

Planning Committee

2.00pm, Wednesday, 22 August 2018

Development Plan Scheme

Item number	9.1
Report number	
Executive/routine	
Wards	All
Council Commitments	

Executive Summary

The purpose of this report is to seek the Committee's approval of a new Development Plan Scheme. Planning authorities have to publish a scheme at least once a year, to set out their programme for preparing their local development plan. The last such scheme was approved and published in September 2017.

The appended Development Plan Scheme sets out the dates and events for the main consultation stage in the project to prepare a replacement local development plan. It explains how the new plan fits into the bigger picture, including City Vision 2050. It advises of the name for the replacement local development plan: City Plan 2030.

Development Plan Scheme

1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 Approves the new Development Plan Scheme (appendix 1) for publication; and
 - 1.1.2 Refers this report to the Housing and Economy Committee for its information.

2. Background

- 2.1 At its meeting of [30 May 2018](#) the Planning Committee received a report referred from the Housing and Economic Committee. The report set out an overview of the new local development plan project. A subsequent report to the Housing and Economy Committee on [7 June 2018](#) set out arrangements for elected member involvement in the project.
- 2.2 It is important that all stakeholders, including individual members of the public and community groups, have opportunities to influence the content of a local development plan. There are several stages in the preparation when people can make statutory written representations to the Council.
- 2.3 Councils need to give all parties advance notice of when these engagement periods will take place. Accordingly, councils have to publish a development plan scheme at least once a year.

3. Main report

Purpose and Timetable

- 3.1 The purpose of a development plan scheme is to set out publicly a planning authority's programme for preparing its development plan. This is intended to help communities, individuals and organisations know in advance about formal opportunities to engage with the plan process. Development plan schemes must include a 'participation statement' for that purpose.
- 3.2 A new development plan scheme is attached for the Committee's approval (Appendix 1).
- 3.3 The August 2018 Development Plan Scheme:
 - 3.3.1 Explains its purpose, and what development plans are;

- 3.3.2 Describes the context in which the new plan is being prepared;
 - 3.3.3 Sets out a timetable and dates for the new plan project;
 - 3.3.4 Sets out a Participation Statement, which is described in more detail below; and
 - 3.3.5 Provides contact details to find out more, and social media details to help people follow planning activities.
- 3.4 Local development plans cover a 10 year period. The current statutory target is to replace a local development plan within five years of adoption. In Edinburgh's case this means by November 2021.
- 3.5 The new plan will have to be consistent with the approved Strategic Development Plan (SDP) 2. The timetable for SDP 2 is therefore a major influence. Its examination report was published at the end of June 2018, later than anticipated. The target time for ministerial approval of an SDP is two months from examination report (i.e. by end August 2018).
- 3.6 The appended Development Plan Scheme sets out the following updated timetable and indicative dates.

Stage	Timetable	Dates
Main Issues Report (to Committee)	7 months after publication of SDP 2's Report of Examination (i.e. 5 months after approval of SDP 2)	January 2019
Main Issues Consultation	8 weeks	8 February – 5 April 2019
Proposed Plan	7 months after publication of LDP Main Issues Report	August 2019
Period for representations on Proposed Plan	6 weeks	Early October – mid November* 2019
Submit Plan and representations to Scottish Ministers	5 months after Proposed Plan formal publication	March 2020* <i>(assumes no notifiable modifications.)</i>
Examination and Report of Examination	6 to 9 months (target)	December 2020*
Plan as Modified	3 months after Report of Examination	March 2021*

