning and Building Standards Advice on Flooding (2004)	The PAN supports SPP.	Water: not create flood risks through the development of housing land in inappropriate areas.
SEPA Position Statement to support the implementation of Water Environment (controlled activities) (Scotland) Regulations 2005: - Culverting watercourses	Position statement sets out the aims to prevent environmental issues associated with culverting.	Water: take account of the environmental issues associated with culverting and seek to avoid the need to implement any culverting from strategic development.
Scottish Water, Water Resource Plan (2008)	Set out the strategy to ensure that customers, the length and breadth of Scotland, have a secure supply of clear, fresh, safe drinking water to 2031/32 and beyond. The key environment challenges are: to adapt to pressures on water resources due to climate change and environmental constraints.	Water: not add any additional pressure to Scottish Water resources.

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Name of Plan	Environmental Requirements of Plan	Implications for the SDP & SEA
The Marine (Scotland) Act 2010	The Marine (Scotland) Act provides a framework which will help balance competing demands on Scotland's seas. It introduces a duty to protect and enhance the marine environment and includes measures to help boost economic investment and growth in areas such as marine renewables.	Water: take account of the Marine Bill when planning anything that could impact on coastal waters and/or the sea.
Fife Shoreline Management Plan: Second Generation (2011)	Takes into account natural coastal processes, existing development, need for coastal defences, environmental considerations and planning issues. Delivers policies to guide sustainable coastal management over the next 20, 50 and 100 years.	Water: be aware of and take account of the natural heritage interests along the Fife coast.

Appendix D - Individual Authority Assessments

9.3 As described in Chapter 5, the section sets out the spatial strategy assessment matrices for the six SESplan Authorities. Unlike the overall assessment, these local authorities assessments only seek to identify additional effects as a result of the additional development requirements that could be expected to arise factoring in the level of housing supply provided from SDP1 and subsequent LDPs. The assessments will inform the work on setting housing supply targets in preparing the Proposed Plan.

9.4 Assessments have only been carried out for the options Distributed Growth and Growth Corridors for SESplan Fife, East Lothian, Midlothian, Scottish Borders and West Lothian. This is because the Concentration Growth option would always have no change over the existing strategy as no additional development need would be distributed from Edinburgh to those areas. At a local authority level, existing levels of supply are likely meet any locally arising development need requirements at Local Authority geographies. Therefore no additional development allocations would be required.

9.5 Please note that the for both the Distributed Growth and Growth Corridors, levels of housing need would be distributed from Edinburgh. It is assumed that while the strategy would lead to some people taking up local job opportunities, there would also be an increase in commuting back to Edinburgh. Increasing the level of distribution in Distributed Growth would lead to higher eventual housing supply targets and housing land requirements for the non Edinburgh LDP areas. This would lead to less preferable and less sustainable sites having to be identified for development. This assumes that sites would be identified in orders of most beneficial/least impact order on top of meeting local housing need.

9.6 Information on which these assessments are based is drawn from the Environmental Baseline Data and housing need, demand and supply data Housing Land Technical Note (INSERT HYPERLINK). MIR Issue G sets out a series of options for deriving Housing Supply Targets for Edinburgh. Based on current supply data, it is useful to estimate what additional level of supply may be required from 2017 onwards and what potential additional land take this may require. The assessment for City of Edinburgh below is based on assumptions set out in table 9.9. Note that a range of gross housing density assumptions are used. These are based on gross housing site densities in the Emerging Edinburgh LDP⁽¹¹⁾. Gross housing densities do not discount the land area used for non-housing uses on sites such as land for strategic open space, education, flood management and land required left undeveloped. On larger sites this can often be up to 30% to 50% of the site area depending on site conditions and infrastructure requirements. Post MIR this work will be further refined looking at case study best practise sustainable developments. For reference, the current emerging Edinburgh LDP is seeking to allocate land for 8,500 additional homes.

11 Any estimates used here are not a consideration for influencing future site densities required in Edinburgh or other authorities. They are for informative purposes only

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Table 9.9 2017-2029 Potential Additional Edinburgh Housing Land Supply

	Option 1A	Option 1B	Option 1C
Basis for Deriving Edinburgh Housing Requirement 2012-2029 ⁽¹²⁾	59,700	41,800	36,400
Supply 2012-2029 ⁽¹³⁾	36,594	36,594	36,594
Edinburgh Potential New Supply Required 2017-2029	23,106	5,206	N/A
Landtake Estimate 20dph (Hectares)	1,155	260	N/A
Landtake Estimate 25dph (Hectares)	924	208	N/A
Landtake Estimate 30dph (Hectares)	770	174	N/A

9.7 Please note that Table 9.9 sets out estimates only. They are subject to change as Housing Supply Targets are identified in the Purposed Plan and as housing supply changes. This information is not yet available for the non Edinburgh authorities as a basis have not yet been determined for these areas.

City of Edinburgh

SEA Objective	Concentrated Growth	Distributed Growth	Growth Corridors
To maintain and improve on current air quality levels	City of Edinburgh has the highest level of public transport use, walking and cycling to work in the SESplan area. Significant urban extension will support shorter journeys, a mix of uses and public transport provision. In west Edinburgh a number of rail stations and the tram network and extended bus services provide sustainable alternatives to car travel. Large scale development can support branching public transport corridors or creating new corridors. Whilst there will be additional car journeys these should minimise impacts on Edinburgh's 5 AQMAs.	City of Edinburgh has the highest level of public transport use, walking and cycling to work in the SESplan area. In west Edinburgh a number of rail stations and the tram network and extended bus services provide sustainable alternatives to car travel. Minimal additional development in Edinburgh but dispersed housing need will lead to increasing commuting by car back into Edinburgh. This would significantly impact on air quality particularly on radial routes out of settlements and into the city.	City of Edinburgh has the highest level of public transport use, walking and cycling to work in the SESplan area. In west Edinburgh a number of rail stations and the tram network and extended bus services provide sustainable alternatives to car travel. Urban extensions in Edinburgh will support public transport provision. Whilst outer Edinburgh development will focus on public transport corridors not all journeys will be made by public transport leading to a potential impact on radial routes. Dispersed housing need will be located to maximise public transport but will lead some by car commuting back into

12 (18 Years)

13 Taken from Chapters 4 and 5 of the Housing Land Technical Note

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SEA Objective	Concentrated Growth	Distributed Growth	Growth Corridors
			Edinburgh impacting on air quality particularly on radial routes into the city.
Protect and enhance natural heritage assets	High levels of development required resulting in visual impact around semi natural woodland, and potential danger to the setting of ancient woodland. If new development were located close the coast could effect the setting of the Forth SPA. Development would supprt green network initiatives.	There would be limited new sites included in the next LDP and existing sites would have been assessed under the Edinburgh Proposed Plan Environmental Report. Development would supprt green network initiatives.	Less pressure on the setting of natural sites, with a better choice of suitable sites around Edinburgh but still some potential impact close to designated sites. Development would support green network initiatives.
Minimise CO ₂ emissions and other causes and effects of climate change	CO ₂ emissions would be minimised (see air description). However, due to development pressures there would be less land available for green network development and flood alleviation. Development should support renewable energy use, the re-use of heat and decentralised energy.	CO ₂ emissions through development in Edinburgh would be reduced. However, they would also increase due to increase private car commuting into the city which would exacerbate the impacts of climate change. Development should support renewable energy use, the re-use of heat and decentralised energy.	CO ₂ emissions would be minimised (see air description). Green wedges would provide land for green network development. Lesser development pressures would leave more land available for flood alleviation. Development should support renewable energy use, the re-use of heat and decentralised energy.
Protect and enhance the built and historic environment	Meeting full need would result in the need maximise the amount and efficiency of developable land which could impact on Edinburgh's built and historic environment. Development would have to be designed to avoid impacts on Gardens and Designed Landscapes in west and southeast Edinburgh.	Lower development demand would mean that development could be accommodated without impacts on Edinburgh's built and historic environment.	Lower development demand would mean that development could be accommodated without impacts on Edinburgh's built and historic environment. Development would have to be designed to avoid impacts on Gardens and Designed Landscapes in west and southeast Edinburgh.
To protect and enhance the landscape and townscape	Urban densification required with potential negative effects on	Pressure to redevelop within the townscape from no large scale greenfield release but protect the landscape setting.	Potential coalescence of communities in wedges. Potential negative impact from redevelopment on townscapes.

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SEA Objective	Concentrated Growth	Distributed Growth	Growth Corridors
	landscape setting of current boundaries. Potential coalescence of communities in the greenbelt. Development could enhance the city edge and create gateways.	Development could enhance the city edge and create gateways.	Development could enhance the city edge and create gateways.
To use resources sustainably	Significant impact on prime agricultural land, particularly in west and south east Edinburgh. No impact on minerals assets.	Limited loss of newly allocated prime agricultural land, higher proportion of development within the city's urban area. No impact on minerals assets.	Loss of some prime agricultural land but retains wedges, with a high proportion retained than under the concentrated strategy. No impact on minerals assets.
To improve the quality of life and human health for communities	All solutions equally capable of providing affordable and market housing. Fewer green network opportunities due to development pressures to supply housing land.	All solutions equally capable of providing affordable and market housing. Less development pressure would allow for green network opportunities for access and education to be protected and created on the edge of Edinburgh	All solutions equally capable of providing affordable and market housing. Less development pressure would allow for green network opportunities for access and recreation to be protected created on the edge of Edinburgh.
To minimise the impact on soil quality and to adhere to contaminated land regulations	Significant loss of greenfield land on the edge of Edinburgh around all directions of the city. Brownfield sites would be prioritised.	Some loss of greenfield land around the city but least of the three options. Brownfield sites would be prioritised.	Loss of greenfield land around west and south east Edinburgh. Brownfield sites would be prioritised.
Minimise flood risk and adverse significant effects on water bodies	A significant greenfield land requirement would place significant pressure on natural drainage systems around Edinburgh greenbelt and would lead to pressure to develop close to the coastline. This could have a significant negative impact on flood plain capacity in West Edinburgh. SUDS could be accommodated in new development.	New development would be accommodated within the city's urban area with existing flood defences. There would be little additional pressure on flood plain and land for flood storage. SUDS would be accommodated in new development.	Would result in pressure on natural drainage land but there would be scope to accommodate SUD schemes in new development. There could be less pressure to develop on less favourable sites.

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East Lothian

SEA Objective	Distributed Growth	Growth Corridors
To maintain and improve on current air quality levels	Where possible development would be located in western East Lothian along the rail and bus corridor to maximise public transport usage. Due to additional dispersed growth, air quality impacts are likely to be worse than Growth Corridors. Additional development may have to be sited further east.	Development would be located along East Lothian rail and bus corridor to maximise public transport usage. Some additional car traffic on radial routes to Edinburgh A1 & Musselburgh will worsen air quality.
Protect and enhance natural heritage assets	Higher development requirements putting pressure to allocate development on sites closer to the coastline which provide habitat support. The main impact would be on supporting habitats for East Lothian's coastal European Designated Sites. Development could support Central Scotland Green Network initiatives and enhance biodiversity.	Lower development requirements would allow a choice of sites with a focus on the growth wedge in western East Lothian. Unlikely to have a negative impact on natural heritage assets. Development could support Central Scotland Green Network initiatives and enhance biodiversity.
Minimise CO ₂ emissions and other causes and effects of climate change	Development could have to be located further east where accessibility to jobs is poorer leading to increased car journeys and accompanying emissions. Development should support renewable energy use, the re-use of heat and decentralised energy.	CO ₂ emissions increase would be minimised through development accessibly located on along bus and rail corridors through East Lothian. Development should support renewable energy use, the re-use of heat and decentralised energy.
Protect and enhance the built and historic environment	Increasing scale of development could lead to more sensitive sites being developed including battlefield inventory sites.	Development in the western East Lothian could lead to development pressure near East Lothian Battlefields.
To protect and enhance the landscape and townscape	Additional development negatively impacting the townscape and locally designated landscape setting. A higher requirement of development on greenfield land around towns could lead to coalescence particularly Prestonpans/Cockenzie/Tranent, Musselburgh/Edinburgh and Musselburgh/Wallyford. Opportunity for redevelopment of East Lothian's limited vacant and derelict land. Development could enhance settlement edges and create gateways.	Development spread through towns in the West and East avoiding coalescence but potential impact land landscape and townscape setting. Opportunity for redevelopment of East Lothian's limited vacant and derelict land. Development could enhance settlement edges and create gateways.

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SEA Objective	Distributed Growth	Growth Corridors
To use resources sustainably	Significant release of prime agricultural land would be required. No impact on minerals assets.	Some development of some prime agricultural land would be required. No impact on minerals assets.
To improve the quality of life and human health for communities	Positive impacts due to the increased provision of housing, associated services and jobs and delivery of green networks initiatives	Positive impacts due to the increased provision of housing, associated services and jobs and delivery of green networks initiatives
To minimise the impact on soil quality and to adhere to contaminated land regulations	Significant loss of greenfield land and subsequent soil sealing. What limited brownfield opportunities East Lothian has would be prioritised.	Loss of greenfield land and subsequent soil sealing. What limited brownfield opportunities East Lothian has would be prioritised.
Minimise flood risk and adverse significant effects on water bodies	Pressure to develop some sites that are less suitable. Areas of flood risk in Musselburgh, East Linton, Haddington south and along the coast. SUDS would be accommodated in new development.	Areas of flood risk in Musselburgh, East Linton, Haddington south and along the coast. Less pressure to develop close to East Lothian coastline. Lower development pressures would place less pressure on land required for flood plain and flood storage. SUDS would be accommodated in new development.

Fife

SEA Objective	Distributed Growth	Growth Corridors
To maintain and improve on current air quality levels	A portion of growth could be accommodated on public transport corridors. However sites further away from public transport corridors will also be required resulting in increased congestion and air quality impacts on routes in Dunfermline and approaches to the Forth Bridge due to increased car commuting to Edinburgh.	The scale of growth could be accommodated on public transport corridors in Dunfermline and West Fife. However, there will be some additional car traffic on local and routes to Edinburgh.
Protect and enhance natural heritage assets	Significant levels of greenfield land required. More development around south Fife would have a potential negative impact on natural woodland around the bridgehead area. Development should be located away from coastal biodiversity assets. Development could support Central Scotland Green Network initiatives and enhance biodiversity.	More development around south Fife would have a potential negative impact on natural woodland around the bridgehead area. Development should be located away from coastal biodiversity assets. Development could support Central Scotland Green Network initiatives and enhance biodiversity.
Minimise CO ₂ emissions and other causes and	Increased CO ₂ emissions due higher cross Forth car commuting. Development should support	CO ₂ emissions increase minimised through development being located on public transport corridors. Some

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SEA Objective	Distributed Growth	Growth Corridors
effects of climate change	renewable energy use, the re-use of heat and decentralised energy.	additional emissions from increased car commuting. Development should support renewable energy use, the re-use of heat and decentralised energy.
Protect and enhance the built and historic environment	Through mitigation the scale of development should be able to be accommodated without any significant impacts. Development should be designed to avoid impacting on designed landscapes. Views to/from historic Dunfermline would be protected through green belt policy. Development could impact on the setting of the Forth Rail Bridge.	Through mitigation additional development in Fife should be accommodated without any significant impacts. Development should be designed to avoid impacting on designed landscapes. Views to/from historic Dunfermline would be protected through green belt policy. Development could impact on the setting of the Forth Rail Bridge.
To protect and enhance the landscape and townscape	Higher level of development than Growth Corridors will have to be accommodated around towns impacting on townscape. Some threat of coalescence of towns and villages. Opportunity for redevelopment of vacant and derelict land. Development could enhance settlement edges and create gateways	Some threat of coalescence of towns and villages. Opportunity for redevelopment of vacant and derelict land. Development could enhance settlement edges and create gateways
To use resources sustainably	Less prime equality agricultural land in Fife. Some may be required for additional development. No impact on minerals assets.	Less prime equality agricultural land in Fife. No impact on minerals assets.
To improve the quality of life and human health for communities	Positive impacts due to the increased provision of housing, associated services and jobs and delivery of green networks initiatives	Positive impacts due to the increased provision of housing, associated services and jobs and delivery of green networks initiatives
To minimise the impact on soil quality and to adhere to contaminated land regulations	Whilst Fife does have a higher level of brownfield land there will be a loss of greenfield land and subsequent soil sealing surrounding Dunfermline to accommodate development. The increased housing requirement will lead to a greater level of soil sealing than the Growth Corridors option. Development of brownfield land will be prioritised.	Whilst Fife does have a higher level of brownfield land there will be a loss of greenfield land and subsequent soil sealing surrounding Dunfermline to accommodate development. Development of brownfield land will be prioritised.
Minimise flood risk and adverse significant effects on water bodies	Increased development pressure on greenfield sites could lead to increased pressure on land near flood plain and flood storage areas with a	Development on some greenfield sites could lead to increased pressure on land near flood plain could lead to increased pressure on land near flood plain and flood storage areas with a

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SEA Objective	Distributed Growth	Growth Corridors
	loss of natural drainage. SUD systems would be accommodated in new development.	loss of natural drainage. More development but no adverse effect on flood risk. SUD systems would be accommodated in new development.

Midlothian

SEA Objective	Distributed Growth	Growth Corridors
To maintain and improve on current air quality levels	Some development need could be located in Northern Midlothian and Shawfair which are highly accessible by public transport to Edinburgh and major employment areas. Further development would have to be located further away from corridors resulting in increased congestion and air quality impacts on radial routes to Edinburgh. Development should not exacerbate air quality issues at Pathhead.	Development need could be located in Northern Midlothian and Shawfair which are highly accessible by public transport to Edinburgh and major employment areas. However, there will be some additional car traffic on local and routes to Edinburgh. Development should not exacerbate air quality issues at Pathhead.
Protect and enhance natural heritage assets	Larger areas of greenfield development would be required potentially leading to habitat loss. There would be Pressure in wedges including Gorebridge and Penicuik. Development would be located away from Midlothian's European Sites. Development could support Central Scotland Green Network initiatives and enhance biodiversity.	Pressure in wedges including Gorebridge and Penicuik. Development would be located away from Midlothian's European Sites. Development could support Central Scotland Green Network initiatives and enhance biodiversity.
Minimise CO ₂ emissions and other causes and effects of climate change	Increased CO ₂ emissions due increased car commuting to Edinburgh from development in less accessible locations by public transport. Development should support renewable energy use, the re-use of heat and decentralised energy.	CO ₂ emissions increase minimised through development accessibly located. Development should support renewable energy use, the re-use of heat and decentralised energy.
Protect and enhance the built and historic environment	Additional development in Midlothian could impact on historic battlefields. Further impacts should be mitigated through siting and design.	Additional development in Midlothian could impact on historic battlefields. Further impacts should be mitigated through siting and design.
To protect and enhance the landscape and townscape	Negative impact from development of north Midlothian towns and potential coalescence. Opportunity for redevelopment of vacant and derelict land. Development could enhance settlement edges and create gateways.	Less pressure on build on sites with a negative impact on townscape. Opportunity for redevelopment of vacant and derelict land. Development could enhance settlement edges and create gateways.

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SEA Objective	Distributed Growth	Growth Corridors
To use resources sustainably	New greenfield development will result in the loss of Northern Midlothian prime quality agricultural land No impact on minerals assets.	New greenfield development will result in the loss of Northern Midlothian prime quality agricultural land No impact on minerals assets.
To improve the quality of life and human health for communities	Positive impacts due to the increased provision of housing, associated services and jobs and delivery of green networks initiatives	Positive impacts due to the increased provision of housing, associated services and jobs and delivery of green networks initiatives.
To minimise the impact on soil quality and to adhere to contaminated land regulations	Brownfield sites will be prioritised but large areas of greenfield land would be required for development leading to soil sealing. Areas of peatland would not be required for development.	Brownfield sites will be prioritised but areas of greenfield land will be required leading to soil sealing. Areas of peatland would not be required for development.
Minimise flood risk and adverse significant effects on water bodies	Increased development pressure on greenfield sites could lead to increased pressure on land near flood plain and flood storage areas with a loss of natural drainage. Development should be located away from Esk flood risk areas. SUD systems would be accommodated in new development.	More development but no adverse effect on flood risk. Development should be located away from Esk flood risk areas. SUD systems would be accommodated in new development.

Scottish Borders

SEA Objective	Distributed Growth	Growth Corridors
To maintain and improve on current air quality levels	Having to accommodate development further away from public transport corridors would lead to increased air quality impacts compared. A portion of development would be located to take advantage on Borders Rail and existing bus routes. However, additional development will lead to additional car use due to rural character.	Additional distribution to the Central and Northern Borders would be minimal resulting in minimal air quality impacts. Development would be located to take advantage on Borders Rail and existing bus routes. However, additional development will lead to additional car use due to rural character.
Protect and enhance natural heritage assets	Development would have to avoid impacts on the River Tweed SAC. Development could support central borders strategic green network initiatives and enhance biodiversity.	Development would have to avoid impacts on the River Tweed SAC. Development could support central borders strategic green network initiatives and enhance biodiversity
Minimise CO ₂ emissions and other causes and effects of climate change	Less accessible sites could be required increase the need to travel by private car. Public transport accessibility is lower in the Borders compared to other SESplan authorities. Development should support renewable energy use, the	Lower development levels sustainably located would minimise the increase in CO ₂ emissions. Development should support renewable energy use, the re-use of heat and decentralised energy.

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SEA Objective	Distributed Growth	Growth Corridors
	re-use of heat and decentralised energy.	
Protect and enhance the built and historic environment	Without successful mitigation an increased amount of additional development could impact on the historic character of the Borders. Development should be designed to avoid impacts on the numerous Borders inventory Gardens and Designed Landscapes.	Likely to be minimal due to limited additional development levels. Development should be designed to avoid impacts on the numerous Borders inventory Gardens and Designed Landscapes.
To protect and enhance the landscape and townscape	More development required, using more greenfield land but spread around the vast amount of land available. Potential negative effect on townscape from new development that doesn't compliment scale of existing town. Development could enhance settlement edges and create gateways.	Some additional housing need in the North of Scottish Borders Development should have a choice of sites avoiding having a negative impact on townscape. Only small amount of greenfield land needed. Development could enhance settlement edges and create gateways.
To use resources sustainably	More greenfield land developed but Scottish Borders contains limited prime quality agricultural land in the higher pressure development areas of central and northern Scottish Borders. No impact on minerals assets.	Greenfield land developed but Scottish Borders contains limited prime quality agricultural land in the higher pressure development areas of central and northern Scottish Borders. No impact on minerals assets.
To improve the quality of life and human health for communities	Positive impacts due to the increased provision of housing, associated services and jobs and delivery of green networks initiatives.	Positive impacts due to the increased provision of housing, associated services and jobs and delivery of green networks initiatives.
To minimise the impact on soil quality and to adhere to contaminated land regulations	Limited brownfield opportunities in the Borders will lead to the development of greenfield sites and soil sealing. Areas of peatland are not required for development..	Limited brownfield opportunities in the Borders will lead to the development of greenfield sites and soil sealing. Areas of peatland are not required for development.
Minimise flood risk and adverse significant effects on water bodies	Further additional a housing could require additional flood defences if less suitable locations are required. Sites could be required near flood risk areas within Earlston, Kelso, Selkirk, Innerleithen, Jedburgh, Galashiels, Hawick, Peebles and Walkerburn should be avoided.	No loss of flood plan or natural drainage land is expected. Sites could be required near flood risk areas within Earlston, Kelso, Selkirk, Innerleithen, Jedburgh, Galashiels, Hawick, Peebles and Walkerburn should be avoided.

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West Lothian

SEA Objective	Distributed Growth	Growth Corridors
To maintain and improve on current air quality levels	The majority of development will be located in highly accessible settlements in east West Lothian on public transport corridors, including three rail routes. However, sites less accessible by public transport may be required resulting in increased congestion and air quality impacts on radial routes to Edinburgh. Potential worsening of Broxburn AQMA.	Development will be located in highly accessible settlements in east West Lothian on public transport corridors, including three rail routes. Additional car commuting to Edinburgh could worsen air quality. Potential worsening of Broxburn AQMA.
Protect and enhance natural heritage assets	Significant greenfield release required which may impact supporting habitats. Woodland loss should be prevented. Development could support Central Scotland Green Network initiatives and enhance biodiversity. Development should be located away from designated sites in western West Lothian.	Greenfield development required which may impact supporting habitats. Woodland loss should be prevented. Development could support Central Scotland Green Network initiatives and enhance biodiversity. Development should be located away from designated sites in western West Lothian.
Minimise CO ₂ emissions and other causes and effects of climate change	Increased CO ₂ emissions due to increased car commuting to Edinburgh. Development should support renewable energy use, the re-use of heat and decentralised energy.	CO ₂ emissions increase minimised through development accessibly located. Development should support renewable energy use, the re-use of heat and decentralised energy.
Protect and enhance the built and historic environment	Unlikely to have an overall impact on the cultural heritage of West Lothian	Unlikely to have an overall impact on the cultural heritage of West Lothian.
To protect and enhance the landscape and townscape	A higher level of development than impacting on existing townscapes and landscapes and potential coalescence around Livingston and Broxburn/Winchburgh. Additional land may be required in areas of great landscape value around Linlithgow. Opportunity for redevelopment of vacant and derelict land. Development could enhance settlement edges and create gateways.	Additional levels of development but no detrimental impact to landscape or townscape. Additional land may be required in areas of great landscape value around Linlithgow. Opportunity for redevelopment of vacant and derelict land. Development could enhance settlement edges and create gateways.
To use resources sustainably	Significant pressure to develop on prime agricultural land, particularly around Linlithgow. No impact on minerals assets.	Potential impact on prime agricultural land, particularly around Linlithgow. No impact on minerals assets.
To improve the quality of life and	Positive impacts due to the increased provision of housing, associated	Positive impacts due to the increased provision of housing, associated

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SEA Objective	Distributed Growth	Growth Corridors
human health for communities	services and jobs and delivery of green networks initiatives.	services and jobs and delivery of green networks initiatives.
To minimise the impact on soil quality and to adhere to contaminated land regulations	Significant supply of brownfield land will be prioritised but accommodating further development will involve greenfield development and subsequent soil sealing in West Lothian. Areas of peatland are not required for development.	Significant supply of brownfield land will be prioritised but accommodating development will involve greenfield development and subsequent soil sealing in West Lothian. Areas of peatland are not required for development.
Minimise flood risk and adverse significant effects on water bodies	Increased development pressure on greenfield sites could lead to increased pressure on land near flood plain and flood storage areas with a loss of natural drainage. SUD systems would be accommodated in new development.	Development on some greenfield sites could lead to increased pressure on land near flood plain and flood storage areas with a loss of natural drainage. SUD systems would be accommodated in new development.

Equalities and Human Rights Impact Assessment



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1 Introduction

1.1 The purpose of this Equalities and Human Rights Impact Assessment (EqHRIA) is to help to ensure that SESplan does not discriminate and that, where possible, SESplan utilises opportunities to promote equality as well as other human rights and fosters good relations between groups.

1.2 The EqHRIA considers the potential consequences of policies and functions on both identified equality target groups and society at large, making sure that as far as possible, any negative impacts are minimised or eliminated and that opportunities for promoting equality and respect for all other human rights are maximised.

Assessment Process

1.3 This document forms the draft EqHRIA and outlines the process that will be undertaken in relation to the Main Issues Report (MIR) consultation. The EqHRIA consists of three stages. Currently the draft EqHRIA represents stage one. Stages two and three will be completed during and after the consultation process.

Table 1.1 The EqHRIA Assessment Process

<p>Stage One: Before publication of MIR (April 2015)</p>	<p>Step 1: Essential information is identified;</p> <p>Step 2: The aims of the MIR are outlined;</p> <p>Step 3: Information gathering takes place;</p> <p>Step 4: Assessment of impacts on equality;</p> <p>Step 5: Compliance assurance testing;</p> <p>Step 6: Monitoring and review; and</p> <p>Step 7: Public reporting of the results.</p>
<p>Stage Two: During the Consultation Period (July – September 2015)</p>	<p>Ensuring a comprehensive and inclusion MIR consultation takes place that is relevant and proportionate to the Plan process.</p>
<p>Stage Three: After the Consultation</p>	<p>Review of the MIR Consultation in light of the EqHRIA and its subsequent impact on the Proposed Plan.</p>

1 Introduction

(September -
December 2015)

Main Issues Report

1.4 The MIR is the first stage in the preparation of the next Strategic Development Plan (SDP) for the Edinburgh and South East Scotland Strategic Development Planning Authority, known as SESplan. The MIR is not a draft development plan but a document which sets out the main challenges and policy areas which the SDP will shape in the future.

1.5 The MIR is divided into six key sections including a 20 year vision, a spatial strategy for growth, a section on economy, energy and waste, a section on housing, town centres and green networks, a section on transport and other infrastructure and a section on delivery. Each section contains a series of options on how the issues can be dealt with in the succeeding SDP and includes a 'preferred option' which has been selected as it is considered to best deal with the issues in the area.

1.6 Further information on the consultation for the MIR can be found in SESplan's Development Plan Scheme and also the SESplan MIR Engagement Strategy available on the [SESplan](#) website.

Stage One 2

2 Stage One

Step 1 - Identify Essential Information

Name of Function or Policy	SESplan Main Issues Report
Lead Officer for Function or Policy	Ian Angus, SDP Manager
Lead Service Involved in the Delivery of this Function or Policy	SESplan, South East Scotland Strategic Development Plan Authority
Lead Service Taking Primary Responsibility for this Impact Assessment	SESplan, South East Scotland Strategic Development Plan Authority
Name of Officer Carrying out Stage One	Lynne McMenemy
Officer Designation	SESplan Planner
Name of Officer Carrying out Stages Two and Three	Lynne McMenemy
Officer Designation	SESplan Planner
Is this Function or Policy New or Reviewed?	New
Date of Impact Assessment	Stage One - April 2015 Stage Two - September 2015 Stage Three - Late 2015
Others Involved in the Delivery of this Function or Policy	All six Member Authorities have been involved.
How have others (listed above) been involved in the EqHRIA process?	This draft assessment will be considered and approved by the SESplan Joint Committee and will be published along with the MIR, forming part of a suite of consultation documents. Responses received will be used to finalise the assessment when the Proposed Plan is prepared.

2 Stage One

Step 2 - Outline Aims of the Function or Policy

<p>What are the Main Aims of the Function or Policy?</p>	<p>The main aims of the MIR are to:</p> <ul style="list-style-type: none"> • To look at what has changed since the approved SDP1 in 2013; • Consider the strategic changes that are best dealt with at a regional level; • Provide options for the scale of growth and for where development should and should not be and ask for views on these and other issues; and • Consider where new strategic housing and employment land should be, beyond that already approved in SDP1.
<p>Who are the Main Beneficiaries of the Function or Policy?</p>	<p>The citizens of the six Member Authorities and those with an interest in growing the economy of the SESplan region.</p>
<p>What are the Intended Outcomes of the Function or Policy?</p>	<p>The Vision of the MIR is:</p> <p><i>‘ By 2037 Edinburgh and South East Scotland will be a growing, low carbon economy with narrowing inequalities in job and education opportunities, health and wellbeing across the 1.5 million people who live in this area. We will achieve this by supporting the development of the region as a Place to do Business, a Place for Communities and a Better Connected Place. We will build on the strengths of all parts of the region and identify opportunities for growth and development while conserving and enhancing the natural and built environment.’</i></p> <p>The key aims of the MIR are listed below:</p> <ul style="list-style-type: none"> • Enable growth in the economy by developing key economic sectors, acting as the national hub for development and supporting local and rural development; • Set out a strategy to enable delivery of housing requirements to support growth and meet housing need and demand in the most sustainable locations; • Integrate land use and sustainable modes of transport, reduce the need to travel and cut carbon emissions by steering new development to the most sustainable locations; • Conserve and enhance the natural and built environment; • Promote green networks including through increasing woodland planting to increase competitiveness, enhance biodiversity and create more attractive, healthy places to live;

Stage One 2

	<ul style="list-style-type: none"> • Promote the development of urban brownfield land for appropriate uses; • Promote the provision of improved infrastructure to enhance connectivity within the area, between the area and other parts of the UK and elsewhere to support economic growth and meet the needs of communities; and • Contribute to the response to climate change through mitigation and adaptation and promote high quality design and development.
<p>Why is this Function or Policy being Assessed?</p>	<p>This assessment helps SESplan ensure that the MIR does not discriminate and enables the six Member Authorities to promote equalities, as well as other human rights and good relations between groups.</p>
<p>Is the Function or Policy intended to increase equality of opportunity by permitting positive action or action to redress disadvantage?</p>	<p>Yes</p>
<p>Give Details</p>	<p>The Planning etc. (Scotland) Act 2006 places an obligation on Scottish ministers and planning authorities to perform their functions under the Act in a manner which encourages equal opportunities and observe current equal opportunity requirements. This legislation came into force in early 2009.</p> <p>The Scotland Act 1998 defines equal opportunities as <i>'the prevention, elimination or regulation of discrimination between persons on grounds of sex or marital status, on racial grounds, or on grounds of disability, age, sexual orientation, language or social origin, or of other personal attributes, including beliefs or opinions, such as religious beliefs or political opinions.'</i></p>

Step 3 - Gather and Consider Evidence

<p>What evidence will you use to identify any potential positive or negative impacts?</p>	
<p>Consultation</p>	<ul style="list-style-type: none"> • Regular discussion with the Project Board and Operational Group to identify key issues and outcomes; • Events held for the key agencies to discuss key issues and outcomes (December and January 2015);

2 Stage One

What evidence will you use to identify any potential positive or negative impacts?	
	<ul style="list-style-type: none"> • Non-statutory 'Influence the Plan' Consultation (April – May 2014); • Housing Needs and Demand Assessment consultation (summer 2014); <p>Main Issues Report Consultation:</p> <ul style="list-style-type: none"> • Advertisements, press releases, websites and social media will be used to promote SESplan and engagement in the MIR; • Posters, leaflets and display boards will be used to stimulate interest and understanding of the MIR and circulated in the SESplan area; • Email / mail-outs will be sent to groups and individuals on the SESplan database; • A series of events will be ran on the key themes of the MIR; • Targeted events and meetings for Community Councils, Community Planning Partnerships and other key stakeholder groups will be arranged; • Presentations and workshops will be delivered to groups, including students and school pupils; • Other means of communication will be utilised by SESplan, where required in the run up to and during the consultation period. • The EqHRIA will be published and made available for comment alongside other consultation documents; <p>Further details of the MIR Consultation are set out in the Engagement Strategy as well as the Participation Statement within the Development Plan Scheme. All documents are available to download from the SESplan website.</p>
Research	Housing Needs and Demand Assessment, National Planning Framework, demographic forecasts and projections (National Records of Scotland), Scottish Planning Policy and a range of land use and environmental research.
Officer Knowledge and Experience (including feedback from frontline staff)	Professional expertise of Member Authority officers.
User feedback (including complaints)	Responses received.

Stage One 2

What evidence will you use to identify any potential positive or negative impacts?

Other	-
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Step 4 - Assess Likely Impacts on Equality Strands

Which if any, Equality Target Groups and others could be affected by this Function or Policy	This Assessment is based on the draft vision and spatial strategy of the MIR.
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Equality Target Group	Positive Impact (+)	Neutral Impact (0)	Negative Impact (-)
Race ⁽¹⁾		0	
Disability	+		
Gender ⁽²⁾		0	
Lesbian, Gay, Bisexual		0	
Belief		0	
Younger People	+		
Older People	+		
Mental Health Illness	+		
Religious/Faith Groups		0	
Low Income	+		
People Living in Rural Areas	+		
Homelessness	+		
Criminal Justice System		0	
Staff		0	
Others	+		

1 Includes Gypsies / Travellers
 2 Includes Transgender

2 Stage One

From the Groups you have highlighted above, what positive and negative impacts do you think the Function or Policy might have?

Equality Target Group	Positive	Negative
Disability	Increased accessibility to new developments by non-car modes of transport including buses.	No negative impacts identified
Younger People	Economic growth will increase employment opportunities and provide an increased supply of mixed housing types. Increased accessibility to new developments by non-car modes of transport. Targets to reduce demand for energy from new developments will reduce living costs. Improving quality of place.	No negative impacts identified
Older People	Increased accessibility to new developments by non-car modes of transport including buses. Targets to reduce demand from new developments will reduce living costs and fuel poverty. Improving quality of place and increasing green space.	No negative impacts identified
Mental Health Illness	Improved quality of place, accessibility and green space.	No negative impacts identified
Low Income	Economic growth will increase employment opportunities and increased housing supply will provide a wider mix of house types, size and cost. Targets to reduce demand for energy from new developments will reduce living costs.	No negative impacts identified
People Living in Rural Areas	Increased access to jobs, services and facilities.	No negative impacts identified
Homelessness	Increased supply of affordable housing.	No negative impacts identified
Other	Economic growth will increase employment opportunities and housing mix and choice. Improving quality of place.	No negative impacts identified

Stage One 2

Step 5 - Apply the Three Key Assessment Tests for Compliance

2.1 Step 5 draws together all the steps of the EqHRIA tool to ensure that the application of a Council policy is non-discriminating and human rights compliant.

Which human rights or equality rights may be directly or indirectly affected as identified in Steps 3 and 4?	Not Applicable
Legality - Where there is a negative impact is there a legal basis in the relevant domestic law?	Not Applicable
Legitimate Aim - Is the aim of the Policy identified in Steps 1 and 2 a legitimate aim being served in terms of the relevant equality legislation or the Human Rights Act?	Not Applicable
Proportionality - Is the impact of the policy proportionate to the legitimate aim being pursued? Is it the minimum necessary interference to achieve the legitimate aim?	Not Applicable

Step 6 - Monitoring and Review

How will the implementation of the Function or Policy be monitored?	The MIR is not a draft Plan, and does not therefore include any policies or targets that require to be implemented.
How will the results of the monitoring be used to develop the Function or Policy?	The results of all monitoring will inform the Proposed SDP2 as well as the Member Authorities LDPs.
When is the Function or Policy due to be reviewed?	The MIR will be published in June 2015 and representations received will inform the subsequent Proposed SDP2 anticipated for publication in late 2015 / early 2016.

Step 7 - Public Reporting of Results

Summarise the results of the EqHRIA. Include any action which has been taken as a result of the EqHRIA. You must note if you have modified or consulted on the Function or Policy.
A non-statutory consultation exercise ('Influence the Plan') was undertaken in April and May 2014 and provided early engagement with interested parties. This has also helped to identify any potential issues with consultation practise.
Positive Impacts - There will be positive impacts for some of the equality target groups in the following ways.

2 Stage One

Summarise the results of the EqHRIA. Include any action which has been taken as a result of the EqHRIA. You must note if you have modified or consulted on the Function or Policy.

Disability - Increased accessibility to new developments by pedestrian routes and non-car modes of transport including and buses.

Younger People - Economic growth will increase employment opportunities. Providing a supply of housing. Increased accessibility to new developments by non-car modes of transport. Targets to reduce demand for energy from new developments will reduce living costs. Improving quality of place.

Older People - Increased accessibility to new developments by non-car modes of transport including buses. Targets to reduce demand from new developments will reduce living costs and fuel poverty. Improving quality of place and increasing green space.

Mental Health Illness - Improved quality of place, accessibility and green space.

Low income - Economic growth will increase employment opportunities and increased housing supply will provide a wider mix of house types, size and cost. Targets to reduce demand for energy from new developments will reduce living costs.

People living in rural areas – Increased access to jobs, services and facilities.

Homelessness – Increased supply of affordable housing.

Other - Economic growth will increase employment opportunities especially in regeneration areas. Improving quality of place.

2.2 This Assessment is published with the MIR for consultation and is available online or on request from the SDP Team. The responses to the assessment will be reported to the SESplan Joint Committee and used to inform the preparation of the Proposed Plan for submission to Scottish Ministers.

Human Rights Impact Assessment 3

3 Human Rights Impact Assessment

3.1 Whilst it is not a requirement for SESplan to carry out a Human Rights Impact Assessment, human rights issues have been considered alongside equalities as the objectives of both are complimentary.

3.2 Human rights include:

- Right to life;
- Freedom from torture and inhuman or degrading treatment;
- Right to liberty and security;
- Freedom from slavery and forced labour;
- Right to a fair trial;
- No punishment without law;
- Respect for your private and family life, home and correspondence;
- Freedom of thought, belief and religion;
- Freedom of expression;
- Freedom of assembly and association;
- Right to marry and start a family;
- Protection from discrimination in respect of these rights and freedoms;
- Right to peaceful enjoyment of your property;
- Right to education; and
- Right to participate in free elections.

3.3 Many of these rights cannot be influenced through the development plan process. The right to the peaceful enjoyment of your property, however, could be influenced through planning policies and proposals. There are no proposals arising from the MIR that are known to require compulsory purchase of property. Any project involving the compulsory purchase of land would need to prove that it would be in the public interest and in such instances anyone that would have land acquired would generally be entitled to compensation. This process would be carried out separate to the development plan process.

3 Human Rights Impact Assessment

3.4 Through the consultation process SESplan will ensure that personal information will be kept securely and not shared without permission, except in certain circumstances. In responding to the period of representations on the Proposed Plan and related documents, this information will be in the public domain. At a minimum signatures, e-mail addresses and phone numbers will be deleted from any information published.

Next Steps 4

4 Next Steps

4.1 This initial Stage One assessment was conducted in March and April 2015 in advance of the publication and consultation of the MIR in June / July 2015. Following consultation on the MIR, Stage Two and Three of the EqHRIA can take place; giving details of how the consultation was carried out and a review of consultation practise in light of feedback.

4.2 The final EqHRIA will be produced in 2015 / 2016 and will provide detail of the representations received.

Planning Committee

10am, Monday, 15 June 2015

Midlothian Local Development Plan Proposed Plan: Period for Representations

Item number	5.2
Report number	
Executive/routine	
Wards	All

Executive summary

The purpose of this report is to approve a formal representation to the Midlothian Local Development Plan Proposed Plan.

The Proposed Plan sets out Midlothian Council's 'settled view' of its updated development strategy and planning policy framework to guide development in Midlothian until 2024. It also implements the housing requirements of the approved SESplan Strategic Development Plan. Although the proposed representation is supportive overall of the content of the Plan it raises concerns, in particular with regard to the extension of Straiton, which it considers could have a significant impact on Edinburgh. It requests that Midlothian Council addresses these concerns by amending the Proposed Plan prior to submission to Scottish Ministers.

Links

Coalition pledges	P15 and P50
Council outcomes	CO7, CO8, CO18, CO22
Single Outcome Agreement	SO1

Midlothian Local Development Plan Proposed Plan: Period for Representations

Recommendations

- 1.1 It is recommended that the Committee:
1. approves Appendix 1 as its representation to Midlothian Council's Proposed Local Development Plan.
 2. requests that Midlothian Council, in its masterplanning of the wider Millerhill area, addresses the inter-relationship of committed and potential new housing developments and the Energy from Waste facility in order to ensure that these uses can co-exist.

Background

- 2.1 Councils have to prepare local development plans (LDPs) for their areas. This requirement is a key part of the modernisation of the planning system arising from the Planning etc. (Scotland) Act 2006. Once adopted, LDPs will replace existing local plans, in this case the Midlothian Local Plan 2008.
- 2.2 Midlothian Council is preparing its first LDP – the Midlothian Local Development Plan. The plan will cover a 10 year period to 2024. The first stage in producing the LDP is the publication of the Main Issues Report (MIR). Midlothian Council published its MIR for consultation in May 2013. The Council considered the content of the MIR and approved a consultation response in August 2013. Although the Council was generally supportive of the contents of the MIR the response highlighted a number of areas of concern that required to be addressed. In particular, the scale and impact of the proposed expansion of Straiton retail park and importance of thoroughly assessing the transport impacts of new development.

Main report

- 3.1 Midlothian Council has considered the comments received on its MIR and has published its Proposed Midlothian Local Development Plan for the statutory period for representations. The 'deposit' period runs from 14 May to 26 June and representations must be received by 26 June or they will not be valid.

- 3.2 The Proposed Plan sets out Midlothian Council's 'settled view' of its development strategy and a series of proposals to meet the requirements of the approved SESplan Strategic Development Plan. The Council welcomes the publication of the Proposed Plan, and the general approach being adopted, in particular the identification of relevant infrastructure to ensure sustainable development and the identification of a Midlothian Green Network to protect and enhance the character of Midlothian and the central river valley. The Council generally supports the content of the plan and the development strategy that has been set out to meet the requirements of the Strategic Development Plan.
- 3.3 The content of the Proposed Plan is largely in line with the preferred options set out in the Main Issues Report. However, although there have been changes that address some of the concerns raised by the Council in its consultation response to the MIR, there are still some outstanding concerns. The attached representation sets out the remaining concerns (Appendix 1).
- 3.4 At the end of the representation period Midlothian Council will collate the representations received into a series of issues. Assuming Midlothian Council does not amend the plan to address these issues, they will then be submitted to Scottish Ministers along with its formal response. The unresolved issues will subsequently be considered at Examination by an independent reporter whose findings will be effectively legally binding on Midlothian Council. Therefore, the Council should make a formal representation at this stage.

Key Issues

Straiton Retail Park

- 3.5 The Proposed Plan continues to support a significant expansion of Straiton retail park, approximately 60ha, and referred to as 'Midlothian Gateway'. This is of comparable size to Edinburgh Park. The expansion will more than double the size of the existing retail park. The Plan states that the area will be allocated for mixed use development, including retail, hotel, office, commercial leisure and possibly housing. It is not clear what proportion of the area will be used for each use, although the Plan states that the area will have to be masterplanned. It may prove difficult to restrict the amount of the site used for retail use, regardless of whether the site is masterplanned. As a result, it could have a significant impact on Edinburgh in terms of generating congestion on the A720/A701 and in drawing away custom from Edinburgh city centre and town centres.
- 3.6 Midlothian Council has commissioned a retail study to justify this expanded retail provision. This, however, does not set out a clear and robust case for retail expansion. Straiton has a peripheral location relative to the future growth in population and spending, and has a high dependence on trade from outwith Midlothian. The study underplays the fact that local authority boundaries do not determine where people shop. In addition, the study uses optimistic assumptions to quantify future spending. Excessive new provision could

therefore impact adversely on the vitality and viability of existing centres in Midlothian and Edinburgh.

- 3.7 Midlothian has limited east/west public transport services. It is likely that the majority of people using the expanded retail centre will travel by car. As a result, the proposal does not constitute a particularly sustainable option. If additional retail provision is required to cater for the additional population then it is suggested that Midlothian Council identifies more appropriate proposals closer to the centres of new demand, better served by sustainable transport modes.

