

# Planning Committee

2.00pm, Wednesday, 12 December 2018

## East Lothian Local Development Plan

Item number	6.1
Report number	
Executive/routine	
Wards	All
Council Commitments	<a href="#">1,4,10,11,12 and 15</a>

### Executive Summary

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The purpose of this report is to inform the Committee of the approach taken by East Lothian Council in the preparation of its local development plan and house building efforts, and of areas of lead practice with relevance for Edinburgh.

This report arises from a decision of the Housing and Economy Committee on 7 June 2018. It is being made to the Planning Committee, following the transfer of responsibilities for statutory development planning between the committees agreed in June 2018.

## East Lothian Local Development Plan

### 1. Recommendations

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- 1.1 It is recommended that Committee:
  - 1.1.1 Notes the description of East Lothian Council's Local Development Plan preparation and the examples of lead practice with relevance for Edinburgh.

### 2. Background

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- 2.1 At its meeting of 7 June 2018, the Housing and Economy Committee instructed officers to:
  - 2.1.1 Liaise with East Lothian Council officers involved in East Lothian's Local Development Plan and subsequent house building efforts and present a report to the Committee on the areas of best practice that they feel could be replicated within the City of Edinburgh Council.
  - 2.1.2 This instruction was contained in an amendment that was accepted in place of a motion by Councillor Jim Campbell.
- 2.2 This report is being presented to the Planning Committee rather than Housing and Economy Committee following the transfer of responsibilities for statutory development planning between the committees, agreed at the full Council meeting on 28 June 2018.

### 3. Main report

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#### **Liaison with East Lothian Council**

- 3.1 A joint meeting, with East Lothian Council (ELC) officers and representatives of Homes for Scotland was held to discuss the ELC LDP project and identify potential areas of good practice of relevance for Edinburgh.
- 3.2 The findings are set out below, following a short comparison of the two authority areas.

#### **Comparison of East Lothian and Edinburgh**

- 3.3 The East Lothian and Edinburgh LDPs were both prepared to implement the first [Strategic Development Plan](#) (SDP). This was approved by Scottish Ministers in 2013, with Supplementary Guidance on housing approved in 2014.

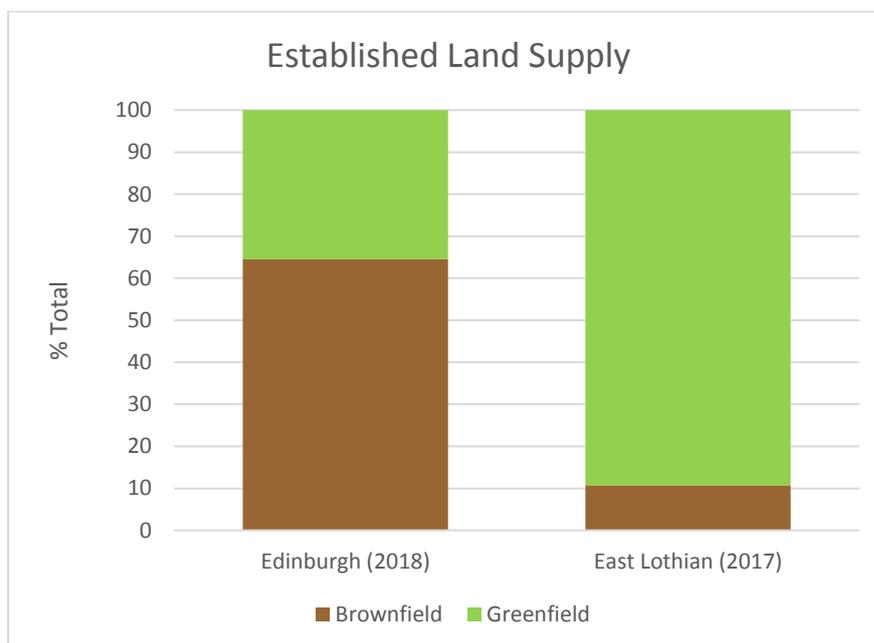
3.4 The housing land requirements set in the first SDP are summarised in the following table:

Local Planning Authority	2009-2019	2019-2024
City of Edinburgh	22, 300	7, 210
East Lothian	6, 250	3, 800
Fife, Midlothian, Scottish Borders and West Lothian combined	46, 290	21, 710
Total	74, 840	32, 720
Overall total		107, 560

*Strategic Development Plan Supplementary Guidance Housing Land Requirements (2014)*

3.5 East Lothian’s housing land requirement is significantly smaller than Edinburgh’s, which reflects their relative populations as well as the spatial strategy of the first SDP. Edinburgh’s requirement is significantly weighted towards the period 2009-2019.

3.6 The make-up of the established housing land supply in each authority is shown in the following diagram:



*Proportion of established housing land supply on brownfield/greenfield.*

3.7 This reflects the urban nature of Edinburgh’s administrative area and the corresponding higher amount of previously developed land with potential for development.

3.8 The following table shows the preparation process for the SDP and the two councils' LDPs.

	<b>Strategic Development Plan</b>	<b>East Lothian</b>	<b>Edinburgh</b>
<b>2010</b>	Main Issues Report		
<b>2011</b>	Proposed Plan		Main Issues Report
<b>2012</b>	Submission to Examination		
<b>2013</b>	Strategic Development Plan (SDP) approved		Proposed Plan
<b>2014</b>	Supplementary Guidance approved	Main Issues Report	Second Proposed Plan
<b>2015</b>		Draft Proposed Plan	Submission to Examination
<b>2016</b>	SDP 2 Proposed Plan	Proposed Plan	Local Development Plan adopted
<b>2017</b>	Submission to Examination	Submission to Examination	
<b>2018</b>	SDP 2 due to be approved late 2018	Local Development Plan adopted (September)	

## Findings

3.9 The areas of lead practice identified in liaison with ELC and Homes for Scotland are set out below:

- 3.9.1 ELC scheduled the publication of the Main Issues Report after the approval of the SDP;
- 3.9.2 Prior to the Main Issues Report, ELC had early engagement with developers and carried out a 'call for sites'. This early engagement meant that issues were identified early on and so they could start to look at solutions to these issues at the beginning;
- 3.9.3 The engagement continued with several workshops with representatives of Homes for Scotland when preparing the Proposed Plan. This enabled developers to request further information at a number of stages for clarity;
- 3.9.4 The ELC project team also had briefings with their elected members. This allowed the elected members to give their input into the LDP process;

- 3.9.5 Clear information for elected members helped achieve early agreement on what level of developer contributions were considered to be viable for the house builders;
  - 3.9.6 Developer contributions were discussed with various departments within ELC reflecting a corporate approach. An infrastructure-led planning approach was taken which involved consideration of school catchment boundary changes at an early stage, in order to compare deliverability of dispersed versus concentrated spatial strategies; and
  - 3.9.7 ELC published interim advice for housing land. This provided a basis for approving applications for new greenfield housing sites prior to the adoption of the LDP.
- 3.10 Most of these aspects of lead practice are relevant to Edinburgh and are being pursued as follows:
- 3.10.1 The City Plan 2030 timetable is set out in the Development Plan Scheme approved in August 2018. It includes scheduling the main issues report consultation stage after the estimated date for approval of SDP 2;
  - 3.10.2 The City Plan team is currently carrying out early engagement with developers and landowners, as follows:
    - 3.10.2.1 Meetings with site promoters – several such meetings have been held since early 2018;
    - 3.10.2.2 Meetings with Homes for Scotland representatives regarding the project; and
    - 3.10.2.3 A topic stakeholder event on housing in late November 2018.