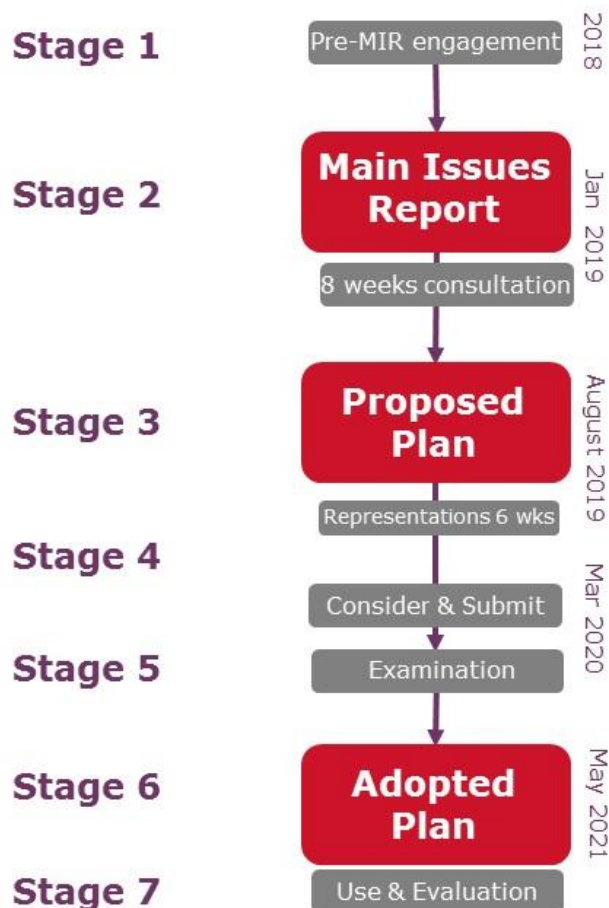
Adoption	2 months after Plan as Modified	May 2021*
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* Actual dates will be provided in later Development Plan Schemes, and may be adjusted to take account of factors such as Council committee schedules.

Project stage duration estimates are based on Circular 6/2013 Development Planning.

3.7 This timetable would deliver an adopted replacement local development plan within 4.5 years of the adoption of the first LDP. This would represent early review and replacement of the plan, compared to the five year statutory target. This reflects the examination report which recommended an early review of the LDP. It also reflects feedback from the relevant Minister, [reported to Planning Committee in December 2016](#).

3.8 The following diagram shows the main stages of the project:



Main Issues Report

- 3.9 The key statutory consultation document for the project is the Main Issues Report. This is a statutory document which must:
- 3.9.1 Set out the Council's proposals for development of the city, including where development should and should not happen;
 - 3.9.2 Set out reasonable alternatives to this;
 - 3.9.3 Draw attention to how these options are different from the current LDP; and
 - 3.9.4 Provide enough information to allow people to make meaningful representations in response to the above.
- 3.10 The [previous Main Issues Report](#) was published in 2011. It was designed to be short and accessible to as wide a range of people as possible, by condensing the choices for the LDP into 20 questions. However, early engagement with community councils for the new plan indicates that it was still hard to engage the wider public with it.
- 3.11 It is intended to make the new Main Issues Report as simple and easy to access as possible, whilst still meeting statutory requirements.

City Plan 2030

- 3.12 Early engagement indicates that lengthy, jargon-based titles for planning documents can be off-putting and may act as a barrier to engaging wider public.
- 3.13 Accordingly, it is intended to avoid calling the new local development plan 'Local Development Plan 2' (LDP 2).
- 3.14 It is intended to title the new plan: '**City Plan 2030**'
- 3.15 This title:
- 3.15.1 Reflects the role of the plan, and its successor plans, in helping to shape the city as it works towards realising the City Vision 2050;
 - 3.15.2 Helps explain what time period the plan covers (i.e. the period up to 2030);
 - 3.15.3 Is shorter than 'Local Development Plan' and so less likely to be abbreviated to a three letter acronym (i.e. LDP); and
 - 3.15.4 Fits with its companion documents: City Housing Strategy, City Transport Strategy.

3.16 The following diagram shows the relationship of successive City Plans to the City Vision 2050:



3.17 The frequency of review for local development plans is a matter which is under consideration in the review of planning legislation. The emerging legislation proposes a switch from five year to 10 year reviews, with scope for exceptions where circumstances justify. Accordingly and subject to the outcome of legislative review, there may in practice be a need for a 'City Plan 2035' and 'City Plan 2045' in between the above documents.

3.18 As part of the above efforts to make the Main Issues Report simpler and more accessible, views are being sought to help identify a more engaging title than 'Main Issues Report'.