Transport

- 3.8 In conjunction with the proposed development in the A701 corridor, Midlothian Council is supporting the safeguarding of land for an A701 bypass (relief road) to the west of the existing road. Whilst there is no objection to the principle of a bypass, neither the Proposed Plan or the supporting LDP Transport Option Appraisal assess the impact of the A701 relief road on the A720/A701 junction at Straiton.
- 3.9 The MIR acknowledged the importance of identifying the impacts on the transport network of proposed development, and committed to detailed transport modelling being carried out prior to the publication of the proposed plan, but this detailed assessment work has not been carried out. This decision is understood to have been taken on the basis of proportionality and informed by discussions with Transport Scotland. In the context of a road network already at or over capacity, a finer-grained modelling exercise was considered unlikely to yield significant new information or deliver appropriate value.
- 3.10 It is important that the cumulative impact of new development (over and above committed development) in the Midlothian area is assessed. This should include any cross boundary impacts generated by it, particularly with regard to Straiton, and that mitigation is identified to address the transport impacts of new development in Midlothian.
- 3.11 The LDP Transport Option Appraisal does not assess the impact of the expansion of Straiton on the A720, the A701, the new relief road, or the junction between the A701 and the A720. Nor have any transport interventions been identified to improve the junction with the city bypass to address the impacts of additional traffic generated. Therefore it is suggested that Midlothian Council carries out further analysis and, if appropriate, identifies additional mitigation.

Millerhill Energy for Waste Facility

- 3.12 A site at Millerhill has been safeguarded in the LDP for a waste processing use (WAST 2). This site sits within a larger employment land allocation that is part of the established economic land supply. Planning permission is principal has already been granted for an integrated waste and recycling facility (Midlothian Council ref: 11/00174/PPP). The proposal is a joint venture between the City of Edinburgh Council and Midlothian Council.

- 3.13 The waste facility site is adjacent to a long established housing development (h43 Shawfair) to the west of the site which has already been granted consent. The only new housing site being proposed in this area is Hs1 Newton Farm which is located 500m to the south east of the site. The impact of the waste facility on this new housing proposal is likely to be limited.
- 3.14 Detailed masterplanning is ongoing and the environmental impact of the waste facility on the committed housing site was considered as part of the EIA for the EFW facility. However, it is requested that Midlothian Council, in its masterplanning of the wider Millerhill area, addresses the inter-relationship of committed and potential new housing developments and the Energy from Waste facility in order to ensure that these uses can co-exist.

Measures of success

- 4.1 Success can be measured by the extent to which the reporter has taken account of this Council's comments during the subsequent examination process.

Financial impact

- 5.1 There is no direct financial impact arising from this report. However, if Midlothian Council does not appropriately identify and address the cross-boundary transport and infrastructure impacts of their LDP proposals at Straiton and elsewhere, unfunded mitigation costs could arise in Edinburgh in the future.

Risk, policy, compliance and governance impact

- 6.1 The Midlothian Proposed Local Development Plan has been published for the statutory period for representations. Failure to agree the proposed representation set out in this report will mean that the Council's concerns will not be considered by the independent reporter during the examination period.
- 6.2 The report does not raise any health and safety, governance, compliance or regulatory issues other than those set out above.

Equalities impact

- 7.1 There is no equalities impact arising as a result of this report's proposed response. Midlothian Council undertook an Equality and Rights Impact Assessment as part of the process of preparing the Midlothian Local Plan. Details can be found at http://www.midlothian.gov.uk/info/198/planning_policy/499/local_development_plan

Sustainability impact

- 8.1 The Midlothian Local Development Plan has been subject to a Strategic Environmental Assessment. Details can be found at http://www.midlothian.gov.uk/info/198/planning_policy/499/local_development_plan

8.2 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 are summarised below. Relevant Council sustainable development policies have been taken into account.

- The proposals in this report will reduce carbon emissions because they suggest alternative approaches to Midlothian Council for inclusion in the Proposed Plan.
- The proposals in this report will increase the city's resilience to climate change impacts because it is supportive of Midlothian Council's proposals for its Green Network and Strategic Green space.
- The proposals in this report will help achieve a sustainable Edinburgh because they suggest alternative more sustainable approaches to Midlothian Council for inclusion in the Proposed Plan, but also because they support proposed measures which demonstrate good environmental stewardship.

Consultation and engagement

9.1 Midlothian Council published the Midlothian Local Development Plan Main Issues Report for consultation in May 2013. A formal response was approved by the Council on 8 August and submitted to Midlothian Council for its consideration.

Background reading/external references

http://www.midlothian.gov.uk/info/198/planning_policy/499/local_development_plan

http://www.edinburgh.gov.uk/download/meetings/id/40017/item_91_midlothian_development_plan_-_main_issues_report_%E2%80%93_consultation.

John Bury

Acting Director of Services for Communities

Contact: Keith Miller, Senior Planning Officer

E-mail: keith.miller@edinburgh.gov.uk | Tel: 0131 469 3665

Links

Coalition pledges	P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors P50. Meet greenhouse gas targets, including the national
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targets of 42% by 2020.

Council outcomes CO7. Edinburgh draws new investment in development and regeneration.
CO8. Edinburgh's economy creates and sustains job opportunities
CO18 Green – We reduce the local environmental impact of our consumption and production
CO22 Moving efficiently – Edinburgh has transport system that improves connectivity and is green, healthy and accessible

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

Appendices Appendix 1: Representation by City of Edinburgh Council to Midlothian Council's Midlothian Local Plan Proposed Plan
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APPENDIX 1

Representation by City of Edinburgh Council to the Midlothian Local Development Plan Proposed Plan

Proposal STRAT5 Strategic Employment Allocations

Objection

The Council has significant concerns regarding the expansion of the Straiton retail park for mixed use. Although at this stage it is not clear what the final size of the expansion will be (approximately 60ha), or what the balance of uses will be, it is likely that the retail park will more than double in size. It is also not clear to what extent Midlothian Council will be able to limit the amount of new retail development on the site. Even if it does, once the principle has been established, there is a risk that further land, allocated for alternative uses in the masterplan, may be subsequently used for retail development.

The Council does not agree that the western expansion of Straiton will be the best solution for meeting the future needs of shoppers in Midlothian or in the wider area. There is no requirement in the approved Strategic Development Plan for such a strategic expansion of Straiton. Nor is there sufficient justification set out in the retail study for the further expansion of Straiton given its peripheral location relative to future growth in population and spending in Midlothian, its high dependence on trade drawn from outwith Midlothian, and the fact that local authority boundaries do not influence where people shop.

The retail study makes it clear that the expanded park will be catering mainly for additional retail (comparison shopping) demand in the A7/A68 corridor. It acknowledges that east/west public transport links between Straiton and the A7/A68 corridor are limited. The focus of the retail strategy appears to be on stemming 'leakage' of comparison goods spending from Midlothian. However, there is no requirement in the SDP to minimise 'leakage' from local authority areas. Measures to reduce 'leakage' could actually lead to longer and less sustainable shopping patterns. This could also disadvantage those sections of the community that do not have access to a car.

The study uses optimistic assumptions to quantify future spending, which creates a significant risk that new development could rely on diversion of trade, thus impacting adversely on the vitality and viability of existing town and regional centres in Midlothian and elsewhere. One example is the predicted real growth in per capita spending on comparison goods of 4.7% per annum. Over the 9 year period 2012-2021 this leads to a cumulative growth of 77.5%. This seems optimistic given the recent prolonged economic downturn and is inconsistent with more recent Experian forecasts. For example Experian Retail Planner Briefing Note 11, October 2013 predicts that spending on comparison goods will rise by an annual average of 2.9% between 2014-2025.

Changes sought

Whilst the Council acknowledges there is a need for further retail development to meet additional demand as a result of new housing development, it is not persuaded that this is the most sustainable option to address this demand. The Council requests that more appropriate additional retail development closer to the additional demand, capable of being served by sustainable transport modes is identified in the plan. Should the site be retained, the Council also requests that the LDP more clearly identifies the distribution and extent of the various uses on the site including a cap on the amount of retail floorspace, similar to the site briefs set out in the Edinburgh Local Development Plan Second Proposed Plan.

TRAN 2 Transport Network Interventions

Objection

Given the scale of development proposed in the A701 corridor, it is inevitable that there will be a significant transport impact. Although paragraph 4.5.9 of the LDP states that a transport appraisal relating to the development strategy has been prepared, the Midlothian LDP Transport Option Appraisal does not assess the impact of the expansion of Straiton on the A720, the A701, the new relief road, or the junction between the A701 and the A720. Neither have any transport interventions been identified to improve the junction with the city bypass to address the impacts of additional traffic generated. The Council stresses the importance of the transport appraisal in assessing the cumulative impact of development in Midlothian and identifying appropriate mitigation to address this impact.

Changes Sought

The cumulative transport impacts of the development strategy have not been established by the transport option appraisal or the LDP and there is no other evidence in the publically available material to demonstrate this has been carried out. As a result the Council requests that further analysis is done and if appropriate additional interventions are identified to address the impact of the new development, particular with regard to the junction between the A701 and the A720.

Objection

A Transport and Infrastructure Technical Note was prepared on behalf of Midlothian Council as a background document to the Main Issues Report. It clearly states; "The first stage of the modelling work has been undertaken. MVA Consultancy has prepared a report which addresses all committed development, along with the proposed SESplan development **outwith Midlothian.**" It also states that, "it is intended to run the model with the Midlothian preferred development sites for the Midlothian Local Development Plan incorporated. This will enable the impact of the SESplan requirements for

Midlothian to be assessed.” However, the Midlothian LDP Transport Option Appraisal does not address that intention. Given the scale of new development identified in the Midlothian Local Plan it is important that the cumulative impact of the development strategy is assessed, and any interventions required are identified. The Council has concerns that this has not been achieved.

Changes Sought

The cumulative transport impacts of the development strategy have not been established by the transport option appraisal or the LDP and there is no other evidence in the publically available material to demonstrate this has been carried out. The Council requests that further analysis is done and if appropriate additional interventions are identified to address the impact of the new development.

Planning Committee

10.00am, Monday, 15 June 2015

Planning Performance Framework 2014-15

Planning and Building Standards Service Plan

Item number	6.1
Report number	
Executive/routine	Executive
Wards	All

Executive summary

The purpose of this report is to seek Committee approval of the Planning Performance Framework (PPF) 2014-15 for its submission to the Scottish Government. This year, the Service Plan for 2015-16 is embedded into the Planning Performance Framework as are the outcomes from the 2014-15 Service Plan.

The Service Plan for 2014-15 set a number of targets which proved to be difficult to achieve in the context of rising application numbers and a service undergoing structural change. Now that the new service structure is in place, a number of service improvements are put forward for the year ahead.

There have been a number of successes in the past year notably awards for the Edinburgh Design Guidance which showed our commitment to improving design standards; our performance on major developments and our significant role in delivering inward investment to the City with projects such as the St James Quarter; the 100 Years of Planning exhibition which showed how important Planning is in a rapidly changing City; and our strong approach to partnership working to help deliver Council strategic outcomes in a thriving successful City.

Links

Coalition pledges	P15, P27, P28, P40
Council outcomes	CO7, CO19, CO24, CO25, CO26, CO27
Single Outcome Agreement	SO1, SO4

Planning Performance Framework 2014-15

Planning and Buildings Standards Service Plan

Recommendations

- 1.1 It is recommended that the Committee:
- a. Approves the Planning Performance Framework 2014-15 for submission to the Scottish Government;
 - b. Notes the progress made in delivery of service improvements in 2014-15; and
 - c. Approves the Planning and Building Standards Service Plan for 2015-16.

Background

- 2.1 The Planning Performance Framework (PPF) is a document that is submitted every year to the Scottish Government detailing how the planning authority has delivered its service over the previous year and how it has embedded a culture of continuous improvement. Whilst the speed of decision-making is an important factor, the outputs of our projects and service improvements are a major focus of the framework.
- 2.2 The Service Plan for Planning and Building Standards sets out improvements will be delivered in pursuit of a more effective and efficient service. The proposed Service Plan 2015-16 includes key indicators by which service improvements will be assessed. This year, the Service Plan has been embedded into the PPF as the date for the submission of this to the Scottish Government has been brought forward to 31 July 2015.
- 2.3 The Service Plan for 2015-16 focuses on four main headings as drivers for change – Place Making, Customer, Performance and Partnership. These reflect the priorities for the service in the context of the Transformational Change programme of the Council.

Main report

Planning Performance Framework

- 3.1 Appendix 1 is our Planning Performance Framework for 2014-15. The PPF has six main parts:
- National Headline Indicators;
 - Defining and measuring a high quality planning service;
 - Supporting evidence and links to related reports and studies;

- Service improvements and timescales for the delivery of improvements;
- Official statistics; and
- Workforce and financial information.

3.2 Included in the PPF is a copy of the Performance Marker's Report for the previous year (2013-14). This is the Scottish Government's assessment of our performance in relation to 15 key markers. This is scored on a traffic light system which showed the following:

- The Council received green for processing agreements; legal agreements; enforcement charter; corporate working across services; sharing good practice, skills and knowledge; stalled sites/legacy cases; and developer contributions.
- The Council received amber for decision-making timescales; early collaboration with applicants; continuous improvement (Local Development Plan not on course); and regular and proportionate policy advice (supporting information requests should show proportionality).
- The Council received red for the Local Development Plan Scheme as the current two local plans will be 9 years old and 6 years old by the time the Local Development Plan is scheduled to be adopted. This was based on a target adoption date of February 2016 for the Local Development Plan but did not take into account the Edinburgh Rural West Local Plan alteration in 2011.

Overall the feedback from last year's PPF was positive and the ambers have highlighted areas that will be addressed in the proposed service improvements for 2015-16.

3.3 The National Headline Indicators for 2014-15 show the following:

- Whilst the Edinburgh Rural West Local Plan alteration is still less than 5 years old, the Edinburgh City Local Plan became more than 5 years old in the reporting period. The original Edinburgh Rural West Local Plan is just under 9 years old;
- 20 out of the 33 major applications decided this year had processing agreements, with 80% meeting the target committee date;
- 92.6% of applications were approved compared with 91.9% last year and the percentage of delegated cases rose from 93% last year to 94% this year;
- The average number of weeks to make decisions on major planning applications without processing agreements reduced from 27.9 weeks last year to 22.8 weeks this year, for cases post 2009. The figure rose slightly to 26.5 weeks if pre 2009 applications legacy cases were included.

- The average number of weeks to make decisions on local developments (non-householder) increased from 10.6 weeks last year to 11.4 weeks this year (11.6 weeks if pre 2009 applications are included).
- The average number of weeks to make decisions on householder developments increased from 7.5 weeks last year to 7.7 weeks this year;
- 66 legacy cases were removed this year with 203 still remaining; and
- The number of enforcement cases fell from 779 last year to 764 this year.

3.4 Examples of how the PPF defines and measures a high quality planning service in Edinburgh are as follows:

- A focus on delivering our Local Development Plan;
- The supplementary guidance on town centres such as Corstorphine and Tollcross which provide more certainty on uses that may be allowed;
- A role in delivering large scale developments such as the new St James Quarter which contribute to the City's economic growth;
- A strong approach to partnership working such as the Edinburgh Biodiversity Partnership;
- The revised area-based service structure to enhance management efficiency and our relationship with localities;
- The award winning Edinburgh Design Guidance which seeks to raise the quality of design and place-making;
- A role in delivering 21st Century affordable housing to meet priority housing needs;
- The review of character appraisals to ensure the protection and enhancement of our built heritage;
- A role in working with a range of stakeholders to deliver high quality development such as at 26-31 Charlotte Square;
- The promotion of planning in the City with the 100years of Planning exhibition which has raised awareness of how the City has changed and is changing to remain a successful place;
- The process changes to streamline our working systems and improve productivity and performance;
- The enhancement of our communication channels including the Planning Blog and new web pages to make sure our customers have a good quality service; and
- The commitment to staff training so that as a service we can adapt to new ways of working with customers and partner organisations.

3.5 The official statistics indicate a service having difficulty improving performance on local developments, including householder applications. The number of planning applications received has increased by 5.8% over last year with no additional resource put in place. This is being addressed now through additional recruitment. In addition, through lean reviews of how we process planning applications and other services, we can seek to make systems more efficient. The draft Customer Engagement Strategy also sets out how we can change our customer contact channels to help our customer find information more easily and take some pressure off officers so they can concentrate on their core statutory services.

Service Plan 2014-15 Outcomes

3.6 Last year's service plan focused on 14 service improvements. These are set out fully in the PPF in Appendix 1 under Part 4. There were a number of key achievements in 2014-15:

- The management review was completed and a new service structure was put in place in October 2014 to deliver a locality based, more efficient service structure with tailored training for new managers;
- All the major applications decided showed added value being added by planning officers through design and other improvements. This emphasises our focus on the importance of place-making;
- Performance on listed building consent was consistently above target;
- 92% of site inspections on building warrants are being carried out within 5 working days which is above target;
- Engagement with young people was delivered with projects such as 100 years of Planning exhibition and character appraisal reviews;
- The integration of spatial and community planning was progressed through interaction with Neighbourhood Partnerships on the Local Development Plan; and
- A culture of continuous improvement was embedded by a structured programme of staff training throughout the year.

3.7 However, there were areas where the service improvements were not fully achieved as priorities changed while we progressed the management review of the service. In all cases, these improvements are ongoing and are being addressed in the coming year:

- Whilst good progress has been made developing a new Customer Engagement Strategy this is behind target as the project has expanded to include working with the Council's Transformational Change team;
- The Proposed Local Development Plan did not meet its target Committee date;

- The average time to grant a building warrant has increased rather than reduced due to an increase in casework and the time to issue a completion certificate has not met the target;
- Work on protocols with other service areas was delayed due to the service changes;
- The customer improvement plan following on from the Buildings Standards national customer survey is being progressed as part of the draft Customer Engagement Strategy and a review of verification and admin support processes;
- The review of digital communications is now embedded into the Customer Engagement Strategy;
- Street design and retail strategies have been delayed as discussions continue with stakeholders; and
- A review of design in the planning process is evolving as we progress our place-making project and the implementation of the Place Standard.

Service Plan 2015-16 Proposals

- 3.8 The new service structure in Planning and Building Standards has now been in place for more than six months and the changes have bedded down. The new refreshed service has an ambitious but realistic programme of improvements for the coming year.
- 3.9 Feedback from customers is an important part of the Service Plan process. Civic Forum members, largely made up of community councils, gave us feedback on a survey we asked them to complete about last year's PPF. In addition, as part of the change management programme leading to the service changes, a survey of agents was carried out to get feedback on our service provision. These surveys have given us important information on the type of service improvements we need to make. In addition, many of the comments have assisted in the development of the draft Customer Engagement Strategy.
- 3.10 Additionally, feedback in terms of the Performance Markers Report has led to proposed improvements.
- 3.11 The proposed Service Plan for 2015-16 includes initiatives for the delivery of improvements under four key headings - place-making, customer, performance and partnership. These are as follows:

Place-making Indicators

- Adopt the Proposed LDP by end of March 2016;
- Promote our place-making role to put Planning and Building Standards at the heart of place-making across the City;

Customer Indicators

- Prepare and implement a Customer Engagement strategy and a new Customer Service Charter;
- Refresh and review the Edinburgh Planning Concordat;
- Produce a Building Standards scorecard to show how we have met quarterly performance targets, verifier standards and address key themes as part of the Building Standards National Framework;

Performance Indicators

- 90% of approved major developments within the year to show added value quality improvements;
- 90% of householder applications to be determined in 2 months;
- 75% of non-householder applications to be determined within 2 months;
- 75% of listed building consent applications to be determined within 2 months;
- Seek to minimise the overall average time taken to grant a building warrant measured from the date of lodging to the date of granting the warrant;
- Building Warrant Applications – 90% of first reports to be issued within 20 days;
- Review the implementation of changes to ways of working (as set out in the Manager Assimilation Action Plans) including further training and support to champion corporate values;
- Lean reviews of statutory processes to pinpoint areas for improved service delivery;

Partnership Indicators

- Set out the vision for the Edinburgh City Region via SESPLAN and ensure engagement includes young people;
- Promote our collaborative approach with other service areas by implementing a range of joint working initiatives including new and refreshed working protocols and service level agreements;
- Customer First –E-Building Standards Project delivered in line with Scottish Government milestones.

Measures of success

- 4.1 A PPF that illustrates a culture of continuous improvement with positive feedback from the Scottish Government.

- 4.2 A Service Plan which shows successful outcomes from the previous year and sets out service improvements for the following year that are forward thinking and achievable.

Financial impact

- 5.1 There is no direct financial impact arising from this report.

Risk, policy, compliance and governance impact

- 6.1 There are no perceived risks associated with this report. The report has no impact on any policies of the Council.

Equalities impact

- 7.1 The Equalities and Rights Impact Assessment indicates that:
- The proposals will enhance participation, influence and voice as they promote service improvements several of which enhance customer communication and experience;
 - There are no identified positive or negative impacts on the duty to eliminate unlawful discrimination, harassment or victimisation;
 - The proposals promote the duty to advance equality of opportunity as they promote service improvements which would benefit all, notably the customer engagement strategy and the refreshed Planning Concordat. There are no identified negative impacts;
 - The proposals promote the duty to foster good relations as they make clear what service improvements can be expected and so promote understanding and they explain the positive benefits of the City's planning performance. There are no negative impacts.

Sustainability impact

- 8.1 The impact of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcome is summarised below:
- The proposals in this report do not affect carbon emissions;
 - The need to build resilience to climate change impacts is embedded into planning policy and service improvements, such as joint working protocols with other services, will increase the City's resilience to climate change by enhanced partnership working;

- The proposals in this report will help achieve a sustainable Edinburgh because they promote service improvements which benefit all aspects of City life;
- The proposals in this report will help achieve a sustainable Edinburgh because they will assist the economic well being of the City with service improvements; and
- Environmental good stewardship is not considered to impact on the proposals in this report because there is no relevance to the use of natural resources.

Consultation and engagement

- 9.1 External stakeholder information is gathered from ongoing monitoring of feedback, consultation exercises and engagement on specific projects and is incorporated into the proposed Service Plan. Key stakeholders were also asked, through the Edinburgh Development Forum and the Edinburgh Civic Forum, for their views on last year's Planning Performance Framework which included the service plan. These views were taken into account in the preparation of this year's service plan and the subsequent Planning Performance Framework.
- 9.2 Internal consultation across Planning and Buildings Standards was carried out through the monthly team briefing process. Managers were asked to discuss suggestions for new ways of working with their teams through the monthly team briefing process. This would allow the leadership team to get an overview of the main issues that would drive improvements for 2015-16.
- 9.3 In March, a Planning Committee workshop was held on the PPF and the Service Plan, in order to allow Members to shape the key priorities for the Service Plan. This provided the main priorities and issues that would drive improvements for 2015-16.

Background reading/external references

[Planning Performance Framework 2013-14](#)

[Building Standards Balanced Scorecard 2014-15](#)

[Service Improvement Plan 2014-15](#)

John Bury

Acting Director of Services for Communities

Contact: Nancy Jamieson, Team Manager

E-mail: nancy.jamieson@edinburgh.gov.uk | Tel: 0131 529 3916

Links

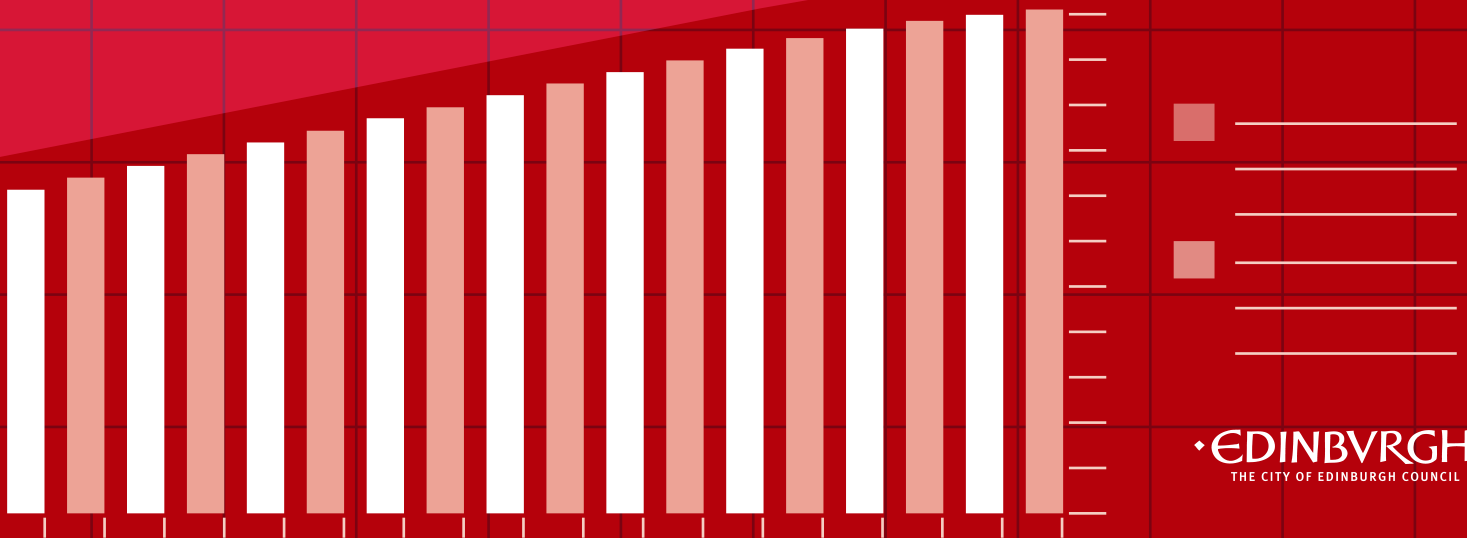
Coalition pledges	<p>P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors</p> <p>P27 - Seek to work in full partnership with Council staff and their representatives</p> <p>P28 - Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city</p> <p>P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage</p>
Council outcomes	<p>CO7 – Edinburgh draws new investment in development and regeneration</p> <p>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</p> <p>CO24 – The Council communicates effectively internally and externally and has an excellent reputation for customer care</p> <p>CO25 – The Council has efficient and effective services that deliver objectives</p> <p>CO26 – The Council engages with stakeholders and works in partnership to improve services and deliver agreed objectives</p> <p>CO27 – The Council supports, invest in and develops our people</p>
Single Outcome Agreement	<p>SO1 Edinburgh’s economy delivers increased investment, jobs and opportunities for all</p> <p>SO4 Edinburgh’s communities are safer and have improved physical and social fabric</p>
Appendices	<p>Appendix 1 – Planning Performance Framework 2014-15</p>

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Planning Performance Framework

Services for Communities
Planning

2014 - 2015
2014 - 2015



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Introduction

The City of Edinburgh Council is pleased to submit its fourth Planning Performance Framework (PPF) Report. The document highlights the work we have done from April 2014 to March 2015 to improve performance and deliver a high quality planning service.

The Planning and Building Standards Service operates in the context of a Council under severe financial pressure and with serious ambitions to create a leaner, more agile council. The *Organise to Deliver* proposals set out a future state for the Council where transformational change will lead to new delivery models for our customers. During 2014-15, the Planning and Building Standards service made significant structural changes and started on a path to create a different, more efficient delivery model where the customer is still our top priority but the focus is on improving online systems to promote a self-serve culture. This will then allow us to concentrate on putting resources into improving performance and productivity.

The *review of our service structure* has meant a difficult year for the Planning and Building Standards Service as resources were re-distributed and transitional arrangements led to a period of change as the new structure was developed. This inevitably affected our ability to improve performance and deliver all the projects we wanted to. However, we were able to perform well on major developments and, despite an increase of 5.8% in the number of planning applications, performance on other application types was generally good, albeit targets were not always met.

The biggest challenge has been to keep the Proposed Local Development Plan (LDP) on course. A new version was necessary because of changes to the Strategic Development Plan for South East Scotland (*SDP*) when that was approved by Scottish Ministers, and by the SDP Supplementary Guidance which followed. The changes meant that the LDP needed to identify more housing land. This requirement has proved difficult in the context of communities concerned about the potential impacts of new development near them.

The new service structure has now bedded down and the focus is on improving performance and delivering the Local Development Plan. In this report, we have shown how we have continued to deliver a high quality planning service and the steps we are taking in 2015-16 to make it even better.

Planning Performance Framework 2013-14

The Council submitted its third Planning Performance Framework to the Scottish Government on 8 August 2014. This covered the period from April 2013 to March 2014. Alex Neil, Cabinet Secretary for Social Justice, Communities and Pensioners' Rights gave us detailed feedback on 11 December 2014.

The following strengths were highlighted in this feedback:

- *You appear to be adopting a positive approach to limiting the use of conditions and we look forward to hearing about your progress in the next report.*
- *We are pleased you have exceeded your target and removed 63% of legacy cases from the system. It would be useful if future reports included the numbers which remain.*
- *You have provided case studies and examples to illustrate your positive approaches to the delivery of economic development and sustaining economic growth.....*
- *We note your proactive approach to place making and are pleased to hear that the Edinburgh Design Guidance.....has been shortlisted for a Scottish Award for Quality in Planning 2014.*
- *You continue to provide quality, accessible web-services with a new design to ensure accessibility for mobile and tablet devices.*

The Performance Markers Report for 2013-14 is set out in Appendix 1 and the red and amber markers identify areas for improvement. These are as follows:

- Average timescales for local and householder developments have increased slightly although both are still better than the national average (amber);
- The report lacks detail of how early collaboration with applicants and consultees ensures that clear and proportionate requests for supporting information are achieved (amber);
- The main concern is that the LDP is not on course for replacement within the 5 year requirement, as it is due to be adopted in February 2016 (amber);
- Development Plan Scheme – local plans will be 9 and 6 years old by the time LDP is adopted in February 2016 (red); and
- Future reports should provide more detail on how policy advice ensures that information required to support applications is proportionate (amber).

This feedback allows us to consider improvements for future years.

Part 1

National Headline Indicators

In “Planning Reform – Next Steps”, one of the key priorities of the Scottish Government is to ensure development plans are up-to-date. Local Development Plans (LDPs) must by law be replaced at least every five years and be consistent with the Strategic Development Plan (SDP).

The Council is preparing its first *Local Development Plan* (LDP). Following a major consultation stage in 2011-12, the Council published a Proposed Plan in 2013. This received representations from 2,300 individuals and organisations. The issues raised in these representations were considered by the Council when it prepared and approved a Second Proposed Plan on 19 June 2014. A new Development Plan Scheme was circulated in July 2014.

The Second Proposed Plan was made necessary by changes to the Strategic Development Plan for South East Scotland (*SDP*) when that was approved by Scottish Ministers on 27 June 2013, and by the SDP Supplementary Guidance which followed in August 2014. Scottish Ministers took an optimistic view on economic recovery and asked for the housing allocation to be increased in the first period of the plan. This mainly affected Edinburgh where housing demand is focused and the subsequent changes to the LDP changed the spatial strategy. This could not be done by a modification and a whole new plan had to be published. The revision was done as quickly as possible given the requirements of the legislation.

The Second Proposed Plan and its supporting documents were issued online and in hard copy in August 2014. The period for representations ran for six weeks from 22 August to 3 October 2014. Representations were received from around 2,500 individuals and organisations during the period for representations. The Plan missed its target committee date in February 2015 as further assessment was needed on infrastructure costs and funding mechanisms. The Second Proposed Plan was presented to the Planning Committee on 15 May 2015.

In terms of application performance, 20 out of the 33 major applications decided this year had processing agreements with 80% meeting the target committee date. In addition, the average number of weeks to make decisions on major planning applications without processing agreements reduced from 27.9 weeks last year to 22.8 weeks this year for cases post 2009. The figure rose slightly to 26.5 weeks if pre 2009 applications legacy cases were included. These figures show our commitment to ensuring the economic vitality of the City is supported by the planning process.

In terms of local developments, the average number of weeks to make decisions on non-householder applications increased from 10.6 weeks last year to 11.6 weeks this year. In addition, the average number of weeks to make decisions on householder developments increased from 7.5 weeks last year to 7.7 weeks this year. This slight reduction in performance can be accounted for by the increase in the number of planning applications. Recruitment has been put in place for 2015-16 to address concerns about performance.

Key Outcomes	2014-2015	2013-2014
Development Planning:		
<ul style="list-style-type: none"> Age of local/strategic development plan(s) (years and months) at end of reporting period 	Rural West Edinburgh Local Plan - 8 years 9 months. Rural West Edinburgh Local Plan alteration - 3 years 9 months. Edinburgh City Local Plan - 5 years 3 months.	Rural West Edinburgh Local Plan - 7 years 9 months. Rural West Edinburgh Local Plan alteration - 2 years 9 months. Edinburgh City Local Plan - 4 years 3 months.
<ul style="list-style-type: none"> Will the local/strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme? 	No	No
<ul style="list-style-type: none"> Has the expected date of submission of the plan to Scottish Ministers in the development plan scheme changed over the past year? 	Yes - later	Yes - later
<ul style="list-style-type: none"> Were development plan scheme engagement/consultation commitments met during the year? 	Yes	Yes
Effective Land Supply and Delivery of Outputs		
<ul style="list-style-type: none"> Established housing land supply 	Figures to be provided June 2015	30,865
<ul style="list-style-type: none"> 5-year effective housing land supply 		10,048
<ul style="list-style-type: none"> 5-year housing supply target 		14,579
<ul style="list-style-type: none"> 5-year effective housing land supply (to one decimal place) 		3.4
<ul style="list-style-type: none"> Housing approvals 		4688
<ul style="list-style-type: none"> Housing completions over the last 5 years 		7741
<ul style="list-style-type: none"> Marketable employment land supply 		183.7 ha
<ul style="list-style-type: none"> Employment land take-up during reporting year 	12.6 ha	1.4ha
Development Management		
Project Planning		
<ul style="list-style-type: none"> Percentage of applications subject to pre-application advice 	36.9%	23.5%
<ul style="list-style-type: none"> Number of major applications subject to processing agreement or other project plan 	20	32
<ul style="list-style-type: none"> Percentage planned timescales met 	80%	87.5%
Decision-making		
<ul style="list-style-type: none"> Application approval rate 	92.6%	91.9
<ul style="list-style-type: none"> Delegation rate 	94%	93

Decision-making timescales		
Average number of weeks to decision:		
• Major developments (excluding PPAs)	26.5	27.9
• Local developments (non-householder)	11.6	10.6
• Householder developments	7.7	7.5
Legacy Cases		
• Number cleared during reporting period	66	Comparison not available
• Number remaining	203	
Enforcement		
• Time since enforcement charter published / reviewed (months)	19 months	7 months
• Number of breaches identified / resolved	764	779
Application Numbers		
• Total number of applications received	4413	4172
• Total number of major applications received	56	36

Part 2

Defining and Measuring a High Quality Planning Service

Open for Business

positive actions to support sustainable economic growth and social needs.

The Development Plan

The emerging *Proposed Local Development Plan* sets the context for economic development across the city with a number of 'special economic' areas of national or strategic importance to provide the potential for a significant number of jobs. The Plan sets the vision for sustainable economic growth in partnership with all stakeholders. The progression to adoption is a priority for the Council.

As explained in the National Headline Indicators, there has been a delay in the programme for the Local Development Plan. However, it is significant that in August 2014, the strategic development planning authority adopted the *supplementary guidance on housing land* as modified by Scottish Ministers. This will now guide the issue in the Local Development Plan.

In June 2014, a *second Proposed Action Programme* and Development Plan Scheme were approved by the Council alongside its *Second Proposed Local Development Plan*. This action programme sets out those actions needed to deliver the proposals and policies in the Plan. These include infrastructure enhancements which would help ensure that the large levels of development growth in the Plan would have acceptable social and environmental impacts.

In addition, the Council is working closely with the wider *SESplan* team on Strategic Development Plan 2 Main Issues Report. This sets out long-term strategic options for how the region could grow and for the infrastructure needed to do this.

Supplementary guidance on *Gorgie/Dalry Town centre and Corstorphine Town Centre* was approved in its finalised form in August 2014. This guides the balance of uses in each town centre and is used to determine planning applications for the change of use of units in shop use to non-shop uses.

Case study 1 – Supplementary Guidance on Corstorphine Town Centre

The viability and vitality of our town centres are important to the City's economy. Policy Ret8 of the Second Proposed Development Plan requires supplementary guidance (SG) to be prepared for Edinburgh's eight town centres, as well as the city centre retail core. Such guidance is a material consideration in the determination of planning applications for the change of use from shop to non-shop uses.

Ensuring that Corstorphine Town Centre has a variety of shops is important in maintaining it as a destination for shopping. However, there are also benefits in allowing shops to change to non-shop uses that complement shop uses and make the best of the town centre's accessible location for the local community. Allowing non-shop uses may also help to address vacancies which have arisen due to the economic downturn and changing behavioural patterns in shopping such as an increase in online shopping.



The guidance ensures that there is more certainty about the type of uses that will be permitted in this town centre.

In addition to the statutory development plan and statutory supplementary guidance, the Council provides non-statutory planning guidance aimed at specific customer groups and interpreting policies on particular land uses. These include guidance on purpose-built student housing developments. This is under review – an issues paper was published for consultation in March 2015 and the results of this will inform the next steps.

Supporting Sustainable Economic Growth

The Planning and Building Standards service is working with Economic Development colleagues on the South East Scotland Economic Community to produce an economic framework and on the development of spatial and infrastructure aspects of the City Deal bid. This work is ongoing and links in with the preparation of the Main Issues Report for SESPlan 2.

The Service, along with Economic Development, is working with Scottish Borders Council and Midlothian Council on a Borders Railway Prospectus. The Prospectus will be used to help promote the opportunities the new railway will bring. It will also co-ordinate and help maximise the line's wider employment, tourism and accessibility benefits.

The service produces seven development schedules covering retail, office, industrial, leisure, student housing, hotels and housing. These schedules list completions, properties under construction, planning consents, applications awaiting determination and closures. The schedules have been published annually since 2008 (student housing since 2010) and provide detailed factual information. This information is used in plan-making and by developers, community councils and groups, councillors, council officers and members of the public. They have been praised for their coverage of development in key sectors of the economy.

Wayfinding - Planning and Building Standards is coordinating the development of a new Wayfinding system for Edinburgh. This can contribute to placemaking by providing information about the layout and composition of the city. Working with internal Council colleagues and external partners, the form, content and location of a new system has been agreed and put out to tender. This will be funded through revenue generated by the bus shelter advertising contact with JC Decaux. An early example has been developed for the Essential Edinburgh business members in Rose Street where we helped deliver new street directories. We are currently working with the Leith Chamber of Commerce to establish means of helping passengers and other visitors navigate their way from the Port of Leith Cruise liner terminal to Leith Town Centre. This will include new banners and signs.

In Queensferry, the service is working closely with colleagues and partners to harness the potential economic benefits that might derive from world heritage status for the Forth Bridge. Proposals are being developed that aim to ensure the benefits are not solely tourism related but also permeate into the everyday activities of the local community.

Our focus is on getting development on the ground and the work we do to ensure conditions and planning obligations are discharged is vital to the local economy. Work has now started on several high profile sites throughout the City such as New Waverley (Caltongate), Haymarket, St Andrew Square, Shrubhill and Pennywell and large scale projects, such as this, are not just important to the local economy but the Scottish economy as well.

We continue to collaborate with our Economic Development colleagues on the *Edinburgh 12* (and potential further sites). This is an initiative to progress the development of strategically important city centre sites. Planning has a key role to play and many sites have been assisted through this process. The Council is supporting the progress of these and other development opportunities through the services provided within the Edinburgh Premium and are routinely considering other development opportunities to support as part of a development pipeline. This will ensure that as one site progresses there are a range of identified sites waiting to replace it and receive appropriate support.



Case Study 2 – St James Quarter

The Council is supporting a £850 million project to redevelop the St James Shopping Centre and New St Andrew's House, creating a landmark development delivering a world class shopping offer, new homes, two new hotels, leisure facilities and a wide selection of cafes and restaurants.

The Planning and Building Standards Service has taken a lead on the Compulsory Purchase Order (CPO) and works with the project manager at regular design meetings to get development started on the ground. A pre-let campaign has started in 2014 and continued until March 2015. A public inquiry will be held in 2015 on the CPO. Discussions continue with regards to the positioning of the lasting memorial to Nelson Mandela. Without the commitment of Planning and Building Standards time and resources to this development, the City's aspirations for this exceptional development would not be realised.



The following testimonial illustrates the value of the Edinburgh 12

"We've found the "Edinburgh 12" initiative to be a useful source of practical support for our development. The City of Edinburgh Council has helped facilitate the complex discussions with Network Rail around our tunnel strengthening works, as well as helping with the interaction between our development and surrounding utilities. The employability accord we have signed with the Council ensures we'll have access to the skills we need, as well as helping local people into work. As we look ahead to the completion of our development from 2017 onwards, I look forward to working with the Council to promote our development to occupiers."

David Westwater, Development Director, Interserve Developments

Planning is closely involved in the Edinburgh Sustainable Development Partnership, for which carbon reduction is a key priority. The Partnership has adopted the 'Sustainable Edinburgh 2020' vision: "Edinburgh in 2020 will be a low carbon, resource efficient city, delivering a resilient local economy and vibrant flourishing communities in a rich natural setting."

Working Together to Support Good Development

The service continues to be involved in the *Edinburgh Development Forum*, a one-stop shop for developers to engage with the planning system. The Forum is a vital component of understanding what developers need to bring new schemes to the City for its economic benefit.

We continue to work closely with community councils particularly on the engagement of the Second Proposed Local Development Plan where drop-in sessions were arranged in locations around the city for a more focused debate on how the City needs to develop.

The *Edinburgh Planning Concordat* has been working well over the past year and we continue to see many developers and community councils working collaboratively together for mutual benefit. This was confirmed at a Civic Forum in February 2015 where feedback from Barnton and Cramond Community Council praised the concordat as a good way of working. However, we need to empirically review how it is working and put forward proposals to refresh it to encourage more collaborative working between developers and community councils. This task is set out in our Service Plan for 2015-16.

Within the Council, the Planning and Building Standards Service takes a lead role in promoting the LDP Action Programme. The infrastructure enhancements this sets out represent significant capital investment. Some of this can be funded by developer contributions, but not all, and there are funding gaps. The Service has led a revised, corporate approach to identify these gaps and potential solutions.

In 2014-15, we have been preparing new protocols with other Council services and these are well advanced with colleagues who deal with flooding matters and environmental assessment matters. Services for Communities is a department which contains the main development services and this allows us to work closely together in relationships which have matured over the last five years. Joint working with other development services is a crucial part of getting development on the ground.

The new protocols set out what we can expect when working together, how we will communicate and engage and what supporting information is needed for consultation responses. This will help to ensure requests are proportionate as highlighted in the key markers report where the Council received amber for this. The new protocols will be ready in the 2015-16 year and will be launched at staff training events.

The working protocol with our colleagues in Estates and Economic Development has also been updated to include the Edinburgh 12, one of our main joint working initiatives and to include better working practices on Council land and buildings. Discussions are ongoing with our colleagues in Culture and Sport on a protocol which will ensure we work closely together to deliver new sports facilities and promote cultural activities.

Biodiversity officers from the service chair the Biodiversity Partnership made up of internal and external stakeholders and co-ordinate the Biodiversity Action Plan. Officers from the Natural Environment team also chair the Lothian and Fife Sustainable Urban Drainage group.

Case Study 3 – the Biodiversity Partnership

The City of Edinburgh Council is lead organisation for the Edinburgh Biodiversity Partnership. The Partnership is facilitated by officers from the Planning and Building Standards service Natural Environment Team. It comprises approximately 30 stakeholders, including government agencies, conservation bodies, environmental trusts and local expert conservation groups. The Partnership is responsible for the production and delivery of the Edinburgh Biodiversity Action Plan.

The Edinburgh Biodiversity Action Plan enables joined up working to meet city-wide objectives for biodiversity conservation. Through the work of the Partnership, the Planning service is also able to access valuable natural heritage data from programmes of survey and monitoring. This informs our statutory work on assessing impacts on protected species and sites, and our work on designating Local Nature Reserves and Local Nature Conservation Sites. It also supports the wider work of the Council in meeting our statutory duty to further the conservation of biodiversity.

A recent stakeholder event to launch a review of the Edinburgh Biodiversity Action Plan was attended by over 50 people.



Planning and Building Standards Natural Environment officers also work in partnership with:

- Edinburgh Sustainable Development Partnership
- Lothian and Fife Green Network Partnership
- SEPA's Area Action Group for River Basin Management Planning
- Lothian and Borders GeoConservation Group

Our data management team works with internal and external stakeholders to ensure Geographical Information Systems for the City are up-to-date. This is crucial to the development process where the status of land and the constraints upon it must be known quickly. Work has commenced to improve the accessibility of our maps to ensure they work on mobile devices.

Meeting Our Customers' Needs

In 2014, the Planning and Building Standards service went through a structural review. The previous structure had a high number of middle managers and 'Single Status' had left same grade problems where officers were managing others on the same grade. The aims of the review were to:

- Resolve the same grade issues;
- Enhanced management efficiency, performance and productivity;
- Provide a structure that serves the customer better; and
- Introduce an area based strategic neighbourhood structure so that officers have a better understanding of the localities in which they are based.

The new structure was put into place on 27 October 2014. As part of the changes, 41 managerial posts were reduced to 25 with a saving of around £380,000. The changes have allowed the creation of a new Service Delivery Team which is focused on making improvements to the service and improving customers' journeys. Benefits realisation will be undertaken in 2015-16 so we can gauge the effectiveness of this change.

The Planning and Building Standards service was re-accredited in November 2014 with *Customer Service Excellence* as part of wider delivery with other services. This accreditation is an important award and it shows our commitment to improving the customer journey. However, we recognise that this journey is over-dependent on direct contact which is resource heavy and takes professional officers away from statutory processes such as preparing the Local Development Plan and determining planning applications. Demand for pre-application advice outstrips our ability to provide it and this service is dependent of staff overtime which cannot be sustained in the longer term.

Last year we looked at how we provided pre-application advice and whether we could charge for advice on major applications. This would give us the resources we need to improve our service on this. Surveys and discussions with agents were positive and there was general support from the development community. However, there are legal obstacles to doing this. Despite positive messages from the former Planning Minister in 2014, there is no immediate prospect of enacting legislation coming into force. Alternative proposals are therefore being investigated under our Customer 1st Project but this disappointing outcome delayed the project.

During 2014-15, we started work on a customer contact review to analyse how our customers were contacting us and why. Contact is by phone, email and face-to-face at the reception counter and our analysis has shown that many of these contacts are unnecessary as the information can be found online. The Customer 1st Project is looking at making 'channel shift' our core objective. This will move our customer to largely online transactions with customer contact being limited to those who need it. The latter half of 2014-15 has been focused on putting together a Customer Engagement Strategy that we can consult our customers on. The aim is to have a service which is responsive to customers' needs setting out

what they can expect and which delivers service efficiencies to improve our performance on our statutory functions. A new customer charter has been drafted and will be consulted on alongside the engagement strategy.

Supporting the Development Process

The review of our service structure led to a period of uncertainty in 2014. Change management processes were put into place in May 2014 to better manage the change and a transitional management structure was put in place at the same time. Additional temporary staff were recruited. These staff changes were necessary but disruptive and performance dropped in this period. Service improvement projects were put on hold as change management took priority.

