

Planning Committee

2.00pm, Wednesday, 2 December 2020

City Plan 2030 – Progress to Proposed Plan Stage and Development Plan Scheme

Executive/routine	Executive
Wards	All
Council Commitments	1, 2, 4, 10, 11, 12, 18, 26

1. Recommendations

- 1.1 It is recommended that Committee approves the new Development Plan Scheme (DPS) (Appendix 1) for publication.

Paul Lawrence

Executive Director of Place

Contact: Iain McFarlane, Programme Director City Plan

E-mail: iain.mcfarlane@edinburgh.gov.uk | Tel: 0131 529 2419

Report

City Plan 2030 – Progress to Proposed Plan Stage and Development Plan Scheme

2. Executive Summary

- 2.1 The purpose of this report is to seek the Committee's approval of a new Development Plan Scheme (DPS). Planning authorities have to publish a scheme at least once a year, to set out their programme for preparing their Local Development Plan (LDP). The last update to the scheme was reported in [August 2020](#). The appended DPS sets out a revised timetable and the likely engagement programme for the period of representation, subject to Covid 19 restrictions in place when this happens, for the next stages in the project to prepare a replacement LDP entitled City Plan 2030.

3. Background

- 3.1 Local authorities have to prepare LDPs for their areas and keep them up to date. LDPs should not be older than five years. The City of Edinburgh Council adopted its first LDP in November 2016. The replacement LDP is to be called City Plan 2030.
- 3.2 The development of City Plan 2030 commenced in 2018. At its meeting of [30 May 2018](#) the Planning Committee received a report which set out an overview of the project.
- 3.3 The report set out the overall objectives for the project, including alignment with the wider strategic context for the Council and its partners. There are several other projects and strategies being progressed or implemented in parallel with the City Plan 2030. Work has been on-going since May 2018 to ensure that these projects inform and are informed by City Plan 2030.
- 3.4 The 2018 report also identified some of the main requirements and constraints on the development of the plan. These include statutory requirements, which must be met if the Council is to adopt City Plan 2030 and avoid a successful legal challenge.
- 3.5 Planning Authorities must prepare a DPS at least once a year, or when the timetable for preparing the Plan changes. The last was approved in August 2020. This report presents an updated DPS for approval.

4. Main report

Purpose and Timetable

- 4.1 The purpose of a DPS 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 planning process. A DPS must include a 'participation statement' for that purpose. A new DPS is attached for approval (Appendix 1).
- 4.2 The Development Plan Scheme:
 - 4.2.1 explains its purpose, and what development plans are;
 - 4.2.2 describes the context in which the new plan is being prepared;
 - 4.2.3 sets out a timetable and dates for the new plan project; and
 - 4.2.4 sets out a Participation Statement, which is described in more detail below; and provides contact details for further information including social media details to help people follow planning activities.
- 4.3 Since May 2018, the project timetable has been influenced by a number of critical influences including, the Scottish Ministers' consideration and rejection of Strategic Development Plan (SDP) 2 for South East Scotland, the calling of a UK General Election for 12 December 2019, and the additional time allowed for submission of responses to Choices due to the Covid-19 public health emergency in April 2020.
- 4.4 Since then, consideration of the effects of Covid-19 have an impact on the approach to and timing of the technical work required to support the Proposed Plan. This includes:
 - 4.4.1 Edinburgh Sustainable Strategic Transport Study (ESSTS) - A Phase 2 of the ESSTS, to support City Plan 2030 and the City Mobility Plan, is underway. This study will inform the strategic approach to transport within Edinburgh, including future tram lines, potential bus network changes, active travel integration and interchanges/mode hubs. Recommendations of this study will influence the strategy of the proposed plan.
 - 4.4.2 Transport Assessment - In addition to recommendations from the ESSTS phase 2 study, up to date assumptions of the level of change to travel patterns and post pandemic working practices, public transport use, private car use and active travel need to be understood to feed into the Transport Appraisal required to support City Plan. Officers are working with the Scottish Government, Transport Scotland and consultants to understand this issue, to inform the proposed plan.
 - 4.4.3 Strategic Flood Risk Appraisal - Due to the Climate Emergency, significant changes are required to enable the city to use the green/blue infrastructure to cope safely, sensitively and innovatively with all aspects of climate change. To enable this change, a holistic city-wide flood risk assessment was

commissioned. Officers are working with Scottish Environment Protection Agency (SEPA), Scottish Water and consultants to complete this assessment to inform the proposed plan.