Consultation Activities

3.19 The appended Development Plan Scheme sets out a participation statement with consultation activities as follows.

3.20 Pre- Main Issues Consultation (up to December 2018):

3.20.1 Community briefings and workshops, continuing the engagement with community councillors carried out in March and June 2018;

3.20.2 Children and Young People Engagement Programme;

3.20.3 Topic stakeholder discussion events, focusing on key land use issues including office development, industry, retail and leisure, housing; and

3.20.4 Use of social media to build awareness and interest in the project.

3.21 Main Issues Consultation (8 February – 5 April 2019):

3.21.1 Launch of consultation document and questions on Consultation Hub;

3.21.2 Publicity to raise awareness of consultation;

3.21.3 Notification to those groups and individuals on the project mailing list telling them how to comment;

3.21.4 Staffed exhibitions in public places (e.g. shopping centres) to raise awareness; and

3.21.5 Drop-in sessions (4-7pm) to allow interested individuals opportunity to find out more about consultation proposals.

3.22 Once approved, the appended Development Plan Scheme will be published in designed form, and circulated to the project mailing list.

4. Measures of success

4.1 The measure of success is that the Council adopts a new local development plan which can be used to deliver the vision, aims and outcomes identified by the Council in the Council Business Plan.

5. Financial impact

5.1 There are no direct financial impacts arising from the approval of this report. The costs of circulating the Development Plan Scheme and delivering the consultation activities it describes will be met from existing budgets. The report to Housing and Economy Committee on [22 March 2018](#) provides further information on how financial impacts will be considered in the project.

6. Risk, policy, compliance and governance impact

6.1 The risks associated with this area of work are significant in terms of finance, reputation, and performance in relation to the statutory duties of the Council as Planning Authority and in several of its other capacities.

6.2 Project governance arrangements include regular monitoring and management of identified risks.

6.3 Detailed project governance arrangements and controls have been informed by the findings of an internal audit. The recommendations of this audit were referenced in a recent report to the Governance, Risk and Best Value Committee on [16 January 2018](#).

7. Equalities impact

7.1 An Integrated Impact Assessment will be carried out as an integral part of the plan project.

8. Sustainability impact

8.1 There are no direct sustainability impacts arising from this report although the ability of the Council to manage successfully the impacts arising from the growth of the city is critical to achieving sustainable development.

- 8.2 A Strategic Environmental Assessment will be carried out as an integral part of the plan project.

9. Consultation and engagement

- 9.1 The formal consultation stages are set out in statute and focus in the Main Issues Report and Proposed Plan stages.
- 9.2 The appended Development Plan Scheme sets out the statutory participation statement. This specifies the minimum consultation activities for the Plan which will be carried out in the next 12 months, with particular focus on the Main Issues Report stage. A new Development Plan Scheme will be reported and published in 2019 to set out details of the Proposed Plan stage.

10. Background reading/external references

- 10.1 Local Development Plan – Elected Member Involvement, [Report to Housing and Economy Committee](#), 7 June 2018
- 10.2 Edinburgh Local Development Plan 2 – Project Overview, [Report to Housing and Economy Committee, 22 March 2018](#)
- 10.3 Community Engagement in Planning – detailing proposals, Report to Planning Committee, 14 March 2018
- 10.4 Development Plan Scheme, [Report to Housing & Economy Committee, 7 September 2017](#)
- 10.5 Programme for the Capital – The City of Edinburgh Council 2017-2022, [Report to Full Council, 24 August 2017](#)
- 10.6 Edinburgh Local Development Plan - Adoption, [Report to Full Council, 24 November 2016](#)
- 10.7 SESplan Strategic Development Plan 2, Proposed Plan (October 2016) and Report of Examination (July 2018), available at: www.sesplan.gov.uk
- 10.8 Scottish Government [Circular 6/2013](#): Development Planning

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11. Appendices

Appendix 1 – Development Plan Scheme

Planning Committee

22 August 2018

DEVELOPMENT PLAN SCHEME

August 2018

Contents

Background

What is a Development Plan Scheme?