The implementation of the *new structure in October 2014* has led to more stability and projects such as Customer 1st and Placemaking are now being progressed. Teams dealing with planning applications and enforcement are now based on an east-west locality model. Additional resource has been put into major applications with four separate teams now in place based on the strategic development areas of the City.

The Local Development Plan Action Group is a cross service working group of the Council to deliver the LDP Action Programme. This piece of joint working is an important step in ensuring the Development Plan is deliverable especially in terms of infrastructure requirements.

Processing agreements continue to be offered for all major developments and, in 2014-15, 61% of major applications had processing agreements. This is a decrease on the previous year but it is still significantly higher than most authorities and shows our commitment to dealing with major developments efficiently. One of the key aims of processing agreements is to agree what supporting information is needed to deal with the application and the consultee meeting that is held between the developer, planners and consultees is an important part of this process. These consultee meetings form part of the working protocols we have with other service areas and set out clearly what is needed to decide the application in time and any potential problem areas.

We now have two area based officers dealing with planning obligations as opposed to one previously. These officers are involved at the start of the process so the applicant is aware of the likely financial contributions they will have to make.

One of the intentions of the structural review was to put more officers on the frontline but this has been difficult to achieve in the context of a Council having to make budget cuts. Planning and Building Standards has had to make its contribution towards these savings. However, some additional staff were recruited during the transition to the new service and these planners have been retained this year. The recruitment of additional staff has been approved for 2015-16.

Despite these pressures, we have been able to continue giving a first rate pre-application service particularly for major developments and complex local developments/listed building consents. We also give advice on smaller developments through the use of staff overtime. In 2014-15, 36.9% of planning applications were subject to pre-application advice. This is an increase from 23.5% in 2013-14.

Technical and support services are provided on an area based system with technicians and support assistants working closely to ensure applications are checked and validated quickly. Around 25.3% of applications are invalid on receipt and an analysis of these cases shows that deficient fees, lack of correct

plans and elevations, including location plans and site plans, and incorrect certification are the main reasons for deficient applications. *Validation guidance* is available for applicants and agents and this sets out what supporting information is required for validation. We believe this to be in line with legislation and proportionate but it is intended to review this document in 2015-16 to ensure it is fit for purpose. As part of this review, we want to create appendices for different application types so we are clear we need more information for major applications than householder applications. We hope this will meet the concerns raised in the marker's report on proportionality of information requests.

Every planning application, big or small, is allocated to an individual planning officer who has ownership of the case. Case conferences are held in team meetings. Case officers are encouraged to carry out consultations quickly to avoid delays and any amendments are normally requested following the site visit and assessment of any representations. For householder and minor local developments, this process is reasonably straightforward.

In more complex cases, the case officer has specialist advisers on hand to get advice on design, trees, biodiversity, transport issues, flooding and environmental impacts. However, case officers have to make judgements about the advice they receive and will not always request the additional material an adviser is seeking unless it is absolutely necessary. As part of our ongoing work on new and refreshed protocols and the update of the validation guidance, it will be set out clearly to our consultees and our customers what information we will ask for to deal with planning applications.

High Quality Development on the Ground

Creating and shaping places of which we can all be proud.

The Placemaking Framework

Our vision for Planning and Building Standards is 'to put our service at the heart of placemaking in Edinburgh.' In 2014, we were very proud when the Edinburgh Design Guidance received a Scottish Quality Award. This document sets out how high quality placemaking can be achieved.

Case Study 4

The Edinburgh Design Guidance sets out our expectations for new buildings and spaces clearly, so that all those involved in future developments can understand from the outset what is required. It explains the key ideas which need to be considered as part of the design process.

The guidance complements current and proposed development plans which contain a number of policies to guide the delivery of high quality places and buildings in the city. These policies are designed to do the following:

- To ensure that new development is of the highest design quality and respects, safeguards and enhances the special character of the city;
- To ensure that the city develops in an integrated and sustainable manner; and
- To create new and distinctive places which support and enhance the special character of the city and meet the needs of residents and other users.



The restructuring of the service has led to the creation of a new Built Environment and Place Making team who lead on the development of the placemaking agenda. This includes working with the major development teams in the production of a new style of development briefs with a place focus as well as the continuation of other place-based work strands such as the ongoing review of conservation area character appraisals. The use of tools such as the new Place Standard for Scotland will be key part of the team's work in mainstreaming placemaking across the service.

Planning officers have joined multi-disciplinary teams such as 21st Century Homes and Children and Families Rising Rolls projects to provide planning advice and convince others of the need for a well planned and designed development. Value has been added through design in pre-application advice and by working with others such as Architecture and Design Scotland and NHS Lothian for major projects such as the Royal Edinburgh and the new Hospital for Sick Kids at Little France.

Case study 5 – Pennywell - 21st Century housing

The 21 Century homes regeneration programme is well underway. The programme aims to deliver 1400 new homes for sale and rent across key regeneration areas of the city. 50% of the new homes will be affordable. The first sites to be developed are at Gracemount, Greendykes and West Pilton Crescent. £9.1m worth of Scottish Government funding has been secured to support the programme.

West Pilton Crescent is in Pennywell. The masterplan for the entire Pennywell area was approved in September 2013. Some 700 homes will be delivered across five separate sites. These comprise a mix of affordable family housing and 1 and 2 bed flats. The masterplan area also comprises a new area office with café, a youth centre, multi-use games area and artists' studios. Alterations will also be made to the existing shopping centre and library / arts centre.

Phase two of the Pennywell masterplan will soon be submitted for detailed planning consent. Around 100 homes – a mix of affordable flats and family housing - will be considered.

The service carries out the naming and numbering of all new streets throughout the City. The names of streets help enhance the history of the area by utilising names which are relevant to the local area, as well as naming streets after nationally and internationally noteworthy people. In August 2014, we reviewed our policy and criteria for *new street names* to bring them up to date.

Strategic Development Areas

The current and proposed development plans focus the growth of the city on four Strategic Development Areas. This approach is consistent with the Strategic Development Plan and with the Council's Economic Strategy which seeks sustainable growth through investment in jobs – centred on development and regeneration, inward investment, support for businesses and helping unemployed people into work and learning.

City Centre:

Edinburgh's city centre is the vibrant hub of the City region. The Local Development Plan supports four major development opportunities in the City Centre: St James Quarter, New Waverley, Fountainbridge and Quatermile.

A Compulsory Purchase Order has now been approved for the St James Quarter with a public inquiry due to take place later in 2015. Approval of matters specified in conditions (AMC) applications have been submitted for the design of the majority of the building. The area around St Andrew Square has been the subject of studies to investigate the potential of revitalising these lanes and the linkages with the new St James development and we work closely with our Economic Development colleagues on this.

New consents were granted for New Waverley in 2014 and work has started on a new hotel at the site.



At Fountainbridge, construction is underway for the new Boroughmuir High School as well as a student housing block. Planning permission in principle will be granted once a legal agreement is in place for a mixed use development of including retail office, hotel and housing. Proposals been submitted for residential and mixed use development for the site to the north of Fountainbridge.

Construction continues at Quatermile with a proposal of application notice (PAN) received for changes to the proposals for the original hospital buildings at the north east corner of the site. Finding new uses for historic buildings such as the Old Royal High School is challenging in the context of the World Heritage Site but as a service we are focused on ensuring the economic vibrancy of the City Centre is enhanced.

South East Edinburgh:

This area is expected to experience major change over the next five to seven years.

Construction work has commenced on the new Royal Hospital for Sick Children and Department of Clinical Neurosciences at the BioQuarter and work has also commenced on the first phase of the Royal Edinburgh Hospital at Morningside. This required close working relationships with the NHS, Transport and Planning, especially regarding flood prevention works and design.



The proposed redevelopment of Craigmillar Town Centre has been approved in principle (subject to S75) to deliver shopping and leisure facilities as well as mixed tenure housing to continue the successful regeneration of this part of the city.

There has been an unprecedented pressure for the release of greenbelt sites for housing in the South East of the city. The sites identified in the LDP at Drum, Gilmerton Station Road, Burdiehouse, Broomhills, Brunstane and Newcraighall are expected to make a significant contribution to meeting SDP requirements.

Edinburgh Waterfront:

The regeneration of Edinburgh Waterfront, which covers Granton and Leith, has been guided by masterplans and frameworks prepared in collaboration with principal land owners. Forth Ports Ltd. now wants to concentrate on port activities on the northern and eastern parts of Leith Docks. However elsewhere in Leith and in Granton, development interest is picking up as economic conditions improve. Recent applications have been submitted at Forthquarter, Granton Harbour and Ocean Drive and a new housing site at Western Harbour is under construction.

West Edinburgh:

West Edinburgh is an area of national economic importance with significant potential to attract inward investment, create new jobs and develop new visitor infrastructure and facilities in a high quality and sustainable environment. The opportunity is a feature of the Scottish Government's National Planning Framework, in the context of airport growth and enhancements, and is recognised as an important economic development opportunity. Edinburgh Airport, the Royal Highland Centre and the International Business Gateway are promoted collectively as Edinburgh International. In addition, the Proposed LDP promotes housing on two greenfield sites as an integrated component of a business-led mixed use urban expansion of the City.



The Planning service has played a pivotal role in setting the context for new development in West Edinburgh; it has prepared and adopted an Alteration to the development plan, prepared a strategic design framework and a landscape framework. It is a member of the Edinburgh International Development Partnership Board and Working Group and is actively involved in design review exercises, in conjunction with Architecture + Design Scotland, to guide the preparation of masterplans and planning applications.

The Planning service is also working collaboratively with owners of Edinburgh Park to bring forward revised masterplan proposals.

Protecting our Historic Environment

The City of Edinburgh has 49 conservation areas. The majority of these areas were first designated over a period between 1971 and 1998. Character appraisals play an important role in planning decisions. Special attention must be paid to the desirability of preserving or enhancing the character or appearance of any affected conservation area. Appraisals provide a basis of understanding of that character and appearance to guide decision-making. They can also assist owners and developers in formulating proposals.

Work has been ongoing during 2014-15 on the updating of character appraisals and during this period the Grange Conservation Area Character Appraisal has been finalised and the Queensferry and Inverleith Conservation Area Character Appraisals have been drafted for consultation. As part of this process, we have been working with schools to raise awareness of conservation and the built environment.

Case study 6 – Grange Conservation Area Character Appraisal

In reviewing the Grange Conservation Area Character Appraisal, the planning authority adopted an inclusive approach and one that focussed on recent developments in the conservation area. This involved identifying sites that had been built since the approval of the original character appraisal in 1998 and asking the local community if they thought the resulting buildings:

a) reflected the contents of the character appraisal; and

b) whether the existing character appraisal reflected what they thought were the special characteristics of their area.

From this we developed the revised appraisal which highlighted issues raised through the process. It was also redesigned in a more user friendly format containing layers of mapped information that allows easier navigation throughout the document.

Comment from the Grange Association

“The Association very much appreciated being involved in the rewriting of the Grange CACA. We now hope that the planners will give this excellent document the attention it deserves when they consider planning applications in the Grange Conservation Area.”



In August 2014, we also reported on the monitoring of the state of conservation of the World Heritage Site. This [Monitoring Report](#) is produced by The City of Edinburgh Council on the behalf of the Edinburgh World Heritage Site Steering Group: which includes representation from Historic Scotland, The City of Edinburgh Council and Edinburgh World Heritage. The monitoring period covered April 2011 to March 2013 and noted it had not been one of significant change. The assessment suggests that the state of conservation of the World Heritage Site generally remains good. To reflect this, we submitted our work with Edinburgh World Heritage for a Quality Award in the category of partnership working.

Protecting the City's listed buildings is a major part of the work of the service. With 4845 items, Edinburgh has more listed buildings than any City outside London and 25% of Scotland's category A listed buildings.

There are currently 92 Edinburgh buildings on the Buildings at Risk Register. A number of the current 'at risk' buildings form part of high profile development sites and regeneration projects, including Craighouse, India Buildings and Panmure House.

As part of the Council's statutory duty to protect the historic environment, the service seeks to work with owners to support them in bringing an "at risk" building back into use, or to sell their property to

a restoring purchaser. This is done on a case by case basis, with a focus on properties which are in a deteriorating condition or have no known proposals for reuse. This can involve passing on enquiries from potential purchasers to owners; providing advice and information to owners and potential purchasers; monitoring condition of buildings; and working closely with owners to persuade them to develop proposals for reuse.

Enhancing the Natural Environment

High quality landscaping, green networks and improved habitats and ecosystems are vital to successful placemaking. Our service has in-house landscaping expertise to ensure that these are integrated into new development. Projects such as *Craigmillar Parkland* and the *West Edinburgh Landscape Framework* are examples of ongoing initiatives which recognise that the natural and built environment are interlinked. The council is also leading the way in preparing guidance on Sustainable Urban Drainage to ensure it is integrated into placemaking, not just an add-on.

Design expertise

The *Edinburgh Urban Design Panel* gives design advice on complex proposals. The Panel meets monthly and reviews between one and three schemes per meeting. It is an important element in the pre-application advice available to developers in Edinburgh. During 2014, the Panel carried out 19 reviews of development proposals within the city. Eighteen of these reviews were for developments that have resulted in, or are expected to result in, planning applications. One piece of guidance has been reviewed by the Panel this year and one development reviewed twice at the request of the Panel given its scale, complexity and significance within the World Heritage Site and the city.

Case officers are able to use in-house design expertise for advice on the quality of new proposals. Currently we have architects and urban designers who can advise on design solutions. This is largely for major applications and more complex local developments. Otherwise we mainstream design expertise through training to ensure all case officers can advise on high quality design.

We work proactively with architects and developers to achieve the highest standards. In 2014 we received a Scottish Quality Award commendation for Development on the Ground at 26 -31 Charlotte Square.

Case Study 7 - Development on the Ground 26 - 31 Charlotte Square

Completed in late 2013, the project relates to six former townhouses on the south side of Charlotte Square designed by Robert Adam and listed category A. The overall objective of the project was to permit a major office redevelopment with increased floorspace, whilst consolidating and restoring as much as possible in the main Charlotte Square buildings and maintaining all its existing character.



Following pre-application consultation with a wide range of stakeholders including the City of Edinburgh Council, Historic Scotland and Edinburgh World Heritage, the project was considered by the Planning Committee within 4 months of the application being received. It is a stunning new development which marries our built heritage with modern office requirements. It is an example of collaborative working between planners, architects and developers to support the economic vitality of the City.

Measuring Design quality

In June 2012, the Committee approved a set of indicators that responded to the 'delivery of good quality development' element of the Planning Performance Framework. They reflect quantitative or qualitative factors that provide a representative picture of environmental conditions and provide a basis for comparison. The indicators were developed in association with Scottish Natural Heritage, Historic Scotland, the Cockburn Association, the Architectural Heritage Society of Scotland, the Scottish Wildlife Trust and Edinburgh World Heritage.

In August 2014, we reported the results of the third year of using the indicators. 77% of all respondents were very satisfied or fairly satisfied with the quality of new buildings and the spaces around them in their local area. Compared to that, 2% said they were either fairly or very dissatisfied and 21% were either neutral or had no opinion. Satisfaction has decreased from 86% in 2012 with the level of dissatisfaction remaining much the same and an 8% increase in no opinion.

Whilst the above gives us an indication on the quality of new development as perceived by citizens and others in the City, we have also been capturing the 'added value' planning officers add to development proposals. Officers record what improvements have been made to schemes at pre-application and application stage and this allows us to measure our input by inserting the data into a template. In 2014-15 we met our service plan target and added value to 100% of major applications.

Added Value	Pre app				Application stage			
	At	Stage	Final	Final	At	Stage	Final	Final
City of Edinburgh Council	100%	100%	100%	100%	100%	100%	100%	100%
Historic Scotland	100%	100%	100%	100%	100%	100%	100%	100%
Scottish Natural Heritage	100%	100%	100%	100%	100%	100%	100%	100%
Architectural Heritage Society of Scotland	100%	100%	100%	100%	100%	100%	100%	100%
Scottish Wildlife Trust	100%	100%	100%	100%	100%	100%	100%	100%
Edinburgh World Heritage	100%	100%	100%	100%	100%	100%	100%	100%
City of Edinburgh Council	100%	100%	100%	100%	100%	100%	100%	100%
Historic Scotland	100%	100%	100%	100%	100%	100%	100%	100%
Scottish Natural Heritage	100%	100%	100%	100%	100%	100%	100%	100%
Architectural Heritage Society of Scotland	100%	100%	100%	100%	100%	100%	100%	100%
Scottish Wildlife Trust	100%	100%	100%	100%	100%	100%	100%	100%
Edinburgh World Heritage	100%	100%	100%	100%	100%	100%	100%	100%

As we continue to embed this into our processes, we can analyse the link between the value we add to the success of the quality of the scheme.

Committee Tour

The Planning Committee goes on an annual tour of the City to see the outcomes of what has been approved and built. This is an invaluable learning experience as the ultimate test is the quality of what has been built on the ground. In 2014, the Committee concentrated on street design and visited schemes such as Quatermile, Craigmillar, Rose Street, and new housing in Ratho.

Local Environmental Improvements

As a Council, we are committed to improving the environment for all our citizens. Neighbourhood Teams deliver various improvements at local level. Neighbourhood Environmental Projects (NEPs) are suggested by local people and are proposed to local Housing Area Boards and Neighbourhood Partnerships

From the *Leith Programme* to new *cycle routes* and from *park improvements* to *air quality plans*, the Council is committed to ongoing improvement schemes.

Certainty

Consistency of advice, engagement and decision-making

A Robust Development Plan

A plan-led system is dependent on a robust development plan. The current development plan remains robust with only 40 applications granted contrary to the development plan. This is 1.1% of the 3547 decisions made in 2014-2015.

The *Proposed Local Development Plan* builds on this and puts forward policies to support the growth of the City economy; provide new homes; encourage sustainable transport systems to support access to jobs and services; protect and improve the environment; and help create strong, sustainable, healthier communities. It is acknowledged that delays in the adoption of this plan has created uncertainty and our focus this year has been on getting the Plan to examination stage.

In addition, the proposed *LDP Action Programme* provides a more focused approach to delivering infrastructure through estimating costs of essential infrastructure, identified funding sources, and specifying any funding gaps. Where a development's value is demonstrated to be insufficient to support the full cost of essential infrastructure, the resulting funding gap needs to be addressed. This could be achieved through other funding sources and the Action Programme informs the Council's budget setting for capital investment. The Action Programme sets out those who are responsible for delivery (landowners, key agencies and organisations) and, working with these development partners, sets out a timescale for implementation. This is a holistic approach involving all stakeholders including a range of Council services. Work has been ongoing throughout 2014-15 to keep the Action Programme on track since it was approved on 19 June 2014. This project will continue to be developed alongside the Local Development Plan and will be linked into other projects and strategies such as City Deal and Community Planning.

Supplementary guidance on Corstorphine and Gorgie/Dalry Town Centres gives more certainty about the likelihood of planning permission for changes of use as does the finalisation of masterplans for larger projects such as *Edinburgh Bio-quarter and South East Wedge Parkland*.

Certainty for Our Customers

The focus this year has been on developing a new Customer Engagement Strategy where we will explain what our customers can expect from us. The strategy will provide a framework for how we engage all our customers, helping to define our customer groups, their needs and improving the opportunities to engage in the planning process. The strategy will focus on improving online resources so that the customer can self-serve information and we can concentrate on improving performance. Work has started on a new customer charter as part of this project.

The *Edinburgh Planning Concordat* sets out how major applications are processed in Edinburgh and this helps both the developer and the community to understand the planning process. This also ties in with our use of processing agreements which we continue to encourage for every major application. The Concordat will be refreshed in 2015-16.

Detailed guidance is available on the Council website for most application types and our *Guidance for Householders* gives sufficient advice to create certainty for most straightforward householder applications. This is part of a suite of guidance helping potential applicants design an acceptable scheme. It is recognised that more complex cases require meetings and team managers co-ordinate these meetings. Supplementary guidance provides additional certainty in terms of proportionate policy advice.

Edinburgh's universities and colleges play a major part in the economy and life of the city. One of the core aims of the Edinburgh City Local Plan is to "support the growth of the city as a centre of learning and higher education". Likewise, Aim 3 of the proposed Local Development Plan recognises higher education as one of the key sectors in contributing to the strength of Edinburgh's economy.

The number of students living in the city is estimated to be in excess of 40,000 and represents about 12% of the overall population. Providing accommodation to meet the needs of this sector is vitally important. The Council has launched a consultation on this subject in order to review the approach currently being taken and explore whether changes are required to ensure that we can successfully facilitate student housing into local communities, while also meeting Edinburgh's wider housing needs.

Charters on service areas, such as street naming, ensure that the customer knows what to expect. Audits are carried out at regular intervals, to ensure consistency of output, decision making, and meeting of target timescales.

Certainty in Application Processing

Every case must be dealt with on its own merits and positive decisions cannot always be guaranteed for the applicant. Teams have regular review meetings to ensure that cases are on track, including one-to-one meetings with team managers. The aim is to ensure the applicant is aware of potential problems. Catching these cases early is key to certainty in the process.

19 out of 228 decisions in 2014-15 were the result of the Development Management Sub-Committee disagreeing with officer recommendation. Out of 3547 applications determined this year, this is only 0.5%.

Out of these, 6 were granted and 13 were refused. However, the figures also show that 48.1% of delegated refusals were overturned by the Edinburgh Local Review Body and 41 % of appeals were allowed. Whilst this creates less certainty in the process, the outcome may be more favourable to the applicant.

Most pre-application advice is now recorded in the IDOX document management system. This means that enquiries and responses are easier to find and available to all members of staff. In addition, this year we have embarked upon a records management project to improve our filing systems. This has involved a radical overall of shared drives and naming conventions plus the updating of our retention schedules. Our aim is to make it clearer to our customers what information we hold and what we can make available to them.

We continue to embed processing agreements as a priority for major development. In 2014-15, 61% of major applications had a PPA and 80% met the target committee date. Consultee meetings are held for every major application and this ensures that there are constructive discussions about the level of supporting information which will need to be provided with the application. This ensures information requests are proportionate and agreed in advance. All major applications and more complex local developments are project managed with the Committee date set in advance so all parties are aware of the target date.

Case Study 8 - Niddrie Mill primary School – working together

The school site and building will be redeveloped to provide 66 new homes on a brownfield site. To the east of the site is the Niddrie Burn which has a history of flooding problems.

At the consultee meeting, it was identified that supporting information, i.e. Flood Risk Assessment and Surface Water Management Plan, would be required before we could progress the application. The



applicant, agent, planners, consultees and other stakeholders worked together to ensure the appropriate information was provided with the planning application. This example illustrates our protocols working well in practice and how we can agree proportionate supporting information as part of the application process.



Around 60% of all applications were made online through the E-Planning portal. This service uses wizards to guide applicants through the application process and ensures that all the necessary information is provided. However, the Council also publishes validation guidance to assist applicants when making an application. This will be reviewed in 2015-16 to make sure it is fit for purpose.

Invalid applications account for approximately 25.3% of applications which is around average but needs to be improved. All applications are registered by our Intake and Registration team and initial checks are done to ensure addresses are on the Corporate Address Gazetteer. Team technicians and support assistants are now responsible for the validation process. A target is set for validation within 4 working days of receipt of a valid application. Currently these targets are not being achieved consistently and further work needs to be done on this.

Decisions can only be issued when the legal agreement is signed and our experience is that applicants do not wish to sign these until they are ready to build so we do not include a fixed date into the processing agreement. However, we are reviewing our practice on this with proposals to speed up the conclusion of legal agreements and remove legacy cases due to be completed in 2015-16. Our refreshed webpage on [submitting a major application](#) has full guidance notes available including one on [processing agreements](#).

We continue to work on our 'legacy applications'. Currently there are 203 applications which predate 31 March 2014. During the reporting period, 66 applications over a year old were determined or withdrawn.

New protocols are being prepared with our consultees and other stakeholders and the updating of the validation guidance, in tandem with this, will ensure customers are aware of what they need to supply when applying for permission. Our existing protocols with services such as transport and economic development continue to work well as service level agreements where we set out how we work together.

Communications, engagement and customer service

Communications strategy for engagement and positive customer experience:

Engaging with our Customers

To celebrate the centenary of the Royal Town Planning Institute we decided to let the citizens of Edinburgh know about the good work the Planning and Building Standards Service does. We wanted to expand our engagement with people who do not normally get involved in development proposals and promote an understanding of 'planning' as a placemaking activity.

Customer Survey - This year, we carried out an extensive customer survey following the changes to our service structure. We received 184 responses from agents who use the service and the following is a summary of the outcomes and how we intend to address the comments.

<p>Process</p> <ul style="list-style-type: none"> • More face to face contact would be good for smaller building warrant changes • Clarify days case officers are available for completion inspections <p>Pre-application enquiries</p> <ul style="list-style-type: none"> • Quicker response times / unclear on contact details for pre-application advice • Introduce pre-application forms for both planning and building standards • Ensure other departments are involved and advice is consistent • Overall timescales for processing applications is too long 	<ul style="list-style-type: none"> • We are reviewing how our customers engage with us and will be publishing draft proposals soon • We are reviewing how our customers contact us. Officers working days are usually found in email signatures and official documentation • We are reviewing pre-application processes to make this more efficient , this will include the possible use of pre-application forms. Team Managers are the main point of contact for pre-app advice • We have protocols between service areas and will be reviewing these to ensure they are working effectively • One of the reasons for delay is the lack of supporting information submitted with applications for more significant cases. We will be updating our validation guidance this year, making it clear what is required to help process applications quicker
<p>Administration</p> <ul style="list-style-type: none"> • Submitted information is getting lost • Use the same online system to submit Building Warrants as ePlanning / limit to the file sizes / make paying fees simpler 	<ul style="list-style-type: none"> • We are in the last stages of completing a records management project where all officers receive training on storage and processing of information • The Scottish Government is due to launch eBuilding Standards in Summer 2016 which will address these issues
<p>Planning Helpdesk/Reception</p> <ul style="list-style-type: none"> • Planning helpdesk telephones not being answered / Can't get through to the duty planner 	<ul style="list-style-type: none"> • Currently the number of calls outstrips our resource and we will be launching a strategy aimed at managing this better in the near future.
<p>Web content / records / guidance</p> <ul style="list-style-type: none"> • Local Review Body is not transparent and requires a webpage • No link to tree information online • Drainage records and historic records are available but not clear / hard to find 	<ul style="list-style-type: none"> • We will review the webpage and promote links to the LRB committee papers • A new tree web page has now been created • All old planning records can be found online by inserting planning records into the search engine. We are aware of the issues with drainage records and are seeking to improve them.

<ul style="list-style-type: none"> • Planning guidance on the website is not easy to find. Planning guidance is spread across the website /difficult to understand 	<ul style="list-style-type: none"> • We review our guidance regularly to reflect changing circumstances but we will be looking at new ways of improving the information we provide as part of our Customer 1st Project
<p>Staff</p> <ul style="list-style-type: none"> • Need more staff to deal with the applications / cover for periods of leave sickness • Working from home – need telephone/contact number to call • Some customer care training would help for more co-operative staff – improve communication skills 	<ul style="list-style-type: none"> • New planning / building standards officers have been recruited to deal with workload pressures. We are also looking at ways of making our processes more efficient • We now have a home working protocol and staff have access to mobile phones • All staff have recently completed customer care training. We continue to analyse complaints and learn from them.

In February and March 2015, we consulted the Edinburgh Civic Forum and the Edinburgh Development Forum on their views on last year's PPF and what they would like to see in this PPF.

The Civic Forum offered the following responses:

- Necessary guidance is in place but is ignored;
- Feels that technical terminology is frequently used that people don't understand, e.g. PAN;
- Feel that reporters often approve applications which are contrary to the Plan and the government intervenes on occasion;
- Feel it is no longer a plan-led system. Want to see the reporter taking into account their views/ representations to the proposed LDP before approving sites such as Burdiehouse and Edmonstone;
- Object to the use of term 'customer';
- Survey questions are not appropriate and quite misleading. Many could be split into two separate questions;
- Would like the survey to be sent to Community Councils as well as Neighbourhood Partnerships;
- Feel the Council congratulate themselves too much with regards to their service;
- Feels developers know that enforcement action isn't going to be taken against them, which results in sub-standard development; and
- Enforcement has some success with small things such as fencing, but not with more important issues where the architects/developers have gone against the planning permission.

The Edinburgh Development Forum made suggestions such as:

- A monitoring report on the delivery of the plan is required;
- Air quality should be included;
- Sustainable economic growth needs to be included in determinations;
- Performance on legal agreements should be included;
- Need to educate opponents of development. Needs to be a shift in attitude;
- Need a better relationship with Civic Forum; and
- Officer training needed on drivers for development.

We also held a workshop with our Planning Committee on last year's PPF and what would be in this one. Councillors were particularly keen for us to highlight the good new housing developments that are being delivered around the City in a variety of places from Ratho to Gracemount. Discussions on working protocols with colleagues in Building Standards and how we can resolve legacy cases were high on their agenda but it was how we engage and communicate that was of greatest interest and particularly how we can encourage developers and communities to work better together.

Customer Engagement Strategy

As stated above, we started work on our new Customer Engagement Strategy this year and the draft strategy is due to be considered by the Planning Committee in June 2015. The strategy has been developed in the context of the Council's transformational change programme and the need to create better services with less staff. Our strategy is focused on moving our customers to digital contacts – website, social media, mobile apps. We want to create a self-serve culture where our customers can easily find the information they need.

Our pre-application service will be re-focused with direct contact being available for the major and more complex applications but customers directed to where they can find the information themselves in other cases. Online enquiry and pre-application advice forms will allow us to capture what we need to be able to answer enquiries quicker. All our documents will be reviewed to make sure they are in plain English. All council documents have information on conversion to Braille or large print.

A new Planning and Building Standards Service Charter will form part of the engagement strategy.

The draft strategy and charter will go out for public consultation before it is finalised.

Getting Communities Involved

As part of the engagement on the Second Proposed Local Development Plan, we decided to proactively engage through:

- Notification to everyone who had responded at the first Proposed Plan or Main Issues Report stage;
- Neighbour notification in the way set out in legislation;
- Drop-in engagement sessions held in those areas where significant changes are proposed. Additionally, a more general session was held in the city centre. These aimed to help inform the general public about the Plan and how they could make representations if they wished; and
- Providing summaries of the Plan's proposals by Neighbourhood Partnership area which were distributed to community councils.

This engagement was a result of the feedback about the lack of understanding of the first Proposed Local Development Plan and the requests from communities for help in understanding how they can affect the second Proposed Plan. The six drop-in engagement sessions were the main focus of staff resources. Feedback forms were used. These indicated a good turnout and that 67% of those giving feedback found the event 'good' or 'very good'.

Work started in February 2015 on the consultation strategy for a review of student housing in the City and we now use the Council's consultation hub for our consultations. This ensures as many citizens as possible

are engaged in what we do. We also engage with the public and get schools involved for the naming of new streets in their area.

From character appraisals, the Forth Bridge School writing project, Street Name banks to working with universities, community councils and residents associations, our engagement covers a wide range of stakeholders.

Community Councils and Community Planning

We continue to work closely with community councils. In May and June 2014, we delivered training for community councils on the planning system. This covered the Development Plan, major applications, making planning decisions and enforcement. The feedback was overwhelmingly positive. Here is some feedback from Morningside Community Council:

"The meeting was led by Nancy Jamieson assisted by various other planning officials. They covered the Strategic Development Plan, the Local Development Plan and the Edinburgh Concordat. They outlined how CCs are involved in major applications at the pre-application stage and when the application has been made. They also explained how the Council Planners make their decisions and how they take enforcement action when things go wrong. It was a most illuminating meeting and future sessions are highly recommended for CCLRs who are unfamiliar with the basics of the planning system."

Our [Planning Blog](#) reported on the training and included some pictures of the event.

Planning works closely with our Community Planning colleagues on various working groups and a priority is to create better links between Community Planning and Spatial Planning. This will be a service priority in 2015-16.

We have also been working with schools on projects such as the character appraisals and the Forth Bridge World Heritage site designation.

Connecting to Our Customers

The Council's website was redesigned last year, making it more accessible on mobile and tablet devices as more of our customers are now using these devices. This change gave us the opportunity to rationalise our online information focussing on key customer transactions such as viewing, commenting and applying for permissions online.

The service has now embarked on a process to review how our customers contact us and journey they take. The emphasis will be on 'channel shift' to help customers make greater use of our online information and processes. The outcome will help to reduce unnecessary contact, saving this for those who require a greater degree of help.

The [Planning Service Twitter account](#) continues to grow in interest and remains the most followed local planning authority in Scotland with over 1800 followers. This is almost 400 new followers since the last PPF. The use of social media is becoming a key aspect of how we communicate and its use will be developed further as we move towards 'channel shift'.

The *Planning Edinburgh blog* continues to increase in popularity with over 180 subscribers and over 40 blog posts to date. The blog has now replaced the quarterly Planning News publication allowing us to post up to date information, reducing lead in times and the production process. Last year we have shared good practice with other planning authorities on our use of social media at Improvement Service training and this was well received.

Case Study 10 – Trees Hedges and Overhanging Foliage

Prior to the new service structure, tree enquiries and applications were done by email exchange with the Planning and Building Standards Service manually uploading the cases into the back office systems. This was resource intensive and rather surprising as tree applications can be made online via E-Planning. We decided to encourage a change in culture.

A new web page has been developed on trees. This directs customers to check for themselves if the tree has protection and if so, how to apply for permission to fell or severely lop it. Direct links are provided to E-Planning. Email responses have been changed to direct customers to this webpage and self serve. A mail shot will be carried out to our frequent agents to direct them to this page and E-Planning.

This past year we upgraded our document management system which has improved how we manage our electronic records such as pre-application enquiries. Our customers have also benefited from some additional functionality such as information opening as PDF documents.

The Council has now broadened the use of *webcasting* to include the Planning Committee and Development Management Sub-Committees. This aspect of the planning process can now be watched live with the webcasts archived for viewing later. This has increased the transparency in the decision-making process and engages a much wider audience than before.



Change Management

As part of the change management programme as we moved to our new service structure in 2014, we were keen to make sure our customers were aware of the changes and the implications for our service delivery. Full details were put on our *Planning Blog* and this included a leaflet showing maps and contact details. All officers were told to direct the customer to the blog for information.

A new web page was set up to allow a *team search*. This means that when the address is put into the page, it will tell the customer which team will deal with their enquiry and give a link to the email address.

We also did a customer survey following the changes to gauge levels of customer satisfaction. This showed a high level of pre-application advice is sought from us and around 53% found the overall quality excellent or good. Speed of decision-making was raised as a problem area and access to officers was a concern. However, the level of overall satisfaction showed over 45% was either very or quite satisfied and another 28% were neither satisfied nor dissatisfied. These results will help us move forward with our Customer Engagement Strategy as we look to make service improvements.

Case Study 11 - Sharing change with our customers

A key aspect of the review of the Planning and Building Standards was to communicate the changes with all our customer groups. A communication plan was prepared to ensure a range of methods were used to suit different customer groups. This included a blog post, tweets about the changes, a leaflet (online with paper copies in libraries) and briefings at the Edinburgh Development Forum and the Civic Forum.



Customer Service Excellence

The Planning and Building Standards Service achieved Customer Service Excellence (CSE) re-accreditation in November 2014. CSE is an important way of assessing whether we meet our customers' requirements and this year we did a detailed analysis of the customer journey to illustrate the complexities of dealing with a wide range of customers many with competing demands. This information has informed our draft Customer Engagement Strategy.

Customer 1st Project

The Council faces a number of budgetary challenges and there is no doubt we have to develop a smarter, more efficient way of working embracing 'channel shift'. The Customer 1st Project interlinks the previous Customer Contact Review with the pre-application project to further develop how we consult and communicate with our customers. Consultation on this strategy allows all our customers to have their say. Updating of our Customer Charter has started as part of the Customer 1st Project, the aim being to produce a meaningful, easy to read document setting out how we will deliver our customer service.

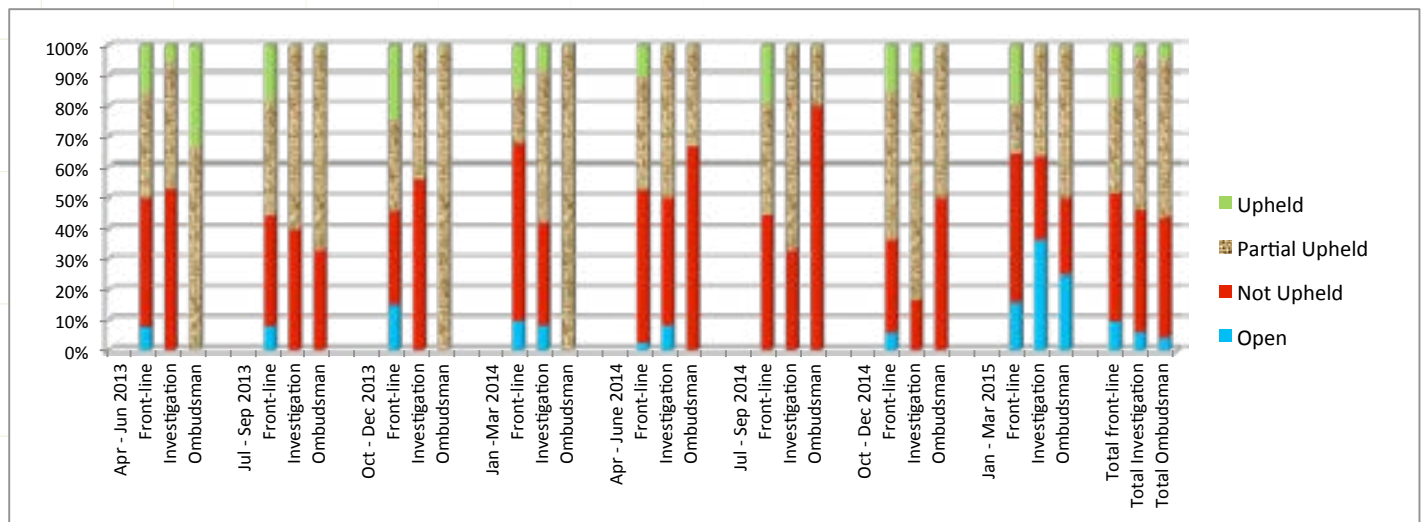
The Customer 1st Project is at the centre of staff engagement and this year all staff underwent Customer 1st workshop training to discuss how we engage with our customers and how this could be improved. The resulting Action Plan will be implemented in 2015-2016.

We also completed a review of how we handled complaints this year and re-engineered the process to streamline it. During 2014, Planning and Building Standards received 215 formal complaints and 42 compliments. In the winter of 2014-15, a review was undertaken as to how the service processes complaints and a leaner process has been adopted now with fewer steps. Complaints and associated

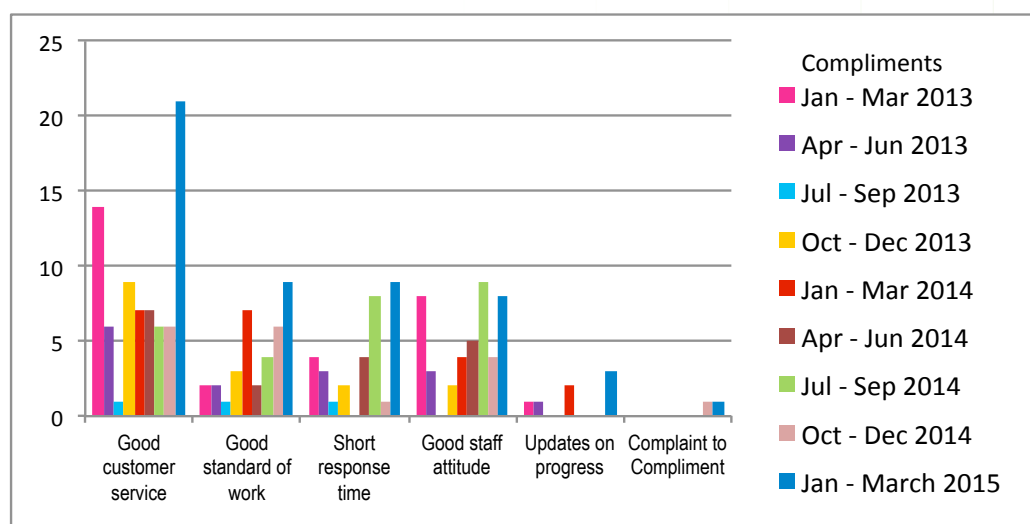
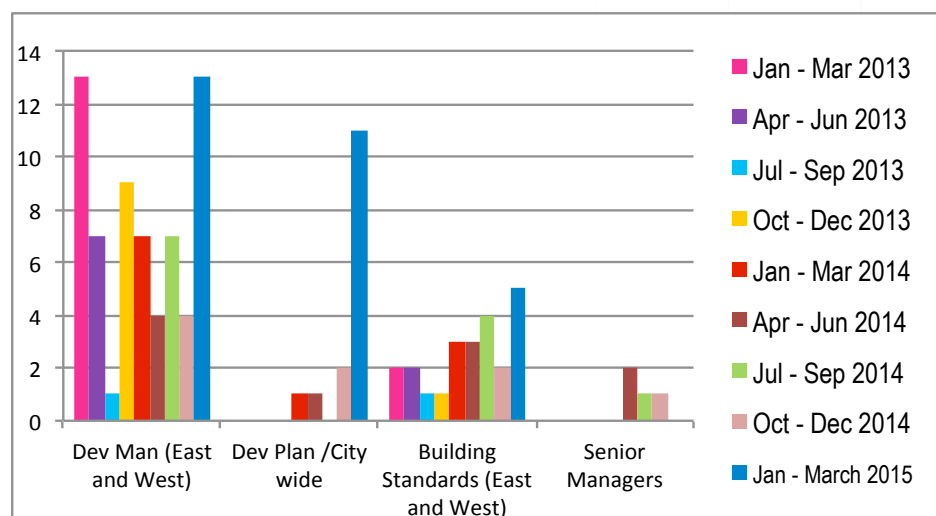
responses are filed electronically in the same file area, no matter under whose signature the reply is sent out. During training workshops for staff about the new processes, staff were also provided with feedback on where escalated complaints were upheld wholly, or partly, in favour of the complainant. In some cases procedures and practices have been amended in the light of this feedback. For example, we now inform enforcement complainants if an appeal has been received on an enforcement notice and officers have been reminded they need to respond to requests for information as part of their objection to an application.

The table below gives an indication of the number of complaints and the outcomes in 2014.

	Open	Not Upheld	Partial Upheld	Upheld
Oct - Dec 2014				
Front-line	2	10	16	5
Investigation	0	2	9	1
Ombudsman	0	1	1	0
Total front-line	34	150	109	62
Total Investigation	6	39	50	3
Total Ombudsman	1	9	12	1



Compliments have also been recorded as set out below



Efficient and Effective Decision-making

Ensuring structures and processes are proportionate

Decision Making Systems

There are two schemes of delegation – the statutory scheme for local developments and the scheme under the 1973 Local Government Act for other application types. In 2014-15, 94% of applications were processed by officers under delegated powers. The scheme is well balanced and allows discretion for complex or contentious cases to be decided by Committee whilst even cases with objections can be decided by officers.

The Committee structure is tried and tested and works well. The Planning Committee sets high level policy and strategy, the Development Management Sub-Committee takes decisions on planning applications and there are three Local Review Body panels. The Development Management Sub-Committee and Local Review Body normally meet every 2 weeks to ensure the business is dealt with promptly.

Team Structures

Following the implementation of the new team structure in October 2014, each team has a team manager who is responsible for the performance and decision-making standards of the team. Regular 1 to 1 meetings, team meetings and Performance Reviews and Appraisals are in place to improve performance. Consistency is achieved through cross team meetings and the use of the Procedures Manual, an online facility which holds all our information on planning processes and procedures. The validation of applications has been embedded into the area teams to reduce the number of steps to validate the application.

Dealing with Delays

The Service has met its scheduled targets for preparing Local Development Plan project outputs since October 2013, when it was confirmed that a Second Proposed Plan was necessary. However, due to the major implications of the Plan for local communities, the reporting and consideration of key stages by the Planning Committee has required additional time, resulting in rescheduled reports in June 2014 and May 2015. The implications of these delays for the date of submission to Scottish Ministers and adoption have been set out in each Development Plan Scheme update.

Planning Obligations – the processing of S75 legal agreements has been outsourced to improve efficiency and, combined with a new process for dealing with legacy cases, it is expected to improve our performance.

Legacy applications

Previously we treated legacy cases as those being over 3 years old and last year we processed or withdrew 63% of these old cases, 147 in number. The definition of a legacy case is now over a year old and as at 31 March 2015, we had 203 such cases. During 2014-15, we processed 66 cases which were over 1 year old either by requesting withdrawal or taking a decision to approve or refuse. The new process for dealing with legacy cases which comes into place in June 2015 will see a further reduction in these cases.

Process changes

The new team structure was implemented on 27 October 2014 and one of the new teams, the Service Delivery Team, began looking at how we could re-engineer processes to make them more efficient. The following processes have been re-engineered to make them more efficient:

Validation of applications – the new team structure includes customer support assistants in the teams who are now responsible for the validation of applications. They work closely with the team technician and team manager to ensure that the validation of applications happens as quickly as possible.

Appeals – we now process these completely electronically. Documents downloaded from the download manager are now put into a folder where the case officer has early access to it for the appeal response form. A guidance document was developed so officers are clear about what they have to provide and by when and this includes links to all forms and folders. This has speeded up the process as officers no longer have to wait for the DPEA to upload documents.

Local Review Body process – again this is now done fully electronically. Previously forms and other supporting information were scanned in even when received electronically. Reviews made online are now put in a folder as combined pdfs which are uploaded onto Public Access and the same documents are used by Committee services for the Local Review Body papers. Previously there was a lot of rescanning and double handling.

Pre-application Reports – these are now done through computerised systems rather than as word documents to ensure a more efficient and consistent reporting system.

Trees – a new process for dealing with tree enquires and applications, allows the public to self serve and decide whether they need to make an application. They are then directed to E-Planning to make the application.

Planning Obligations – following the changes to team structures, it was unclear who was responsible for the checking and validation of these applications. This has now been reviewed and new guidance has been issued to support staff to ensure consistency.

Report templates – standard reports have been developed for window and driveway applications to promote better consistency.

Complaints Process – this has been re-engineered to make it fully electronic. Filing of complaints has been completely revised and new processes are in place for sign off.

Records Management – this project started in 2014 and we have now captured all our current records systems and we are beginning to completely re-organise them to meet Information Commissioner standards. A new shared drive has been set up and folders created. Our retention schedules have been updated and trawling of old files will start in 2015-16 so we can destroy information that no longer needs to be held. Scripts will be run on electronic records to remove old documents. Our customer engagement strategy and charter will make it clear what records we hold.

Performance Reporting – this had not been updated for many years and a new format report is now being produced monthly with more accurate figures. Access reports have been updated and graphs introduced to show visually how we are performing.