4.4.4 West Edinburgh Spatial Strategy for Inclusive Growth - Phase 2 of a study identifying a preferred option for Inclusive Growth in West Edinburgh is underway, including required infrastructure improvements. This study is a key input to the spatial strategy for City Plan 2030 and the Council is engaging with key stakeholders and the Scottish Government on a preferred option, to be reflected in the proposed plan.

4.5 Final outputs for these studies will now be reported in December 2020.

4.6 The recent reversion to stricter measures to control the pandemic also needs to be considered in terms of public engagement and further comment on participation approaches is given below.

4.7 As delays in the plan process could add to the risk of exposure to the Scottish Planning Policy (SPP) considerations of not having an up to date development plan (plans should be less than five years old), not having a clear, effective five year housing land supply and thereby invoking the SPP presumption in favour of development which constitutes sustainable development according to SPP criteria, then delay should be avoided where possible.

4.8 However, it is considered to be critical that the proposed City Plan takes account of the findings of the above transport, flooding and West Edinburgh appraisals and its strategy is informed by them. The risk of a proposed plan failing at examination needs to be managed by ensuring the plan is robust. Therefore, delay to the proposed plan preparation to accommodate these studies is recommended.

4.9 As set out in the DPS, a proposed plan is now expected to be presented to committee in February 2020.

Participation Statement

4.10 The appended DPS sets out a participation statement with consultation activities.

4.11 The next stage of the plan preparation process allows for comment on the proposed Plan, this is called the period of representations.

4.12 The impact of the current health emergency on the period of representations to the proposed plan is not known at this stage. It is not known if social distancing and/or lockdown measures will be still in place in 2021 to enable traditional, in person, engagement to go ahead. Therefore, an update to this participation statement will be provided at the time of publishing the proposed plan.

4.13 However, if possible, some, or all, of the following activities will be used to raise awareness and encourage people to have their say on the proposed plan:

4.13.1 Launch of proposed plan;

4.13.2 Publicity to raise awareness of proposed plan;

4.13.3 Statutory neighbour notification;

- 4.13.4 Notification to those groups and individuals on the project mailing list telling them how to comment;
- 4.13.5 Staffed exhibitions in public places to raise awareness, if possible;
- 4.13.6 Drop-in sessions to allow opportunity to find out more about consultation proposals, if possible;
- 4.13.7 Best practice online/digital engagement (as guided by the Scottish Government's digital planning programme) which could include virtual exhibitions, a planning engagement hub, webinars and online events; and
- 4.13.8 Non-digital engagement - including opportunities to ask informal questions, telephone surgeries, printed newsletters, hard copies of documents, paper letters and engagement via other council services.

5. Next Steps

- 5.1 Once approved, the appended DPS will be published in designed form on the Council's website and circulated to the project mailing list.

6. Financial impact

- 6.1 This report has no direct financial impacts. The budgetary implications of the Proposed Plan will be set out in supporting papers at that stage. Choices was accompanied by a high level financial statement.

7. Stakeholder/Community Impact

- 7.1 Early engagement has informed the process of arriving at the Choices document.
- 7.2 The formal consultation stages are set out in statute and focus in the main issues report (Choices for City Plan 2030) and Proposed Plan stages.
- 7.3 City Plan 2030 has a key role in delivering Edinburgh's vision and aligns with the Edinburgh Economy Strategy which is tailored towards delivering good growth for everyone. An Integrated Impact Assessment (IIA) has been carried out as an integral part of the plan project and will be reviewed and updated at each stage of the process and will be available as a public document.
- 7.4 The IIA identifies potential negative impacts on business and urban communities resulting from providing housing land in existing urban areas. Further choices set out in Choices for City Plan 2030 aim to mitigate this through provision of new business floorspace and re-provision on sites where business floorspace is redeveloped for housing and other uses and a placemaking approach.
- 7.5 The assessment concludes that overall Choices for City Plan 2030 will support equality, health and well-being and human rights and have positive socio-economic impacts overall. There is no expected negative impact. Further IIAs will be carried out as the project progresses.