What is a Development Plan?

Edinburgh Local Development Plan

The bigger picture – 2050 City Vision and other strategies

A new plan – City Plan 2030

Participation Statement

Pre-Main Issues Consultation

Main Issues Consultation

How Consultation will Shape the Plan

How to stay informed

BACKGROUND

What is a Development Plan Scheme?

This leaflet is a Development Plan Scheme. It explains how the next local development plan will be prepared. It includes:

- an explanation of what a local development plan is;
- a timetable for the replacement for the local development plan, to be called City Plan 2030; and
- a participation statement which sets out when and how you can get involved in preparing City Plan 2030.

This is the Council's 12th Development Plan Scheme. It replaces one published in September 2017.

What is a Development Plan?

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

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

The National Planning Framework: this sets out, at the national level, the Scottish Government's strategy for the country's spatial development, including schemes of national importance. The third NPF was published in June 2014.

A Strategic Development Plan: these are produced for Scotland's four largest city regions. They set out a long term (20 years or more) spatial planning strategy indicating in broad terms where future development will be located and what is required to deliver it. The first Strategic Development Plan for South East Scotland was approved in June 2013. It was prepared by the Strategic Development Plan Authority for Edinburgh and South East Scotland (SESplan). The six councils which are members of SESplan are Edinburgh, East Lothian, Fife, Midlothian, Scottish

Borders and West Lothian. Supplementary guidance setting out increased housing land requirements was adopted in autumn 2014. A replacement, Strategic Development Plan 2, is expected to be approved by Scottish Ministers by autumn 2018.

A Local Development Plan: these are produced by the local planning authorities and set out more detailed policies and proposals to guide development. These plans are adopted by the planning authority and must accord with the approved Strategic Development Plan and seek to implement its requirements on a site-specific basis. They cover a ten year period and currently are updated every five years. The Edinburgh Local Development Plan was adopted in 2016, replacing two old-style local plans.

The Strategic Development Plan, together with the local development plan and any associated supplementary guidance, form the statutory development plan referred to in decisions on planning applications.

Edinburgh Local Development Plan (2016)

The current Edinburgh Local Development Plan (LDP) was adopted in November 2016. This was at the end of a long process. The process included:

2011

The **Main Issues Report**, accompanied by an Environmental Report and Monitoring Statement, was published in October 2011 to seek views on the policy and development options that could be included in the Local Development Plan.

2013

The Main Issues Report responses informed the preparation of the first **Proposed Plan**. This was approved in March 2013 and published in May for a period in which formal representations could be submitted.

2014

After the first Proposed LDP, the Strategic Development Plan was approved by Scottish Ministers with changes. The changes meant that the LDP needed to provide more housing land. This changed the spatial strategy of the LDP which meant that a new **Second Proposed Plan** had to be prepared. The Second Proposed LDP, informed by responses received on the first Proposed LDP, was approved in June 2014 and published in August for a period where formal representations could be submitted.

2015

Most representations wanted changes to the Second Proposed Plan. These unresolved representations, a summary of the issues they raised and the Second Proposed Plan itself were submitted to Scottish Ministers at the end of May 2015 for **examination**. A Scottish Government reporter was appointed in June 2015. The examination process consisted largely of written submissions. Two hearing sessions were held in November 2015. The examination concluded in June 2016 when the **Report of Examination** was published.

2016

The examination reporter made several recommendations for changes to the Plan. These recommendations were largely binding on the Council. The Council published the **Plan as Modified** in September 2016. The Council formally adopted the Plan on 24 November 2016. The **adopted Edinburgh Local Development Plan** was then published in its final form. It is available online at www.edinburgh.gov.uk/localdevelopmentplan.

The adopted LDP is now being joined by 12 pieces of Supplementary Guidance. These will also form part of the overall development plan. They cover the following matters:

- 9 town centres, including the City Centre Retail Core
- Developer Contributions and Infrastructure Delivery
- Edinburgh BioQuarter and Little France Park
- Heat Opportunities Mapping

The LDP is now being used to determine planning applications. It is accompanied by a statutory Action Programme which is being used to ensure delivery of the LDP's policies and proposals, including necessary infrastructure.