The Service Delivery team will be trained in Lean Theory and it is proposed to review our enforcement and validation processes in the 2015-16 year.

Working with other services

During 2014-15, we have been working on a number of protocols with other services, in particular our colleagues in Flooding and Environmental Assessment. These protocols are almost complete and a new section has been introduced on validation requirements for these services. These will set out clearly what supporting information is required for planning applications.

Following the work we did on conditions last year, we have been getting positive feedback from our colleagues in Environmental Assessment about how this is working in practice. Here is a comment from one of the Environmental Assessment officers we work closely with:

"There are a number of positive outcomes, but to be specific, the way in which commercial ventilation is dealt with has been welcomed by both Environmental Assessment and Public Health Officers.

With regards to applications for use class 3 units below residential properties Environmental Assessment previously requested that the following condition was attached;

- i. *(i) The kitchen shall be ventilated by a system capable of achieving a minimum of 30 air changes per hour, and cooking effluvia shall be ducted to * to ensure that no cooking odour escape or are exhausted into any neighbouring premises.*
- ii. *(ii) The ventilation system shall be installed, tested and operational, prior to the use hereby approved being taken up.*

This was not specific and if Public Health officers received an odour complaint they did not have plans or details of what the operator should have installed to control cooking odours. We now request detailed information is provided up-front, for example drawings and elevations showing where the flue will be located and terminates with specific calculations demonstrating that the extraction rate of 30 air changes per hour can be achieved. This is then conditioned with reference to the submitted drawing numbers. Importantly this now empowers the Public Health Officers with specific details of what ventilation system should be installed in the use class 3 unit.

Already Public Health Officers have received odour complaints about premises that have provided ventilation details during the planning stage as described above but not physically carried out the work. Enforcement has been far easier as the Public Health Officers have all the agreed ventilation details available on the planning portal."

The use of conditions had decreased slightly from 2212 in 2013-14 to 2085 in 2014-15 but further work needs to be done on this to ensure compatibility with the guidance.

In addition, we have worked with other Council services on a number of cross cutting programmes:

- BOLD programme – Channel Shift - implement for our customer transactions in line with our Customer first project;
- Local Development Plan Action Programme
- Street Design Guidance with our Transport colleagues

Effective Management Structures

ensuring management structures are effective and fit for purpose

A New Service Structure

On 27 October 2014, we launched our refreshed Planning and Building Standard Service following a Management Review.

The aims of the review were to:

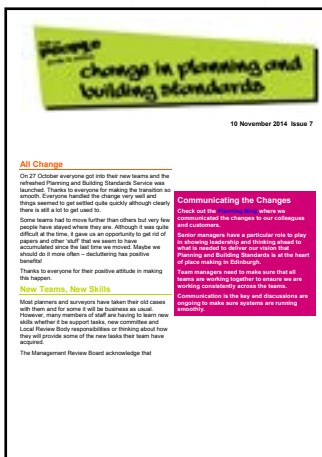
- Resolve the same grade issues;
- Enhance management efficiency, performance and productivity;
- Provide a structure that serves the customer better; and
- Introduce an area based strategic neighbourhood structure so that officers have a better understanding of the localities in which they are based.

The service now has a more area-based focus with teams based on an east and west split allocated across the City to deal with planning and building warrant applications. This was to integrate both these processes and has brought our enforcement and listed building functions into the area teams. The major applications are handled in central, west, east and waterfront areas of the city.

The service also has a city-wide function progressing key areas such as the development plan and the built and natural environment. The built environment team has an emphasis on placemaking, with the natural environment team now responsible for issues such as tree enquiries and high hedge applications.

The review has reduced the number of middle managers to provide a more streamlined management structure. Some of the cost savings have allowed investment in frontline staff. The implementation of the new structure has meant significant upheaval but the changes have now bedded down and service improvements are now our focus. These changes link with the wider aims of the Council to deliver a more agile, streamlined service in the context of resource challenges. We believe we have produced a service structure which is fit for purpose and will work well.

Staff Communication - During the process of the management review, a Change Management Group made up a staff from across the service was used to act as a sounding board for the forthcoming change. Since the introduction of the refreshed service, the group has been reformed as a Staff Engagement Group with the remit of communicating the views of staff. The group are involved in the preparation of the annual service-wide staff briefing events. The outcomes of the briefings will inform individual staff objectives and how we work towards our vision *'to put our service at the heart of place making in Edinburgh.'*



The Planning and Building Standards Leadership Team

The Planning and Building Standards Leadership Team is made up of the Head of Planning and Building Standards, three senior managers and a business manager. This meets weekly to set the direction of the Service in the context of the wider department and the Council. The PBSLT has regular staffing meetings to discuss resources and succession planning. The business manager works closely with Finance to ensure the budget is kept on track. However, it is acknowledged that although income has increased, it has been difficult to get agreement for further staff recruitment due to wider Council restrictions on spending and the need to save money. This is now being addressed.

The team structures are flexible and workload can be re-allocated where necessary. For instance, officers in the major teams will process local developments when workload on major developments is low. Officers from other teams also helped to meet the deadline for the LDP Committee report.

Performance Reporting

As stated above, we have reviewed how performance is reported to the leadership team. Old access reports meant that some of the performance reporting was inaccurate and the new system is more closely aligned with the data given to the Scottish Government for the annual statistics. In particular, we have taken out some application types (Proposal of Application Notices, tree applications) from the general figures as these were skewing the data on the planning application performance. We now collect:

- Planning and building warrant data together;
- Major application performance data;
- Income received;
- Numbers of pre-application enquiries;
- Planning obligations numbers and payments;
- Area based performance on householder, non-householder and listed building consents;
- Registration process and timescales;
- Electronic submissions;
- Treework caseload;
- Enforcement caseload; and
- Local review body cases.

This new reporting system allows managers to see more clearly where performance problems lie.

Working with other Authorities

In 2014-15, Councillor Ian Perry of the City of Edinburgh Council was the chair of the SESPlan Joint Committee and chaired difficult negotiations on housing land supply and other challenging planning issues. Public consultation on the new Main Issues Report is due to start in summer 2015.

Benchmarking with our Solace partners takes place regularly and meetings were held in May and November 2014 between Edinburgh, Glasgow, Dundee, Aberdeen, Falkirk and North Lanarkshire. These meetings discuss performance and procedural issues and are invaluable ways of considering service improvements.

Financial Management and Local Governance

Our Business Plan sets out the following financial priorities:

- Review our monitoring of Section 75 financial contributions;
- Deliver new governance for infrastructure investment to meet the Local Development Plan Action Programme; and
- Monitor our income and manage our budget within the resource provided.

A number of savings were made in 2014-15 as a result of the Management Review and the reduction in the number of middle managers. Some re-investment took place but the main impacts will be delivered in 2015-16.

Culture of Continuous Improvement

Innovative Edinburgh

Staff training - Our Staff Development Group comprises 11 representatives from across the Planning and Building Standards Service. Its role is to organise and support learning and development activities to meet service requirements and the needs of individuals. In 2014 – 2015 we held five meetings and arranged 12 internal training events on a range of topics including impact and influencing skills for managers, quality indicators, design skills, developer contributions and customer service.

The Staff Development Group is also responsible for managing the training budget. In addition to internal events, we helped support three members of staff to undertake further education courses and funded attendance at various conferences and seminars, for examples the Young Planners Conference, Conservation Master Classes, Energy Standards and Town Centres.

Our staff are our most valuable resource and, this year, the changes to our Service structure caused uncertainty. This was mitigated by the Change Management programme that was put into place and a new Staff Engagement Group was started in November 2014 to take forward our plans for better consultation and communication. This is especially important as the Council goes through a period of transformational change.

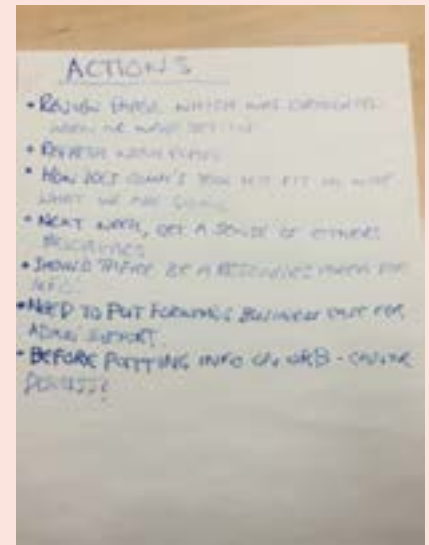
As part of the implementation of the new structure, various managerial events and training sessions were held to ensure that the new managers were ready for their new roles. One of these was called a New Manager Assimilation exercise.

Case Study 12 – New Manager Assimilation

What is it? – it is a brainstorming session which compresses a team getting to know their manager in half a day. It is a valuable step to ensure a team becomes productive after a major change

What happens? – after an introduction, the manager leaves the room and the team is left with a facilitator who asks the team a standard set of questions – what do you know about your manager? What would you like to know? What is your manager doing well? What is your manager doing not so well? What are the major challenges for the upcoming year?

What is the outcome? - the team gets to know their manager better and an action plan guides the way forward as a team. Shared understanding promotes productivity. Above is an action plan from the Service Delivery Team's session



Elected member training – In addition to staff training, elected member training is an ongoing process to ensure members are fully aware of current planning issues. During 2014-15, the following training was carried out for elected members on the Planning Committee:

- Windows (Awareness Raising);
- Committee Tour: Street Design;
- Housing Needs and Demand Assessment (Workshop);
- Student Housing (Workshop);
- Advertisements (Awareness Raising);
- LDP Issues and Reps (Workshop);
- Additional LDP Issues and Reps (Workshop);
- Density and Parking Standards (Awareness Raising); and
- The Planning Performance Framework and our Service Improvement Priorities? (Workshop).

The training programme for councillor training is set out in a yearly Committee report.

In addition to this, we carried our refresher training for ward councillors and councillors' assistants on the planning system. This covered Local Plans, application processing and enforcement.

Sharing Good Practice

Officers from the service continue to be heavily involved in Heads of Planning Scotland, working closely with other planning authorities to promote continuous and consistent improvements in Planning in Scotland. Benchmarking meetings have also been held in May 2014 and November 2014 with our Solace partners to discuss performance and service issues.

Glasgow-Edinburgh liaison meetings are held every 6 months to discuss common themes and objectives.

Officers have taken part in Improvement Service events such as promoting the use of Social Media.

Service Improvements

In 2014-15 our Service Plan focused on a number of key improvements. The full objectives are set out in section 4 of our PPF but these are a few examples of what we have achieved.

- **90% of approved major developments within the year to show added value quality improvements.** This was achieved.
- **Report 2nd Proposed LDP to 12 June 2014 Planning Committee, for approval; if approved, publish for representations during August and September and report to Committee by end of March 2015.** This was partly achieved as the report to Committee was in May 2015.
- **Produce an action plan and implementation programme for all customer contact channels.** The initial survey work was completed and this is now being taken forward as part of our Customer Engagement Strategy.
- **Review and implement joint working protocols with other service areas to improve communications and efficiency including Estates, Economic Development, Culture and Sport, Flooding and Planning, Transport and Edinburgh World Heritage.** This was partially achieved in terms of updating the protocols with Estates and Economic Development and Edinburgh World Heritage. The protocols on Flooding and Environmental assessment are progressing well and the review of the Transport protocol will start in 2015-16.
- **Engage with young people in a range of projects including: 100 years of Planning in Edinburgh, the town centre supplementary guidance and the reviews of the Conservation Area Character Appraisals and Area Development Frameworks.** This was carried out in 2014-15 by working with schools on a number of projects, including the Forth Bridge Writing Competition.
- **Implement a programme of management development skills to allow managers to lead the service and champion corporate values.** This was carried out as part of the review of our service structure.

In 2015-16, we have an ambitious programme for carrying these improvements forward. Again these are set out in section 4 but examples include:

- Adopt the Proposed LDP by end of March 2016;
- Promote our placemaking role to put Planning and Building Standards at the heart of Placemaking across the City;

- Prepare and implement a Customer Engagement strategy and new Customer Service Charter;
- Review the implementation of Manager Assimilation Action Plans identifying areas where further training and support is needed to manage the service and champion corporate values;
- Lean Reviews of Statutory Processes to pinpoint areas for improved service delivery; and
- Promote our collaborative approach with other service areas by implementing a range of joint working initiatives including new and refreshed working protocols and service level agreements.

Our one-page Business Plan for 2015-16 sets out our four main priorities:

- **PLACEMAKING** - To position Planning and Building Standards at the heart of Edinburgh's commitment to Placemaking;
- **CUSTOMER** – Putting the Customer first by prioritising key service delivery to meet customer needs;
- **PARTNERSHIP** – To improve partnership working with key stakeholders to create innovative and quality solutions to the protection and development of our city; and
- **PERFORMANCE** - To attain our new Performance Standards in relation to the processing of planning applications and building warrants.

Part 3

Supporting Evidence

Part 2 of this report was compiled, drawing on evidence from the following sources:

- 100 Years of Planning exhibition*
- 21st Century Homes*
- Air Quality*
- Applying for permission*
- Biodiversity Action Plan*
- Biodiversity Partnership*
- Borders Railway Prospectus*
- Charlotte Square – development on the ground*
- Conservation in Edinburgh*
- Corstorphine Town Centre Supplementary Guidance*
- Council Complaints Policy*
- Council Papers Online*
- Council scheme of delegation*
- Customer Service Excellence*
- Cycling projects in Edinburgh*
- Development Activity Reports*
- Development Plan Scheme*
- Edinburgh 12 project*
- Edinburgh Bio-quarter – development on the ground*
- Edinburgh Bio-quarter and SE Wedge Parkland Supplementary Guidance*
- Edinburgh Design Guidance*
- Edinburgh Development Forum*
- Edinburgh’s Economic Strategy*
- Edinburgh’s Local Plans*
- Edinburgh Planning Blog*
- Edinburgh Planning Concordat*
- Edinburgh Twitter account*
- Edinburgh Urban Design Panel*
- Edinburgh Waterfront – development on the ground*
- Edinburgh World Heritage Monitoring Report*
- Essential Edinburgh – Rose Street Project*
- Forth Bridge Writing Competition*
- Gorgie/Dalry Town Centre Supplementary Guidance*
- Haymarket – development on the ground*
- International Business Gateway*
- Leith Programme*
- Major application processing*
- National Planning Framework*
- New Waverley – development on the ground*
- Organise to Deliver – Transformational Change*
- Pennywell redevelopment*
- Permissions for development – one door approach*
- Planning Blog – service structure changes*
- Planning Committee Report – Environmental Quality Indicators*
- Planning Committee Report – Housing Land Supplementary Guidance*
- Planning Committee Report – Second Proposed LDP*
- Planning Committee Report – Town Centre Guidance*
- Planning guidance*
- Pre-application advice*
- Processing agreements*
- Proposed Local Development Plan*
- Proposed Local Development Plan – June 2015 Committee Report*
- Quartermile – development on the ground*
- SDP1 Housing Land Supplementary Guidance*
- St Andrew Square – development on the ground*
- St James Quarter redevelopment*
- Scottish Quality Awards 2014*
- Second Proposed Action Programme June 2014*
- Strategic Development Plan for SE Scotland*
- Trees webpage*
- Validation Guidance*
- Webcasting*
- West Edinburgh Landscape Framework*

Part 4

Service Improvements 2015-16

In the coming year we will:

Priority	Performance Framework Indicator	Action/Target
Placemaking	National Headline Indicators: Local Development Plan	Adopt the Proposed LDP by end of March 2016.
Placemaking	High Quality Development on the Ground	Promote our placemaking role to put Planning and Building Standards at the heart of placemaking across the City.
Customer	Communication, Engagement and Customer Service	Prepare and implement a Customer Engagement strategy and new Customer Service Charter
Customer	Communication, Engagement and Customer Service	Refresh and review Edinburgh Planning Concordat
Customer	Communication, Engagement and Customer Service	Produce a Building Standards scorecard using the relevant Scottish Government template to show how we have met the quarterly performance targets, verifier standards and address key themes as part of Building Standards National Framework.
Performance	High Quality Development on the Ground	90% of approved major developments within the year to show added value quality improvements
Performance	Efficient and Effective Decision making	90% of householder applications determined within 2 months
Performance	Efficient and Effective Decision making	75% of non-householder applications determined within 2 months
Performance	Efficient and Effective Decision making	75% of Listed Building Consent applications determined within 2 months
Performance	Efficient and Effective Decision making	Seek to minimise the overall average time taken to grant a building warrant measured from the date of lodging to the date of granting the warrant.
Performance	Efficient and Effective Decision making	Building Warrant Applications – 90% of first reports issued within 20 days
Performance	Effective Management Structures	Review the implementation of Manager Assimilation Action Plans identifying areas where further training and support is needed to manage the service and champion corporate values.
Performance	Culture of Continuous Improvement	Lean Reviews of Statutory Processes to pinpoint areas for improved service delivery
Partnership	High Quality Development on the Ground	Set out the vision for the Edinburgh City Region via SESPLAN and ensure engagement includes young people
Partnership	Communication, Engagement and Customer Service	Promote our collaborative approach with other service areas by implementing a range of joint working initiatives including new and refreshed working protocols and service level agreements.
Partnership	Open for Business	Customer First –E-Building Standards Project delivered in line with Scottish Government milestones

Delivery of our service improvement actions in 2014-15

Priority 1 Key Performance Results

PERFORMANCE FRAMEWORK INDICATOR	INDICATOR	Target 2014/15	End of Year Summary
High Quality Development on the Ground	% of approved major developments within the year to show added value quality improvements	90%	Performance is above target and illustrates the emphasis on placemaking
Efficient and Effective Decision making	% of Listed Building Consent applications determined within 2 months	75%	Performance whilst above target, does indicate a downward trend.
National Headline Indicators: Local Development Plan	Report 2nd Proposed LDP to 12 June 2014 Planning Committee, for approval; if approved, publish for representations during August and September and report to Committee by end of March 2015.	31 Mar 2015	The report was prepared on schedule, and will be published by Committee in May 2015.

Priority 2 Customer Results

Improve the Customer experience	Develop an improvement plan in relation to customer experience, identify and implement improvements, monitor progress and report, following the publication of the results of the Building Standards Department led national customer survey	The customer survey was conducted by an external agency acting on behalf of Scottish Government. CEC's Building Standards division fully co-operated with the requirement to undertake the survey electronically. The Customer Survey was published by Scottish Government in August 2014. An improvement plan is currently being prepared as part of the Customer 1st project and by reviewing Building Standards verification processes and administration support.
Improve the Customer experience	Produce an action plan and implementation programme for all customer contact channels. To be integrated with the Pre-Application project under the Customer 1st banner.	The Customer 1st project Initiation document was agreed in December 2014 and the project team has prepared a draft engagement strategy for presentation to Planning Committee in June 2015. The Council's Organise to Deliver under the BOLD programme and particularly the need to progress the Channel Shift agenda has led to a rethink of how we intend to deliver our PBS service and this has led to a delay. The project will not be delivered in the 2014/15 service plan year as it is clear that more extensive changes will be needed to provide customer service which is fit for purpose.

Communication and Engagement	Review and implement joint working protocols with other service areas to improve communications and efficiency including Estates, Economic Development, Culture and Sport, Flooding and Planning, Transport and Edinburgh World Heritage.	<p>Work is completed on reviewing the working protocol with Estates and Economic Development. The World Heritage Protocol has been completed. However, other protocols have been delayed due to the change management programme and the priorities around getting the new service structure into place.</p> <p>Work is now progressing well with the Flooding and Planning Protocol and the Environmental Assessment and Planning protocol. The Culture and Sport protocol has been delayed waiting from feedback from that service area. A review of the Planning and Transport protocol will be started on the completion of those above but was not achieved in the 2014/15 service plan period</p>
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Priority 3 Community Results

PERFORMANCE FRAMEWORK INDICATOR	ACTION	Note
Communication and Engagement	Complete a review of the main digital communications including Planning News, the Planning Blog, and Twitter with a view to widening access	Now complete. The proposed Communication strategy now comes under the Customer 1st project and will be reported to Planning Committee in June 2015. Channel shift is now our top priority in making customer service changes.
More attractive public places	Create more attractive places by finalising the Street Design Guidance, reviewing the Public Realm Strategy and the Area Development Frameworks and launching the Royal Mile Retail Strategy	Extended consultation for Street design guidance completed. However, programme rescheduled to meet August Planning Committee. Review process for public realm strategy agreed by Streetscape Delivery Group. Review of ADF on hold. Various strands of retail strategy being taken forward including consideration of a bye law to control presentation of goods on pavement.
Communication and Engagement	Engage with young people in a range of projects including: 100 years of Planning in Edinburgh, the town centre supplementary guidance and the reviews of the Conservation Area Character Appraisals and Area Development Frameworks	100 years of Planning was the focus for our young planners initiative: Heriots Junior School has been involved in the review of the Inverleith CACA. Planning was involved in World at Work event at Firhill High School with all the catchment primary schools.
High Quality Development on the Ground	Review 'design' in the planning process integrating the added value framework and the Environmental quality Indicators	Placemaking workshops arranged for Feb. Review of Development Briefs undertaken. The Quality Indicators being taken forward with new sites for all four neighbourhood areas identified by end March. Added value process needs to be revised and will be taken forward next year.

Communication and Engagement	Pursue the integration of spatial planning and community planning at city-wide and neighbourhood levels	<p>Actions were completed in a different way. The NLCPs were prepared and launched on 28 October.</p> <p>However the LDP was taken to the Edinburgh Partnership Board and presentations were given to Neighbourhood Partnerships. This interaction with Neighbourhood Partnerships is ongoing.</p>
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Priority 4 People Results

PERFORMANCE FRAMEWORK INDICATOR	ACTION	Note
Effective Management Structures	Implement a programme of management development skills to allow managers to lead the service and champion corporate values	Management review: manager recruitment completed and implemented on 1 Oct. They were then briefed and engaged in the subsequent team allocations which were fully operational on 27 Oct. Change management programme included managers induction workshop for all new managers and was followed up by selective training on impact and influencing skills. Manager Assimilation completed by end February.
Continuous Improvement	Improved staff training	The majority of staff (excluding new or temporary staff) have completed their staff development hours on target. More tailored sessions to meet the needs of support staff is required.
Continuous Improvement	To implement the culture of continuous improvement by delivering a programme of training and workshops.	The service delivered a programme of new manager training following on from the service changes. Customer 1st workshops for all staff were also delivered. A benefits realisation plan is now in preparation to measure how the changes will lead to a culture of continuous improvement.

Part 5

Official Statistics

A: Decision-making timescales (based on 'all applications' timescales)

Category	Total number of decisions 2014-2015	Average timescale (weeks)	
		2014-2015	2013-2014
Major developments	13 excluding PPAs	26.5 excluding PPAs	27.9 excluding PPAs
Local developments (non- householder)	844	11.6	10.7
• Local: less than 2 months	58.4%	7.1	7
• Local: more than 2 months	41.6%	17.7	17.7
Householder developments	1377	7.7	7.5
• Local: less than 2 months	90.3%	7	6.9
• Local: more than 2 months	9.7%	14.2	12.3
Housing developments			
Major	9	28.7	32.5
Local housing developments	206	13.2	14.1
• Local: less than 2 months	52.4%	7.2	7.3
• Local: more than 2 months	47.6%	19.9	21.4
Business and industry			
Major	0		
Local business and industry	68	9.8	8.7
• Local: less than 2 months	66.2%	7.1	6.7
• Local: more than 2 months	33.8%	15.1	14.8
EIA developments	1	26.3	15.3
Other consents*	1314	7.4	7.4
Planning/legal agreements**			
• Major: average time	7	29.8	33.4
• Local: average time	37	32.5	23.7
Local reviews	77	7.1	6.4

* Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & 8 relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

** Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

B: Decision-making: local reviews and appeals

Type	Original decision upheld				
	Total number of decisions	2014-2015		2013-2014	
		No.	%	No.	%
Local reviews	77	77	51.9	75	62.7
Appeals to Scottish Ministers	67	67	56.7	56	71.4

C: Enforcement activity

	2014-2015	2013-2014
Cases taken up	764	779
Breaches identified	Not recorded	Not recorded
Cases resolved	Not recorded	Not recorded
Notices served***	50	34
Reports to Procurator Fiscal	0	0
Prosecutions	0	0

*** Enforcement notices; breach of condition notices; planning contravention notices; stop notices; temporary stop notices; fixed penalty notices, and Section 33 notices.

D: Context

Edinburgh continues to embed a culture of processing agreements when dealing with major applications. As the national headline indicators show, we have been very successful in improving performance on meeting processing agreement target dates and providing confidence for the development industry.

The performance on the remaining major applications has also shown a slight improvement and we hope to improve this further with more proactive action when cases are delayed because the applicant has not concluded the legal agreement.

In terms of local developments, there has been a slight decline in performance, apart from new housing, as a result of the increase in the number of applications. This is being addressed through workforce planning and recruitment.

Performance in dealing with other consents such as listed building consent and advert consent has remained static from last year. Legal agreements on major applications are being concluded quicker although they are taking longer for local developments. We deal with a number of applications to discharge or modify planning obligations and out of 17 this year, 10 have been granted showing how we approach contributions flexibly when we can.

Local reviews are taking slightly longer and a greater proportion is being overturned than last year. The appeal success rate has also dropped. The reasons for this are unclear.

Enforcement activity has decreased slightly. Edinburgh has a culture of trying to resolve breaches rather than serve notices. In many cases the breach is so minor that action is not justified. This is in line with Government guidance. Without definitive criteria on what 'resolved' means, we have been unable to capture this information but intend to look at this again in 2015-16.

Part 6

Workforce and Financial Information

	Tier 1	Tier 2	Tier 3	Tier 4
Head of Planning Service			1	3

Note: Tier 1 = Chief Executive, Tier 2 = Directors, Tier 3 = Heads of Service, Tier 4 = Managers

		City Wide	East	West	Other
Managers	No. Posts	6	5	5	
	Vacant	0	0	0	
Main grade posts	No. Posts	36	22	23	2
	Vacant	4	3	2	1
Technician	No. Posts	6	3	3	
	Vacant	0	0	0	
Office Support/ Clerical	No. Posts	4	8	8	2
	Vacant	0	2	2	0
Total		56	43	43	

Note: Managers are those staff responsible for the operational management of a team/division. They are not necessarily line managers.

Staff Age Profile	Number	Committee & Site Visits*	Number per year
Under 30	16	Full council meetings	12
30-39	51	Planning committees	7
40-49	54	Area committees (where relevant)	24
50 and over	52	Committee site visits	34
		LRB**	17
		LRB site visits	9

Notes: *References to committees also include National Park Authority Boards. Number of site visits is those cases where visits were carried out by committees/boards.

** this relates to the number of meetings of the LRB. The number of applications going to LRB are reported elsewhere.

	Total Budget	Costs (actual)		Income***
		Direct*	Indirect**	
Development Management	1613222	2807408	554983	2202511
Development Planning	2139042	1901428	153098	64230
Other	812473	289338	523135	11078
Total	4564737	4998174	1231216	2277819

Notes:

*Direct staff costs covers gross par (including overtime, national insurance and superannuation contribution). The appropriate proportion of the direct cost of any staff member within the planning authority spending 30% or more of their time on planning should be included in costs, irrespective of what department they are allocated to (for example, legal advice, administration, typing). Exclude staff spending less than 30% of their time on planning.

**Indirect costs include all other costs attributable to the planning service. Examples (not exhaustive) include accommodation, IT, stationery, office equipment, telephone charges, printing, advertising, travel & subsistence, apportionment of support service costs.

*** Include fees from planning applications and deemed applications, and recharges for advertising costs etc. Exclude income from property and planning searches.

Appendix 1

Performance Markers Report 2013-14

Name of planning authority: **City of Edinburgh Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4]	Amber	<ul style="list-style-type: none"> Major Developments Average timescales have improved significantly from last year going from 81.6 weeks to 27.9 weeks which is better than the national average of 53.8 weeks. RAG = Green. Local (Non-Householder) Developments Average timescales have slightly increased since last year going from 10.5 weeks to 10.7 weeks. However, this remains better than the national average of 14.3 weeks. Figures are based upon 'All Applications' timescale, not post-August 2009 figures as provided in the report. RAG = Amber Householder Developments Average timescales have increased since last year from 6.9 weeks to 7.5 weeks however, this remains better than the national average of 7.7 weeks. RAG = Amber <p>TOTAL RAG = Amber</p>
2	Processing agreements: <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website 	Green	<p>Offer of processing agreements for major and local developments is already well established practice. Increase in use for major applications from 25 to 46 is noted, along with increase in use for local developments.</p> <p>Full guidance on processing agreements available on website.</p>

3	<p>Early collaboration with applicants and consultees</p> <ul style="list-style-type: none"> • availability and promotion of pre-application discussions for all prospective applications; and • clear and proportionate requests for supporting information 	Amber	<p>23.5% of applications reported as having been subject to pre-application advice and as data is now collected this is a more accurate figure than last year.</p> <p>Pre-application advice to developers and landowners through a single point of contact.</p> <p>Report lacks detail of how early collaboration with applicants and consultees ensures that clear and proportionate requests for supporting information are achieved.</p> <p>The authority is progressing a pre-application advice project which focuses on how the service will be delivered. The report highlights that this will ensure that information requests are proportionate. Details of progress should be included in the next report.</p>
4	<p>Legal agreements: conclude (or reconsider) applications after resolving to grant permission</p> <ul style="list-style-type: none"> • reducing number of live applications more than 6 months after resolution to grant (from last reporting period) 	Green	<p>Good progress made in reducing decision making timescales for applications subject to legal agreements since the last reporting period. This is especially the case for major application timescales which have been reduced from 99 weeks to 33.4 weeks (Scottish average 87.5 weeks); Local applications have also been reduced from 35.1 weeks to 25.7 weeks (Scottish average 66.1 weeks).</p> <p>Report highlights that the authority have been withdrawing applications where legal agreements have not been concluded, but they do not support process of limiting the timescale for conclusion, preferring to negotiate for as long as is reasonable.</p> <p>Legal agreements are discussed at an early stage on major developments to ensure that applicants are clear about requirements.</p>
5	<p>Enforcement charter updated / re-published within last 2 years</p>	Green	<p>Enforcement charter now fully up to date.</p>
6	<p>Continuous improvement:</p> <ul style="list-style-type: none"> • progress/improvement in relation to PPF National Headline Indicators; and • progress ambitious and relevant service improvement commitments identified through PPF report 	Amber	<p>Good progress made on reducing timescales for major applications. Slight increases in timescales for local (non-householder) and householder applications, but these remain better than the Scottish average.</p> <p>Further increase in use of processing agreements and good proportion of applications subject to pre-application discussions (23.5%).</p>

			<p>The main concern is that the LDP is not on course for replacement within 5 year requirement, as it is due to be adopted in February 2016.</p> <p>Enforcement charter now up-to-date. Good progress made on the majority of service improvement commitments, with some exceeding targets.</p> <p>Ambitious and relevant commitments identified for the next reporting period, which will contribute to continuous improvement.</p>
7	Local development plan less than 5 years since adoption	Amber	<p>Local Plan (covering most of authority area) is 4 years old, but local plan for remaining area is 8 years old.</p> <p>The emerging LDP has been produced within a professional project management framework.</p> <p>LDP due to be adopted in February 2016, so will be over the 5 year time requirement in the next report. Current report highlights that LDP timescales have been delayed by approximately 1 year due to SDP requirement to prepare supplementary planning guidance.</p>
8	<p>Development plan scheme – next LDP:</p> <ul style="list-style-type: none"> on course for adoption within 5 years of current plan(s) adoption; and project planned and expected to be delivered to planned timescale 	Red	<p>Local plans will be 9 and 6 years old by the time LDP is adopted in February 2016.</p> <p>It is noted that the report attributes delays in LDP timescales to SDP (SESplan) requirement to prepare supplementary planning guidance. However, the authority has a key role in the production and content of SESplan.</p>
9	Elected members engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	N/A	
10	<p>Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i></p> <p><i>*including industry, agencies and Scottish Government</i></p>	N/A	

<p>11</p>	<p>Regular and proportionate policy advice produced on:</p> <ul style="list-style-type: none"> • information required to support applications; and • expected developer contributions 	<p>Amber</p>	<p>Regular and proportionate policy advice produced on:</p> <ul style="list-style-type: none"> • Information required to support applications <p>Guidance for pre-application, processing agreements and a range of development types is published and made available on the authority's website.</p> <p>Report highlights that requests for additional information requirements are individually assessed by planning officers to see whether they are necessary. Future reports would benefit from more detail of how this is delivered in practice and how policy advice ensures that information required to support applications is proportionate.</p> <p>RAG = Amber</p> <ul style="list-style-type: none"> • Expected developer contributions <p>SPG on developer contributions and affordable housing updated in February 2014. Report sets out that contributions only required where they are necessary, proportionate or directly related to the impact of the development. Report also highlights the role of the Proposed LDP Action Programme in estimating costs of essential infrastructure, identifying funding sources and specifying funding gaps.</p> <p>RAG = Green</p> <p>TOTAL RAG = Amber</p>
<p>12</p>	<p>Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)</p>	<p>Green</p>	<p>Good evidence of corporate approach to service delivery, particularly through the One Door Approach to Consents.</p> <p>Concordat signed between the Council, the Edinburgh Chamber of Commerce and the Edinburgh Association of Community Councils which promotes collaboration between all parties to assist with the delivery of major developments.</p> <p>Commencing a review of all customer contact channels with a view to improving the customer experience and making efficiencies where possible.</p>

13	Sharing good practice, skills and knowledge between authorities	Green	Participation in benchmarking group with other cities and participation in planning management liaison meetings aimed at sharing good practice. Also took part in Aligning Consents looking at integrating road construction consent and planning permission processes.
14	Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Green	<p>Further reduction in legacy cases with 63% of old cases being removed from the system during the reporting period. This exceeds 2013-14 service improvement commitment target (25%).</p> <p>Future reports need to provide details of the actual number of legacy cases removed and the number remaining.</p>
15	<p>Developer contributions: clear and proportionate expectations</p> <ul style="list-style-type: none"> • set out in development plan (and/or emerging plan); and • in pre-application discussions 	Green	<p>Developer contributions: clear and proportionate expectations:</p> <ul style="list-style-type: none"> • set out in the development plan (and/or emerging plan); <p>LDP still to be adopted, but report clearly describes the role of the LDP Action Programme and sets out that contributions will only be required where necessary. Updated non-statutory guidance on developer contributions and affordable housing was published during the reporting period.</p> <p>RAG = Green</p> <ul style="list-style-type: none"> • in pre-application discussions <p>Report clearly demonstrates the promotion and value of pre-application discussion. Evidence provided includes examples of actions the Council has taken to stall sites through their 'Edinburgh 12' initiative. This includes a co-ordination group to provide pre-application advice to developers and landowners and highlights issues around infrastructure costs and timings, developer contributions and unaffordable s75 contributions.</p> <p>Future reports would benefit though from more specific details or case study examples of how clear and proportionate expectations for developer contributions have been set out in pre-application discussions.</p> <p>RAG = Green</p> <p>TOTAL RAG - Green</p>

Planning Committee

10.00am, Monday 15 June 2015

Corporate Performance Framework - Performance for October 2014 – March 2015

Item number	6.2
Report number	
Executive/routine	
Wards All	

Executive summary

This report provides an update on Council performance against Planning strategic outcomes. The report is presented in line with an update on the Council's Performance Framework approved by Corporate Policy and Strategy Committee in June 2014 and contains analysis of performance covering the period from October 2014 to March 2015.

Links

Coalition pledges
Council outcomes CO14
Single Outcome Agreement

Corporate Performance Framework - Performance for October 2014 – March 2015

Recommendations

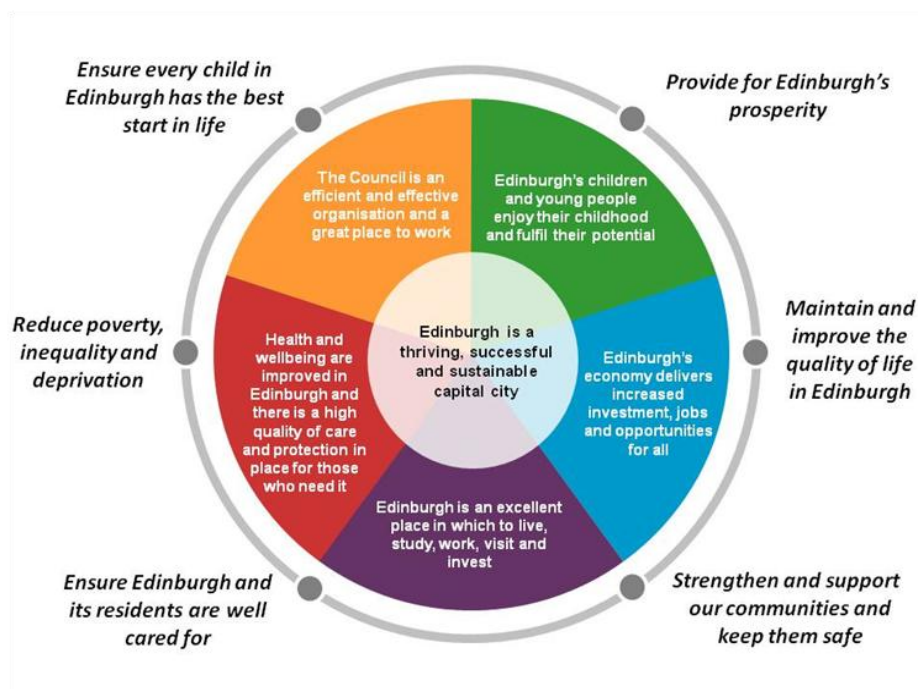
- 1.1 It is recommended that the Planning Committee notes the performance for the period from October 2014 to March 2015.

Background

- 2.1 The [‘Review of political arrangements’](#) report to the City of Edinburgh Council on 24 October 2013 approved a number of revisions to committee business. It was agreed by Council that performance monitoring, review and scrutiny will be led by the Executive Committees on a bi-annual basis with oversight by the Corporate Policy and Strategy Committee.
- 2.2 This report provides an update on performance for planning for the period October 2014 to March 2015.

Main report

- 3.1 The Council’s Performance Framework is set out in the diagram below and takes account of the Council’s vision, five strategic outcomes and the six key Capital Coalition pledges.



- 3.2 This report provides performance update under the Council outcome shown above: Edinburgh is an excellent place to live, study, work, visit and invest.
- 3.3 The Corporate Dashboard in [Appendix 1](#) provides an overview of performance in meeting these Council outcomes from October 2014 to March 2015. Further detailed information by indicator is provided in [Appendix 2](#).

Measures of success

- 4.1 This report provides detail on Council performance against delivery of planning outcomes for the period from October 2014 to March 2015.

Financial impact

- 5.1 The financial impact is set out within the Council's Performance Framework.

Risk, policy, compliance and governance impact

- 6.1 Risk, policy, compliance and governance impact is integrated within the Council's Performance Framework.

Equalities impact

- 7.1 Reducing poverty, inequality and deprivation is integrated within the Council's Performance Framework.

Sustainability impact

- 8.1 The sustainability impact is set out within the Council's Performance Framework.

Consultation and engagement

- 9.1 Priorities and outcomes have been developed in consultation with stakeholders.

Background reading / external references

The [Council's Performance Framework](#) approved by Corporate Policy and Strategy Committee on 10 June 2014.

John Bury

Acting Director of Services for Communities

Contact: Jo McStay, Business Intelligence Manager

E-mail: jo.mcstay@edinburgh.gov.uk | Tel: 0131 529 7950

Links

Coalition pledges

Council outcomes CO14

Single Outcome Agreement

Appendices

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[Appendix 1: Corporate Dashboard](#)




[Appendix 2: Corporate Dashboard Indicator Detail](#)

Appendix 1: Dashboard October 2014 – March 2015

Edinburgh is an excellent place in which to live, study, work, visit and invest

Directors notes:




The Planning Service is progressing with the preparation of the new Local Development Plan to guide place making activity as development proposals are submitted. The growth in the number of planning applications and building warrants is evidence of an upturn in development activity and an opportunity to use new investment in the City's buildings and spaces to deliver improved quality. In parallel, the consolidation of planning guidance for developers has seen new design guidance approved during the past year.

	Oct-Dec 14	Jan-Mar 15	Target
<u>% of non-householder planning applications dealt with within 2 months</u>	55.2%	59.7% 	80%
<u>% of householder planning applications dealt with within 2 months</u>	89%	89.8% 	90%
<u>% of major applications decisions within target</u>	70.8%	62.5% 	80%




Appendix 2: Corporate Dashboard Indicator Detail

August 2014 – January 2015

Edinburgh is an excellent place to live, study, work, visit and invest

Indicator	Oct-Dec 14	Jan-Mar 15	Target	Status	Latest Note
% of non-householder planning applications dealt with within 2 months	55.2%	59.7%	80%		The number of non-householder applications has increased by 5.8% from 2013-14 and 12.1% from 2012-13. Non-householder applications can raise quite complex issues. They can include local housing developments of up to 49 houses, changes of use and detailed applications to deal with conditions on planning permission in principle. Many of these applications require consultations and raise citizen objections which need to be addressed. Dealing with these complex issues to get them right is a priority but presents challenges to meet timescales in the context of a continuing increase in the number of planning applications. The March 2015 performance of 66% shows some sign of improvement and ongoing monitoring shows that this improvement is being sustained.
% of householder planning applications dealt with within 2 months	89%	89.9%	90%		The number of householder applications has increased by 2.1% from 2013-14 and 10.2% from 2012-13. The March 2015 performance of 94.1% indicates the service is getting performance back on track and this will be closely monitored.
% of major applications decisions within target	70.8%	62.5%	80%		8 major applications were decided in this quarter, 4 with processing agreements (PPAs) and 4 without. One of the cases with a PPA missed the target date. It raised complex and controversial issues about student housing and missed the Committee date by 2 weeks. There were 2 applications which missed the 4 month determination deadline. One of these applications was determined quickly but then the applicant wanted to vary the developer contribution requirement so it had to return to Committee for agreement – this change by the applicant delayed the decision being issued. The other case which missed its target raised complex flooding issues which needed to be resolved before the application could go to Committee. Such complexities are normal when dealing with major applications and no remedial actions are needed at this stage.

Key

	PI is below target and tolerances.		PI is below target but within tolerances.		On target.
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Planning Committee

10.00am Monday 15 June 2015

High Hedges – Review of Fees

Item number	7.1
Report number	
Executive/routine	
Wards	All

Executive summary

The High Hedges (Scotland) Act 2013 came into effect on 1 April 2014. Guidance for local authorities on the implementation of the provisions has been released. Additional information regarding the processing of High Hedge applications is being prepared by the planning service and will be available online. A review of the fee structure has been carried out and will be made publicly available.

Links

Coalition pledges	None applicable
Council outcomes	CO19
Single Outcome Agreement	SO4

High Hedges – Review of Fees

Recommendations

- 1.1 It is recommended that the Planning Committee:
 - a. notes that guidance for the general public will be updated in accordance with this report and made available on the Council's web-site; and,
 - b. agrees that the scale of fees for a submission, and criteria for refunds, under this legislation will be as detailed in Appendix 3 of this report and will be made available online.

Background

- 2.1 The High Hedges (Scotland) Act 2013 (the Act) came into effect on 1 April 2014. The legislation is intended to provide a solution to problems caused by hedges (referred to in the Act as a "high hedge"), which interfere with the reasonable enjoyment of domestic property.
- 2.2 A high hedge is defined by the Act as one which is wholly or mainly formed by a row of two or more trees or shrubs, which is over two metres in height, and forms a barrier to light.
- 2.3 The Act emphasises that the parties must take all reasonable steps between themselves to resolve the issues of the high hedge. The Council must only be contacted as a last resort where disputes have not been able to be resolved amicably.
- 2.4 The Act gives home owners and occupiers a right to apply to a local authority for a high hedge notice, subject to the payment of a fee to be set by the local authority. Where it is considered a high hedge is affecting the reasonable enjoyment of the property, the Act empowers local authorities to make and enforce decisions in relation to high hedges.
- 2.5 The Act also requires a local authority to dismiss an application if it concludes the applicant has not taken all reasonable steps to resolve the matter before applying, or where the application is frivolous or vexatious. There is no immunity from action with the passage of time as there is in planning enforcement action.
- 2.6 Where a council, having taken all the circumstances into account, finds that the height of a hedge is having an adverse effect it may issue a high hedge notice. A high hedge notice may require a hedge owner to take action to remedy the problem and prevent it recurring.

- 2.7 The Act makes provision for both the applicant and the hedge owner to appeal to Scottish Ministers against a decision by the Council, on the basis that; the hedge has no adverse effect, that no action should be taken, or that a high hedge notice be issued. It provides that an appeal may be dismissed and the decision of a local authority upheld, or that an appeal is upheld and the high hedge notice can be issued, varied or quashed.
- 2.8 The Act also provides local authorities with the power to undertake the work specified in a high hedge notice, if the notice is not complied with by the hedge owner, within the time specified. Local authorities can then recover the costs of any such enforcement from the hedge owner.

Main report

- 3.1 The High Hedges Scotland Act 2013 has now been in force for one year and within that time the Planning Authority has received 12 applications. Details of the action taken in relation to these applications can be found in Appendix 1.
- 3.2 There are a number of operational issues that have arisen over the course of the year that require further consideration or guidance to applicants in respect of High Hedge applications.

Fees

- 3.3 An application for a high hedge notice must be accompanied by the appropriate fee. The Act gives local authorities the discretion to decide what level of fee to charge for administering a high hedge application.
- 3.4 The Act was intended to be cost neutral to the Local Authority and therefore the fee for an application should cover the Planning Authority's costs in administering, investigating and assessing the matter.
- 3.5 A survey of all Scottish local authority fees for High Hedge applications has shown that the fee range varies widely from as little as £192 in Stirling to £500 in Glasgow. A full list is provided in Appendix 2. The other two major cities; Aberdeen and Dundee, charge £450 and £400 respectively. The majority of authorities charge in the region of £400.
- 3.6 The Council currently charges £300 per standard high hedge application. There are concessions for registered disabled persons or hardship (see Appendix 3).
- 3.7 This £300 fee was based on an initial assessment of the likely time that it would take an officer to assess a High Hedge application. Now that the legislation has been put into practice a more accurate breakdown of the time taken by both support staff and professional officers in assessing the applications can be made. On this basis it is recommended that, in accordance with Scottish Government's requirement that the service should be cost neutral, the fee for a High Hedge application should be raised to £350.

- 3.8 At present, where the high hedge affects a number of properties, joint applications are being submitted and the £300 fee split between the applicants. However, in assessing the application the Planning Authority must do an individual assessment for each property affected by the hedge i.e. the equivalent of multiple applications.
- 3.9 Research into how other local authorities deal with this situation has shown that there is a range of options. One authority requires each individual household to submit a separate application, even though it may relate to one continuous hedge, whereas other authorities continue to just have one standard fee.
- 3.10 In order to keep the process simple for applicants but to cover the administration, investigation and assessment costs of applications where there are multiple applicants, an additional £100 fee (over and above the £350 standard fee) for each additional property to be assessed is proposed.