- 7.6 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.
- 7.7 Project governance arrangements include regular monitoring and management of identified risks.
- 7.8 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 report to the Governance, Risk and Best Value Committee on [16 January 2018](#).
- 7.9 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 through the proposed plan is critical to achieving sustainable development.
- 7.10 A Strategic Environmental Assessment is being carried out as an integral part of the plan project. Its findings are set out in an Environmental Report, which is available as a supporting document at www.edinburgh.gov.uk/cityplan2030. The Environmental Report will be the subject of its own separate statutory consultation.

8. Background reading/external references

- 8.1 Supporting documents for the Choices for City Plan 2030 main issues report are available online at www.edinburgh.gov.uk/cityplan2030:
- 8.2 Development Plan Scheme, [August 2020](#)

9 Appendices

- 9.1 Appendix 1 – Development Plan Scheme.

Appendix 1 - Development Plan Scheme December 2020

Contents

Background

What is a Development Plan Scheme?

What is a Development Plan?

The bigger picture – 2050 City Vision and other strategies

A new plan – City Plan 2030

Participation Statement

Early Engagement (up to December 2019)

Choices for City Plan 2030 Consultation

The Proposed Plan

How to stay informed

What is a Development Plan Scheme?

A development plan scheme sets out how the next local development plan will be prepared. It includes:

- an explanation of what a Local Development Plan (LDP) is;
- a timetable for preparing the next plan, to be called City Plan 2030, and
- details on how you can get involved in preparing City Plan 2030.

The Council needs to publish a development plan scheme at least annually. The Council's last development plan scheme was published in August 2020.

What is a Development Plan?

The planning system impacts on everyone. Our lives are shaped by the places where we live, work and visit and these places are shaped by planning decisions. The Scottish Government requires Councils to prepare development plans for their areas. LDPs contain a 10-year strategy for the future development of an area and set out policies and proposals to guide decision making on planning applications.

An LDP needs to take account of 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 developments of national importance. The third National Planning Framework was published in June 2014.

A replacement national planning framework is expected to be prepared during the preparation of City Plan 2030.

A Strategic Development Plan (SDP): this sets out a long term (20 years or more) spatial planning strategy for a city region, including where future development will be located and what is required to deliver it. The SDP for South East Scotland was approved in June 2013. It was prepared by the SDP 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.

The SDP, together with the LDP and any associated Supplementary Guidance (SG) form the development plan referred to in decisions on planning applications.

Edinburgh LDP (2016) - The current Edinburgh LDP was formally adopted on 24 November 2016. The plan is available online at www.edinburgh.gov.uk/localdevelopmentplan

The adopted plan is to be accompanied by twelve pieces of SG. 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; and
- Heat Opportunities Mapping.

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

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

Changes to the Planning System

A Planning Bill was passed by the Scottish Parliament in June 2019. Its full provisions will not take effect for some time, because secondary legislation, guidance and transitional arrangements all need to be put in place by the Scottish Government. Accordingly, City Plan 2030 is being prepared under the existing legislation. Further

information on changes to the planning system is available on the Scottish Government webpage.

The Bigger Picture

City Plan 2030 is being prepared at a time when the long-term future of Edinburgh is being considered.

- Edinburgh 2050 City Vision – an ongoing project in which residents, businesses and organisations define how they want the city to be in 2050;
- The Council Business Plan 2017/22 - this sets out the Council's commitments and priorities over a five-year period, several of which are relevant to the new LDP;
- Community Planning – Four Locality Improvement Plans have been prepared – one for each part of the Council's area. In addition, an overall Community Plan has been prepared to coordinate services across the public and voluntary sector;
- City Mobility Plan – a new transport strategy is being prepared alongside a project to deliver City Centre Transformation and a Low Emissions Zone;
- City Housing Strategy – a regularly updated strategy to deliver new affordable housing; and
- Edinburgh Economy Strategy – a strategy approved in 2018 which aims to enable good growth for Edinburgh's economy, based on inclusion, innovation and collaboration.

A New Plan – City Plan 2030

Our next LDPs can deliver the emerging vision of Edinburgh in 2050.

City Plan 2030

The new LDP 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 calling our next plan an 'LDP'.