Councils are required to review their local development plan at least every five years.

THE BIGGER PICTURE – 2050 CITY VISION AND OTHER STRATEGIES

The replacement local development plan is being prepared at a time when the long-term future of Edinburgh is being considered. The following activities are important influences on the plan:

Edinburgh 2050 City Vision – an ongoing project in which residents, businesses and organisations define how they want the city to be in 2050. Emerging themes so far are of an inspired, thriving, connected and fair place.

Council Business Plan 2017-2022 – this sets out the Council's commitments and priorities over a five year period, several of which are relevant to the new local development plan.

National Planning Framework and policy – this is published by the Scottish Government. National Planning Framework 3 was published in 2014. A replacement framework is expected to be prepared by 2020.

Community Planning – Four Locality Improvement Plans have been prepared – one for each part of the Council's area. In addition, an overall Community Plan is being prepared to coordinate services across the public and voluntary sector.

City Transport Strategy – a new transport strategy is being prepared alongside a project to deliver **Central Edinburgh Transformation**, and a **Low Emissions Zone**.

City Housing Strategy – a regularly updated strategy to deliver new affordable housing.

A NEW PLAN - CITY PLAN 2030

The new local development plan, and its successors, are one way we can deliver the emerging vision of Edinburgh in 2050. The following diagram shows how a series of ten-year city plans can take us to 2050:



The new local development plan will be called **City Plan 2030**. This name is intended to help explain what time period the plan covers, and to be more user-friendly than 'LDP'.

City Plan 2030 will need to be consistent with SDP 2. Accordingly, the timetable for City Plan 2030 will be influenced by the timetable for SDP 2. The following assumes the SDP 2 will be approved within two months of its examination report being published (i.e. by end September 2018)

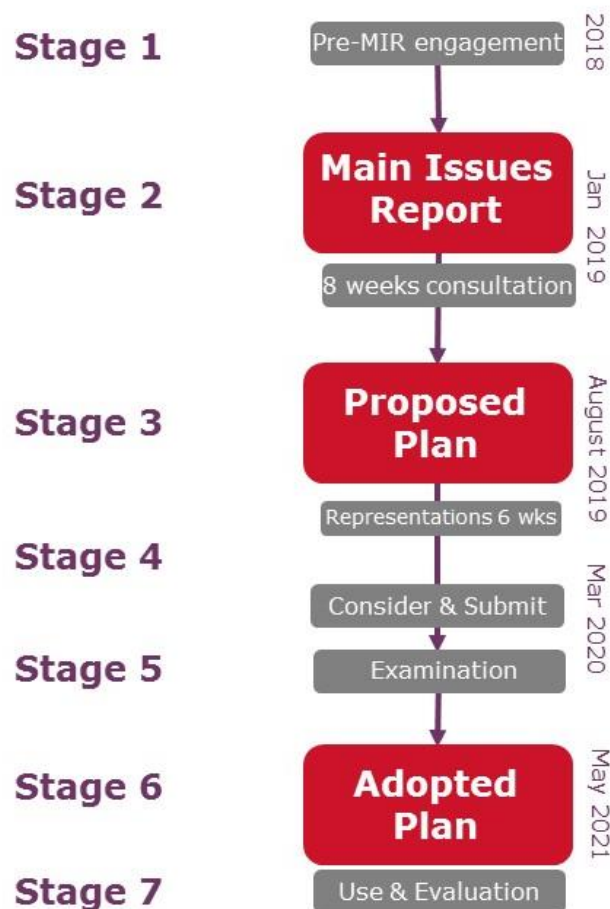
Stage	Timetable	Dates
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Plan as Modified	3 months after Report of Examination	March 2021*
Adoption	2 months after Plan as Modified	May 2021*

* Actual dates will be provided in later Development Plan Schemes, and may be adjusted to take account of factors such as Council committee schedules.

Project stage duration estimates are based on Circular 6/2013 Development Planning.