Refund of fees

- 3.11 The Act gives local authorities the discretion to refund fees in certain circumstances. These circumstances, and the extent of the refund, shall be determined by the local authority and the details published.
- 3.12 To date this information has only been publicly available through the report to Planning Committee from March 2014. The report does not state explicitly when a refund will be made.
- 3.13 Having assessed the circumstances for when a refund of the fee may be applicable for other local authorities, there is again a range of different approaches (see Appendix 2).
- 3.14 It is generally accepted that once an application is received by a local authority, there are administrative processes and initial checks that must take place in order to determine whether the application is valid, and therefore the application assessment has already commenced.
- 3.15 At this early stage of assessment the authority may establish from the submitted application that
- the application is incomplete,
 - or, the application does not relate to a high hedge and therefore cannot be considered under the High Hedge legislation.
- 3.16 Alternatively the applicant may withdraw the application soon after submission as the parties involved may come to an amicable solution. If any of the above is applicable the application should be returned to the applicant with a full refund. It may also be clear at this initial stage of assessment that;
- the applicant has failed to take all reasonable steps to resolve the matters in relation to the high hedge,
 - or, the application is frivolous or vexatious.

Under these circumstances the Council must dismiss the application, and given that the application will not have undergone an assessment it is considered reasonable that a full refund should be made.

- 3.17 On the basis of the above it is recommended that the following refund structure should apply:

Fee Refund Scenario	Refund Amount
From the information submitted, where it is clear that the application is incomplete, does not relate to a hedge, or the application is withdrawn by the applicant prior to the application being registered.	100%
From the information submitted, the application is dismissed by the Council under Section 5 for failure to comply with pre-application requirements.	100%
Application withdrawn by applicant within 28 days of the application being registered.	50%
Application withdrawn by applicant after 28 days from the date of registration.	0%
Where a High Hedge Notice is served on a Council owned hedge.	100%

- 3.18 In addition, it is suggested that where the local authority is the owner of the hedge and a resolution cannot be achieved, and where after a formal application has been made, it is found that action is justified to reduce the height of the hedge, the fee should be refunded to the applicant.

- 3.19 If approved, the above information will be published on the Council website.

Operational Issues

- 3.20 The Council receives numerous enquiries regarding High Hedge issues. As an authority, the Council does not provide pre-application advice, as this would require a full assessment to be carried out, including a site visit by two officers, which would be the equivalent of assessing an application.
- 3.21 However, it is acknowledged that there could be additional guidance provided for applicants to increase their understanding of when the legislation is applicable, how an application will be assessed, and what is required to ensure an application is valid.
- 3.22 This additional guidance is attached in Appendix 4 and will be published online in due course.

Evidence of Resolution

- 3.23 An application for a high hedge notice should be considered a last resort and only used when all other attempts to resolve the issue between the parties have been fully exhausted.
- 3.24 The Act does not explicitly state what is required in order to demonstrate that parties have sought a resolution. Some authorities have published what they will accept by way of evidence. This is good practice and assists applicants when preparing to submit an application.
- 3.25 It is therefore suggested that the Council should publish guidance advising what evidence will be required to demonstrate that the applicant has sought resolution prior to submitting an application.
- 3.26 Records should be kept of all attempts to resolve the issue and these should be submitted with any application to the Council. Records can include a diary detailing conversations, mediation, and letters sent (which should include proof of postage).
- 3.27 The Council considers it reasonable for the applicant to provide proof of at least two attempts at resolution within the previous six month period before an application will be accepted, one such attempt having been made at least 28 days prior to the date of the application. The applicant must advise the hedge owner of their intention to make an application for a High Hedge Notice. This advice is included in the revised guidance (see App 4).
- 3.28 However, it should be noted that submitting an application for a high hedge notice does not guarantee that a notice will be served.

Data Protection

- 3.29 The Act does not make specific reference to Data Protection with regards to High Hedge applications. The Guidance to Local Authorities 2014 makes reference to appeals to the DPEA, and advises that all forms, correspondence and supporting information will be made available on their website.
- 3.30 Where information will be held electronically by the Planning Authority it is proposed that the guidance for Data Protection relating to Enforcement information will be followed.
- 3.31 In accordance with Section 147 of the Town and Country Planning (Scotland) Act 1997, a planning authority should have a register of enforcement notices available for public inspection. It would therefore be good practice to make the report of handling and the High Hedge Notice publicly available in those cases where the authority has determined to serve a High Hedge Notice. Other associated documents which are likely to contain personal and sensitive information would not be made publicly available. This advice is included in the revised guidance (see App 4).

Measures of success

- 4.1 The cost of this service being met by the fees paid by applicants, as envisaged by the Scottish Government.

Financial impact

- 5.1 The legislation makes provision for the payment of a fee to cover the local authority's costs and for that authority to recover the costs of any direct action to achieve compliance with a notice. The impact of the legislation should therefore be cost neutral.

Risk, policy, compliance and governance impact

- 6.1 The recommendations in this report are consistent with Scottish Government guidance. No risk, policy, compliance or governance impacts are identified.

Equalities impact

- 7.1 There is no direct equalities impact arising from this report.

Sustainability impact

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered. Relevant Council sustainable development policies have also been taken into account. Implementation of the legislation will have no adverse impacts on carbon emissions, the city's resilience to climate change impacts, achieving a sustainable Edinburgh or in respect of social justice, economic wellbeing or good environmental stewardship.

Consultation and engagement

- 9.1 Consultation and community engagement has not been carried out in respect of this report. The recommendations are consistent with Scottish Government legislation and guidance.

Background reading/external references

Background information can be found on the Scottish Government web-site at the following link:

[High Hedges \(Scotland\) Act 2013](#)

[Guidance to Local Authorities](#)

Also of relevance is the guidance on assessing a High Hedge as a barrier to light.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/9408/hedgeeight.pdf

The previous report to the Planning Committee can be viewed by following this link:

http://www.edinburgh.gov.uk/download/meetings/id/42686/item_31_-_high_hedges_scotland_act_2013_-_implementation_of_provisions

John Bury

Acting Director of Services for Communities

Contact: Gina Bellhouse, Team Manager Natural Environment

E-mail: gina.bellhouse@edinburgh.gov.uk | Tel: 0131 469 3723

Links

Coalition pledges	None applicable
Council outcomes	CO 19 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
Single Outcome Agreement	SO4 Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices *	<ol style="list-style-type: none">1. CEC High Hedge Applications2. High Hedge Application Fees For Other Scottish Councils3. Proposed CEC Fees For High Hedge Applications – May 20154. Guidance For Applicants re High Hedge Applications

APPENDIX 1**CITY OF EDINBURGH COUNCIL HIGH HEDGE APPLICATIONS**

Ref	Details	Action	Current Status
HH01	Hedge	Hedge to be reduced in height to 7m and maintained no higher than 7.5m	Notice served and complied with.
HH02	Beech and cherry trees	Not considered to be a hedge.	No further action.
HH03	4 conifers, only 2 of which form a hedge	Hedge to be reduced to 4m and 2m, and maintained at 5m and 3m respectively.	Notice served. Not complied with. Direct Action taken.
HH04	Beech hedge	Not considered to cause a loss of amenity. No Notice served.	Appealed by the applicant. DPEA upheld appeal, but did not serve a High Hedge Notice.
HH05	Hedge (multiple applicants - 6)	Insufficient evidence submitted to demonstrate that all reasonable steps towards resolution have been made.	Application dismissed.
HH06	Hedge (multiple applicants – 7)	Hedge to be reduced in height dependant on location due to uneven ground levels.	Notice served April 2015 and comes into force on 22 May 2015.
HH07	Beech hedge/trees (multiple applicants – 4, multiple hedge owners 3)		Assessment underway.
HH08	Mixed hedge		Assessment underway.
HH09	Leylandii hedge	Insufficient evidence submitted to demonstrate that all reasonable steps towards resolution have been made.	Application dismissed.
HH10	5 trees of which only 2 holly trees form a hedge	Insufficient evidence submitted to demonstrate that all reasonable steps towards resolution have been made.	Application dismissed.
HH11	Leylandii or similar hedge	Application refused.	No further action.
HH12	Leylandii or similar hedge	Withdrawn by applicant after 4 days.	No further action.

APPENDIX 2

HIGH HEDGE APPLICATION FEES FOR OTHER SCOTTISH COUNCILS

Council	Fee	Refunding Fees
Aberdeen City	£382	If an application is considered frivolous, where there has been unsatisfactory effort to resolve the matter prior to applying for the serving of a notice, and when the trees/shrubs are not considered to constitute a hedge.
Aberdeenshire	£450	
Angus	£275	No refunds
Argyll & Bute	£450	When, from the information submitted, it is clear that either: (a) the trees/shrubs do not constitute a high hedge or (b) the applicant has failed to take reasonable steps to resolve the dispute before making an application
Comhairle nan	£401	Invalid application returned to applicant or application withdrawn by applicant prior to the assessment of pre-application requirements required by Section 5 - refund 100% Application dismissed by the Comhairle under Section 5 for failure to comply with re-application requirements - refund 50% No refund for application withdrawn by applicant after the assessment of pre-application requirements required by Section 5
Clackmannanshire	£401	
Dumfries and Galloway	£450	
Dundee	£400	If an application is dismissed because the applicant cannot demonstrate that they have taken all reasonable steps to resolve the dispute, or the Council considers that the application is frivolous or vexatious, or if the application is withdrawn within 28 days of submission, the Council will refund half the fee (£200).
East Ayrshire	£400	No refunds
East Dunbartonshire	£401	Return half fee if the application fails to meet the high hedge criterion in terms of Section 1 of the High Hedges (Scotland) Act 2013.

Council	Fee	Refunding Fees
East Lothian	£401	If is the application does not constitute a valid application e.g. have not been through the mediation process.
East Renfrewshire	£420	No refunds
Falkirk	£401	If the application is dismissed or if it's considered frivolous.
Fife	£382	No refunds, single fee payable by all applicants.
Glasgow	£500	No refund once app is made valid and is being progressed.
Highland	£450	If application is invalid or withdrawn before the assessment begins – 100% refund. If the application is withdrawn after our assessment begins, there will be no refund. If it's dismissed – 50% refund.
Inverclyde	£192	Failed application.
Midlothian	£300	It is intended that the High Hedge applications are to be cost neutral. Therefore we monitor the staffing hours involved with validating, assessing and report writing during the application process. If the cost of staff time is less than the fee of £300 then we refund the difference.
Moray	£382	When criteria not met.
North Ayrshire	£382	We do undertake an initial pre-application site visit simply to advise enquirers whether we would consider the trees to be a high hedge in terms of the tests in section 1 of the Act (a row of trees, over 2m high, barrier to light), so the aim is to only take in applications (and fees) which will be processed to a decision one way or the other.
North Lanarkshire	£450	Partial refunds in limited cases.
Orkney	£401	No refunds
Perth & Kinross	£270	No refunds
Renfrewshire	£382	If the application is not eligible and the assessment has not commenced – 100%. 50% if dismissed by Council
Scottish Borders	£400	Assessment commenced once application registered therefore no refunds
Shetland Islands	No Info	

Council	Fee	Refunding Fees
South Ayrshire	£495	No provision for refunds of waived fees. However SAC is currently reviewing fees.
South Lanarkshire	£401	Where the hedge does not fall within the legal definition of a 'high hedge' – 100% refund.
Stirling	£192	No refund the fee once assessment has commenced.
West Dumbartonshire	£384	No discounts or refunds
West Lothian	£382	No refunds

APPENDIX 3

PROPOSED CITY OF EDINBURGH COUNCIL FEES FOR HIGH HEDGE APPLICATIONS – MAY 2015

Application Type	Fee Per Application
High Hedge Application	£350
Where multiple applicants	£350 plus £100 per each additional applicant
Where the hedge is in multiple ownership of more than 6 owners	£450
Application by a registered disabled person	No fee
In case of hardship at discretion of Head of Service	No fee
Fee Refund Scenario	Refund Amount
From the information submitted, where it is clear that the application is incomplete, does not relate to a hedge, or the application is withdrawn by the applicant prior to the application being registered.	100%
From the information submitted, the application is dismissed by the Council under Section 5 for failure to comply with pre-application requirements.	100%
Application withdrawn by applicant within 28 days of the application being registered.	50%
Application withdrawn by applicant after 28 days from the date of registration.	0%
Where a High Hedge Notice is served on a Council owned hedge.	100%
Supplementary Fees Amount	
Specialist surveys required in the assessment of an application (e.g. European Protected Species)	At cost, payable by applicant

APPENDIX 4

GUIDANCE FOR APPLICANTS RE HIGH HEDGE APPLICATIONS

Frequently Asked Questions

The High Hedges (Scotland) Act 2013 came into force on 1 April 2014 and is intended to provide a solution to the problem of high hedges which harm the enjoyment of a neighbour's residential property, normally as a result of a loss of light.

If you are affected by a high hedge in this way and have tried to resolve the issue with your neighbour without success, you can make an application to refer the issue to the Council.

Before making an application it may be useful to read the following guidance.

What is a "high hedge"?

This Act applies in relation to any hedge which:

- a. is formed wholly or mainly by a row of 2 or more trees or shrubs,
- b. rises to a height of more than 2 metres above ground level, and
- c. forms a barrier to light.

A hedge is not to be regarded as forming a barrier to light if it has gaps which significantly reduce its overall effect as a barrier at heights of more than 2 metres.

In applying the Act in relation to a high hedge, no account is to be taken of the roots of a high hedge.

Are all trees covered by the Act?

No. Single trees will not be covered, and it will be for the investigating officer to decide whether trees planted closely together form a hedge, or not.

I've heard that only hedges made up of certain types of trees will be covered, is this true?

No. All types of hedge, whether they are made up of evergreen, semi-evergreen or deciduous trees or shrubs, are covered by the Act. However, the hedge must be over 2 metres tall when measured from ground level before it can begin to be considered to be a high hedge.

I live in a property which suffers from lack of light due to a high hedge, but the hedge is not on land immediately adjoining my property. Can I still make an application?

Yes. The hedge does not have to be on land immediately neighbouring the property of the person making the application. It just needs to be a significant barrier to light, but bear in mind that the further from the boundary the hedge is positioned the less likely it is to be considered a problematic high hedge.

I have tried to reach an agreement with my neighbour, but haven't been able to. What do I do next?

An application for a high hedge notice should be considered as a last resort and only used when all other attempts to resolve the issue between the parties have been fully exhausted.

If you are finding it difficult to speak to your neighbour regarding the hedge you could invite them to talk to independent mediators who may be able to help you find a way forward. Details of mediation services can be found on the [Citizens Advice Scotland](http://www.citizensadvice.scot.nhs.uk) web site or at www.sacro.org.uk

Records should be kept of all attempts to resolve the issue and these should be submitted with any application to the Council. Records can include a diary detailing conversations, mediation, and copies of letters sent by you to your neighbour (which should include proof of postage).

The Council considers it reasonable for the applicant to provide proof of at least 2 attempts at resolution within the previous 6 month period before an application is made. One such attempt should be a letter from the complainant sent at least 28 days prior to the date of the application, advising the hedge owner of their intention to make an application for a High Hedge Notice. This is in order to allow the hedge owner the opportunity to take action prior to an application being submitted.

Do I need to do anything before I make an application to the Council?

Yes. Before making an application, you must be able to demonstrate to the Council that you have tried to reach a solution with the hedge owner following the guidance above regarding recording evidence.

If you've been unable to reach an agreement with your neighbour regarding the hedge, at that point you will be able to submit a High Hedge application to the Council. A fee will be payable by you. This is in order to ensure that the Council can cover the costs of investigating the complaint. A list of High Hedge Application fees is provided on the Council web-pages.

Involving the Council should be a last resort if you really can't agree a solution. The Council can refuse to intervene if they think you haven't done everything you reasonably could to settle your dispute.

How do I lodge my High Hedge application?

When you are ready to lodge your High Hedge application please complete the High Hedge application forms and submit it with the relevant fee to the Council. This is your opportunity to set out your case so it is important that you provide full information on the form. Explain as clearly as you can the problems that you experience in your house and garden because the hedge is too tall.

Please bear in mind that this information will be shared with the hedge owner, but personal details such as email addresses and signatures will be removed in accordance with the Data Protection Act.

The Council has said that the hedge is not a high hedge, but I disagree. What can I do next?

If the Council do not consider the hedge shown in your application to be a high hedge it cannot accept your application, as the vegetation is outwith the scope of the Act. The Council will therefore return your application and the application fee. There is no right of appeal against this decision.

What happens after I've paid the fee and the application is registered?

The Council will notify the hedge owner that an application has been made. The information contained within the application will be sent to everyone with an interest in the hedge and they will have 28 days to set out their case.

After the 28 day period an officer from the Council will go out to the property to assess the hedge, and its impact on your property.

Once the officer has all the necessary information to assess the application they will decide whether the height of the hedge adversely affects the reasonable enjoyment of your home and garden and what, if any, action should be taken. Both parties will be notified of the decision.

The Council has determined that the hedge is having an adverse impact on the reasonable enjoyment of my property. What happens next?

If the Council decides that action is necessary a formal High Hedge Notice will be served on the hedge owner and they will be given a deadline by which to meet the terms of the notice. If they fail to take the remedial action on the hedge in that time, the Council will arrange for the work to be carried out. The Council has the power to recover the cost of any work carried out from the hedge owner.

I am the hedge owner. The Council has said my hedge needs to be reduced in height but I disagree - can I appeal?

Yes. Both sides have a right of appeal to Scottish Government ministers. Both parties can only appeal once.

Will the Hedge have to be cut down to 2m?

Not necessarily. The Act does not require all hedges to be reduced to 2m in height. An assessment will be made taking into consideration any unreasonable loss of daylight and/or enjoyment of the property or garden and this will determine by how much the hedge will need to be reduced.

What is there to make sure my neighbour keeps the hedge at its new height?

As well as reducing the height of the hedge, the High Hedge Notice can ensure your neighbour maintains the hedge at a reduced height. So you shouldn't need to go through this process again.

How long will I have to wait for the Council to determine my application?

There is no set deadline for the Council to determine the application. Please bear in mind that it will take time to get a statement from the hedge owner, to arrange a site visit, and to weigh up all the information provided. This could take at least 12 weeks.

Planning Committee

10:00am Monday 15 June 2015

New Procedure for Dealing with Legacy Planning Applications

Item number 7.2
Report number
Executive/routine
Wards All

Executive summary

This report sets out a proposed procedure for handling existing and future applications which have an interim “minded to grant” decision subject to the conclusion of a required legal agreement.

It puts forward arrangements which will reduce delays in concluding legal agreements before planning permission decision notices can be issue and improve the Council’s performance figures.

Links

Coalition pledges [P8](#) [P17](#)
Council outcomes
Single Outcome Agreement

New Procedure for Dealing with Legacy Planning Applications

Recommendations

- 1.1 Committee approves the proposed procedure set out in 3.4 below to reduce delays in concluding legal agreements before planning permission decision notices can be issued.

Background

- 2.1 The Committee requested a report on procedures for dealing with legacy applications at its meeting on 26 February 2015. The minute requested “the Acting Director of Services for Communities to report to the Planning Committee on procedures for legacy applications and options available to time limit the conclusion of legal agreements”.

Main report

- 3.1 The Scottish Government has required Local Authorities to take steps to reduce the number of applications which have not been determined for a number of years. Frequently this arises where a legal agreement considered necessary to make the application acceptable has not been concluded. The application is not formally determined until a decision notice granting or refusing planning permission has been issued. The delay causes uncertainty over whether the development will take place and when it will be undertaken.
- 3.2 A legacy case exercise was undertaken at the end of 2013, relating to “minded to grant” applications where three years or more had elapsed since that position was reached and other undetermined applications that had been dormant for a similar period of time. As a result of this exercise 50 “minded to grant” applications out of 100 cases and 63% of all the relevant applications including the dormant cases were withdrawn.
- 3.3 The Committee is asked to approve the following procedure. It is anticipated that this will address the problem of existing applications which remain “minded to grant” subject to the conclusion of a required legal agreement. It should also resolve this issue for future applications.

- 3.4 From 15 June 2015, any “minded to grant” decision subject to the conclusion of a legal agreement should have an interim minded to grant decision notice issued. This should state ‘the required legal agreement should be concluded within 6 months of the date of the notice. Thereafter the report will be sent back to committee with a likely recommendation that the application be refused’.
- 3.5 The 6 month period to conclude the agreement would only be extended in exceptional circumstances and at the Head of Planning and Building Standards’ discretion.
- 3.6 The current cases where the “minded to grant” decision was reached less than a year before 15 June 2015 should be written to and informed that the required legal agreement should be concluded within 6 months of the date of the letter. If not, the approach taken would be as set out above.
- 3.7 All “minded to grant” cases in excess of a year old should be re-assessed. All cases which are considered to have the same recommendation and with the same agreement obligations will be advised that they have 6 months to enter into an agreement. Those that need to be reconsidered as a result of more up-to-date development plans, changes to policies and guidance revisions will be reported to Committee.
- 3.8 An annual legacy exercise should be undertaken on dormant planning applications over three years old. All cases should be written to asking whether the application can be confirmed as withdrawn. When they are ten years old they should be automatically withdrawn.
- 3.9 There are currently 26 applications where a “minded to grant” decision was reached less than a year ago. There are 70 applications where this decision was reached more than a year ago. These cases have an adverse impact on the performance figures for the time taken to determine planning applications. They are only considered to be determined when the final decision notice is issued, after a required legal agreement has been concluded.

Measures of success

- 4.1 That the current “minded to grant” applications are reconsidered and reported back to Committee as necessary.
- 4.2 That all future cases be required to conclude any necessary legal agreement within 6 months of any re-assessment result or the date correspondence is issued advising of this requirement.

Financial impact

- 5.1 There would be a financial cost in terms of elected members’ and officer’s time, associated with handling reports being re-considered and returned to

Committee and potentially handling a greater number of appeals. These costs will be managed within existing budget provisions.

Risk, policy, compliance and governance impact

- 6.1 If the new procedure is approved and implemented, it should resolve the potential risks of minded to grant applications being left undetermined. This is considered to have a positive impact in terms of risk, policy, compliance and governance.

Equalities impact

- 7.1 An ERIA form has been completed. No issues have been identified.

Sustainability impact

- 8.1 There are no sustainability issues.

Consultation and engagement

- 9.1 None

Background reading/external references

None

John Bury

Acting Director of Services for Communities

Contact: Ian Williams, Legal Agreements Officer

E-mail: ian.williams@edinburgh.gov.uk | Tel: 0131 529 3752

Links

Coalition pledges	<p>P8 – Make sure the city’s people are well housed, including encouraging developers to build residential communities, starting with brown field sites.</p> <p>P17 – Continue efforts to develop the city’s gap sites and encourage regeneration.</p> <p>P27 – Seek to work in full partnership with Council staff and their representatives.</p>
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Council outcomes	<p>CO7 – Edinburgh draws new investment in development and regeneration.</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> <p>C019 – 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.</p> <p>CO26 – The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.</p>
Single Outcome Agreement	SO1 – Edinburgh’s economy delivers increased investment, jobs and opportunities for all.
Appendices	None.

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Planning Committee

10.00am, Monday, 15 June 2015

Development Management Sub-Committee: Review of Procedures

Item number	7.3
Report number	
Executive/routine	Executive
Wards	All

Executive summary

The purpose of this report is to seek Committee approval for changes to the procedures for requests for presentations and hearings, applications decided contrary to recommendation and notification of committee meetings to interested parties.

The introduction of webcasting at the Development Management Sub-Committee has increased public accessibility to these meetings and improved the transparency of decision-making. The use of power point presentations allows viewers to follow the presentations more easily online and the intention is that these will be used for all future presentations. However, these take time to prepare and it is proposed that the period for requesting presentations and hearings (from ward councillors) is brought forward one day to assist this. It is also proposed that interested parties are no longer notified of the Committee date as the information is readily available online.

Where the Committee does not agree with the officer's recommendation, it has been established practice that officials are asked to report back on the proposed refusal reasons and conditions. However, this process needs to be reviewed to ensure greater clarity and so the decision can be issued promptly to the applicant.

Links

Coalition pledges

Council outcomes

CO23, CO24, CO25,

Single Outcome Agreement

Development Management Sub-Committee: Review of Procedures

Recommendations

- 1.1 It is recommended that the Planning Committee:
- 1) approves the new deadline for requests for elected members for presentations and hearings at the Development Management Sub-Committee;
 - 2) approves the revised procedures for dealing with applications which are decided contrary to recommendation; and
 - 3) agrees to the proposal to stop issuing Committee consideration letters to those who have made representations.

Background

- 2.1 At its meeting on 2 December 2010, the Planning Committee decided to continue its consideration of a committee procedures review to allow consultation with key stakeholders. This consultation was followed by a further report on decision-making processes at Planning Committee on 19 May 2011 and a revised agenda format and presentation requesting procedure were put in place. Further changes agreed by Committee on 9 August 2012, in response to the Councillor Code of Conduct, have led to the current agenda structure that is in place for the efficient management of these meetings. Requests for presentations or hearing requests by ward councillors currently have to be received by Committee Services at 9am on the day before the Committee meeting.
- 2.2 The introduction of webcasting at the Development Management Sub-Committee has increased public accessibility to these meetings and improved the transparency of decision-making. The use of power point presentations, rather than displaying plans on the overhead projector, allows viewers to follow the presentations more easily online. It is proposed that these will be used for all future presentations. However, the current deadline of 9am on the day before the meeting makes it difficult to prepare good quality power point presentations in the time available. It is proposed to alter the time and day of these requests.
- 2.3 At its meeting of 21 April 2005 on Decision Making Processes, the Planning Committee re-affirmed its practice regarding applications where it was minded to overturn the officer recommendation. In these cases, the Sub-Committee is required to specify the reasons why they are minded to overturn the

recommendation so that officers can form detailed reasons for refusal or conditions as appropriate at a future meeting.

- 2.4 In a recent case where the Committee overturned the recommendation of officers and refused planning permission, Committee members did not make it explicitly clear what their reasons for refusal were and there was a perception on the part of the applicants that they could introduce new information to overturn this refusal. A revised procedure is required to ensure the decision and the reasons for it are clear, in order that the decision can be issued after the meeting.
- 2.5 Finally, following a member request in 2009, a system was introduced to inform those who make comments on applications of the Committee date. Generally this has worked well for most applications. However, electronic working and the availability of information on digital devices, provides an opportunity for interested parties to self serve to find such information.

Main report

Deadlines for Presentations and Hearing Requests

- 3.1 The agenda for the Development Management Sub-Committee is divided into sections and items for hearings or presentation are identified in advance. The proposed use of power point will allow a more professional presentation of materials and enables the webcast viewer to understand the context of the application better. When the application is identified early for hearing or presentation, the materials can be prepared well in advance of the meeting.
- 3.2 However, there are two situations where an item could be requested for hearing or presentation at a later stage and currently there is insufficient time to prepare power point presentations. In both cases the deadline for requests is 9am on the day before the meeting.
 - Members of the Committee can request an item is presented from the 'other items' category which would not normally be presented; and
 - Ward councillors can request a hearing on an application in their ward. If agreed, this would then allow them to speak at the hearing.
- 3.3 It is proposed to bring the deadline for requests forward to allow the presentation materials to be prepared. The new deadline will be 10am on the Monday before the meeting for both presentation requests and requests for hearings. Committee papers will be made available a day earlier to ensure members still have the same amount of time to read the information. If agreed, advice notes will be updated and issued to councillors.

Applications determined against officer recommendation

- 3.4 Over 90% of planning applications determined by Committee are decided in accordance with the officer recommendation. However, in some cases,

committee members disagree with the recommendation and either approve or refuse the application. In 2014-15, 19 out of 228 applications fell into this category with 13 being refused and 6 being approved.

- 3.5 Where the application is approved, it has become standard practice to ask the Head of Planning and Building Standards to apply appropriate conditions of consent without reverting back to the Committee and there is no proposal to change this. However, if the application is refused, it is standard practice to ask the Head of Planning and Building Standards to come to the next Committee with the reasons for refusal for it to agree. This process is dependent on Committee members being clear about the planning reasons for refusal.
- 3.6 In a recent case, there was some uncertainty on the part of the applicants as to whether the Committee had made a final decision when deciding to refuse the application contrary to officer recommendation. The applicants were keen to submit further information to overturn this decision and it was not clear to them that this was a final decision with only the reasons for refusal being the subject of further consideration. The perception was compounded by the fact that there was no member stating clearly what the reasons for refusal were and forming a motion with this information for the Committee clerk to read back for members to agree.
- 3.7 Following an internal review, the procedure is proposed as follows:
- When members are minded to decide an application contrary to officer recommendation, this should be formally moved and seconded with the reasons for refusal or conditions of approval set out in the motion and read back to Committee members by the Committee Clerk. Members should then vote on the motion or any amendments.
 - In setting out a motion to decide an application contrary to the officer recommendation, members should be reminded of the requirement to decide applications in accordance with the Development Plan unless material considerations indicate otherwise. Other statutory requirements may also apply such as the requirement to assess the impact on the character and appearance of the conservation area.
 - In forming the motion, members may seek advice from planning officers on the materiality of the proposed reasons or conditions but it is for members to articulate the planning reasons for any decisions taken contrary to officer recommendation. It should be noted that there is a statutory requirement for decision letters to include a reason for the decision.
 - The decision of the Committee should be formally minuted and the decision letter issued within 4 working days unless there is a requirement for further notification or a legal agreement.

- 3.8 The implementation of these changes will make it clear that a final decision has been taken and allow the decision letter to be issued promptly. It will also make it clear which member would take lead responsibility for the defence of any subsequent appeal by the applicant.

Informing Interested Parties of the Committee Date

- 3.9 Since 2009, a process has been in place to inform those who have made representations on planning applications of the forthcoming committee date. The letters are issued the week before committee and are either emailed where the comment has been submitted online or posted if the comment is made on paper. There is no statutory requirement to issue these letters but service improvements are constantly sought through automating advice and notifications.
- 3.10 The Council's transformational change programme seeks to move customers to online services where they can self serve to find the information they seek. Around 65% of comments are now made online and indicate that the use of online services is now well established. Customers can, when making online comments, track cases to get updates. They can also sign up to get committee agendas. The process of issuing these letters is resource intensive yet serves a reducing number of customers due to the online services available.
- 3.11 It is proposed to cease issuing these advice letters and to provide more online information about how the customer can self serve to find information updates. This would be implemented with immediate effect and aligns with the draft Customer Engagement Strategy where the aim is to help the customer self serve through our online resources.

Measures of success

- 4.1 A planning application process that is clear and accountable.

Financial impact

- 5.1 There is no direct financial impact arising from this report. However, the move to online services for some processes will release some staff resource to address other pressures in service provision.

Risk, policy, compliance and governance impact

- 6.1 There are no perceived risks associated with this report. The report has no impact on any policies of the Council.

Equalities impact

- 7.1 The Equalities and Rights Impact Assessment indicates that there are positive impacts in terms of increased accessibility to decision-making processes. There are no negative impacts.

Sustainability impact

8.1 The impact of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcome is summarised below.

- The proposals in this report will have no impact on carbon emissions because the report deals with the committee processes;
- The proposals in this report will have no effect on the city's resilience to climate change impacts because the report deals with committee processes; and
- The proposals in this report will help achieve a sustainable Edinburgh because they promote public engagement in the planning system.

Consultation and engagement

9.1 Advice has been taken from the Council solicitor on applications refused contrary to recommendation and the new procedures are a result of this advice.

Background reading/external references

[Planning Committee Report: Decision Making Processes 21 April 2005.](#)

[Planning Committee Report: Decision Making Processes Review 2 December 2010.](#)

[Planning Committee Report: Development Management Decision Making Process Review 19 May 2011](#)

[Planning Committee Report: Development Management Procedures Review 9 August 2012.](#)

John Bury

Acting Director of Services for Communities

Contact: Nancy Jamieson, Team Manager

E-mail: nancy.jamieson@edinburgh.gov.uk | Tel: 0131 529 3916

Links

Coalition pledges

Council outcomes

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

CO24 – The Council communicates effectively internally and

externally and has an excellent reputation for customer care
CO25 – The Council has efficient and effective services that
deliver objectives

**Single Outcome
Agreement**

Appendices None

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Planning Committee

10.00am, Monday, 15 June 2015

Customer Engagement Strategy – Draft for Consultation

Item number	7.4
Report number	
Executive/routine	Executive
Wards	All

Executive summary

The purpose of this report is to seek Committee approval of the draft Planning and Building Standards Customer Engagement Strategy for consultation. When approved in final form, it will form the basis of how we consult on planning and building standards matters, what level of service we will provide for customer enquiries and how we will communicate with our customers. This will provide greater certainty for our customers.

Customers cover a diverse range of interests including the business community and community councils, applicants and agents, consultees and Government agencies and, of course, the general public seeking answers and advice. The Planning and Building Standards Service is a frontline service and, under the [Organise to Deliver](#) agenda, we need to consider how we can streamline our delivery of services whilst still ensuring we provide good customer service.

The draft customer engagement strategy includes how we will consult on plans, policies and guidance; how we will provide advice at pre-application stage; and how we communicate with our customers. A revised customer charter forms part of the proposals.

Links

Coalition pledges	P15, P28, P40
Council outcomes	CO23, CO24, CO25, CO26
Single Outcome Agreement	SO1

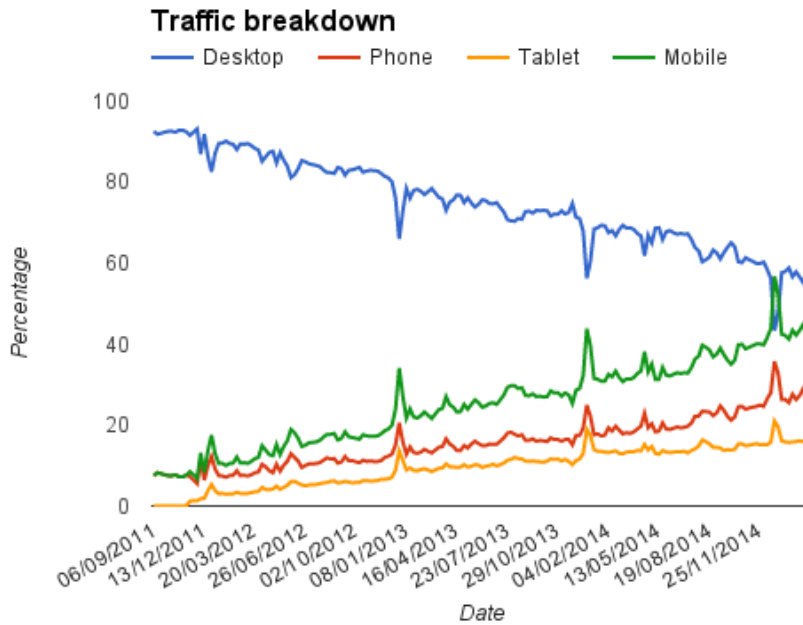
Customer Engagement Strategy – Draft for Consultation

Recommendations

- 1.1 It is recommended that the Committee approves:
 - a. the draft Customer Engagement Strategy for consultation; and
 - b. the draft Customer Service Charter for consultation.

Background

- 2.1 The Planning and Building Standards Service is a frontline service and interaction with a diverse range of customers is part of its core business. However, this interaction is currently delivered in the context of a service under pressure in terms of resources and the need to improve performance to meet Council and Scottish Government targets. Analysis of customer contact with the service indicates the level of demand for non-statutory services, such as pre-application advice, challenges our ability to meet customer expectations. Currently some pre-application services are only being provided using staff overtime.
- 2.2 In the preparation of the Development Plan, the service piloted new ways of engaging such as drop in sessions with community groups. These exercises received good feedback and illustrated that it is important to get our engagement processes working well to ensure communities feel informed and involved. Lessons have been learned from this process which will inform future plan preparation and how we engage on it and other policy guidance.
- 2.3 The Planning and Building Standards Service has always been forward looking in terms of new ways of working and Edinburgh was one of the first planning authorities to introduce an E-Planning system, allowing new ways of submitting applications and considerably greater access to planning information for the wider community. Now around 65% of planning applications and 25% of building warrants are submitted online. Almost all planning proposals are viewed online by interested parties with very few personal visits to the office to view drawings. However, whilst this channel shift has been successful, our customers are still largely seeking direct contact for pre-application enquiries and general enquiries rather than finding information online which may answer the question.
- 2.4 Government data indicates that around 82% of people in the UK have access to some sort of digital device such as a mobile phone, tablet or desktop. The graph below illustrates the change in how customers are accessing the Council website.



- 2.5 However, the [Edinburgh's People's Survey 2014](#) shows that citizens, in general, still prefer to contact the Council by telephone (47%), in person (25%) or email (18%). This is reflected in the frontline contact points for the Planning and Building Standards service, where we receive around 130 telephone calls and around 50 emails every day with general enquiries. These figures do not include all the general enquiries that go direct to individual officers and team mailboxes. Informal face to face contact is still available at the counter but this has reduced significantly over the years due to online systems and most face to face contact is with agents and is appointment based.
- 2.6 The Council's BOLD portfolio has been established as the overarching approach to change. The [Channel Shift business case](#) was set out in a report to the Finance and Resources Committee on 15 January 2015 and this is the approach that the Planning and Building Standards service is now seeking to implement. The aim is to move our customers from direct contact to online transactions for most non-statutory services. Coupled with an improvement in the information we provide online, this shift will free up resources to improve performance on our statutory functions such as preparing the Development Plan and processing planning and building warrant applications. Direct contact would still be available for those who are unable to access our online systems or need more detailed advice.

Main report

Engaging with our Customers

- 3.1 The planning system balances competing demands to make sure that land is used and developed in the public's long-term interest. Public participation is at the heart of the planning process and it is important that we have robust and

clear systems in place to ensure effective engagement on a range of subjects. Engagement means communication and consultation and experience has shown that the more we can engage our customers in a proactive way and at an early stage, the better informed they are. This can result in more constructive feedback to inform our policies, guidelines and decisions.

- 3.2 Statutory processes such as the Development Plan have consultation requirements and the Scottish Government asks us to take an innovative approach to broaden public engagement. The Council's Consultation Hub is one way of ensuring widespread and effective consultation but this should be in addition to bespoke events depending on the subject. The provision of high quality online interactive information can be especially effective in delivering complex messages and seeking feedback.
- 3.3 The Draft Customer Engagement Strategy sets out how we will consult on a range of planning proposals. It should be noted that there is no statutory consultations in terms of building warrants, but the way we deliver this service is an important part of the strategy and charter.

Customer Contacts

- 3.4 Our customers cover a diverse range of interests including the business community and community councils, applicants and agents, consultees, councillors, neighbours and Government agencies and, of course, the general public seeking answers and advice. Customers contact us by a variety of means – reception counter, phone, email, letter, via councillors and the Customer Contact Centre, using Twitter and commenting on the Planning Blog and via online transactions (enforcement breach forms, online comments in Public Access). Currently there are separate customer contact systems for Planning and Building Standards. A full time Planning help desk service is provided by a rota of planning officers to give general advice on planning matters by email, phone and customer visits to seek advice. In a similar way, a rota of Building Standards surveyors answer phones on building warrant matters and respond to customer visits in addition to their normal workload.
- 3.5 In 2014, an analysis of Planning help desk activities was undertaken for a four week period. The results showed the majority of contact was via telephone with 439 calls over that period. The number of emails was relatively small at 32 but this is because emails to the main Planning mailbox are screened by a planning technician and only passed to the help desk planner if it is a general enquiry that is not site specific. Otherwise enquiries are either answered or sent to the appropriate teams. The level of telephone and email contact compares with a total of 85 personal visits to the office to make enquiries in that period.
- 3.6 The analysis of the Planning help desk indicated that 62.6% of the enquirers were private individuals. Developers accounted for 19.5% and other professionals accounted for 16.7%. The results confirm that it is largely members of the public contacting us at the Planning help desk. The most

common enquiry was about information to assist making a planning application followed by whether a property is listed or in a conservation area. The Council website has information on both these subjects and includes an interactive search for conservation areas and listed buildings. It could be concluded that this type of contact is an example of where we can encourage our customers to move from direct contact to a self serve option where they can find the answer online.

- 3.7 Further work was done at the start of January 2015 on the number of general contact calls to the Planning and Building Standards service. General contact calls in Planning are answered by support staff aiming to answer the call rather than pass it to a planning officer. The general contact calls in Building Standards are answered by surveyors as part of the help desk service. The results showed that over a two week period, Planning received 675 calls and Building Standards 667 calls. 170 of the Planning calls were passed on to the Planning help desk and 101 of all calls were passed to individual staff members. The rest were either answered direct or passed to other service areas. Requests for skip and scaffolding permits were common as were enquiries about whether the building was listed or in a conservation area.
- 3.8 In April 2015, an analysis of generic email boxes was carried out and during one week the Planning mailbox received 85 emails and the Building Standards mailbox 55 emails. Emails covered a diverse range of subjects including general enquiries, comments on applications, retrospective works and requests for pre-application advice. Around 15% of emails were for other service areas – cycle team, commercial property sales, food hygiene – and matters that are outwith the Council's functions. Emails to the Planning inbox indicate that a number of customers have tried to phone us but have been unable to get through so the numbers of calls above only reflect those who have been able to speak to us; the overall numbers will be higher if we include this latent demand.
- 3.9 The current phone and email system is resource intensive and the Planning and Building Standards service is working with the BOLD transformational change team to look at ways we can encourage these customers to be directed to where they can find the information online. Once we are able to reduce the volume of contact this way, we can then potentially move our front line calls to the Customer Contact Centre where calls can be managed effectively. In this way we can improve our customer service by ensuring our customers get through when they need to and are directed to the right place first time. Direct contact with case officers on 'live' cases would still be a priority.

Customer Surveys and Informal Feedback

- 3.10 Customer Surveys and informal feedback are important to the design of any new service provision. Following the implementation of our new service structure in October 2014, we carried out an extensive survey of agents who use our service so we could highlight areas that needed to be improved as part of any new strategy. The survey highlighted the following:

- Agents want more face to face contact for small building warrant applications;
- More information on when officers work or are available for meetings and inspections should be provided;
- Quicker response times are needed;
- Online forms would allow information to be gathered more easily;
- Inconsistency of advice is a problem;
- Online building warrant system should be the same as for planning;
- Planning help desk phone not being answered;
- Online planning guidance not easy to find; and
- Improved communication skills required.

We have used this feedback to inform strands of the draft strategy including online forms, online guidance and access to the Planning help desk.

- 3.11 The Planning and Building Standards Service was re-accredited with Customer Service Excellence in November 2014 as part of the Services for Communities programme. Informal feedback was one area where the assessor felt we could use the information more constructively and the aim is to use social media as widely as possible to capture and share comments. Twitter and the Planning Blog form an important strand of the strategy.

Channel Shift – Communicating with our Customers

- 3.12 The Council's [Organise to Deliver](#) programme has Channel Shift as one of its top priorities. This means we are looking at all the contact points with our customers, including our new responsive website and email accounts, to make sure we are delivering our services through the right channels and in the right places.
- 3.13 As a service we currently use a variety of channels to communicate with our customers as detailed above. The availability of all these channels means it is very difficult to control the way the information is received and dealt with. Inconsistency of advice and delays in responses are common customer complaints as noted above.
- 3.14 The draft Customer Engagement Strategy aims to move a large proportion of our customers from direct contact by phone and email to online resources. If this cultural shift can be achieved, any cost saving that the service makes as a result of reducing direct contact would be used to address budget challenges as part of the BOLD transformational change programme. There would be no direct saving for the service and in order to improve performance on statutory work such as the Development Plan and planning and building warrant applications, non-statutory work such as the pre-application advice service would have to change.

Pre-Application Advice on Planning Applications and Building Warrants

- 3.15 Providing pre-application advice on planning applications and building warrants has been part of our service delivery for many years and is highly valued by applicants. The level of pre-application advice varies depending on the scale and complexity of the proposed development. Customers requesting this service can vary from first time enquirers to experienced agents and planning consultants. We know from discussions that their clients want them to contact the service to improve the certainty of the process. As there is no statutory provision for pre-application charging, the costs are borne by the Planning and Building Standards Service whilst there is considerable benefit for the agent and their clients.
- 3.16 Although online systems provide access to planning documents, guidance, historic records and links to regulations and other information, customers continue to contact the service with basic enquiries. Window enquiries are one area where window companies continue to contact us despite the availability of online advice. Quick guides on applying for various types of development are being drawn up to assist our customers and reduce the need for these forms of contact.
- 3.17 Following discussions with agents, it is proposed to introduce online enquiry forms as the main transactional channel shift change. Forms will be available for pre-application advice and general enquiries. The forms will make the process more efficient by ensuring that officers are provided with all the information needed to answer the enquiry, including directing our customers to an online resource.
- 3.18 Pre-application advice on major developments and other complex cases will remain a priority and direct contact is encouraged on these. Discussions are ongoing as to how this can be better resourced. However, for smaller developments, such as householder work, detailed information is already fully available online and this would not be a priority for direct advice. This would also apply to adverts and small listed building alterations. We will look at improving the quality of information including more interactive models for ease of access.
- 3.19 By changing the way we deliver the pre-application advice service in relation to small scale proposals, this would allow us to give greater priority to more complex proposals and improve inward investment to the City.

Information and Records

- 3.20 Public accessibility to information is an important part of our service delivery. The more we can increase online availability, the less we have to provide under Freedom of Information and Environmental Regulations. The service retains a large number of historic records which are regularly requested by customers for a variety of purposes such as buying and selling properties. Planning applications from 1991 are recorded on our online services with most documents available on all cases from 2003. Basic property information from the 1940s to

2000 is also online. The aim is to put as much information online as possible and recent changes have been made so that when a customer comes to view a microfiche, this is now converted to an online document.

- 3.21 Basic building warrant information is also available online but plans are only available via the Council's plan store and then only to specified individuals e.g. home owners. There is no proposal to change this as it is controlled by legislation.
- 3.22 There is sometimes a customer expectation that we will hold information on a particular subject when we have no requirement to hold it or it has been disposed of. Our records management system is in the process of being re-organised and our retention schedules will be updated to make it clear what we do hold and for how long. This will provide clarity for our customers on what information they can expect.