Authorities with large rural areas, many settlements and housing markets of varying strengths, sometimes choose to hold a ‘call for sites’ to reduce the amount of land assessment work they need to carry out. This is not appropriate in Edinburgh, where the remaining rural land is already known and developer interest is strong throughout. Instead, an assessment of all remaining rural land is being carried out as part of the City Plan project.
  - 3.10.3 There is potential to hold dedicated workshops with developers and landowners at appropriate stages throughout the City Plan 2030 project. This may be most appropriate once communities and individuals have had an opportunity to express their views at the main issues consultation stage.
  - 3.10.4 The City Plan 2030 project includes a cross-party Leadership Forum, which is meeting regularly throughout the project. Workshops for all elected members have also been held.
  - 3.10.5 Though there are similarities between the two councils’ approaches to developer contributions, such as the use of contribution zones, in Edinburgh the intent is to pursue full cost recovery for a development’s proportionate share of necessary infrastructure enhancements. This is in order to support

timeous delivery of infrastructure, such as education, transport and healthcare capacity, in a financially sustainable way. Viability constraints still exist in Edinburgh, however, and it is intended to factor these into consideration of the spatial strategy for City Plan 2030.

- 3.10.6 Edinburgh already has a corporate approach to infrastructure planning, focused on the Action Programme for the current LDP. This has allowed the project governance for the new plan to be built around all relevant services. There is also scope to identify potential infrastructure implications of different spatial strategy options at the main issues consultation stage for City Plan 2030.
- 3.10.7 The Council did seek to use the emerging first LDP as a basis for development management decisions on greenfield sites in advance of adoption. However, this was a source of concern for communities, as it was seen to prejudge the outcome of the examination of the LDP. It is not currently intended to take a similar approach for the City Plan 2030 project.
- 3.11 With the exception of holding a 'call for sites' and setting out interim guidance on approving greenfield sites in advance of adoption, it is considered that much of East Lothian Council's practice is relevant to and reflected in the approach being taken for City Plan 2030.
- 3.12 In the course of their normal duties, planning officers are in regular contact with their counterparts in the SESplan Councils and elsewhere in Scotland to exchange knowledge, experience and best practice. The Council is also represented on the Heads of Planning Development Planning Sub-Committee which has a national perspective. Such engagement with other professionals assists the service to continuously improve the development plan process.

## **4. Measures of success**

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- 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**

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- 5.1 There are no direct financial impacts arising from the approval of this report. The report to Committee on [30 May 2018](#) provides further information on how financial impacts will be considered in the City Plan 2030 project.

## **6. Risk, policy, compliance and governance impact**

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- 6.1 The risks associated with the City Plan 2030 project 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**

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- 7.1 An Integrated Impact Assessment is being carried out as an integral part of the City Plan 2030 project.

## **8. Sustainability impact**

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- 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 is being carried out as an integral part of the City Plan 2030 project.

## **9. Consultation and engagement**

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- 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 [2018 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**

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- 10.1 Development Plan Scheme, [Report to Planning Committee](#), 22 August 2018
- 10.2 [Minute of City of Edinburgh Council](#), 28 June 2018, Item 11, Review of Political Management Arrangements

- 10.3 [Minute of Housing and Economy Committee](#), 7 June 2018, Item 22, Motion by Councillor Jim Campbell, Meeting with East Lothian Councillors – East Lothian Local Development Plan
- 10.4 Local Development Plan – Elected Member Involvement, [Report to Housing and Economy Committee](#), 7 June 2018
- 10.5 Edinburgh Local Development Plan 2 – Project Overview, [Report to Housing and Economy Committee, 22 March 2018](#)
- 10.6 Programme for the Capital – The City of Edinburgh Council 2017-2022, [Report to Full Council, 24 August 2017](#)
- 10.7 SESplan Strategic Development Plan 2, Proposed Plan (October 2016), available at: [www.sesplan.gov.uk](http://www.sesplan.gov.uk)
- 10.8 Scottish Government [Circular 6/2013](#): Development Planning

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## 11. Appendices

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