The following diagram shows the main project stages:



PARTICIPATION STATEMENT

The following section sets out how we intend to engage with the public and other stakeholders during the preparation of City Plan 2030.

Pre- Main Issues Consultation (up to December 2018)

We are working with community representatives and others to shape the choices to be presented in the main consultation stage in 2019. This engagement includes the following.

- Community briefings and workshops, continuing the engagement with community councillors carried out in March and June 2018.
- Children and Young People Engagement Programme.
- Topic stakeholder discussion events, focusing on key land use issues including office development, industry, retail and leisure, housing.
- Use of social media to build awareness and interest in the project.

Main Issues Consultation (8 February – 5 April 2019)

The main issues report is the key consultation opportunity in the City Plan project. The consultation document will set out the main choices for the new plan, including preferred options and reasonable alternatives. The public and other stakeholders will be asked to have their say on these choices, using the Council's online Consultation Hub. Support will be provided to those members of the public who do not have access to online services.

The following activities will be used to raise awareness and encourage people to have their say:

- Launch of consultation document and questions on Consultation Hub.
- Publicity to raise awareness of consultation.
- Notification to those groups and individuals on the project mailing list telling them how to comment.
- Staffed exhibitions in public places (see table below for details) to raise awareness.
- Drop-in sessions (see table below) to allow interested individuals opportunity to find out more about consultation proposals.

Main Issues Consultation 8 weeks (8 February – 5 April 2019)		
February/March 2019	<p>Public Places – 7 Events</p> <p>Purpose: Raise awareness and direct casual interest to website and drop-in events.</p> <p>Format: Pop up stand, literature, 2-3 officers.</p> <p>Timing & Dates:* Saturdays, 10am – 3.30pm.</p>	<p>Potential venues:*</p> <ul style="list-style-type: none"> • Waverley Station • Haymarket Station • Westside Plaza • Gyle Centre • Cameron Toll • Fountain Park • Ocean Terminal.
	<p>Public Drop-in sessions – 6 events</p> <p>Purpose: Allow public to find out more and discuss with members of project team.</p> <p>Format: Indoor hall, several stations each with display info, literature and an officer.</p> <p>Timing & Dates:* Various weekdays, 3.30pm-7.00pm (drop-in at any time).</p>	<p>Potential venues:*</p> <ul style="list-style-type: none"> • Leith Community Centre • Wester Hailes Library • Royal High Primary School • Roseberry Hall, Queensferry • Gilmerton Community Centre • St Bride's Community Centre, Dalry. <p><i>Venue locations relate mainly to areas of potential brownfield regeneration opportunities, plus outlying communities.</i></p>
	<p>Final central event*</p> <p>Purpose: Provide support & information to people ahead of deadline for responses.</p>	<p>Week ending 29 March 2019. Venue tbc, city centre e.g. Assembly Rooms.</p>

- Venues, dates and timings to be confirmed in version of Development Plan Scheme published following committee approval

How Consultation will Shape the Plan

Your choices in the main issues consultation will be used to help decide what should be in the next stage – the Proposed Plan.

The Proposed Plan is due to be published later in 2019. It will be accompanied by a summary explaining how the main issues consultation responses have been taken into account.

The Proposed Plan will be published for a 6 week period in which representations can be made. These can support the Proposed Plan, or seek changes to it. These will then be considered, first by the Council then by a Scottish Government reporter in an examination. The examination report can make recommendations for changes to the plan.

HOW TO STAY INFORMED

Follow us: Twitter @planningedin

Instagram: planningedinburgh

Blog: planningedinburgh.com

[Note – following web and email references to be updated in published document to reflect City Plan 2030 branding]

View the Plan and its information at: www.edinburgh.gov.uk/localdevelopmentplan

To find out more about engagement in the City Plan 2030 project:
Judith Fordham at judith.fordham@edinburgh.gov.uk

Add yourself to the City Plan 2030 mailing list:
localdevelopmentplan@edinburgh.gov.uk

Questions about the content of the current local development plan:
localdevelopmentplan@edinburgh.gov.uk

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You can request more copies of this leaflet by calling 0131 529 4692.