The Customer Journey

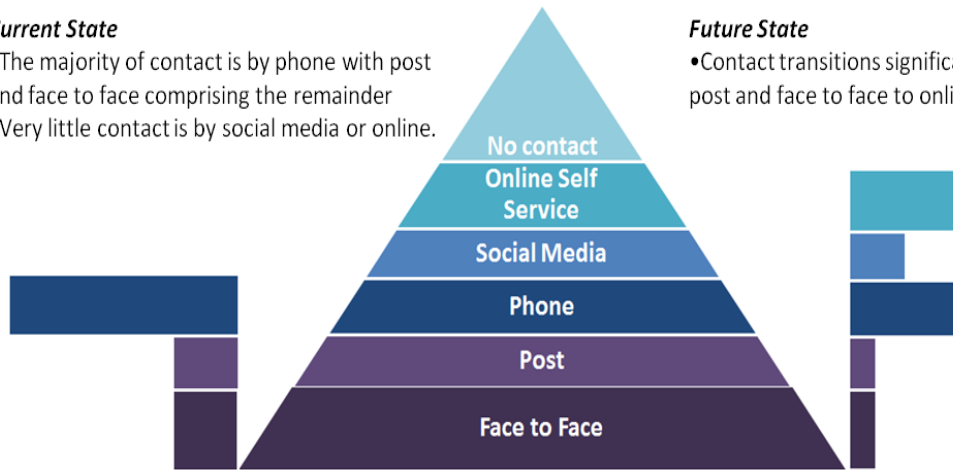
- 3.23 The service that our customers experience has in broad terms been the same for the last 20 years. We now need to review the journey that our customers take to use the service recognising the changing world where social media and online transactions are now part of daily life. Customer expectations are increasing but these expectations are often unrealistic in the context of a Council seeking to transform how it provides services and meets its strategic priorities. Only by changing the way we deliver our service to our customers can we achieve the service efficiencies we need to make to safeguard our core business priorities.
- 3.24 Currently the customer journey for many of our customers is based on the mid to lower sections of the chart below which is based on the Council wide service. As a service we already have a number of key online transactions such as applying for permissions, commenting on applications and completing enforcement breach forms. However, we need to deal with more of our business in this way. Our service needs to move from the current state in the chart below to the future state where the customers feels confident they will find the information themselves online whether it be via mobile, tablets or PCs/laptops. However, the aim is not to remove all contact but to provide a quality service for those who need to use our services. Face to face contact will remain an important part of our business to ensure we can deliver strategic outcomes for the Council.

Current State

- The majority of contact is by phone with post and face to face comprising the remainder
- Very little contact is by social media or online.

Future State

- Contact transitions significantly from phone, post and face to face to online and social media.



*Please note the bars represent contact volumes (illustrative)

Draft Customer Engagement Strategy

3.25 Appendix 1 sets out our draft Customer Engagement Strategy. This has seven main parts:

- Who are our Customers?
- What is Engagement?
- Consulting our Customers
- Communicating with Our Customers
- Planning Information and Records
- The Customer Journey of the Future
- A Timetable for action

3.26 The strategy puts forward proposals on each of these subjects making it clear how the current service is provided and how it will be provided in future. The main change is the promotion of the self serve customer, the improvement of online information, more use of social media to reach our customers, better engagement on plans and policies, a pre-application advice service which focuses on major developments and other complex proposals and the use of the Customer Contact Centre for frontline calls. The overall aim is to provide a better service for those who need to contact us and get our advice.

Draft Customer Charter

3.27 Appendix 2 is our draft Planning and Building Standards Customer Service Charter. This sets out in an easy to read way what customers can expect from our service. The document proposes service standards in relation to the following service provision:

- The Development Plan
- Making a planning application

- Commenting on a planning application
 - Making a decision on a planning application
 - Making a building warrant application
 - Making a decision on a building warrant application
 - Pre-application advice
 - Retrospective works
 - Information requests
 - Complaints
 - Data protection
- 3.28 A service charter has to be realistic about the service that can be provided. The standards set out are dependent on the success of Channel Shift and our customers experiencing our service in a different way. The charter would replace current separate Planning and Building Standards service charters.

Measures of success

- 4.1 A Customer Engagement Strategy that provides certainty for our customers on how we will consult and communicate and provide our service.
- 4.2 The delivery of service standards set out in the Customer Service Charter.

Financial impact

- 5.1 There is no direct financial impact arising from this report. However, in line with the Council's Transformational Change programme there are opportunities to deliver an improved service and cost savings by focussing resources on core business.

Risk, policy, compliance and governance impact

- 6.1 There are no perceived risks associated with this report. The report has no impact on any policies of the Council.

Equalities impact

- 7.1 The Equalities and Rights Impact Assessment indicates the following:
- The proposals will enhance participation, influence and voice as they promote better online services available to all whilst still allowing scope

for direct contact where still required. They also set out what service standards the customer can expect;

- There are no infringements of Rights under these proposals;
- There are no identified positive or negative impacts on the duty to eliminate unlawful discrimination, harassment or victimisation;
- The proposals promote the duty to advance equality of opportunity as they promote better and more accessible information systems which would benefit all whilst still ensuring any groups who need bespoke advice still have access to this service;
- The proposal to ask customers to self serve online may affect some groups such as those with disabilities and those of a different race. However, the strategy states that a direct service will still be provided for those who need it; and
- The proposals promote the duty to foster good relations as they make clear the service standards that can be expected and so promote understanding.

Sustainability impact

8.1 The impact of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcome is summarised below:

- The proposals in this report will have no impact on carbon emissions because the report deals with customer engagement in the planning system;
- The proposals in this report will have no effect on the city's resilience to climate change impacts because the report deals with customer engagement;
- The proposals in this report will help achieve a sustainable Edinburgh because they promote they promote equality of opportunity by making services more easy to understand and accessible;
- The proposals in this report will help achieve a sustainable Edinburgh because they will assist the economic well being of the City by concentrating our resources where they will facilitate major development.

Consultation and engagement

- 9.1 A number of customer surveys have been undertaken to gauge what our customers currently think about the service. This has been instrumental in deciding on priorities and the actions we need to take to move forward.
- 9.2 A Customer 1st Project Board with external customers has given direction to the proposals and allowed us to promote the changes with confidence.

9.3 The Customer Engagement Strategy and the Customer Charter are in draft and a full consultation exercise will be taken forward if Committee agrees with the basis of the proposals.

Background reading/external references

- [Organise to Deliver: Next Steps](#), The City of Edinburgh Council, 11 December 2014.
- [BOLD business cases: delivering a lean and agile Council](#), Finance and Resources Committee, 15 January 2015.
- [Edinburgh People's Survey 2014](#)

John Bury

Acting Director of Services for Communities
 Contact: Nancy Jamieson, Team Manager
 E-mail: nancy.jamieson@edinburgh.gov.uk | Tel: 0131 529 3916

Links

Coalition pledges	<p>P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors</p> <p>P28 - Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city</p> <p>P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage</p>
Council outcomes	<p>C023 – Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.</p> <p>CO24 – The Council communicates effectively internally and externally and has an excellent reputation for customer care</p> <p>CO25 – The Council has efficient and effective services that deliver objectives</p> <p>CO26 – The Council engages with stakeholders and works in partnership to improve services and deliver agreed objectives</p>
Single Outcome Agreement	<p>SO1 Edinburgh’s economy delivers increased investment, jobs and opportunities for all</p>
Appendices *	<p>Appendix 1 – Draft Customer Engagement Strategy</p> <p>Appendix 2 – Draft Planning and Building Standards Customer Service Charter.</p>

APPENDIX 1

Planning and Building Standards

Draft Customer Engagement Strategy

1. Introduction
2. Who are our customers?
3. What is engagement?
4. Consulting with our customers
5. Communicating with our customers
6. Planning information and records
7. The customer journey of the future
8. A Timetable for Action

1. Introduction

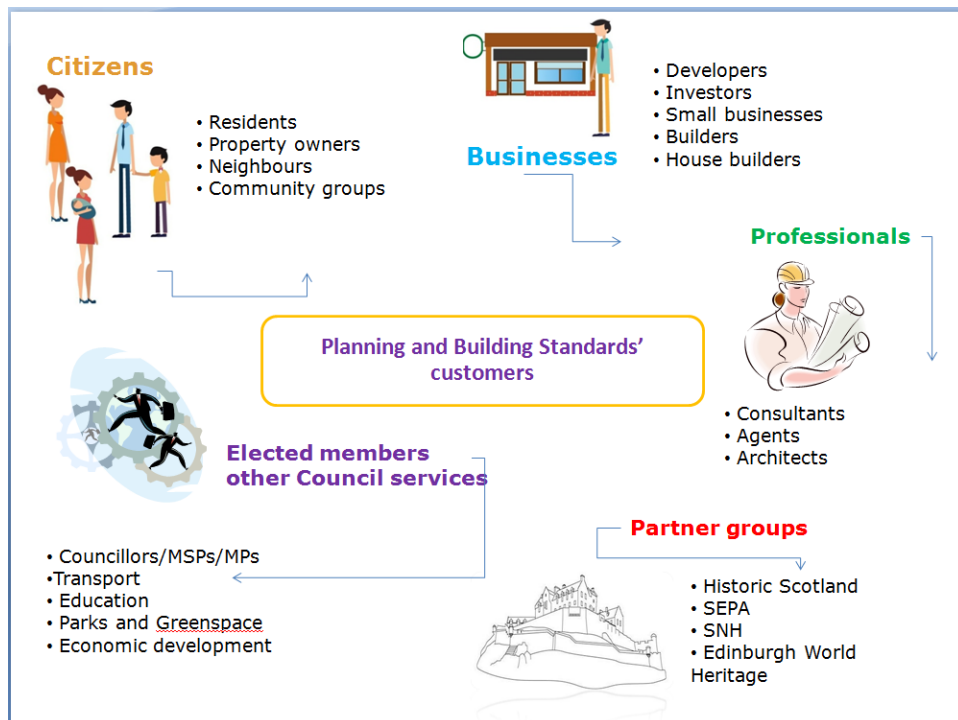
The Planning and Building Standards service is a frontline service with a diverse range of customers. The demand for our services has put pressure on our resources and we need to find ways of streamlining our delivery of these services whilst still ensuring we provide good customer service. We want to change the way we deliver our service and this draft Customer Engagement Strategy sets out how we intend to do this.

2. Who are our customers?

As a frontline public service, Planning and Building Standards has a wide range of customers. Some have direct contact with the service in terms of applying, commenting and engaging in a variety of planning and building warrant processes. Others experience the outcomes of these processes without formal contact. In other words, the buildings and spaces we help to create affect everyone.

Although we refer to those who come in contact with the service as 'customers', this has a broad meaning and is used to describe the various individuals, groups and organisations who interact with the service.

The range of customers reflects the great interest in how the City develops with all having varying needs. The table below provides a summary of our customer groups.



Our customers can also be split into those with whom we have:

Direct customer contact:

- Applicants / agents/developers/landowners applying for a variety of planning and building warrant related permissions
- Neighbours
- Community councils and amenity groups
- Residents or agents requesting pre-application advice
- Anyone concerned that the works are unauthorised
- Councillors and their assistants
- Citizens affected by the local development plan
- Complainants about any aspect of our service
- Other professionals and consultants
- Other Council services
- Partners such as Edinburgh World Heritage and Fire Scotland
- Other Councils and Government agencies
- Solicitors
- Students and other researchers

Indirect customer contact:

- Those who live, work and visit the buildings and spaces created through the planning and building warrant process
- Investors and employers from the outcomes of the planning process
- Future generations and new residents/businesses, all of whom benefit from decisions – schools, new housing, conservation of historic

As part of our Customer Engagement Strategy, we want to improve how we engage with our customers so that they feel they have had a proper say in the development of the City even if they do not agree with the final outcomes.

4. Consulting our customers

Public participation is at the heart of the planning process and it is important that we have robust and clear systems in place to ensure effective consultation on a range of subjects. There is no provision whilst processing building warrant applications for public consultation.

The vision for Planning and Building Standards is to '*put our service at the heart of place-making in Edinburgh*'. A key component of good place making is involving the local communities in shaping the places they want to live, work and spend time in. Engaging with some groups can be challenging and we must reach beyond the usual 'stakeholders'.

A key aspect of effective consultation is getting the communication right at the beginning of the process to help raise awareness of the opportunity to comment and to respond to feedback.

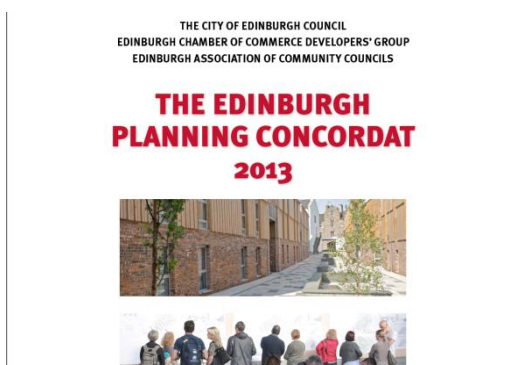
Development Plans - In preparing planning policy, the Scottish Government asks us to take an innovative approach to consultation and communication. Preparation of the Edinburgh Local Development Plan also requires a Participation Statement within our Development Plan Scheme and notification to neighbours of any newly proposed Plan that the Council reaches a settled view upon. We want to take forward this innovative approach by the production of interactive Development Plans which are easier to read online and to start bespoke and effective consultation early in the Plan process to ensure the key issues are understood and there is a chance to comment on them at an early stage.

Guidance - Planning guidance, whether statutory or non-statutory, requires effective consultation to ensure acceptance of the basic principles of the guidance and adds weight to our decisions. The Council's Consultation Hub is the central point for all our consultations. Anyone can sign up for the Hub and be notified of new consultations and we can also use the Hub to consult selected customers on specific topics. Customers can respond via the Hub. We will make use of the Council's Consultation Hub and bespoke training events to ensure participation is as wide as possible.

The screenshot shows the Edinburgh Council Consulting Edinburgh website. The header includes the Edinburgh Council logo and the text 'Consulting Edinburgh' next to a graphic of many small person icons. Below the header are navigation tabs: 'Consultation Hub', 'Find Consultations', 'We Asked, You Said, We Did', and 'Mailing List Signup'. The main content area is titled 'Student Housing in Edinburgh' and includes an 'Overview' section with a brief description and a bulleted list of key points. To the right, there is a 'Contact' section with the name 'Ben Wilson/Irene Beautyman', the role 'Local Planning Policy', and an email address. Below that is a 'Key Dates' section stating 'Consultation is Open' and 'Runs from 16 Mar 2015 to 24 Apr 2015'. Further down is an 'Other Information' section with fields for 'Areas', 'Audience', and 'Interests'. At the bottom of the main content area, there is a thumbnail image of a modern building with the text 'Student Housing Issues Paper' and dates '15 March - 24 April 2015'.

National and Major applications - Pre-application consultation is a mandatory aspect of national and major planning applications. One public event must be held, and advertised as per statutory requirements, and a Pre-Application Consultation report submitted with the planning application, detailing the level of engagement that has been undertaken.

We expect applicants to go beyond the legal requirements for consultation at pre-application consultation stage on national and major applications. The Edinburgh Planning Concordat sets out the current process for collaborative consultation but we want to go further and refresh the Concordat with more emphasis on effective consultation. In addition, we want to ensure processes are in place to analyse what difference the pre-application consultation has had in making the development better and post decision surveys will form a part of this.



Planning Applications - We notify neighbours next to the site of all planning applications and advertise certain applications via notices posted near the site and/ or in the local newspaper. This is in line with planning regulations and there is no intention to change this. There is no such legislative requirement for building warrants.

We also consult internal and external consultees to ensure that we have all the technical advice we need and working protocols will be updated to ensure that consultation requirement is clear.

How we will consult

- We will consult our customers on planning policy and guidance using the Consultation Hub where customers can:
 - ❖ Read an overview of what the consultation is about including contact details and links to relevant documents
 - ❖ Respond to consultations
 - ❖ Find out about any event linked with a consultation exercise
 - ❖ Read the next steps and actions to be taken when the consultation ends
 - ❖ Read the results from past consultations.
- We will use the Consultation Hub for the next Local Development Plan but we will also prepare a bespoke consultation strategy in line with the Participation Statement to ensure a structured and focused series of public events, particularly during the key consultation stages of the Main Issues Report. The strategy will include a Local Development Plan website with more helpful interactive digital information and the ability to comment easily online.
- We will consult on other planning guidance on the Consultation Hub but we will also design any additional consultation to reflect each topic and its particular audience.
- We will consult on national and major planning applications in line with the requirements of the refreshed Edinburgh Planning Concordat.
- We will refresh our working protocols including that between Planning and Neighbourhood Partnerships to ensure effective consultation happens on planning proposals.
- We will prepare a youth engagement strategy to ensure we consult young people.
- We will look at ideas for consulting hard to reach groups and implement these on individual projects.

5. Communicating with our customers

Edinburgh has always been a forward thinking Council in terms of innovation in Information and Communication Technology. We were one of the first to introduce an E-Planning and Building Warrants system, allowing new ways of submitting applications and considerably greater access to information for the wider community. Our use of social media, (Twitter and the Planning Blog) identifies us as a leading authority in this respect. However, emails and phone calls remain the main ways our customers contact us. The volumes of contact have increased over the years, and, in the context of a Council seeks transformational change in service provision, we want to look at different ways of serving our customers' needs.

Currently we provide a number of ways where customers can communicate with us. Through the increasing use of digital technology such as mobile phones, tablets and computers, we are seeing significant changes to how people consume and interact with information. Whilst we already make good use of this change in the information we offer, there are greater opportunities to expand the use of digital communications, increasing participation and improving accessibility. Taking existing customers from more traditional communication means to new online means – channel shift.



Current means of communication

- Printed material such as the Local Development Plan and associated documents
- Public meetings / forums/workshops
- Webcasting
- Letters
- Telephone calls
- Requests from councillors and MSPs
- Emails
- Reception counter
- Statutory notices and notifications
- Face to face meetings with customers
- [The Council's Consultation Hub](#)
- [Planning Blog](#)

- [Twitter](#)
- [Council website](#)

In effect, the customer has a wide range of means to get advice on various aspects of the development process. Managing these different channels can be resource intensive and the demand for direct contact is encouraged by the availability of this service even when much of the information is already online. Promoting a self serve culture will encourage Channel Shift in line with the Council's transformational change programme. Moving customers to find the information online will allow planning and building standards officers to concentrate on their core business.

However, this has to be balanced with the customers' needs and our role in managing the sustainable economic growth of the City. Giving a full advice service on major developments is still a top priority and there will still be complex building warrant, local developments and listed buildings cases where advice and guidance at face to face level is required. Advice on more straightforward cases will be dealt with on a case by case basis but the aim will be to direct the enquirer to the Council website for the information. This includes householder enquiries and particularly where professional agents want us to confirm whether a proposal needs planning permission or a building warrant; in many cases, they can make the assessment themselves and make the appropriate applications. If help is still needed, the enquirer will be directed to an online 'request it' form and prompted to provide the information we need for the enquiry.

Such as system means that we need to improve the information we hold on our website and make it fully accessible on digital devices.

Where legal confirmation is required, the enquirer will be asked to apply for permission or seek a certificate of lawfulness or a property inspection.

Key message - our communication channels are changing

Communication channels will change so that our customers are able to self serve to find the information they need. Information will be improved and online forms will be available if the customer has been unable to find the information and still needs advice from us. A full pre-application advice service will still be provided for major applications and other complex cases. We will make more use of digital technology to enhance the customer experience. We will review our email and phone contact channels to make them more efficient and customer friendly.

Future means of communication – possible new ways

- An interactive, fully online development plan on a bespoke website – no printing and posting of large documents
- Consultation Hub for all consultations
- Focused consultation events based on a consultation plan depending on the subject matter
- A refreshed email contact service with customer friendly, informative responses
- Increased use of social media (Twitter and the Planning blog) to inform customers about current planning and building standards issues
- An online form for enquiries and pre-application requests
- The current help desk service would be closed and an appointment based system would be provided after receiving the 'request it' forms
- A front counter service where the caller will be asked to complete an enquiry form and contacted with the information
- An email response service which directs our customers to an enhanced website experience where they will be able to self serve to find the answers they need
- An improved website with interactive links to help the customer find the information
- An efficient telephone service provided by the Council's Customer Contact Centre directing callers to information
- Direct contact with case officers or their managers on planning and building warrants applications that have been submitted
- Direct contact with officers responsible for policies and plans
- Webcasting, including training events
- Greater use of video (YouTube) to share information about the service
- Produce easy read 'quick guides' for a variety of common enquiries
- The development of 'apps' for mobile devices
- The development of an 'interactive house' to help customers decide if they need consent
- Help for those who cannot find the information they want online - this may be an email response or a call back.

6. Planning information and records

The service retains a large number of historic records which are regularly requested by customers for a variety of purposes such as buying and selling properties. Addresses of planning and building standards applications from the early 1990s are available through our [online services](#) with registers of planning information from the [1940s to 2000](#) also online. Detailed information on planning applications, including drawings and reports are available [online](#)

from 2003. Historic [drainage records](#) for large parts of the city are also available online. Otherwise, searches must be done of paper records for information and the enquirer is usually asked to come in and view the files. There is a charge for building warrants searches and copying and for copies of planning documents.

The information we hold will be in line with legislative requirements, our retention schedules and records management policy. We will publish information online in accordance with this and the Scottish Government's guidance on Publishing Information Online.

Other information not online can be subject to Environmental Information requests which are co-ordinated by the Council's FOI team. The Council gathers and processes information about citizens so that services can be delivered effectively and efficiently. The Council's '[Privacy Notice](#)' sets out what to expect when we collect information in line with the Data Protection Act, 1998 and other legislation and how we handle personal information.

7. Customer journey of the future

Currently the customer has a number of ways they can contact the service to receive information and advice. The graphic below of the Council wide service shows how this might change.



This would mean:

- The Planning and Building Standards telephone, email and face-to-face service will be given to those who need this contact, mainly for live planning and building warrant applications.
- Other services will be largely based on online transactions and information with customers self serving to find what they need.
- Telephone calls will be handled by the customer contact centre with callers asked to make online enquiries if they want to request planning or building warrant advice.

- Social media such as Twitter and the Planning Blog will be used to keep customer up-to-date with Planning and Building Standards news.
- The Local Development Plan will be easier to view on an interactive website.
- Consultation events, such as on the Local Development Plan and Conservation Area Character Appraisals will continue to use drop in sessions and public events to ensure as many people as possible are engaged in these processes.
- Request it forms for pre-application and general enquiries.
- Customers being directed to where to find the information and making applications based on their own assessment.
- Improved website information.

We will set out what our customer can expect in our Customer Service Charter.

The table below sets out number of scenarios before and after channel shift.

Before channel shift	After channel shift
Customers phone, email or arrive in reception to request basic information	Customers find this information themselves – improved online information Customers call the customer contact centre for general advice/information Customers complete online forms for request of information Contact channels reduced so enquiries can be managed better
Pre-application enquiries made by telephone, email or face-to-face	Customers will complete online form for more complex proposals and these will go to teams for a response Small scale proposals - customers self serve online
Viewing and commenting on planning applications by email and in writing	Public access improved functionality to view and submit comments = more people using this method
Applying for various planning and building standards permissions	Increased use of planning submissions online Building Standards online submissions through eBuilding Standards
Online mapping – desktop based	Online mapping improved to allow access from mobile and table devices = more self serving

8. A Timetable for Action

The strategy will take time to deliver. The success of it depends on a cultural shift by all parties involved but crucially the online information systems of the Planning and Building Standards service needs to be better so the customer can find what they need. The action programme below sets out indicative dates to progress the strategy.

ACTION	INDICATIVE DATES
Planning Committee considers draft strategy	15 June 2015
Consultation on draft strategy and charter	August 2015 to October 2015
Preparation of online enquiry forms	July/August 2015
Refreshed Edinburgh Planning Concordat - consultation, drafting and approval	June to December 2015
Channel shift implementation to change contact channels	June 2015 to March 2016
Working protocols with consultees	May 2015 to March 2016
Youth Engagement Strategy	By October 2015
Customer testing of finding information on our website	June to August 2015
Improvements to website information	September 2015 to March 2016
Approval of final strategy and charter	December 2015
Communication of changes	January to March 2016
Planning help desks stops	March 2016
Implementation of online forms	March 2016
Move calls to Customer Contact Centre	July 2016
Easy to read quick guides	August 2015 to March 2016
Interactive house	By July 2016
Interactive development plans	By March 2017

Mobile 'apps' on the need for planning permission	By March 2017
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APPENDIX 2

**Planning and Building Standards
Customer Service Charter:
Delivering a Customer 1st Service for the Future**

**The City of Edinburgh Council
2015**

CONTENTS

What this Charter does

What you can expect when contacting the Planning and Building Standards Service

Policy Framework

The Strategic Development Plan

- what you can expect from us

The Local Development Plan

- what you can expect from us

Planning Applications

Making a planning application

- what you can expect from us

Commenting on someone else's application

- what you can expect from us

Making a decision on a planning application

- what you can expect from us

Building Warrants

Making a building warrant application

Making a decision on building warrants

Seeking Advice

Retrospective Works

Environmental Information Requests

Complaints

Data Protection

Contact Us

What this Charter does

This Charter explains what the Council's Planning and Building Standards service does and what its customers can expect from us. It begins by setting out **what you can expect from us** when contacting the service and then more specific standards linked to our three main responsibilities which are:

Planning

- To prepare a **policy framework** that sets out how land should be developed and our natural and built environment protected;
- To consider and make decisions on applications for **planning permission**, listed building consent and other types of application and investigate breaches of planning control to ensure the development of our City is properly managed;

Building Standards

- To consider and make decisions on building warrant applications, completion certificates and property inspections to secure the health, safety, welfare and convenience of users and achieve sustainable development.

What you can expect from us

If you contact us by telephone:

- Council staff will answer within 5 rings
- We will help you with your query on the spot if we can
- The officer will return your call within one working day of their return
- We will direct you to where you can find further information online, including online enquiry forms

If you email us:

- We will respond to your first contact within 2 working days or tell you if we need longer
- ensure our response is free from jargon and easy to understand
- direct you to where you can find further information online, including online enquiry forms

If you leave us a comment on Twitter or the Planning Blog:

- We will respond within 2 working days if needed
- Consider whether we need to make service improvements to address concerns

If you write to us:

- will respond to you within 10 working days or tell you if we need longer
- ensure our response is free from jargon and easy to understand
- direct you to where you can find further information online, including online enquiry forms
- translate information into large print, other languages or Braille if needed.

If you visit us:

- one of our staff will give you information that meets your needs or direct you to where you can find it online, including online enquiry forms
- see you within five minutes of your appointment time
- have friendly public offices, with clean and tidy waiting areas

Policy Framework

What the Planning System does is set out by the Scottish Government in legislation, guidance and advice. Further information is available at www.gov.scot/planning

Scottish Government legislation requires that all Councils prepare a document setting out principles for where development of land will be allowed and where buildings and green spaces will be protected. These are called **Development Plans**. In Edinburgh, the Scottish Government requires that this Development Plan be made up of two documents: the Strategic Development Plan and the Local Development Plan.

The Strategic Development Plan for Edinburgh and South East Scotland sets out broad principles for the future use of land over a 20 year period on matters that cross Council boundaries. This includes key topics such as how many new houses are required, how they should be spread across the area and whether green belt land should remain as green belt. This document is not prepared by City of Edinburgh Council but by a partnership of the six Councils in the area called SESplan. It must accord with the Government's Scottish Planning Policy.

The Strategic Development Plan - What you can expect from us

The Strategic Development Plan is prepared, and consulted upon, by SESplan (see above). We will advise you to contact them directly if we cannot answer your questions about it. Further information is available at www.sesplan.gov.uk

The Local Development Plan for Edinburgh contains detailed policies and proposals that must follow the principles set out in the Strategic Development Plan. The document sets out policies and proposals for the future use of land and the protection of the natural and built environment over a 10 year period. This includes key topics such as identifying sites for housing to meet the requirements set out in the Strategic Development Plan discussed above. Preparation of the document begins with the main consultation stage where the Council produce a Main Issues Report presenting options, and asking for your input on how they meet the requirements set by both Scottish Government policy and the Strategic Development Plan.

The Planning and Building Standards Service can also prepare more detailed guidance, for example on design, which forms part of the Local Development Plan but is prepared at a later time. This is called Supplementary Guidance and must meet Scottish Government requirements on preparation, participation and adoption.

The Local Development Plan - what you can expect from us

The programme for preparing the Edinburgh Local Development Plan and details of all opportunities to comment on it can be found in a document called the Development Plan Scheme at www.edinburgh.gov.uk/localdevelopmentplan. We will update this document annually.

We will use a range of ways of making sure there are opportunities to comment on future plans including using the Council's Consultation Hub, drop in sessions, interactive website information and workshops. We will be led by what communities find most informative.

As stated above, the "Development Plan" for the city consists of the Strategic Development Plan and the Local Development Plan. Planning applications must be decided in accordance with the Development Plan unless there are important planning reasons for an alternative decision.

Planning Applications

This charter explains what you can expect to happen when you want to **make an application for planning permission or other planning consents** and when you want to **comment on someone else's application**. It then explains what happens when **making a decision on a planning application**.

All planning applications are classified in terms of scale and importance of the type of development that is being proposed. National developments are proposed by Scottish Government, are of Scotland wide significance, and are the top tier in the hierarchy. Below national developments are major developments which are of a size and scale to be considered of major importance. Examples might be a shopping centre, a business park or a large scale housing development. All development proposals which are not national or major are classed as local developments. Examples are house extensions, small scale housing development of less than 50 houses and changes to the use of a property.

Anyone proposing a national or major development must carry out **pre-application consultation** with the local community to allow them to be better informed and to have an opportunity to contribute their views to the developer prior to submission of a planning application. Developers must submit a **Proposal of Application Notice** with details of that consultation at least 12 weeks before they want to submit a planning application. Further information is available on our [major applications web page](#).

Pre-Application Consultation - what you can expect from us

We will assess Proposal of Application Notices in accordance with the [Edinburgh Planning Concordat](#), a document that sets out how the Council, communities and developers should work together on major developments.

We will expect developers to carry out more than the minimum consultation for more complex and contentious cases and we will encourage developers to set up websites to allow communities to access the information and make comment more easily.

Making an application for planning permission, and all types of applications, is quicker when done online and it helps to avoid many of the reasons for applications not being valid on receipt.

- Online applications are submitted via the Scottish Government E-planning website at www.eplanning.scotland.gov.uk .
- Should you wish to submit your application on paper, all types of form can be downloaded from the E-Planning website.

As well as applications for planning permission, there are many other types of application depending on what it is you are proposing. Further information is available in the Council's guide to [Validation of Applications](#). If you are unsure what type of application you should apply for, you can visit our webpage on [Permissions for Development](#) where you will find this information.

If you are unsure whether you need planning permission or other consents, we can direct you to online information and you can then decide whether to make an application.

The completion and submission of planning application forms, and all other types of application, can be submitted by applicants themselves or using a professional agent, such as an architect.

Making an application for planning permission – what you can expect from us

Within 4 working days, we will check your application and advise you of any problems after this check. It is the responsibility of the applicant to ensure that their application is submitted correctly and further information on the process and what should be submitted is available in the Council's guide to [Validation of Applications](#).

Within 10 working days of a valid application being received, we will send you an acknowledgement letter and inform you of the planning officer who will be dealing with it and the timescale for making a decision.

If a professional agent is used to submit a planning application, we will deal with the agent rather than the applicant in all discussions and negotiations. It is the responsibility of the agent to keep their client informed of progress and of any requirements of, or delays to, the process.

Within 15 working days of a valid application being received, we will carry out neighbour notification and consult on the application, where it applies. Notification involves sending a letter to all postal properties within 20 metres of the application site giving details of the proposal and highlighting that comments must be made to the planning service within 21 days from the date of the notification letter. Some applications are also advertised in the Evening News and a site notice is put up nearby.

Within 20 working days of a valid application being received, we will visit the site and inform the agent if any changes are required **within the next 5 working days** unless it relates to a major application or a particularly complex issue, which may take longer.

Applicants can make changes to their scheme during the course of the application. If these are significant, we will ask for a new application. We will only arrange for neighbours to be re-notified if

the changes raise new planning matters. Applications can be tracked on the [Planning and Building Standards Portal](#) for any amendments.

Planning Performance Targets

90% of approved major developments within the year to show added value quality improvements

90% of householder applications determined within 2 months

75% of non-householder applications determined within 2 months

75% of listed building consent applications determined within 2 months

Commenting on someone else's planning application

If you wish to look at a planning application or decision, or make a comment on an application, you can do so via the [Planning and Building Standards Portal](#). Your comments cannot be treated as confidential for a number of reasons:

- if the application is refused, the applicant needs to know about objections if deciding to appeal;
- the closeness of an objector to the application site may be an important factor in the decision; and
- comments on an application are part of the background papers and have to be available under Freedom of Information and Environmental Information Acts.

Only comments relevant to planning issues can be considered as part of the assessment of the planning application. Relevant planning issues include:
- traffic and parking - appearance of the area - impact on a conservation area - setting or character of a listed building - loss of significant landscape features - noise and disturbance - effect of cooking odours - loss of sunlight or daylight – overshadowing - privacy.

We cannot consider comments on non relevant planning issues, such as:
- loss of private view - effect of the development on property values - building regulation matters.
Racist remarks may be forwarded to Police Scotland.

Our guide to [Commenting on Planning Proposals](#) outlines how to ensure you make a valid comment.

Comments must be received within 21 days of the date of registration, neighbour notification letter, or advertisement in the press, whichever is later. Extra time is given for public holidays and if the application has an Environmental Impact Assessment.

Commenting on someone else's planning application – what you can expect from us

You will receive an automatic email acknowledgement when commenting online using the Planning and Building Standards Online Service.

We will send you a letter acknowledging receipt if you comment by letter.

We will consider all comments on applications provided they are submitted on time and the comments are relevant to planning issues. We will only consider late comments if they raise important planning matters that were not previously considered.

We will make your comments known to the agent but we will not make your personal details available at that time.

We will only re-notify you of changes to the application if they raise new planning issues: changes can be tracked on the [Planning and Building Standards Portal](#).

We are unable to discuss the merits or demerits of a case with objectors or other third parties when an application is being considered as this may affect the objective assessment of the proposal.

We will inform you of the decision on the planning application.

We will make all comments publicly available online but we will redact personal information such as email addresses, phone numbers and signatures. Comments will be taken offline 6 months after the decision is issued.

We will deal with requests for comments to be taken offline before 6 months as sympathetically as possible.

Making a decision on a planning application

Once the application, including the responses from consultees, and public comments, has been assessed by the planning officer, a report of handling is prepared. Decisions on planning applications are taken in one of two ways. In some cases, the decision can be made by planning officers and is referred to as a “delegated decision”. Delegated decisions make up the vast majority of all decisions and enable quicker decisions on simpler cases. They are usually the less contentious, smaller applications, but can include those to which individuals have objected or which are being recommended for refusal.

In other cases the planning officer makes a recommendation to the Development Management Sub-Committee or a full Council meeting in some circumstances and the decision is then taken by the City’s councillors.

Making a decision on a planning application – what can you expect from us

We will notify you or your agent **within 4 working days** of the decision being made.

We will notify all those who have made comments on the application **within 4 working days** of the decision being made.

We will place a copy of the decision notice and the report of handling on [Planning and Building Standards Online Services](#)

If a scheme needs to be changed after the decision, we will assess the proposals to see if they raise any new planning issues which might change the substance of the consent. If so, we will ask for a new planning application. If the changes do not raise any new planning issues which change the substance of the consent, we will vary the consent; neighbour and other interested parties will not be notified of these changes but they can be tracked on [Planning and Building Standards Online Services](#).

Planning permission last for 3 years although we can make a Direction for it to be longer and shorter.

If an applicant is unhappy about a delegated decision taken on a local development, or the application has taken longer than the legal time limit, they can request a review by the [Planning Local Review Body](#)

In all cases which cannot be decided by a Local Review Body, the applicant has the right to appeal to Scottish Ministers. Further information is available at www.eplanning.scotland.gov.uk

There is no 3rd party right of appeal in Scotland and we will direct any aggrieved parties to our Report of Handling which explains the reasons for our decision. We are unable to respond if you think the decision was wrong. However, you can complain if you thought our processes or procedures were wrong (see below).

Building Warrants

What the Building Standards System does is set out by the Scottish Government in legislation, guidance and advice. Further information is available at www.gov.scot/buildingstandards. There is a separate [National Customer Charter](#) for Building Standards.

You should be aware that to carry out work which requires a Building Warrant, without first having obtained this type of approval, is an offence in terms of Section 8(2) of the Building (Scotland) Act 2003.

Making a Building Warrant Application

Before you carry out any building work to your building, you should check if you need a [building warrant](#). Most work needs a building warrant which you must get before starting work otherwise there will be legal complications if you want to sell your property.

If your work is going to cost less than £70,000, you can apply for a building warrant online. You will need to register in order to submit an application including plans. This is free and only takes a couple of minutes. Applications for work costing more than £70,000 must be submitted by post or delivered in person to the Department.

You can download our [guidance on making a Building Warrant application](#), along with our Building Warrant fees list showing how much your application will cost.

Making a Building Warrant Application – what you can expect from us

Within 4 working days, we will check your application and advise you of any problems after this check. Alternatively, we will let you know your application is valid and is being progressed.

Building Standards Performance Targets

90% of first reports on building warrant applications, telling you if you need to make changes to your proposals to comply with current building regulations to be issued within 20 working days.

Making a Decision on a Building Warrant Application

The City of Edinburgh Council will grant a building warrant if they are satisfied that the building will be constructed in accordance with the building operations regulations and the building standards regulations. A warrant for demolition will be granted if the requirements of the building operations regulations will be met.

Making a Decision on a Building Warrant – what you can expect from us

We will seek to minimise the overall average time taken to grant a building warrant measured from the date of lodging to the date of granting the warrant.

Building Standards Performance Targets

80% of building warrants, if the drawings are altered to the Council's satisfaction, to be issued within 10 working days.

90% of requests for a completion certificate to be responded to within 5 working days.

90% of requests for a site inspection in relation to a completion certificate to be responded to within 5 working days.

Seeking Advice

The Council is committed to giving advice on a range of planning and building warrant proposals.

Seeking Advice – what you can expect from us

If you have a general enquiry about a planning or building warrant matter, we will ask you to complete an online form so we can get more details of what you require. As part of this process, we will advise you to where you can find the information online.

If you are seeking advice on a particular proposal, we will ask you to complete a pre-application advice form so that we can ensure we have all the information we need to be able to give advice. As part of this process, we will advise you to where you can find information online.

We will then send the enquiry to the team for the area.

We aim to respond within 10 working days.

Where the enquiry relates to small scale proposals, we will generally not give direct advice but we will tell you where you can find advice online.

We will arrange a more formal response for more complex proposals.

Requests for meetings will be handled by team managers and these will be decided based on the complexity and/or size of the proposals.

Professional agents will normally be advised to do their own assessment and make the appropriate applications.

Retrospective Works

We understand that sometimes work is carried out and there is no record of permission. This can be particularly frustrating when you are trying to sell your house.

In relation to Planning:

If the works were done more than 4 years ago to your house, they are then legal under planning law but if you need a formal letter to confirm this, you will need to apply for a [certificate of lawfulness](#). Other types of development such as a change of use, other than to a house, have a longer period (10years) before they become legal.

It may be that the works did not need planning permission but again you need to apply for a certificate of lawfulness if you want legal confirmation.

If you have a listed building and have done work to it without consent or confirmation that you do not need consent, you should read our guidance note on [Selling Your Home](#) or apply for listed building consent if this is insufficient. We do not issue letters of comfort.

You can check online whether work has consent using our [online services](#) or [historic planning records](#).

Finally, if you are concerned that work has been carried out without permission, please fill in an [enforcement breach form](#) so we can investigate. You can find out more about Enforcement standards in our [Enforcement Charter](#).

In relation to Building Standards

If you do not have a building warrant or a certificate of completion, there are various ways you can get this sorted. See our service standards below.

Retrospective works – what you can expect from us

In all cases, the target response time is 10 working days.

We will direct you to our online systems if you want to check whether work has permission.

We will direct you to our [enforcement breach form](#) if you think work has been carried out without either Planning or Building Warrant consent.

In relation to Planning

We will advise you to apply for a [certificate of lawfulness](#) if you need a legal decision on whether planning permission is needed.

We will direct you to our guidance on [Selling Your Home](#) if work has been done to your listed building without consent. Alternatively you can apply for [listed building consent](#) as we do not issue letters of comfort.

In relation to Building Standards

We will ask you to apply for a [property inspection](#) if the work is of a minor non-structural nature and was carried out before 1st May 2005 and you do not have a building warrant for the works. There is a charge for this.

We will ask you to submit a [Completion Certificate Where No Warrant Was Obtained](#) if the work was carried out on or after 1st May 2005, together with plans and the relevant fee.

We will ask you to apply retrospectively using our [confirmation of completion service](#) if you have a building warrant but do not have a completion certificate.

Information Requests

The Planning and Building Standards Service holds a great deal of information. Some has to be kept in perpetuity, but other information is only kept in accordance with a records retention schedule. Under the Public Records (Scotland) Act 2011 the Council is obliged to keep schedules of what records we keep and for how long we keep them. You can check if we've already published the information that you want on our [Access to Information webpage](#) .

Anyone has a right to request information from a public authority. Many planning applications and certain data relating to building warrants are available online on our [Public Access](#) system and you may find the information you want there.

If you cannot find the information you want online, you can make an Environmental Information Request (EIR). Please ask us in writing using the [online form](#) on our website or by email or post. EIR requests are dealt with centrally within the Council and Planning and Building Standards will send any information requests to that unit for processing.

Information Requests – what you can expect from us

We will hold information in accordance with our records retention schedule.

We will make information available online in accordance with the [Council's publication scheme](#)

We will send any environmental information requests to the FOI team for processing and you will receive a response within 20 working days.

Complaints

We will consider all complaints made about **the way** in which your planning application, building warrant, enquiry or comment was dealt with. However, disagreement with a decision of the Council will not, in itself, be a ground for complaint and in many situations there is a separate procedure for an applicant to appeal against such decisions. As such we will not discuss the merits or de-merits of a decision and we will direct you to the Report of Handling which sets out the reasons for the decision.

The quickest way to sort things out is to talk to the officer concerned. However, if this does not work our formal complaints procedure has two stages:

- frontline resolution
- investigation

Frontline resolution

We will respond to your complaint within five working days. We aim to resolve your concerns within this timescale. If we need more time, we'll let you know. If you are not satisfied with our response you can ask us to review your complaint.

Investigation

We will appoint a senior Council officer to review your complaint. We will tell you who the Council officer is and respond within 20 working days. If your complaint is complex, we may be unable to resolve your concerns within this timescale. Instead we'll contact you to agree a different date.

If you are still not satisfied, you can then contact the [Scottish Public Services Ombudsman \(SPSO\)](#)

Complaints – what you can expect from us

If you make a complaint:

We will aim to resolve it on the spot;

We will respond to you within five working days if we can't resolve it straight away;

We will investigate your complaint if you are still not satisfied, and give you a final response within 20 working days unless we need longer.

Data Protection

When handling personal data the Council must do so fairly and lawfully in accordance with the Data Protection Act. There is a requirement for us to provide public information on how planning

Planning and Building Standards Customer Service Charter for the City of Edinburgh Council

decisions were taken. If you are thinking of lodging a planning application, or commenting on a planning application, but do not wish your contact details to be placed in the public domain then you should consider asking your architect, or a solicitor, to lodge the application or representations on your behalf. Their contact details would then be shown in place of yours.

Personal signatures, e-mail addresses and telephone details will be removed from our online records. Where appropriate other “sensitive” personal information within documents will also be removed prior to publication online. However, all other information relating to a planning application may be publicly available. In relation to Building Standards only those people with a defined interest are able to have copies of Building Warrant approved plans.

If you are unhappy that information about you is published in connection with a planning application please contact the Council at planning@edinburgh.gov.uk and, depending on the nature of your concern, we will consider what we can do about the matter.

Data Protection – what you can expect from us

We will comply with the Data Protection Act when we publish information.

We will redact any personal email addresses, phone numbers, signatures and other personal information from our online records.

We will consider whether we can remove information from our website if you are not happy about its publication.

Contact Us

Phone the Council on 0131 200 2000

Planning Enquiries

planning@edinburgh.gov.uk

Building Standards Enquiries

buildingwarrant.applications@edinburgh.gov.uk

Planning Committee

10am, Monday 15 June 2015

Leith Conservation Area - Review of Conservation Area Character Appraisal

Item number	8.1
Report number	
Executive/routine	
Wards	Forth, Leith, Leith Walk and Craigentenny/Duddingston

Executive summary

This report seeks approval of the revised Leith Conservation Area Character Appraisal, in draft, for consultation. This has been developed in the new style of appraisal. The content has been updated to reflect changing issues in the area and to produce a more user-friendly format.

Links

Coalition pledges	P40
Council outcomes	CO19
Single Outcome Agreement	SO4

Leith Conservation Area - Review of Conservation Area Character Appraisal

Recommendations

- 1.1 It is recommended that the Committee approves the attached revised Leith Conservation Area Character Appraisal, in draft, for public consultation.

Background

- 2.1 On 3 October 2013, the Planning Committee approved a programme of review of Edinburgh's conservation areas. Leith was not assessed as one of the initial six priority areas, but was added as a priority due to the boundary changes following from the designation of the Pilrig Conservation Area.

Main report

- 3.1 The revised Conservation Area Character Appraisal is intended to reflect changes that have occurred in Leith since the previous appraisal was published in 1998, to be more focused on the analysis of character and townscape, and targeted at guiding decisions more clearly.
- 3.2 To better reflect the active role of the appraisal in guiding decisions, a management section has been introduced which summarises the controls and policies which apply in the area and identifies a series of pressures and sensitivities, with recommendations made to address each type. Opportunities for development or enhancement are also identified.
- 3.3 To inform the production of the draft revised Appraisal, a number of Leith based community groups and organisations were contacted for initial feedback on key issues. The main response was from the Leith Basin Group and this considered that the Water of Leith Basin should be included in the conservation area. The Management – Opportunities for Enhancement section makes reference to the basin.
- 3.4 This document is the text-only version of the proposed content. It will be developed as a more user-friendly, interactive, on-line format.
- 3.5 The appraisal will be completed in the interactive format and a public consultation carried out during summer 2015. The consultation will consist of information presented on-line with a feedback form; an exhibition; and

information events in McDonald Road and Leith Libraries and elsewhere within Leith if appropriate, with officers on hand to discuss and explain the appraisal.

- 3.6 The consultation information and related events will be promoted by posters in the local area, on Twitter and online. Local and city wide amenity groups, and local councillors, will also be further notified.

Measures of success

- 4.1 The completion of a programme of public consultation on the draft appraisal, the incorporation of public feedback and production of the finalised Leith Character Appraisal.

Financial impact

- 5.1 The work will be undertaken within existing staff resources. There are no immediate financial implications for the Council arising from this report.

Risk, policy, compliance and governance impact

- 6.1 There are no significant risks associated with approval of the report as recommended.

Equalities impact

- 7.1 The aim of conservation area status is to preserve and enhance the quality of the area. This has the potential to improve quality of life and support sustainable communities. Consultation processes and venues will ensure accessibility. The review of the format of character appraisals provides an opportunity to make the documents more accessible than at present. There are no predicted negative impacts on equalities.

Sustainability impact

- 8.1 Management of the built environment has the potential to minimise the use of natural resources and reduce carbon emissions. The proposals in this report will help achieve a sustainable Edinburgh because the management of the historic environment contributes directly to sustainability in a number of ways. These include the energy and materials invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

Consultation and engagement

- 9.1 The consultation will consist of information presented on-line with a feedback form; an exhibition; and information events in McDonald Road and Leith Libraries and elsewhere within Leith if appropriate, with officers on hand to discuss and explain the appraisal. The consultation information and related events will be promoted by posters in the local area, on Twitter and online. Local and city wide amenity groups, and local councillors, will also be notified.

Background reading/external references

Report to Planning Committee of 3 October 2013: Review of Conservation Area Character Appraisals.

John Bury

Acting Director of Services for Communities

Contact; Jack Gillon, Senior Planning officer

Email Jack.gillon@edinburgh.gov.uk | Tel: 0131 469 3634

Links

Coalition pledges	P40 Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.
Council outcomes	CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and spaces and the delivery of high standards.
Single Outcome Agreement	SO4 Edinburgh's communities are safer and have improved physical and social fabric.
Appendices	1. Leith Draft Conservation Area Character Appraisal

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Appendix 1

Leith Draft Conservation Area Character Appraisal

Historical Maps

Structure Maps

Conservation Area Boundary

Grain and Density

Vistas and Landmarks

Development pattern

Open Space

Aerial map

Key Elements Maps

Conservation Area Boundary

Listed Buildings

Protected Trees

Landmarks

Time Line

SUMMARY INFORMATION

Location and boundaries

Leith lies on the coast, some 1.5 miles north east of the centre of Edinburgh. The Conservation Area covers the extent of the historic town, and includes the Madeira area and Leith Walk, the town's main link with Edinburgh city centre.

The area is included within the Forth, Leith, Leith Walk and Craightinny/Duddingston wards, and is covered by the Leith and Newhaven, Leith Central, and Craightinny/Meadowbank Community Councils. The population of the Leith Conservation Area in 2011 was approximately 13,804 in 7,852 households.

Dates of designation/amendments

The Leith Conservation Area was designated in 1998. It comprises the former Madeira and Old Leith Conservation areas with extensions at Leith Walk, Kirkgate, Albert Dock and the Citadel. The Old Leith Conservation Area was designated in 1977, with a number of subsequent amendments and the Madeira Conservation Area was designated in 1975. The Conservation Area boundary was amended on 30 August 2013 to transfer part of Leith Walk and Pilrig Street to the Pilrig Conservation Area.

Statement of Significance

The character of the Conservation Area derives from Leith's history both as a port and an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use. A rich mixture of civic buildings and mercantile architecture survives particularly at Bernard Street and The Shore. Significant earlier buildings include Lamb's House and St Ninian's Manse (both early 17th Century). The present street pattern of The Shore area closely follows that of the historic town.

The Inner Harbour of the Water of Leith provides a vibrant focus for the Conservation Area, with buildings along The Shore forming an impressive waterfront townscape. The conservation Area also covers the older parts of Leith docks, containing many early features including listed dock buildings and the Victoria Bridge, a scheduled Ancient Monument.

The Madeira area retains a largely Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragaled windows and doors with fanlights. Many of the roads are setted, the main exception being Prince Regent Street. Stone garden walls are a feature of the area. North Leith Parish church provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.

Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It is characterised mainly by Victorian tenements with shops and pubs at ground floor level. There are a number of Georgian survivals, most notably Smith's Place dating from 1814.

Building types within the Conservation Area vary but are traditionally in stone with slate roofs. Pockets of public housing development from the 1960s and 1970s, of a contemporary character, fall within the expanded Conservation Area. Open space is concentrated at Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area.

Acknowledgements

This document has been produced with the assistance of the Friends of the Water of Leith Basin.

CONSERVATION AREA CHARACTER APPRAISALS

Purpose of character appraisals – why do we need them?

Conservation area character appraisals are intended to help manage change. They provide an agreed basis of understanding of what makes an area special. This understanding informs and provides the context in which decisions can be made on proposals which may affect that character. An enhanced level of understanding, combined with appropriate management tools, ensures that change and development sustains and respects the qualities and special characteristics of the area.

“When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.

Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context.”

From PAN 71, Conservation Area Management.

www.scotland.gov.uk/Publications/2004/12/20450/49052

How to use this document

The analysis of the Leith’s character and appearance focuses on the features which make Leith special and distinctive. This is divided into two sections: Structure, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and Key elements, which examines the smaller-scale features and details which fit within the structure.

This document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area. Instead, it can be used to ensure that the design of an alteration or addition is based on an informed interpretation of context. This context should be considered in conjunction with the relevant Local Development Plan policies and planning guidance.

The Management section outlines the policy and legislation relevant to decision-making in the area. Issues specific to Leith are discussed in more detail and recommendations or opportunities identified.

HISTORICAL ORIGINS AND DEVELOPMENT

A review of the historical development of Leith is important in order to understand how the area has evolved in its present form and adopted its essential character.

As the port of Edinburgh and a gateway to Europe, Leith has played a conspicuous part in the history of Scotland. It retains a strong sense of individuality based on its long history as a thriving and independent burgh, and Edinburgh's rise to importance can be attributed in part to the success of Leith as Scotland's primary port for a long time.

Leith was first established on the banks of the Water of Leith, at the point where the river entered the Firth of Forth. The tidal mouth of the river would have afforded a haven for ships long before any artificial harbour was constructed. The first historical reference to the settlement dates from 1140, when the harbour and fishing rights were granted to Holyrood Abbey by David I. At this time, it was known by the compound name 'Inverleith' (meaning 'Mouth of the Leith').

There is little archaeological evidence of the early settlement, which is assumed to have been centered on the area bounded by the Shore, Water Street, Tolbooth Wynd and Broad Wynd. The built-up area was known as 'the closets' (or small closes). The natural harbour formed by the mouth of the Water of Leith became Edinburgh's port in 1329 when King Robert I granted control of Leith to the Burgh of Edinburgh. Further restrictive Royal Charters during the 15th century gave Edinburgh the rights to land adjoining the river and prohibited all trade and commercial activity by Leithers on the ground owned by Edinburgh.

Despite these restrictions, the settlement grew through the 15th century and a chapel was built circa 1490. Leith expanded in wealth as Scotland's main port and its prosperity was reflected in its substantial merchants' houses and warehouses. Development of the west bank began in 1493 when the first bridge over the Water of Leith was built; connecting North and South Leith for the first time and St Ninian's Chapel was founded.

Leith constantly features in the power struggles that took place in Scotland throughout the period and the battles, landings and sieges of Leith have had an influence on its physical development. In 1548, the Regent Mary of Guise moved the seat of government to Leith and the town was fortified. The fortifications ran from the west-end of Bernard Street south-east to the junction of the present Maritime and Constitution Street, south to the foot of Leith Walk, returning to the Shore along the line of what is now Great Junction Street. The siege of 1560 resulted in the subsequent partial demolition of its defensive walls. However, Leith continued to develop as a merchant port.

In 1645, Leith was struck by an outbreak of bubonic plague which wiped out two thirds of the population. The Civil War was the next significant event to influence the town. Leith's fortifications were rebuilt; and an entrenchment was constructed between Edinburgh and Leith, the right flank of which was defended by Calton Hill, and the left flank by the newly constructed fortifications of Leith. This resulted in the

development of the Leith Walk route as the principal road between the two settlements. Previously access had been via Easter Road along the east of Calton Hill or down the Water of Leith valley through Bonnington.

In 1656-7 a large Cromwellian fort, Leith Citadel, was built west of the river; a gateway of which still survives in Dock Street. By the end of the 17th century, Leith had developed from its original nucleus by the Shore to fill the area which had been enclosed by the line of the 1548 fortifications. One of the few developments outside the line of the walls was a short row of tenements and a windmill, now known as the Signal Tower, built by Robert Mylne in about 1686 at the north end of the Shore

After Edinburgh's North Bridge was completed in 1772, Leith Street and Leith Walk were firmly established as the major route to Leith. Market gardens developed along the length of Leith Walk to meet the needs of the growing population of Edinburgh during the first half of the 18th century. In 1764, Professor John Hope developed 13 acres of land on the west side of Leith Walk at Shrubhill as Botanic Gardens. The two storey gardener's house still survives and its single storey appearance from Leith Walk provides evidence of the extent to which the level of the street was built up in the 19th century.

The Foot of Leith Walk was still almost entirely rural in 1785 when John Baxter prepared a scheme for development east of the street. Scattered development on both sides of Leith Walk followed in the late 18th century and the first years of the 19th century. James Smith, a merchant, bought the site of Smith's Place in 1800 and by 1814 he had laid out a cul-de-sac and the next year built a large house at its end.

By the mid 19th century, Leith Walk was an important public transport route. Horse drawn trams were introduced in the 1870s, cable cars in 1899, and electric trams a few years later. Expansion of the railways resulted in redevelopment at the Foot of Leith Walk and the formation of large goods yards at Steads Place and Brunswick Road.

The railways provided work for large numbers of people and resulted in major speculative developments that extended along the east side of Leith Walk and the adjacent streets towards the end of the 19th century. These streets form a herringbone pattern meeting Leith Walk at offset junctions.

In the second half of the 18th century, regular streets (Bernard Street and Constitution Street) were formed on the edges of the town, Queen Charlotte Street (then Quality Street) cut through the medieval layout, and Constitution Street was extended south to the foot of Leith Walk. At the same time, villas were built nearby and Leith became a fashionable seaside resort which, as early as 1767, included golf clubhouse built by the Honourable Company of Edinburgh Golfers at the west end of the Links.

Leith expanded substantially during the 19th century, associated with railway building and the growth of the docks; port related industries and warehousing also grew rapidly during this period. The following description of some of the activities in Leith during this period is given: "Leith possesses many productive establishments, such as ship-building and sail-cloth manufactories ... manufactories of glass ... a

corn-mill ... many warehouses for wines and spirits ... and there are also other manufacturing establishments besides those for the making of cordage for brewing, distilling, and rectifying spirits, refining sugar, preserving tinned meats, soap and candle manufactories, with several extensive cooperages, iron-foundries, flourmills, tanneries and saw-mills.”

The railways that were built to serve the expanding industries and the docks eventually formed two elaborate and competing systems. The first line was a branch of the Edinburgh and Dalkeith railway (later absorbed by the North British) which was opened in 1838 to South Leith. In 1846, a branch line from the Edinburgh, Perth and Dundee Railway was built along the Water of Leith valley, but was isolated from the growing network of new lines converging on Edinburgh until a new connection joined it to the North British system in 1868. The Caledonian Railway had built a line to the North Leith Docks in 1864. The opening of the Victoria Swing Bridge across the harbour linked the systems and an elaborate network of dock lines and yards were laid out. In 1903, the Caledonian Railway built a new line to the South Docks and the North British a line to the new terminal at Leith Central, which was to be closed only 49 years later.

New docks west of the harbour were begun in 1800, and in 1810 Great Junction Street was formed, leading to a new bridge over the Water of Leith, as a road to them from the foot of Leith Walk. The large parklands of the 18th century houses surrounding Leith were laid out for terraces and villas, beginning in 1800 with land south of Leith Links and continuing in 1807 with James Gillespie Graham’s plan for a large area north of Ferry Road and Great Junction Street. Robert Burn laid out a scheme for land south of Ferry Road in 1808 and later a feuing plan for Great Junction Street. However, building was sporadic and these ambitious schemes were only completed (in significantly revised form) in the late 19th century.

These first decades of the 19th century also witnessed a period of major civic building reflecting Leith’s growing power and wealth. A number of Leith’s finest remaining buildings date from this period, including the Leith Bank, the Customs House, the Assembly Rooms, Trinity House, and North Leith Parish Church.

The Madeira area was conceived as a comprehensive design prompted by the success of James Craig’s New Town in Edinburgh. Beginning in 1800 with land south of Leith Links it continued in 1807 with James Gillespie Graham’s feuing scheme for a large area of north of Ferry Road. The grid pattern of streets was developed sporadically through the 19th century with Georgian buildings set back behind front gardens. By the turn of the century these basic rules were abandoned and Victorian buildings were inserted in the gaps taking their building lines directly from the heel of the pavement. This is most noticeable on Portland Place where a curved Victorian tenement projects forward from its Georgian wings on either side. The most important building in the area is William Burn’s North Leith Parish Church (1816).

In 1833, Leith was established as an independent Municipal and Parliamentary Burgh with full powers of local government. Leith’s architectural development of the time reflected its new status and a number of substantial buildings - a Town Hall, Burgh Court, Police Office - appropriate to its burgh status were built in the centre of

the town throughout the 19th century. Leith expanded as massive warehouses and additional docks were built: the Victoria Dock in 1851, the Albert Dock in 1881; the Imperial Dock in 1903. In 1920, the town was amalgamated with Edinburgh.

Leith's rapid growth during the 19th century and its role as a focus for Edinburgh's manufacturing industries resulted in a rapidly expanding population and a dense environment, with tenement housing, industrial and commercial uses all served by the dock and railway network. Typical of such areas during the Industrial Revolution, this rapid growth brought environmental and social problems, such as air pollution and poor housing.

After the passing of the Leith Improvement Act in 1880 many of the slums and most of the 16th and 17th century buildings were cleared away and replaced with tall tenements. Henderson Street was also forced through the old pattern of closes and wynds. Concurrent with the improvement schemes were programmes of major tenemental development, most significantly the building of dense tenement blocks over the fields between Leith Walk and Easter Road. Leith Links were part of a larger area of common land which stretched along the coast including part of Seafield. Links is Scots meaning sandy ground with hillocks and dunes, and the present artificial flatness dates from about 1880.

The Links were significantly remodelled at this time and brought, more or less, into their present form. A formal park, enclosed by railings with extensive avenues of trees, replaced the former rolling landscape of grassed dunes. These improvements removed most of the world's oldest golf course, which is mentioned as early as 1456. The Links were an important recreational centre, hosting horse racing and athletic meetings, and still contain bowling greens and cricket pitches that date from the 19th century.

Following the First World War, the number of shipyards was reduced from six or seven to one, and the stream of pre-war trade dwindled significantly. Through the inter-war years Leith had high unemployment. However, the population of Leith was still around 80,000 at the start of the Second World War.

Leith was the focus of slum clearance programmes between the 1950s and 1970s that resulted in the loss of the historic Kirkgate and the construction of a number of large public housing schemes. The demolition of large numbers of sub-standard houses resulted in a housing shortage, and many younger people were forced to move out of Leith to find accommodation. This distorted the community profile, with a bias towards the elderly.

In more recent years the emphasis has moved to urban regeneration, community needs and the conservation of Leith's historic environment. The Leith Project Initiative of 1980-85, incorporated an industrial and environmental programme directed at cleaning up buildings; helping to renovate and convert properties for quality housing, offices and workshops; developing industrial units in disused gap sites; consolidating key industries and encouraging new business to develop in the historic centre. The Vaults, the Cooperage and buildings along the Shore were converted to housing from redundant industrial buildings with assistance from the Leith Project Initiative. An important factor in Leith's revitalisation was the large stock

of solidly built warehouses, usually with plenty of natural daylight making them suitable for conversion. The King's Landing (1985) was a substantial new private housing development on a former gap site.

This more recent approach has resulted in the central shore and basin areas of Leith taking on new identities as important centres for high profile and innovative business, the relocation of the Scottish Government offices, new housing, and high quality restaurants and bars. Redefinition of the operational dock area has also provided a large area of potential development land on Leith's northern fringe, which is now the focus of the majority of redevelopment proposals. Leith is also now the permanent home of the former Royal Yacht Britannia and its importance has been further strengthened by the Ocean Terminal development. The Leith Townscape Heritage Initiatives resulted in improvements to the public realm and individual buildings in Leith.

SPECIAL CHARACTERISTICS - HISTORIC AND ARCHITECTURAL CHARACTER

- ***A unique and complex architectural character that makes Leith distinctive and clearly identifiable within the context of Edinburgh.***
- ***A concentration of buildings of significant historic and architectural quality.***
- ***The remnants of the medieval street pattern.***
- ***The combination of the grouping of its buildings, the form of its spaces and the many features of visual interest which contribute to Leith's distinctive urban character.***
- ***The concentration of civic and ecclesiastical buildings within the Conservation Area which makes an important contribution to Leith's architectural character.***
- ***The unifying effect of traditional materials, stone and slate, within the Conservation Area.***

Leith has a unique and complex architectural character that makes it distinctive and clearly identifiable within the context of Edinburgh. The Conservation Area has at its centre an important historical harbour town with its origins in the 12th Century. The architectural character of the Conservation Area derives from Leith's history, both as a port and an independent burgh, which imbue its individual architectural elements with a deeply rooted significance. Despite having lost most of its medieval buildings, Leith provides an excellent example of a small 19th century provincial town containing architecture which displays a rightness and fitness of scale (grand but not intimidating) and uniformly high quality of materials, detailing and design which have a unique significance in the context of Scottish architectural history. The historical and architectural importance of the Leith Conservation Area is reflected in the concentration of Statutorily Listed Buildings in the area: approximately 400 buildings are included on the Statutory List [32, Category A; 243, Category B and 122, Category C(S)].

Leith was a thriving and expanding commercial and industrial area throughout the 19th century, and much of the town's present urban structure and varied architectural fabric stem from this significant period in its development as an independent burgh and trading port. A combination of the grouping of its buildings, the form of its spaces and the many features of visual interest contribute to Leith's positive identity and distinctive urban character. Much of the architectural character stems from the juxtaposition of large warehouses and well detailed later-Georgian houses and public buildings.

Leith retains a broader range of building types from the past than most areas of the city. It has also been the subject of greater foreign architectural influence, which can be seen in a number of buildings in Leith. Although less visible than in its heyday (when Dutch, Nordic and French styles influenced many warehouses and offices), this is still reflected in remnants such as the Norwegian and Ukrainian churches, and replica buildings, such as St Thomas's on Sherrif Brae (copied from a church in Brittany) and South Leith Parish Church (copied from a St. Petersburg design). Street names such as Elbe, Baltic Street, Cadiz, and Madeira also testify to Leith's maritime tradition and extensive trading links.

Each period of Leith's long history has left buildings of major interest. The relatively formal spaces of Bernard Street and Constitution Street, the remnants of the medieval street pattern, the range of neo-classical buildings, the Victorian contribution of boldly detailed Italianate banks, offices and Baronial tenements, with massive warehouses behind, all unified by the common use of stone, combine to produce a town centre which is among the best and most varied in Scotland. A rich mixture of civic buildings and mercantile architecture also survives particularly at Bernard Street and The Shore. The concentration of public buildings within the Conservation Area makes an important contribution to the architectural character and reflects Leith's former civic independence and importance.

Building types within the Conservation Area vary but are traditionally of stone, with slate roofs. Pockets of public housing development from the 1960s and 1970s, of a contemporary character, also fall within the Conservation Area. Warehouses are a prominent element throughout the central area, many of them fine examples of industrial architecture, which act as a backcloth to earlier buildings. Several fine Georgian and Victorian examples survive, many now converted for residential or office use. The large rubble warehouse at 87 Giles Street known as the Vaults is one of the earliest, dating from 1682, and most outstanding.

Leith's ecclesiastical history is very old, and the area has a considerable number of fine church buildings. The best is possibly the elegant neoclassical 18th century North Leith Parish Church, with its full-height Ionic portico and tall steeple, in Madeira Street. More common are Victorian Gothic buildings such as the South Leith Parish Church (1847-8) by Thomas Hamilton, in the Kirgate and St Mary Star of the Sea (1853-4) by Pugin & Hansom in Constitution Street. St. Thomas's (1840-3) Church at the head of Sheriff Brae is now the Sikh Temple. The graveyard of South Leith Parish Church contains a number of fine Georgian grave markers.

More modern and brutalist architecture of the 1950s and 60s is represented by Thomas Fraser Court, John Russell Court, Cables Wynd House (known as the

'banana block'), Linksvie House on the line of the old Tolbooth Wynd, and the Newkirkgate Shopping Centre. Other more recent developments such as Citadel Place, Hamburgh Place and West Cromwell Street have retained a low-rise human scale.

SPECIAL CHARACTERISTICS – STRUCTURE, TOWNSCAPE & ARCHITECTURAL CHARACTER

The Leith Conservation Area is of considerable size covering various historical periods and stages of development that form a variety of character areas and spatial patterns. For this analysis the Character Appraisal is split into four sub areas representing distinctive patterns of growth and development:

- Old Leith and The Shore - The central historic core of the Conservation Area is bounded by the docks to the north, Great Junction Street to the south, Constitution Street to the east and the Water of Leith to the west. This area more or less coincides with that enclosed by the early defensive walls. Historically it was the centre of the port activities that sustained Leith's growth and gave it an identity separate from Edinburgh.
- Madeira forms a triangular area in the west of the Conservation Area. The north side is bounded by the bonded warehouses which run along the entire length of Commercial Street; the west by the high stone wall of Leith Fort, which runs down one side of Portland Street; and the east by the Water of Leith.
- Leith Links is located to the east of the Conservation Area.
- Leith Walk is a busy urban thoroughfare and the main road linking the centre of Edinburgh to the old burgh of Leith.

OLD LEITH AND THE SHORE

On its eastern edge this sub-area covers the core of the conservation area along Constitution Street, from Bernard Street and the docks to the north, to property surrounding the foot of Leith Walk, Great Junction Street and the river estuary to the south.

The Shore area includes both sides of the old harbour waterfront to the west. Distinctive and contrasting edges are provided by Great Junction Street and the Water of Leith. Great Junction Street runs along the path of the old citadel wall retaining a straight and formal edge. The river with its steeply rising banks, flowing in a gently winding pattern to the sea, gives more organic and informal edges, softer and green along the upper reaches - harder and functional along the quays and harbour walls at the river mouth.

The spatial structure of this area still reveals the underlying medieval street pattern with strong radial routes to and from the port. Constitution Street to the east resembles a town main street. The redeveloped Kirkgate runs between the Shore and Constitution Street. It retains the line of the original route in pedestrianised form and some of the original buildings along it, including South Leith Parish Church and Trinity House.

The physical and visual disruption to the spatial structure caused by redevelopment

in the 1960s is significant and makes analysis and description of the structure more complex than first impressions convey. The major redevelopment programme of the 1960s was the final part of a continuum stretching back to the development of Great Junction Street in the 18th century and the late 19th century Leith Improvement Programme.

Great Junction Street is strongly linear with its sense of formality strengthened by the location of important institutions along its length, such as the former Leith Hospital, St. Thomas's Church, Dr. Bell's School, and its termination at the east by the clock tower of the former Leith Railway Station. Henderson Street demonstrates the Victorian interest in improving housing conditions; with its model tenements, broader street width, design for light and fresh air, and the provision of amenity open spaces. The contrast with the later redevelopment of the 1960s is the use of 'traditional' urban design principles in relating buildings to each other, to their surroundings and to the street, and in providing mixed uses with 'active' street frontages.

The form of the Kirkgate Centre incorporates features, such as the separation of pedestrians and cars and the grouping of buildings around a precinct, which are a product of the urban design principles prevalent in British post-war reconstruction and the development of new 'satellite' communities.

Cables Wynd House with its continuous balconies presently visible over the recent gap in Great Junction Street makes a dramatic statement. Other tower blocks in the area appear ad-hoc in their location. Some are located across the routes of existing roads, cutting them in half and closing them off.

Constitution and Maritime Streets echo the traditional street pattern. Although Constitution Street has been widened in parts, many of the narrow individual plot widths reflected in the building frontages and the differing building heights along it are reminders of the earlier street pattern. This traditional spatial structure is still apparent in the network of narrow streets and lanes with their changing widths and curving layouts that lead from the western part of the Shore. The frequent street interconnection, the pends running under buildings, the small scale of the perimeter blocks and the variety of properties within them all reinforce this character.

Maritime Street shows a change to predominantly larger plot sizes occupied by warehouses behind the Shore frontage. Many of these warehouses and bonds are now largely converted to residential use, they stand cheek by jowl just allowing lanes and wynds to squeeze between them, their bulk accentuating the narrowness of the lanes. This pattern of development reflects its functional origins and priorities for the efficient storage of goods, and though a number of warehouses have been lost, this area still retains a robust urban character.

In the way that ancient road alignments tend to remain whilst the buildings change, the bends in the Water of Leith remains, gently angled by a series of straight edges evidence of early moorings. The bustle of port activity has been replaced by the calmer recreational pursuits of walking and cycling along the riverside walkway. Following the section of river in the Conservation Area there is a progression of moving from the openness of the parks on either side of its banks, to the enclosure of the inner harbour back to the present openness of the docks and eventually the

sea beyond. Views through to the docks and the sea are being considerably eroded, it is very important that contact with Leith's maritime heritage, an essential part of its character, is not lost.

The river has varying combinations of development and space. On the east side of the Shore the continuity of frontages, the building line set to the pavement edge, and the road and quayside, contain the inner harbour. They frame it to give the impression of a long square and a focus for the area, especially to the cafes, bars and restaurants that look out over it. This impression is retained on the west side of the river, although development is more mixed and less tightly knit.

The north end of Constitution Street is terminated by Bernard Street in which the impression of a square is reinforced by a combination of the street layout, important civic and commercial buildings and their architecture. The Buildings of Edinburgh describes this part of Bernard Street as "Leith's most formal space, a broad triangle with the combined atmosphere of a street and a square narrowing at its west end as it jinks to the left for its exit to the Shore". The sudden turn of the street to the left at the west end means that the space is enclosed by buildings, an impression which is strengthened by exposed gable ends at the 'corners'. The former Leith Exchange with its giant ionic columns terminates the east side of the 'square'. However, the focal point is the former Leith Bank, the smallest building in the square. Only two storeys high, its ionic columns and bow front, the shallow domed roof over the banking hall, and the symmetry of the frontage with matching pilastered bays to each side all combine to give it a presence far greater than its size would suggest. The symmetry is reinforced by the way the tenements on either side step up from it, first to three and then to four storeys towards the corners. The north side, though different in interpretation is of a similar formula.

The three central plots are of lower three storey heights than the three storey height buildings at either corner. Although different in detailed elevational treatment they are both of a palazzo form, the similarity of their heavily bracketed projecting eaves, shallow roof pitches and generously coped chimneys giving an impression of two corner buildings.

The buildings range over almost the whole of the 19th century, and although their contribution to creating the space may not have been due to a formal plan, neither was it completely by accident. They demonstrate the continuation of a civic tradition in the design of individual buildings which contribute to the creation of a sense of place, a belief that their combined presence is more important than their individual status.

Townscape

The Foot of the Walk is closed visually by tenements at the end of the street. The west side of the street is set back behind large front gardens which opens up the space between building lines and gives a visual impression of Leith Walk terminating in a square overlooked by the statue of Queen Victoria. The location of the former Leith Central Station, the increase in pedestrians, the bus terminals and street junctions all reinforce a sense of arrival.

A similar sense of arrival could be seen when ships came in through the docks passing a small lighthouse, the clock tower on the former seaman's mission and the round watch tower, all 'signalling' a progression towards the enclosure of the harbour. From the Shore the inner harbour is gated by the Victoria swing bridge, which is now fixed across the narrow access channel masking the new road bridge behind it. The bridges across the harbour demarcate zones of transition from the open sea to the relatively domesticated and decreasing size of the river as progress is made up stream. Accesses to the bridges seem to break through the continuous frontages on to the Shore.

The streetscape matches the character of the medieval core and the robust surfaces required for the harbour. Most of the streets are set with stone kerbs intact. The quay side is separated by bollards with chains linking them, although crash barriers tend to detract from the effect. Many of the capstans used to tie up boats remain in place. The contemporary design of the new dock gates, the sculptures and tree guards reinforce the prevailing character. Good examples of the reinstatement of original railings and a contemporary gateway supporting a globe can also be found in Dock Place. Throughout the area there are many early 20th century street lighting standards with decorative brackets.

Towers and turrets of a variety of styles and scales mark views down most of the main streets. Examples include the octagonal Art Nouveau tower at the end of Great Junction Street and the Italianate octagonal tower on the Corn Exchange which terminates Constitution Street. Many of these landmark features play a variety of roles.

The spires on the corner buildings with Bernard Street and Coalhill emphasise and turn the corners, and their added interest in the skyline attract and encourage progress further towards the Shore. The streets to either side provide distant views to church spires in the distance, which together with the varied rooflines around the harbour, some of the warehouses still being gable end on, the cranes and ships now visible in the docks, provide interest and colour to the skyline.

The harbour remains a significant open space in which interest is provided by the buildings and activities on either bank. The views in this part of the Conservation Area are mainly internal. At either end there are limited views through the bridge towards the docks and to distant church spires inland. Longer views down Henderson Street to the docks and up Constitution Street to Calton Hill and Nelson's Monument, with its time ball signalling noon to ships, are also important.

The contrast between open space and enclosure at the Shore is reinforced by a wall of similar building heights and types set at the heel of pavement along the narrow quayside access road. Warehouses with a higher ratio of wall to window, where the windows are smaller and at wider spacing than tenements, accentuate the enclosure. Tenement and former warehouse development around the harbour is mainly 4 to 5 storeys, of continuous frontages and building lines, given vertical emphasis by gabled frontages and dormers.

New developments have shown mixed responses to this character. Sheriff Bank and Park with their suburban layout, frequent changes in scale, miniaturised proportions

and orange brick, do not reflect the traditional character. The recent developments in Shore Place and Bowies Close, retain and tie in sympathetically with existing buildings at either end of the street, their frontages replicate narrow plot widths giving a vertical emphasis which is reinforced by changes in material and traditional gablets.

Warehouse conversions in Maritime and Water, Streets and Timber Bush show how the traditional character can be preserved. Overall their conversion retains the sense of confinement given their robust stone construction, pend entrances, punched windows, and cast iron work detailing. The retention of the original streetscape of setts and stone kerbs, iron rails and cart track stones, heavy cast iron bollards protecting corners and entrances all still convey an image of a busy maritime past.

Architectural Character

A dense fabric of closely grouped buildings separated by narrow lanes creates a distinctive character. As a result of the asymmetric road pattern there are few long views through the area, but rather a strong sense of enclosure and containment. The main routes through the area are those which define its edges: the Shore along the Water of Leith, Constitution Street and Great Junction Street. The centre of Leith has been identified as an area of archaeological significance.

The Inner Harbour of the Water of Leith provides a vibrant focus for the Conservation Area, the older parts of Leith Docks, containing many early features including listed dock buildings. Scheduled Ancient Monuments associated with the docks consist of: the Victoria Bridge, the dry dock off Sandport Street, the swing bridge and lock at the East Old Dock, and features related to the Albert Dock.

The Bernard Street-Shore area contains several of Leith's most notable buildings and an architecture of high quality. The Shore, which formed the centre of Leith until the onset of the Industrial Revolution, was an important centre of trading houses and taverns associated with the activities of the port, and it retains something of its original maritime appearance.

It has considerable architectural character forming a fringing sweep of buildings which follow the bend of the river giving breadth and definition to the impressive waterfront setting. Although many more recent buildings have been built, the present street pattern of the Shore area follows that of the historic town.

A number of significant early historic buildings are located in the Shore area. These include:

- The circular battlemented Signal Tower, built in 1686 by Robert Mylne as a windmill for making rape-seed oil, which forms an important focal point at the corner of the Shore and Tower Street.
- Lamb's House in Water's Close off Burgess Street is one of the largest and most architecturally important early 17th century merchants' houses in Scotland. It is an impressive four storeys, incorporating traditional architectural features such as harled walls, corbels, asymmetrical gablets,

crowsteps, a steep pitched pantiled roof, and windows with fixed leaded upper lights with shutters below. The building was restored and converted into a day centre for the elderly in 1959 by Robert Hurd.

- St Ninian's Church and Manse which dates from circa 1493 with later reconstructions. The building incorporates a distinctive ogee spire, and has been recently restored and converted for residential / commercial use.
- The King's Wark at the corner of Bernard Street and The Shore has characteristic Dutch gables and scrolled skewputts in typical early 18th century fashion. It stands on older foundations and was part of a complex of buildings that included a chapel, royal mansion and tennis court.
- The Custom House in Commercial Street was designed by Robert Reid in 1812. Its Greek Doric Revival style is typical of the way Leith buildings of the period tended to reflect on a smaller scale those of the neo-classical New Town of Edinburgh.

The eastwards approach to the Shore along Commercial Street, with high buildings on both sides giving a strong sense of enclosure and direction, passes the monumental Customs House and opens out dramatically to reveal the Water of Leith, the Inner Harbour and the Shore, a space of historic and visual interest. Bernard Street cuts through the centre of the area and is lined with buildings of great architectural merit which reflect Leith's thriving past, epitomising the mercantile prosperity of the 19th century. It forms the civic centre of the Conservation Area and is Leith's most formal space; a broad triangle in which the effect of enclosure, the irregular form and articulation of the space enclosed, and the relationship of the surrounding buildings create a place of great architectural interest.

The spatial significance of Bernard Street is best appreciated when entering at the east and wider end where the street gradually narrows and changes direction, masking the western outlet and giving a powerful enclosing effect to the street space. The quality and cohesive grouping of the flanking buildings, the variety of their architectural styles and roof shapes, and such incidental features as the decorative cast iron lamp posts are part of the street's individual character and visual interest.

The bronze statue of Burns (1898) stands at the junction of Bernard Street and Constitution Street, adjoining the massive five storey Waterloo Buildings (1820) with its setback bowed corner, which is the largest and grandest of Leith's Georgian tenements. Distinguished buildings such as the old Corn Exchange, and the dignified 18th century Exchange Building give a strong civic character to the junction. The Italianate former Corn Exchange (1860-3) emphasises its prominent corner site with an octagonal domed tower surmounted by a cupola, flanked by two storeys of arcaded windows and incorporates a distinctive carved frieze.

Early 19th century Georgian buildings line much of the south side of Bernard Street. The centrepiece being the former Leith Bank (1804) an elegant two storey classical structure with an Ionic-columned bow window standing on an island, separated by narrow lanes on either side from the neighbouring three and four-storey blocks and flanked by symmetrical tenements of 1807-15. The north side is more varied with the Italianate former Royal Bank of Scotland (1871-2) at the east end, followed by the Clydesdale Bank (1923), in a modernistic neo-Georgian. Then the early 19th

century Nos. 8- 14, adjoining a mid-Victorian palazzo, followed by the twin bows of Nos. 22-24. The canted bay-window and polished granite doorpiece of the former Bank of Scotland (1871) give presence to a narrow frontage. The north side of the final section of Bernard Street is lined with late Georgian buildings. The restrained Georgian grouping is broken by the Baronial detailing of Nos. 50-58.

Constitution Street was laid out at the end of the 18th century, along the line of one of the old ramparts of the 1560 fortifications. It is characterised by the juxtaposition of buildings of diverse architectural styles, dates and scales. These include Georgian villas, austere 19th century tenements, warehouses, and church buildings (St James', St John's and St Mary's star of the Sea).

Notable buildings on Constitution Street include:

- Leith Assembly Rooms and Exchange (Nos. 37-43), dating from 1809. The Exchange Building was built as a meeting place for merchants, and incorporated the Assembly Rooms which were the centre of old Leith's social scene while the Exchange and Bernard Street were regarded as the commercial centre. The building presents a long three storey frontage to Constitution Street with a central pediment incorporating Ionic columns. It fits in well with the scale of Bernard Street creating a varied but unified composition.
- Leith Town Hall and Police Station is located at the north east corner of Constitution Street and Queen Charlotte Street. A robust monumental neo-classical building which makes excellent use of its corner site.
- 92 Constitution Street was built as a merchant's house in 1793 and with its giant Corinthian pilasters and urns surmounting the pediment is the grandest late 18th century house in Leith.

The Kirkgate was old Leith's main street with a lively and varied streetscape. The intimate urban pattern of winding streets and densely grouped buildings of the Old Kirkgate was lost in the redevelopment of this area during the 1960s. The remaining historic remnants include the 15th century South Leith Parish Church, the earliest building in the area, the Gothic revival style of which forms an interesting contrast to its opposite neighbour, the classically proportioned Trinity House.

The New Kirkgate shopping precinct and housing development to the north disregard the distinctive organic structure and scale of the surrounding urban pattern. The Kirkgate is a courtyard of low rise housing with zigzag rendered fronts which is terminated by the multi-storey slab of Linksvie House.

Great Junction Street follows the line of one of the ramparts of the Leith defensive walls of 1560. It was laid out in 1818 and is one of the busiest roads in Leith. Its straight linear form contrasts with the narrower winding roads to the north. The street is defined by a long procession of mainly four-storey late 19th century tenements built hard to the heel of the pavement, and it is lined with shops at ground level, above which are a few small businesses but mainly residential properties. The tenement on the Henderson Street corner (Nos. 48-52) dates from 1885, and was the first buildings erected under the Leith Improvement Scheme. The former Leith Hospital forms a major architectural feature standing to the rear of Taylor Gardens.

At the west end of the street the former Co-operative building with its distinctive clock tower overlooking Taylor Gardens, forms a major landmark and the view eastwards is terminated by the clock tower on the corner of the former Leith Central Station.

Notable buildings on Great Junction Street include:

- The former State Cinema at No. 105 dating from 1938 in a Modern Movement style with white geometric walls massing up to a pagoda inspired tower.
- An Edwardian Art Nouveau inspired group at 160-174 which includes the former Leith Provident Cooperative Society building with its imposing domed octagonal corner-tower and a four-storey red sandstone fronted Glasgow style tenement dating from 1905.
- The long Tudor frontage of Dr Bell's School which dates from 1839 with its crowstepped screen walls, octagonal piers and ornately canopied niche containing a statue of Dr Andrew Bell who endowed the school in 1831. It was taken over by the Leith School Board in 1891 (becoming the Great Junction Street School). At the rear of the original building, the Swimming Baths of 1896 reflect the architectural style of the school.
- St Thomas's is a plain late-classical church dating from 1824-5.

Old Leith and the Shore Essential Character

- ***A historic port located on the coast around the mouth of the Water of Leith.***
- ***A microcosm of a small mercantile town with a range of civic and commercial institutions, with a diversity of important historic buildings reflecting its former independence and maritime history.***
- ***The continuation of a civic tradition in the design of individual buildings which contribute to the creation of a sense of place and demonstrate that a combined presence is more important than individual status.***
- ***The principal routes through the area give the initial impression of a radial spatial structure leading from the port.***
- ***A medieval structure at the historic centre which is still reflected in the network of narrow streets and lanes, the frequent street interconnections, the small size of the perimeter blocks and the variety of properties.***
- ***Redevelopment from the 1960s, makes analysis of the structure complex as its physical and visual impact is both significant and disruptive to the prevailing context.***
- ***18th and 19th century improvements demonstrate 'traditional' urban design principles which relate buildings to each other, to their surroundings and to the street, and provide mixed uses with 'active' street frontages.***
- ***The river, Shore and docks provide a sequence of spaces and important buildings signalling a progression towards sanctuary offered by the enclosure of the harbour.***

- ***On the east side of the Shore the continuity of frontages with building line set to the pavement edge and quayside contain the inner harbour to give the impression of a waterborne square.***
- ***Bernard Street is Leith's most formal space.***
- ***The main streets have a strong linear definition with many street corners marked by towers and turrets of varying scale and style which provide skyline interest.***
- ***Views are predominantly internal.***
- ***Longer views to and from the docks and Nelson's Monument on Calton Hill relate Leith to the city and to the sea.***
- ***The robust streetscape enhances the character of the medieval core and the harbour.***

MADEIRA - LEITH'S 'NEW TOWN'

Spatial Structure

Madeira retains the appearance of a planned extension with its focus on North Leith Parish Church. Development, however, was sporadic and took place over much of the 19th century. The formality of the street layout, the apparent symmetry of the Georgian architecture and disposition of key buildings to create focal points and vistas all contribute to the impression of this area as Leith's own version of the New Town.

This formality is best demonstrated today by Madeira Street and Prince Regent Street, terminated by North Leith Parish Church, in a layout which is an example of scaled down classically inspired urban design. The approach uphill from the docks to the Church is processional, the climb up the hill accentuating the separation from the water's edge. The uniformity and formality of the layout along Prince Regent Street is softened in the surrounding streets by subtle variations in plot size and building design. The mix of plot widths, the variety of architects involved, the differing house types, larger front gardens and an air of faded grandeur all help to reinforce a more informal and relaxed character.

Ferry Road, the main access to Madeira, is at this point more densely developed and provides a more urban environment of tenements with a mix of commercial uses at ground floor. The intersection with Great Junction Street is the setting for the Town Hall and main Library built in the 1930s. Relief to this more urban character is provided by the Memorial Gardens along North Junction Street, Keddie Gardens off Largo Place and the gardens with gable wall mural at the corner of Ferry Road and North Junction Street.

A number of modern developments have not been sympathetic to the spatial structure. The housing along Portland and Commercial Streets is suburban in scale, although its backland location makes it less apparent. The tower block at Cooper Street is set across the middle of the old street line. The west bank of the river as it approaches the Shore becomes an area of transition from the mainly residential character of Madeira. The mix of small industrial estates, infill 'suburban' housing developments and vacant sites, make the spatial structure less intact and distinctive than that on the east of the Shore. Many of the now subsidiary streets appear to

have connected with the water, suggesting a previous need for direct access routes convenient for earlier modes of transport. Whilst the bonded warehouses along Commercial Street form a barrier between Madeira and the port, the connections between these routes and the gaps between warehouses are still apparent.

Townscape

The majority of routes into the area link it back to the historical core of Leith. From the east, four bridges cross the river and act as gateways into the area. From the west the descent on the coast road, Lindsay Road, to the raised walkway and six storey mass of the bayed tenement at the corner with North Junction Street creates a sense of passing through into a more dense and urban form of development. Junctions are usually associated with a sense of arrival at the centre of a settlement, but in Leith they are also in gateway locations.

The most used approach today is along Ferry Road, where the boundary and development of the Conservation Area is conterminous with that of the Victoria Park Conservation Area. Ferry Road is one of the oldest routes leading to and from Leith and whilst sequences of differing building heights are discernible along it, these appear to relate to the growth of formerly independent settlements rather than an intention to form gateways.

The main routes in the area foresaw large volumes of traffic and are significantly broader and straighter than those of the early historic core. With tenements and warehouses directly onto the pavement, they have a robust and practical character, sometimes marked by the remains of railway or tram lines lined by the high Fort stone walls; sturdy cast iron bollards, some of which have recently been identified as old canons, with gates and weighbridges at the accesses to the docks.

Many of the streets that lead onto these routes still have setts, which remain a very important ingredient in the overall townscape. Many railings have disappeared. Though the main routes are of importance, the location of large road signs intrude, particularly that in front of the main facade of the former Town Hall.

The former Town Hall and Main Library are located at the start of Ferry Road indicating a historic change of focus for Leith's institutions. The most impressive landmarks are the bonded warehouses along Commercial Street, North Leith Parish Church with its tall and elegant spire which acts as a focal point in views along Prince Regent and most recently the new Scottish Executive Office at Victoria Quay.

Ferry Road and Great Junction Street are bounded by a continuous building line, usually of four storey tenements with shops on the ground floor set to the heel of the pavement. Residential uses predominate on the side streets. There is a continuity of three storey tenements along Madeira and Prince Regent Streets, but beyond the building sizes are more mixed. They range from single storey cottages, colony type flats, terraced villas to three and four storey tenements, at some corner locations with shops projecting into the front garden space. Despite this mix they are characterised by a terraced form, and a continuous street frontages only rarely broken by mews lanes or pends through to the rear. Their use of standard

proportions, sash and case windows, a similar sand stone and slate roofing reinforces a sense of uniformity, even if less formal than the New Town.

The north side of Commercial Street is occupied almost entirely by former bonded warehouses on a continuous building line right to the heel of the pavement. Their blackened stone work, small window openings, lack of access doors to the street, long eaves and ridge lines are only relieved by changes in height and the occasional rotunda providing light and ventilation to the floors below. Property on the other side of the street includes Leith's original railway station and is more mixed in use and in form.

Much of the area is introspective with planned or glimpsed views to the spire of North Leith Parish Church, some of these views down lanes, through gates and pends, to the cemetery and the rear of the Library create considerable interest and charm. From the bridge over the Water of Leith, views open out back to the city with Calton Hill and the Castle visible either side of the warehouses along South Fort Street.

Architectural Character

The Madeira area retains a largely homogeneous Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragal windows and doors with fanlights. Many of the roads are setted, the main exception being Prince Regent Street, and stone garden walls are a feature of the area. Madeira Place, with a terrace of circa 1825 on its north side, leads to Madeira Street which has North Leith Parish Church as its centrepiece. The church, with its Greek Doric portico and classical steeple, is an important early example of the Greek Revival style by William Burn and provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.

Madeira - Leith's 'New Town' Essential Character

- ***The formality of the street layout, the symmetry of the Georgian architecture and disposition of key buildings to create focal points and vistas all contribute to the impression of this area as Leith's own version of the New Town.***
- ***The mix of plot sizes, the variety of architects involved, and the differing house types give a more informal and relaxed character than the plan would suggest.***
- ***Relief to the urban character is provided by small parks.***
- ***The west bank of the Shore, in contrast to that opposite, is an area of transition where the mix of development makes the spatial structure and townscape less intact and distinctive.***
- ***From the east four bridges cross the river and act as gateways into the area.***
- ***Street junctions are usually associated with a sense of arrival at the centre of a settlement but here they are also in gateway locations.***
- ***Impressive landmark buildings ranging from the earliest medieval beginnings in St. Ninian's Manse to the former Town Hall and Library from the 1930s.***

LEITH LINKS - LEITH'S EARLY SUBURB

Spatial Structure

Leith Links is located to the east of the Conservation Area and is similar in character to those other parks and gardens in Edinburgh, for example the Meadows and Pilrig Park, formed by the draining of former lochs. Development is confined to the outer side of all the roads surrounding it and while the sense of containment by development is greater to the west nearly all the edges are dominated by mature trees. The exception is that part of the north east edge fringed by industrial premises.

Duncan Street and John's Place lying behind Constitution Street reflect a more urban character with their mix of institutional and educational uses, churches, warehouses and Georgian tenements. The small triangle of park at Wellington / St Andrew's Place is developed on two sides and could have the appearance of a village green.

Around part of the north side, a harder character is maintained by Victorian tenements. Smaller streets on to Link's Place create permeability. Villa development is located to the south looking over the longest side of the Links and gradually reduces in density as it extends away from the centre.

The earlier villas along Hermitage / Vanburgh Terrace are two storey terraces with the rhythm of their narrow plot widths emphasised by repeating bay windows, original attic dormers and chimney heads giving vitality to their long frontage. These continue down to the entrance to Restalrig Road and are followed by five tenemental four storey blocks. From here to the end of the Links, the villas are two storey semi-detached and detached.

Unity is given to terraced and detached villas by the continuity of small dwarf walls with railings on the same line along the heel of the pavement. This detail continues along the larger plots of the detached and semi-detached villas where the street becomes Claremont Park. Here entrances are marked by repeating stone gate piers with shallow pyramidal caps and the remains in most cases of cast iron brackets presumably for lights. These provide for vehicular access, and some villas have screen walls separating front and back gardens. 'The Buildings of Edinburgh' cites these villas between the tenements and red sandstone houses at the east end of Claremont Park as "a line of villas whose concentrated architectural quality makes it among the best such group in Edinburgh".

Townscape

The openness and greenery of the Links is in contrast to its approaches. From the north east, it is completely obscured by industrial premises and the access is via a sharp turn off from Seafield Road which then passes under a former railway bridge before trees and green are revealed. At the corner of Seafield Road, in the midst of industrial and warehouse sheds, stands the former Seafield Baths, now converted on the ground floor to a public house with flats above. Dating from 1810-13, the building

with its projecting doric porticos, linked above by shallow domed roofs forms one of the most graceful buildings turning a street corner in the whole city.

The approach from the west is through the narrow confines of Duke Street. The Links provides a sense of release from Leith's densely tight urban core. The tapering form of the Links accentuates the perspective, making it seem longer and even more spacious. The terraced villas have short front gardens which create a transition in planting from the trees around the Links. There are gate openings for pedestrian access and none of the gardens has been given over to off street car parking. Continuity is given to the varying plot sizes on the south side of the Links by small dwarf walls and railings.

The focus created where the north ends of Easter and Lochend Roads meet is marked by Leith - St. Andrews Church and the former Leith Academy. Views westwards along Vanburgh Place and through the Links focus on the church spire of Leith St. Andrews and to the bell tower of the former Leith Academy Annex, which terminates the north end of Easter and Lochend Roads. In the distance the spire of St. James Church, once at the heart of the town and still a major landmark, soars above the tree canopy. The tower of Kirkgate House looms up to one side.

At the east end of the Links are the gates, railings and lodge to Seafield cemetery. Their potential to terminate the view at the end of Claremont Park is partially obscured by mature trees. However, this makes their discovery one of Leith's surprises. Trees also obscure the former St. Andrews Place Church, now the Hindu temple. Its full height pedimented portico and giant ionic columns create a frontage of real presence.

Architectural Character

The western side of Leith Links is surrounded by a continuous line of four storey buildings of good architectural quality, which provide a strong edge to the park. The eastern end of the Links tapers to a narrow point, lined on the south by particularly fine two storey Georgian terraces and villas set behind stone boundary walls, and on the north by industrial buildings behind Salamander Street. The sense of containment is enhanced by well-established mature tree planting.

The group of buildings on Claremont Park, designed by Thomas Hamilton from 1827, is of outstanding architectural quality. Designs vary but unity is provided by gatepiers with shallow pyramidal tops and linking screen walls separating the back and front gardens. The terrace on East Hermitage Place, was commenced by the Industrial Co-operative Building Society in 1868, but not completed until 1883. Robert Burn drew up the plan for West Hermitage Place in 1800, and, in 1825, Thomas Bonnar prepared elevations for the unfeued plots. It contains a simple terrace dating from 1805, and later grander houses incorporating rusticated stonework and typical Georgian decoration. Vanburgh Place, a unified terrace, was designed and built by William Lamb from 1825.

The prospect westwards from Hermitage Place has panoramic qualities with the broad expanse of the Links and, in the background, an interesting sequence of contrasting but well-related buildings: Leith Academy, the terraced houses in

Wellington Place, massive warehouses with their regular pattern of windows, the Victorian Gothic Church of St James, the unified Georgian terrace in John's Place and the late 18th century detached houses in Queen Charlotte Street.

Leith Links - Leith's Early Suburb Essential Character

- *The openness and greenery of the Links provides a distinct contrast with central Leith's tight knit, robust urban core.*
- *The west end reflects a more urban character with its mix of institutional uses, warehouses and Georgian tenements.*
- *Residential development is confined to the outer side of all the roads around the Links.*
- *The sense of containment by development is greater to the west and north side.*
- *Villa development to the south gradually reduces in density as it extends away from the centre.*
- *The earlier villas are two storey terraced with the rhythm of their narrow plot widths emphasised by repeating bay windows, original attics and chimney heads giving vitality to their long frontage.*
- *Continuity is given to varying plot and villa sizes by small dwarf walls and railings at the heel of the pavement on the south side of the Links.*
- *The terraced villa front gardens have only pedestrian gates and none has been given over to car parking.*
- *Front gardens provide a transition of greenery between the Links and villas.*
- *The former Seafield Baths is one of the most graceful buildings turning a street corner in the whole city.*

LEITH WALK

Spatial Structure

Leith Walk is one of the most important routes in the city. Its continuity as it stretches gradually downhill from the city centre is so prominent that it is clearly visible from many high vantage points around the city. It links the old fortified town of Edinburgh and its sea port, as other European capital cities are linked with their ports.

A hard continuous edge is given to the east by almost uniform and repetitive tenements. These continue to form traditional perimeter blocks around common greens down the side streets. These are given life by the local communities and the variety of goods and services on offer in ground floor premises.

The side streets to the east are mainly residential, but several include churches or a school and just to the edge of the area are completely taken up by a park such as at Iona / Sloan Streets. One exception to this block form is Smith's Place, the focus of which is the splendid decorative and pedimented villa by James Smith.

The development pattern, building types and uses on the west side are more diverse. Tenements are still the predominant form, but they show much greater variety in their design, heights, building lines, roofscapes and ages which in many cases look much earlier than that to the east. In places tenements are interspersed with town houses or smaller tenements well set back with front gardens to the street. Middlefield is a small Georgian mansion which has development in its original front garden and the corner tenement into Pilrig Street is followed by Georgian villas gently stepping down the hill towards Pilrig Park.

Casselbank Street with its mix of Turkish and gothic inspired architecture is set against more Georgian survivals. This demonstrates the importance of the building line and the perimeter block as organising elements in the development pattern and shows, in contrast to the formal and planned development of Smith's Place, how an informal and almost romantic architecture can also produce significant townscape.

Townscape

Leith Walk starts outside the Conservation Area. The steep slope and narrow street width down from the former North British Hotel frames the dramatic view up to its landmark clock tower. To the north, from the Picardy Place roundabout the views are gradually restricted by the changing street width. From the roundabout and clock at the junction with London Road the street seems to pick up momentum for its journey northwards. The slope downhill and the gentle curve draw the traveller along the street in the absence of any one particular focal point, until Kirkgate House becomes visible. Pilrig Church acts as a pivot to this curve helping to add to the momentum. The Foot of the Walk with its set back to the west gives the impression of another elongated square like that at Bernard Street, and provides a sense of arrival. The gently curving form of the street is accentuated by the greenways, heavy white lines and raised central reservation. Many of the side streets retain their setts which reflect the different colours of sandstone in the buildings giving an 'integrity' to the townscape and helping to slow traffic.

Kirkgate House, despite its camouflaged outline, towers over the Foot of the Walk making it appear out of context with its surroundings. Pilrig Church with its cascading roofscapes to Pilrig Street and its spire and eastern facade which terminate Iona Street are as good as the set pieces in some of the city's better known locations. Less dominant, but with the reflection of a different culture, the accentuated roofscapes and distantly familiar timber belfry of the Ukrainian Catholic Church gives added interest to Dalmeny Street.

The street runs more gradually downhill on its long journey to Leith, and looking north the apparent continuity of the tenements on its east side are an impressive feature.

Architectural Character

Leith Walk is a busy urban thoroughfare and the main road linking the centre of Edinburgh to the old burgh of Leith. It has a strongly directional character, rising gently from the Foot of the Walk, with linear vistas. It is terminated to the north by the tower block of the New Kirkgate development which contrasts with the visual scale of

the bay fronted Georgian building at the Foot of the Walk which forms the foreground. The spiky Gothic spire of Pilrig and Dalmeny Street Church, approximately halfway down Leith Walk, is a conspicuous and important landmark at what was the old boundary between the City of Edinburgh and the former Burgh of Leith. A slight curve in the street line at Pilrig prevents a continuous vista along the full length of the street.

Leith Walk is characterised by a mix of buildings of widely varied design, use, quality and relationship to the street. Victorian tenements set to the heel of the pavement predominate, particularly on the east side, with shops and pubs at ground floor level. The west side is less co-ordinated with Georgian development, tenements and industrial buildings. There are number of Georgian survivals, notably Smith's Place, which was laid out as a cul-de-sac by 1814. It consists of a palace fronted block on its north side, later plainer tenements on the south and an architecturally significant two storey villa, with a rusticated basement and Venetian windows, terminating the eastern end of the cul-de-sac. The building at 7 Steads Place is a former small country house dating from around 1750 and is one of the earliest on Leith Walk.

The Foot of Leith Walk, where four roads and a pedestrian route meet, is an important arrival point in the Conservation Area and a lively commercial and social focal point. The bronze statue of Queen Victoria, which stands in a central position in the area of open space with a low bow fronted Georgian block as a backdrop, is one of Leith's principal landmarks.

Leith Walk Essential Character

- ***One of the most important routes in the city linking the New Town Conservation Area to that of Leith.***
- ***The steep slope and narrow street width down from the former North British Hotel frames the dramatic view up to its landmark clock tower.***
- ***The importance and clarity of the link between city and sea is reminiscent of other European capital cities.***
- ***The continuity of form of Leith Walk makes it clearly visible from other high vantage points around the city.***
- ***It is from the clock at the junction with London Road that Leith Walk seems to pick up momentum for its journey northwards.***
- ***A more continuous edge is given to the east side of Leith Walk by almost uniform and repetitive tenements. These continue to form traditional perimeter blocks around common greens down the side streets.***
- ***The area between Leith Walk and Easter Road forms a robust tenemental urban heartland, which with its mix of uses and facilities provides a rich and diverse community life.***
- ***To the west tenements are still the predominant form but they show much greater variety in their design, heights, building lines, roofscapes and ages and are interspersed with town houses well set back with front gardens to the street***
- ***The side streets to Leith Walk produce significant townscape ranging from the formal set pieces such as the 'palace fronted blocks' of Smith's***

Place to the informal and almost romantic architecture of Casselbank Street with its mix of Turkish and gothic inspiration set against Georgian survivals.

- ***Many of the side streets are setted and this character should be preserved.***
- ***Pilrig Church with its cascading roofscapes to Pilrig Street and its spire and eastern facade terminating Iona Street are as good as the set pieces in some of the city's better known locations.***
- ***The tower of Kirkgate House is a major intrusion to the vista down Leith Walk***

ACTIVITIES AND USES

Leith is an intensively developed urban area with a multiplicity of land use activities co-existing with the predominant residential use. It contains a full range of social, commercial and community facilities, and performs an important shopping and service role for people working and living in the area. There has been a substantial reduction in Leith's traditional manufacturing industries around which its growth was based. However, industry remains an important land use in Leith, but is now spread across a more diverse base with increasing growth in the service and technology sectors.

The business area is centred on its historic core and contains a variety of commercial activities amidst housing and shops. The office of the Scottish Executive is based at Victoria Quay, and Leith Docks are an important port with some 2000 jobs based in the dock area. Outside of the historic core residential uses within mainly tenemental property, with retail uses on the ground floors, predominate.

Leith's urban heritage and identity also make it a pleasant and stimulating place to live, work and visit. The range of mixed uses contributes considerable pedestrian movement and an active 'street life', an important feature in the area's character. Its riverside location and the increasing range of restaurants and similar establishments have also made it an attraction for tourists and other visitors.

In the historic core of Leith, the street pattern retains elements of its medieval form and most of the principal roads within the Conservation Area were established in the 19th century. The flow of large commercial vehicles and other traffic detracts from their environmental quality. Redevelopment on the northern fringes of the Conservation Area herald further retail, office and residential development.

Activities and Uses

Essential Character -

- ***Multiplicity of land use activities, some still associated with its maritime history, co-existing with the predominant residential use.***
- ***Considerable pedestrian movement giving an active 'street life'.***
- ***A waterfront area acting as a focus for restaurants, bars and coffee shops attracting both local residents and visitors.***
- ***Prevalence of residential use.***

- ***Provision of full range of community facilities.***

NATURAL HERITAGE

To the north east of Edinburgh, the Firth of Forth coastal plain includes the lower floodplain of the Water of Leith. As a result of the development of the river corridor right up to the estuary and the transition to the sea through the Port of Leith, the Water of Leith is very often hidden from general view. The surrounding gently rolling lowland terrain that is interrupted by higher hills and ridges, provides visual containment to the Leith valley at the coast. Views to Leith and the coast are available from high points such as Calton Hill and Trinity, often with a backdrop of cranes and features associated with the working docks.

This containment, combined with the dense development pattern of the spatial structure, results in few long range views from the lower lying areas of the river valley. Once out of the valley there are vistas to the surrounding high points such as Arthur's Seat. Open space forms an important characteristic of the 'hidden' townscape of Leith with parks and green spaces found amongst the surrounding urban fabric of the area. In addition there are many hard urban open spaces such as courtyards and cobbled lanes, created by the arrangements of buildings that provide important amenity spaces and often allow linkages through the surrounding urban area. More recent developments have included amenity open space where trees have formed the most important landscape features. Groups of trees are important townscape features often forming the focus of a view along a street or between buildings providing a similar scale to the surrounding buildings.

The Water of Leith corridor itself offers the key natural heritage resource in the area. It forms the principal wildlife corridor between the uplands of the Pentland Hills and the lower Water of Leith valley and the central urban area. It is designated as an Urban Wildlife Site and is an important habitat for a wide range of flora and fauna. The river corridor is characterised by a mix of natural green spaces and more urban spaces linked with the 'Water of Leith Walkway' and cycle paths. The Walkway is one of Edinburgh's major recreational and amenity facilities.

The largest area of open green space is at Leith Links. The Links once extended as far as Portobello and are intimately associated with the history of Leith. The two visible mounds on the Links, known as the Giant's Brae and Lady Fyfe's Brae, are reputedly old gun emplacements dating back to the siege of Leith in 1560 when the English army bombarded the French held citadel. It was also where the sick were brought during the great plague of 1645. The Links have long provided a recreational facility for Leith being the home of the Leith Races and in the 17th and 18th centuries were recognised as Edinburgh's premier place for golf. It is likely that the golf course was an attraction that resulted in the construction of many fine houses close to the Links.

The present layout of the Links was established in the 1880s as part of the Leith Improvement Scheme. They form the most extensive area of parkland in Leith covering an area of 48 acres (19.44 hectares), and are bordered by John's Place on the west side, Seafield Place on the east and are dissected mid-way by Links Gardens. Their open expanse is in striking contrast to the densely developed parts of

Central Leith and areas south of the Links. They form an attractive, large open space with tree-lined avenues and walkways and are used for a whole range of recreational purposes. Facilities include putting and bowling greens, cricket and football pitches and a children's play area. Walkers, joggers and families also extensively use the Links for games and picnics. An allotment area is situated on the north side.

The Links have been designated as a Millennium Park, a status that ensures that it will be protected for the future, and the Artillery Mounds on the Links are Scheduled Ancient Monuments. The park is also recognised as a neighbourhood nature area within the Nature Conservation Strategy.

Other smaller, but no less important areas of public open space include:

- *Taylor Gardens was laid out in 1910 after the closure of the former Leith Poorhouse on this site. It is situated on the east side of Junction Street near the junction with Ferry Road North and Coburg Street and covers an area of 0.90 acres (0.28 hectares). It is one of the few formally laid out gardens in the centre of Leith. It is south facing, has a fairly open aspect and is an important green area with trees and grass in a heavily built-up area. The Leith War Memorial faces the park on the east side.*
- *Keddie Park is situated off South Fort Street, at the easterly end of Pitt Street and extends to 1.35 acres (0.55 hectares). It is a small well-used neighbourhood park, with a fine setting above the Water of Leith, set in a high-density housing area and fulfils an important community function. The view southward from the park is dominated by the northern flank of Arthur's Seat and the cliffs of Salisbury Crags. Facilities include a play area and park benches.*
- *A large formal garden, the setting to the old Leith Hospital on North Junction Street, supports groupings of large mature trees that provide a significant space in the middle of the busy streetscape.*
- *A triangle of land between Sheriff Brae Hill, Parliament Street and Cables Wynd provides a neighbourhood park. An informal layout of grass and shrubs is complemented with groups of mature trees. A play area with a kick about space has been integrated at the western end.*
- *Another small park just off Commercial Street behind Sandport Street has a formal seating area at the centre. This open space extends beyond the obvious boundary through a series of informal footpaths to Sandport Place and the Water of Leith Walkway. Mature tree groups form an important edge to this area.*
- *Across Commercial Street, the Scottish Executive Offices and redeveloped commercial quay have created areas of open space with seating and informal areas that have utilised original cobbled paving materials and water features. These areas connect with Dock Place and Queens Dock, and are important for linking recreation with the other activities and uses of restaurants and pubs. This is mirrored on the other side of the docks at the Shore where the quay is used informally in the summer as external seating areas. Tree groups have been introduced into these areas and provide an important setting to the river corridor.*
- *Tucked behind Great Junction Street along Henderson Street is a triangular site that provides an important local park, with play area and formal seating.*

The tree groups provide an important contrast with the surrounding urban development.

- *Behind Constitution Street there are two important open spaces. The churchyard to South Leith Parish Church is secluded and hidden from anyone walking through the area. Bounded by high stone walls the area has many mature trees that reinforce this enclosure. St Mary's Church presbytery further north has a formal garden at the rear, enclosed with a boundary wall. Beyond these within the modern development area associated with the Kirkgate Centre and new flats there are groups and avenues of trees that have matured to provide an important framework to the surrounding built development and the setting to the pedestrian footways.*
- *Beyond this is a further local park and open space along Tolbooth Wynd. This incorporates formal seating, grassed areas and a kick-about space. Mature tree groups reinforce and create enclosure to the space, and footpaths provide connections to the surrounding area.*

The Forth coastline is generally recognised for its natural heritage importance and in many parts provides important open space. Leith Docks separates the Conservation Area from a direct relationship with the estuary. The outer shoreline is protected as both an Urban Wildlife Site in Edinburgh and as a Site of Special Scientific Interest (SSSI) nationally. Special Protection Area (SPA) and Ramsar status, that give it European/ International importance for its wintering bird populations and wetlands, reinforce the SSSI designation. Under this designation proposals are being drawn up for the creation of a tern colony within the western harbour area.

Natural Heritage Essential Character

- ***The relationship between the lower lying land associated with the Water of Leith valley with the surrounding more elevated topography of the city allows panoramic views and vistas across the Conservation Area.***
- ***From the lower lying areas of the valley, views are contained by the townscape and surrounding high ground. Above the valley there are vistas to the centre of the City and Arthur's Seat.***
- ***The Water of Leith Walkway and corridor is central to the Conservation Area and important for its natural heritage, open space and recreational value.***
- ***The extensive area of open space at Leith Links is important for its scale, historic context, recreational and natural heritage value.***
- ***Local Parks and green spaces within the urban area are important for their historic context, seclusion, local recreational value and landscape structure.***
- ***Important incidental areas of green and urban open spaces provide buffers from development and seclusion from the general circulation areas.***
- ***The Firth of Forth coastline is important for nature conservation and the setting of the Conservation Area.***
- ***Footpaths and cycleway routes through the area form important connections between open spaces and townscape areas.***

- *Sculptures, monuments and specimen trees add structural and decorative interest to urban spaces and walkways.*

MANAGEMENT - LEGISLATION, POLICIES AND GUIDANCE

Conservation areas

The [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#) states that conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Local authorities have a statutory duty to identify and designate such areas.

Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of special controls:

- The demolition of unlisted buildings requires conservation area consent.
- Permitted development rights, which allow improvements or alterations to the external appearance of dwellinghouses and flatted dwellings, are removed.
- Works to trees are controlled (see Trees for more detail).

The demolition of unlisted buildings considered to make a positive contribution to the area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, conservation deficit, adequacy of efforts to retain the building and the relative public benefit of replacement proposals. Conservation area character appraisals are a material consideration when considering applications for development within conservation areas.

Listed buildings

A significant proportion of buildings within Leith are listed for their special architectural or historic interest and are protected under the [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#). Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.

National policy

The [Scottish Historic Environment Policy \(SHEP\)](#) is the strategic statement of national policy relating to the historic environment.

The Development Plan

The [Edinburgh City Local Plan](#) sets out policies and proposals for the development and use of land in the City. The policies in the Plan are used to determine applications for development.

In broad summary, the key policy areas affecting the Leith Conservation Area are:

- Design of new development DES 1, 3, 5, 11, 12
- Listed buildings ENV 2-4

- Conservation areas ENV 5-6
- Historic gardens and designed landscapes ENV 7
- Archaeology ENV 8-9
- Trees ENV 12
- Natural heritage and nature conservation ENV 10-16

The proposed [City of Edinburgh Local Development Plan \(LDP\)](#) contains broadly similar policies and is a material consideration in current planning decisions.

Planning guidance

More detailed, subject-specific guidance is set out in Planning Guidance documents. Those particularly relevant to the Leith Conservation Area are:

- [Guidance for Householders](#)
- [Guidance for Businesses](#)
- [Listed Buildings and Conservation Areas](#)
- [Developer contributions and affordable housing](#)
- [Edinburgh Design guidance](#)
- [Communications Infrastructure](#)
- [Street Design Guidance - draft to be published](#)

In addition, a number of statutory tools are available to assist development management within the conservation area:

GPDO and Article 4 Directions

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, amended 2012, (abbreviated to GPDO), restricts the types of development which can be carried out in a conservation area without the need for planning permission. These include most alterations to the external appearance of dwellinghouses and flats. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. See [Guidance on Householder Permitted Development Rights 2012](#).

Under Article 4 of the GPDO the planning authority can seek the approval of the Scottish Ministers for Directions that restrict development rights further. The Directions effectively control the proliferation of relatively minor developments in conservation areas which can cumulatively lead to the erosion of character and appearance. The Leith Conservation Area has Article 4 Directions covering the following classes of development:

- 7 The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- 23 The extension or alteration of an industrial building or a warehouse;
- 24 Development carried out on industrial land for the purposes of an industrial process;
- 25 The creation of a hard surface within the curtilage of an industrial building or warehouse;

- 35 Development on operational land by statutory undertakers in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings;
- 38 Development by statutory undertakers for the purpose of water undertakings;
- 39 Development by public gas supplier; and
- 40 Development by electricity statutory undertaker.

Trees (elements map)

Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

TPOs are used to secure the preservation of trees which are of significant stature, in sound condition, and prominently located to be of public amenity value. When assessing contribution to amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a TPO. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development.

[Further information on trees and woodlands.](#)

Landscape and Biodiversity (structure map)

The Council has an obligation to take account of the impact of development on species protected by legislation and international commitments. The Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity as far as is consistent with their functions.

Further information on landscape and biodiversity:

[Landscape and Scenery](#)

[Local Nature Sites and Protected Species](#)

Archaeology (historical map)

Leith's archaeology contains some of Scotland's best urban archaeological deposits and historic buildings. Recent excavations within its historic core have established evidence for a pre-burgh (pre 1128) settlement and for the development of the town and port from 12th century to the present day.

The wealth of archaeological remains and artefacts has aided the understanding of medieval domestic life. Due to Leith's role as a port and its importance in the development of trade, there is a vast legacy of industrial and maritime artefacts still visible including cranes, dry docks and warehouses.

MANAGEMENT - PRESSURES AND SENSITIVITIES

The following pressures are associated with development proposals which conservation area designation, together with the Council's policies and guidance, are designed to manage. The Edinburgh Design Guidance, Guidance for Householders and Listed Buildings and Conservation Areas explain the Council's approach to design in historic contexts.

Townscape

The quality of the townscape is a critical factor in the enhancement of the conservation area. It is essential that the traditional townscape character is preserved and enhanced, and that a high quality, sustainable and vibrant environment is created for present and future communities. Respect for design should be demonstrated in the way new buildings are inserted into the framework of the existing townscape; on the one hand respecting its scale and form while on the other producing contemporary architecture of the highest quality.

Public Realm

The public realm of Leith offers a wealth of streets, squares and spaces, gardens and pedestrian spaces which act as a setting for the historic buildings and make an important contribution to the architectural character of the area. However, many of these would benefit from improvement. There are also few linkages available to the docks, and integration is essential between the docks and tenemental heartland.

Public realm improvements should take account of a range of issues including; transport movement, pedestrian flow, street furniture, lighting and landscape quality.

The main objective is to ensure that the public realm is regarded and understood as an historic element of the Leith Conservation Area, and that any alterations to it take the historical and cultural significance of the public realm into consideration.

Architectural Character

Leith's architectural character with both civic and commercial institutions reflects its former independence and maritime history. The historical and architectural importance of Leith is reflected in the concentration of statutorily listed buildings in the area. However, many historic buildings are no longer used for their original purpose, require extensive repairs and are vacant or under utilised.

Generally, a low priority is given to ongoing building maintenance and repair which is exacerbated due to the levels of multiple ownership. More detailed historic building issues include: stone work deterioration, missing architectural details (such as railings and decorative stone enhancement), poorly executed mortar repairs, leaking rainwater goods and structural movement. The quality of alterations to shop fronts, extensions, dormers and other minor alterations needs to be improved.

Important heritage features, within Leith, range in scale from small streetscape items such as bollards, rail lines and quay walls to larger scale structures. These should be integrated into developments providing a valuable contribution to the identity and quality of the public realm.

Activities and Uses

Leith is an intensively developed urban area with a multiplicity of land use activities co-existing with the predominant residential use. It contains a full range of social, commercial and community facilities, and performs an important shopping and service role for people working and living in the area.

There has been a substantial reduction in Leith's traditional manufacturing and port related industries around which its growth was based. However, industry remains an important land use in Leith, and is now spread across a more diverse base with increasing growth in the service and technology sectors.

Residential uses, within mainly traditional tenement property and with retail uses on the ground floors, predominate. However, some recent development has seen the erosion of such mixed uses and a creation of single-use zones of shopping, business and housing.

It is important to support the vitality and viability of Leith Walk, the Foot of the Walk and Great Junction St as a retail and commercial centre. Environmental improvements and repairs within and around the shopping area are required to help create a safer and more attractive shopping environment.

High traffic volumes threaten the character of the Conservation Area particularly of Bernard Street, Commercial Street, Great Junction Street and Ferry Road. New development should incorporate safe access by a range of means of transport options. The design of development can assist in altering the relative attractiveness of different transport modes and in encouraging means of access other than by private car. In considering the design of development, priority should be given to providing convenient access for pedestrians and cyclists. The intrusive effect of car parking should also be sensitively controlled.

Community

Community regeneration involves building strong, safe and attractive places. The quality of houses, shops, commercial premises, community facilities, local parks, green spaces, play areas, roads and pavements directly impact on the image and sense of comfort and safety.

Recent, high value new development has attracted people on higher than average incomes whose lifestyles are in contrast to many local residents living in the tenemental heartland. A critical concern for local people and business is about "closing the gap" to ensure that the whole community benefits, from increased investment, in a sustainable and balanced way. In particular, there is evidence through public consultations of the priority need to ensure a continuing sense of

place and belonging, one in which old traditions remain alongside the new in a mixed, balanced and sustainable community.

Natural Heritage

The Water of Leith Walkway and Corridor is central to the Conservation Area and important for its natural heritage, open space and recreational value. It is designated as an Urban Wildlife Site and is an important habitat for a wide range of flora and fauna. The Firth of Forth coastline is recognised for its natural heritage importance, in providing important open space and in the setting of the Conservation Area. The extensive area of open space at Leith Links the local parks and green space within the urban area are also important for their seclusion, historic context, recreational and natural heritage value. The existing tree groups and specimens are particularly important to the character of the Conservation Area.

MANAGEMENT - OPPORTUNITIES FOR PLANNING ACTION

The Council recognises that the Leith Conservation Area is a living environment that will continue to adapt and develop. Conservation area status does not mean a prohibition on development. The Council will carefully manage change to ensure that the character and appearance of conservation areas are safeguarded and enhanced. The following are the main aims within the conservation area:

- To ensure that the historic and architectural character of listed buildings in the Leith Conservation Area is maintained, there is a presumption against demolition. Alterations should not harm the elements that contribute to the special interest of the building and its setting.
- To promote new high quality architecture which is sympathetic to the historic character, reflects and interprets the particular qualities of its surroundings, and responds to and reinforces the distinctive patterns of development, townscape, landscape, scale, materials and quality in the Leith Conservation Area.
- To ensure that historic street patterns, open spaces, associated landscaping and materials are maintained, protected and enhanced, and that any alterations give due consideration to the historical and cultural significance of the public realm.
- To require the highest standards of materials and workmanship for all works associated with the built heritage. Materials and techniques should respect traditional practice.

MANAGEMENT - OPPORTUNITIES FOR ENHANCEMENT

Leith Inner Harbour

The ancient Port of Leith and in particular the Old Inner Harbour, dating from 1143 was the most significant harbour in Scotland for centuries. The original layout of the four Inner Harbour basins remains unchanged, other than the introduction or replacement of bridges and the infilling of associated dry docks, some of which are designated Ancient Monuments. While a number of buildings that faced onto the basins have been demolished a significant number of historically important properties remain, many listed and in good condition.

The regeneration of the area, further enhanced by the recent improvements carried out on the south Shore, has reinforced the Inner Harbour basins as the focus of this part of central Leith.

The Water of Leith is an important corridor for wildlife and supports a rich diversity of flora and fauna. The Inner Harbour basins are home to many water birds and the river otters are regular visitors to the basins.

The closure of the tidal flow of the Water of Leith in 1968 has contributed significantly to silting of the harbour basins with the consequent increased risk of flooding, which has noticeably risen in recent years. Silting and the construction of bridges mean that the basins are no longer navigable - existing barges have been brought in by crane. These, together with the adjacent overgrown trees and uncontrolled parking, block the view of the water and restrict public use of the harbour side along the length of the North Shore, much to the detriment of the many quality restaurants opposite. There are, therefore, concerns that the character and amenity of the area will be adversely affected further by any increase in the number of fixed barges in the Inner Harbour basins or other inappropriate developments.

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Planning Committee

10am, Monday 15 June 2015

Facilitating Reuse of At Risk Historic Buildings

Item number	8.2
Report number	
Executive/routine	Executive
Wards	City Wide

Executive summary

The purpose of this report is to provide an annual update to Committee on the Council's role in facilitating the restoration and reuse of at risk historic buildings. It is proposed to develop joint working practices relating to the disposal of historic buildings currently in Council ownership. In one particular case, at 5 Downie Terrace, Council intervention may be required in the event that the owner declines to carry out necessary works to make it wind and watertight.

Links

Coalition pledges	P40
Council outcomes	CO19, CO23, CO26
Single Outcome Agreement	SO4

Facilitating reuse of at risk historic buildings

Recommendations

- 1.1 It is recommended that the committee:
- a. notes the status of Edinburgh's buildings on the Buildings at Risk Register, including those which have been brought back into use in the last year;
 - b. notes the intention to develop improved working practices between Planning and Estates on the disposal of historic buildings in Council ownership; and
 - c. notes that if the owner of 5 Downie Terrace does not take action to make the building wind and watertight a report will be taken to the Planning Committee seeking authorisation to serve an Urgent Works Notice under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Background

- 3.1 Edinburgh's outstanding historic environment plays a fundamental role in its identity and its desirability as a place to live, work and visit. As such it is an exceptionally valuable asset to the city.
- 3.2 This value has been recognised and afforded protection through the designation of 4,845 listed buildings, 49 conservation areas and the World Heritage Site. Planning authorities have a duty to protect the historic environment, although the maintenance of individual buildings is the responsibility of the building owner.

Main report

Buildings at Risk Register

- 3.3 The condition of historic buildings across Scotland is monitored through a national register of Buildings at Risk (the BARR), which is managed by Historic Environment Scotland. The purpose of the Register is to:
- identify buildings of architectural merit that have fallen into disrepair;
 - monitor their condition; and
 - raise awareness of the "at risk" buildings to encourage owners and other interested parties to find ways to bring about their restoration and reuse.

3.4 The BARR is also used by the Scottish Government as a national indicator of the condition of Scotland’s historic environment, measured by the number of Category A listed buildings that are on the register.

3.5 The BARR can be viewed at www.buildingsatrisk.org.uk.

Buildings at Risk in Edinburgh

3.6 There are currently 92 Edinburgh buildings on the BARR. A number of the current ‘at risk’ buildings form part of high profile development sites and regeneration projects, including Craighouse, India Buildings and Panmure House.

3.7 A significant number of the buildings are in the process of having proposals for reuse developed: some at an early stage, others with live planning applications, and others with consent for restoration or demolition. There are also at risk sites that are either not buildings (for example boundary walls and cemeteries) or not suitable for conversion to a contemporary use (for example dovecots, spring heads and pavilions). As with all buildings on the Register, these would still benefit from restoration and owners are encouraged to carry out necessary works.

3.8 The following table provides a breakdown of the status of the Edinburgh buildings on the BARR:

Restoration in progress	6
Live planning consents	29*
Planning applications pending consideration	2
Proposals for reuse are being developed	15
No known proposals for reuse	25
Not buildings/not suitable for reuse	15

**of which 4 are for demolition, 3 for façade retention*

A full list of the buildings is attached in Appendix 1.

3.9 Buildings remain on the register until they have been fully restored and reoccupied. In the last 12 months, nine buildings have been restored and removed from the register, and a further three have been demolished. The positive progress in addressing buildings on the BARR is a reflection of the city’s economic growth and strong property market. Details of these buildings are attached in Appendix 2.

3.10 In the last 12 months no new buildings have been added to the register. However, it is not a static record and as buildings are restored others may fall into disuse. The BARR team has advised that Edinburgh is due for its tri-annual resurvey this year and it is anticipated that this may identify a number of additional buildings.

Edinburgh's at risk buildings in context

- 3.11 Edinburgh continues to have a lower proportion of at-risk built heritage than other cities, containing 10.2% of Scotland's listed buildings and just 3.6% of its "at risk" buildings.

The Council's role

- 3.12 As part of the Council's statutory duty to protect the historic environment, the Planning service seeks to work with owners to support them in bringing an "at risk" building back into use, or to sell their property to a restoring purchaser. This is done on a case by case basis, with a focus on properties which are in a deteriorating condition or have no known proposals for reuse.
- 3.13 This can involve passing on enquiries from potential purchasers to owners; providing advice and information to owners and potential purchasers; monitoring the condition of buildings; and working closely with owners to persuade them to develop proposals for reuse.
- 3.14 In more difficult cases, this can involve using the statutory powers granted to local authorities to intervene and to take direct action. It should be noted, however, that the powers available are limited. Under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, if a building is not wind and watertight a local authority can serve an Urgent Works Notice which requires that the owner carries out measures such as boarding up windows, clearing gutters and patching holes in the roof. This can stabilise a building and help to prevent further deterioration until full repairs are carried out. If the owner does not carry out the works within the required timescale the local authority may carry out the works and claim the cost of the works back from the owner of the property.
- 3.15 At the other end of the scale, if an owner is not taking reasonable measures to properly preserve a listed building, a local authority may serve a Full Repairs Notice as a precursor to initiating the compulsory purchase process. Compulsory purchase is a lengthy and complex process, used as a matter of last resort. Costs can be considerable as the property must be purchased at market value and the local authority will take on responsibility for maintenance until a suitable restoring purchaser can be found.
- 3.16 The Council has a role in the maintenance and disposal of its own historic assets. 17 Council owned buildings are on the BARR. Of these, five are not suitable for reuse and the remaining 12 are at various stages of identifying a suitable tenant or purchaser to facilitate restoration and reuse. These include:
- Category A listed Riddles Court, which is being restored by the Scottish Historic Buildings Trust as the Patrick Geddes Centre for Learning and Conservation.
 - Category A listed Tron Kirk which is scheduled to be restored by Edinburgh World Heritage as a World Heritage Centre.

- Category A listed City Observatory which is undergoing restoration to house the Collective Gallery, with the main dome now restored and plans in place to restore the remainder of the building in the coming years.
 - Category B listed Leith Theatre which it is proposed to lease to the Leith Theatre Trust for use as a flexible performance space.
- 3.17 Planning and Estates Services have been working together to pursue the restoration of Redhall House. This property was previously Council-owned and was added to the register after it was sold into private ownership. This process has identified aspects of the disposal process that could be improved, as set out in a report to Finance and Resources Committee of 5 June 2014.
- 3.18 Increased service cooperation provides an opportunity to develop joint working practices between the Planning and Estates services to improve the disposal process and safeguard the future of disposed historic properties. This will expand on the partnership approach set out in the Economic Development/Planning and Building Standards/Estates Protocol.

5 Downie Terrace

- 3.19 5 Downie Terrace is a Category C listed nursery coach house which has been on the Buildings at Risk Register since 2010. Recent site visits indicate that it may not be wind and watertight and its condition is worsening. The owner has, to date, declined access to the interior. A location plan and site photos are attached in Appendix 3.
- 3.20 The intention is to work with the owner to identify works to make the building wind and watertight in the short term, and longer term to identify a route to restoration and reuse. However, should the owner continue to decline to take action to make the building wind and watertight, an Urgent Works notice would allow the Council to carry out the works and recover costs from the owner.
- 3.21 Based on current information, it is anticipated that the following work is likely to be the minimum required to preserve the building and halt further deterioration:
- Boarding up of windows or repairs to damaged glazing where appropriate.
 - Clearance of blocked gutters, replacement of damaged and missing downpipes and work to ensure that all rainwater from the roof coverings is satisfactorily collected.
 - Removal of vegetation from walls and parapet gutters.
 - Temporary roof patching as required.
- 3.22 If the owner declines to carry out necessary works, a report will be brought to the Planning Committee at an early date to gain approval for serving an Urgent Works notice.

Measures of success

- 4.1 Number of buildings brought back into use or level of risk reduced.

Financial impact

- 5.1 The work will be undertaken within existing staff resources. There are no immediate financial implications for the Council arising from this report.
- 5.2 Should an Urgent Works notice be served, the costs of carrying out the work to make the building wind and watertight would be recovered from the owner.

Risk, policy, compliance and governance impact

- 6.1 There are no significant risks associated with approval of the document as recommended.

Equalities impact

- 7.1 No infringements of rights have been identified. No negative impacts on equality have been identified.

Sustainability impact

- 8.1 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 are summarised below. Relevant Council sustainable development policies have been taken into account.
- Conservation of the built environment has the potential to minimise the use of natural resources and reduce carbon emissions.
 - The need to build resilience to climate change impacts is not relevant to the proposals in this report because the proposals are neither positively nor negatively affected by climate change.
 - The proposals in this report will help achieve a sustainable Edinburgh because the conservation and management of the historic environment contributes directly to sustainability in a number of ways. These include the energy and materials invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

Consultation and engagement

9.1 There is no requirement for consultation.

Background reading/external references

www.buildingsatrisk.org.uk

Report to Finance and Resources Committee, 5th June 2014 “[Redhall House and Lawn – options for action](#)”

John Bury

Acting Director, Services for Communities

Contact: Alison Morris, Planning Officer

E-mail: alison.morris@edinburgh.gov.uk | Tel: 0131 529 6235

Links

Coalition pledges	P40. Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage.
Council outcomes	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. CO26. The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.
Single Outcome Agreement	SO4. Edinburgh's communities are safer and have improved physical and social fabric.
Appendices *	1. List of buildings currently on the BARR 2. List of buildings removed from the BARR April 2014 – April 2015 3. 5 Downie Terrace – location plan and site photos

Appendix 1: Buildings currently on the BARR

Restoration in progress (6)

Building	Details of restoration
Staircase at High School Yards	Council owned external stairs. Restoration project underway in partnership with Edinburgh World heritage.
Panmure House, 4 Lochend Close	Being restored and converted for use by Edinburgh Business School, Heriot Watt University
Blackfriars Street UP Church	External renovations completed by owner. Suitable long term use being sought (applications for conversion to residential are pending consideration).
Lauriston Place Church, 59 Lauriston Place	Being restored and converted for use as a Muslim educational and religious centre.
51 Abbeyhill	Being restored and converted into residential accommodation
34 Hamilton Place	Former theatre workshop being converted into mixed use residential and commercial (residential completed).

Live planning consents (29)

Building	Details of consented scheme
1 Baxter's Place	Conversion to hotel
2-3 Baxter's Place	Conversion to hotel
4-5 Baxter's Place	Conversion to hotel
Sailor's Arc, 231 Canongate	Façade retention as part of New Waverley scheme
227-229 Canongate (tenements)	Façade retention as part of New Waverley Scheme
Canongate Venture, 5 New Street	Restoration as part of New Waverley Scheme
3-3A St Andrew Square	Part of the St Andrew Square scheme
1-2 India Buildings, Victoria Street	Conversion to hotel
3-4 India Buildings, Victoria Street	Conversion to hotel
5-6 India Buildings, Victoria Street	Conversion to hotel
Donaldsons School, 1B West Coates	Conversion to residential
Donaldsons School West Lodge	Conversion to residential
Donaldsons School East Lodge	Conversion to residential
Odeon, 7 Clerk Street	Conversion to arts venue
Craighouse Boiler room annex	Part of Craighouse scheme
Craighouse, East Craig	Part of Craighouse scheme

Craighouse, Bevan House	Part of Craighouse scheme
Craighouse, East Lodge	Part of Craighouse scheme
Craighouse, Old Craig House	Part of Craighouse scheme
Craighouse, South Craig	Part of Craighouse scheme
Curriehill Primary School	Demolition and new build residential development <i>Anticipated that this will be moved to 'demolished' following BARR resurvey in summer 2015</i>
Comiston House Stables	Conversion to residential
Comiston House Doocot	Restoration as part of conversion of stables
37 Cammo Road	Conversion to residential
200 Lanark Road West	Conversion to residential as extension to adjoining cottage. <i>Anticipated that this will be moved to 'restoration in progress following BARR resurvey in summer 2015.</i>
204 Lanark Road West	Conversion to residential <i>Anticipated that this will be moved to 'restoration in progress following BARR resurvey in summer 2015.</i>
Police Box, Market Street	Conversion to coffee kiosk
Still House, Path Brae, Kirkliston	Demolition and new build residential
Shrubhill Tramworks NW workshop	Conversion to residential <i>Further applications for amendments to approved consents are pending consideration</i>
Shrubhill Tramworks NE workshop	Conversion to residential <i>Further applications for amendments to approved consents are pending consideration</i>
4 Windsor Street Lane	Demolition and replacement with new build residential
34 Dewar Place Lane	Demolition and new build development of wider site

Planning applications pending consideration (2)

Building	Details of application
6 Market Street	Demolition and new build hotel
Redhall House, 7 Redhall Drive	Conversion to residential plus enabling new build

Proposals for reuse are being developed (15)

Building	Details of proposals
42 St Andrew Square	Restoration as part of mixed use development <i>PAN submitted</i>
Tron Kirk, Royal Mile	Conversion to World Heritage Centre
Royal High School, Regent Road	Two independent proposals being developed: (i)

	conversion to hotel (ii) conversion to music school <i>PANs submitted for hotel and music school proposals</i>
City Observatory, Calton Hill	Conversion to gallery space
Riddle's Court, Lawnmarket	Conversion to Patrick Geddes Centre for Learning and Conservation
28-48 West Register Street	Restoration as part of mixed use development <i>PAN submitted</i>
India Buildings, 11-15 Victoria Street	Restoration as part of commercial development <i>PAN submitted May 2015</i>
Council Yard, Kings Stables Lane	Preferred buyer selected to develop and take forward proposals <i>PAN submitted April 2015</i>
Donaldsons School, 1B West Coates	Conversion to residential as part of wider residential development. <i>PAN submitted</i>
Donaldsons School West Lodge	Conversion to residential as part of wider residential development. <i>PAN submitted</i>
Donaldsons School East Lodge	Conversion to residential as part of wider residential development. <i>PAN submitted</i>
Leith Theatre, Ferry Road	Flexible performance space managed by Leith Theatre Trust
North British Rubber Company, Fountain Park	Conversion to Edinburgh Printmakers headquarters
3 Dublin Street Lane North	Owner has indicated intention to sell to a restoring purchaser later in the year.
Boundary walls, St Mark's Episcopal Church, 287 High Street, Portobello	Congregation has sought lottery funding for restoration works <i>Anticipated that this will be moved to 'restoration in progress following BARR resurvey in summer 2015.</i>

No known current proposals for reuse (25)

Building
2 North Grey's Close
9-10 West Scotland Street Lane
55 Abbeyhill
New Calton Burial Ground watchtower
29-31 George Street (upper floors only)
Police call box, Cowgate
22 John's Lane, Leith
St James Church, 19 Constitution Street
Mecca State Social Club, 204-208 Great Junction Street
1-5 Baltic Street
Warehouse, mid pier, Granton

Madelvic Factory, 37 Granton Park Avenue
Morton House Bevedere, 19 Winton Loan
Community Centre, 165 Leith Walk
Laverockdale Cottage, Dreghorn Loan
4 Gilmerton Road, Goods Corner Cottages
8 Gilmerton Road, Goods Corner Cottages
15 Duke Street
St Paul's Church, 9 Lorne Street
Cramond Bridge Mill
Cammo House Walled Garden and outbuildings
Generating Station, 95 MacDonald Road
5 Downie Terrace
Ravenscroft Cottages, 81-83 Ravenscroft Street
Comiston Springs Water House, near Swan Spring Avenue

Not suitable for reuse/conversion (15)

These sites are either very small buildings or are not buildings at all: they are not suitable for conversion to a contemporary use, however would all benefit from restoration and/or maintenance works.

Building
Warriston Cemetery
Warriston Cemetery extension
Mortonhall House Burial Ground, Frogston Road East
West Pier, Port Edgar
Hatton House South Terrace and pavilions, nr Wilkiestoun
Hatton House Garden temple, nr Wilkiestoun
Comiston Springs: Sandglass Spring Head, Oxfangs Loan
Comiston Springs: Peewit Spring Head 2, Oxfangs Green
Comiston Springs: Fox Spring Head 3, Comiston View
Comiston Springs: Peewit Spring Head 1, Oxfangs Street
Ravelrig Doocot, Lanark Road West, Balerno
Addistoun Doocot, Addiston, nr Dalmahoy
Ratho Park Doocot, Ratho
Clifton Hall Doocot, Clifton Hall, Newbridge
Cammo House Stables, Cammo Road

Appendix 2: Properties removed from the Register, April 2014 – April 2015

Raeburn House: restored to a hotel/bar/restaurant



Restored



At risk

12 Grove Street: restored and re-occupied as residential



Restored



At risk

10-14 Princes Street: restored and back in use as hotel and retail



Restored



At risk

16 Cumberland Street SE Lane: restored as holiday accommodation



Restored



At risk



19 St Andrew Square: restored and back in use as a hotel



Restored



At risk

8 Blenheim Place: restored as residential



Restored



At risk

26 Heriot Row: restored and back in use as residential



Restored



At risk

50 Rose Street North Lane: restored and converted to hostel



Restored



At risk

Barnton Hotel: restored and converted to residential



Restored



At risk

4-8 St Andrew Square: demolished as part of mixed use development (3 separate entries on the BARR)



Demolished



At risk

Appendix 3: 5 Downie Terrace