Timetable



Choices for City Plan consultation		January to April 2020
Proposed Plan reported to Planning Committee		February/March 2021
Period for representations on Proposed Plan	6 weeks	
Submit Plan and representations to Scottish Ministers	5 months after Proposed Plan formal publication	
Examination and Report of Examination	6 to 9 months (target) + 1-month administrative preparation	
Plan as Modified	Within 3 months after Report of Examination	
Notify Scottish Ministers of intention to adopt	Within 3 months after Report of Examination	
Adoption	Within 3 months after Plan as Modified	

Project stage duration estimates are derived from Circular 6/2013 Development Planning.

PARTICIPATION STATEMENT

The following section sets out how we intend to engage during the preparation of City Plan 2030 and what we have been doing so far.

Early Engagement (up to Autumn 2019)

We have been working with community representatives and others to shape the choices to be presented in the main consultation stage in 2019/2020.

This engagement has included the following:

- Community briefings and workshops including 12 briefings with community Councillors and ward Councillors and six-community workshops;
- Children and Young People Engagement Programme, including nine Place Standard workshops in schools, sessions with geography classes in a high school (Boroughmuir), a session with a youth group (second one planned was cancelled due to Covid-19) and an exhibition stall at Climate Talks Youth Summit;
- Topic stakeholder discussion events, focusing on key land use issues including office and industry, development, housing, visitor accommodation and shopping and leisure;
- Use of social media to build awareness and interest in the project; and
- Engagement and consultation on closely-linked projects such as City Centre Transformation.

Choices for City Plan 2030 Consultation

The main issues report was the key consultation opportunity in the City Plan 2030 project. Our main issues report was called 'Choices for City Plan 2030'. It set out the main choices for the new plan, including the Council's preferred options for change and other reasonable alternatives.

We consulted on these choices using the Council's online Consultation Hub from 31 January 2020 and accepted responses up to 30 April 2020.

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

- Launch of consultation document;
- Publicity to raise awareness of consultation and online engagement on Facebook, Twitter and LinkedIn;
- Notification to those groups and individuals on the project mailing list telling them how to comment;
- 11 key stakeholder sessions for key agencies, primary schools and transport groups, and three topic seminars (one seminar was cancelled due to Covid-19 pandemic);
- 8 Drop-in sessions to allow opportunity to find out more about consultation proposals (one event cancelled due to Covid-19 pandemic).
- Staffed exhibitions in public places to raise awareness; and
- 5 consultation hub surgeries to enable people to ask detailed questions and complete the survey online.

The consultation received 1,807 formal responses. This compares to 438 responses to the Main Issues report which led to the current LDP. Social media statistics demonstrate that knowledge of the project reached 1.2 million people, with over 24,000 engagements on our posts.

The Proposed Plan

The Proposed Plan is due to be reported to the Planning Committee in February 2021. It will be accompanied by a summary explaining how the main issues consultation responses have been taken into account.

Proposed Plan Representation Period

The Proposed Plan will then be published for a six-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.

Impact of Coronavirus / Covid-19 on the proposed Plan Representation Period

The impact of the current health emergency on the period of representations to the proposed plan is not known at this stage. The Chief Planner wrote to all Local Authorities on the 3 April 2020, encouraging progress on delivering LDPs.

It is not known if physical distancing and/or lockdown measures will be still in place in early 2021 to enable traditional, in person, engagement to go ahead. Therefore, an update to this participation statement will be provided at the time of publishing the proposed plan.

However, if possible, some, or all, of the following activities will be used to raise awareness and encourage people to have their say on the proposed plan:

- Launch of proposed plan;
- Publicity to raise awareness of proposed plan;
- Statutory neighbour notification;
- Notification to those groups and individuals on the project mailing list telling them how to comment;
- Staffed exhibitions in public places to raise awareness;
- Drop-in sessions to allow opportunity to find out more about consultation proposals;
- Best practice online/digital engagement (as guided by the Scottish Government's digital planning programme) which could include virtual exhibitions, a planning engagement hub, webinars and online events; and
- Non-digital engagement - including opportunities to ask informal questions, telephone surgeries, printed newsletters, hard copies of documents, paper letters and engagement via other council services.

How to stay up to date

Follow us: Twitter: @planningedin

Blog: planningedinburgh.com

View the project webpage at: www.edinburgh.gov.uk/cityplan2030

To find out more about engagement in the City Plan 2030 project or add yourself to the mailing list: cityplan2030@edinburgh.gov.uk

Questions about the content of the current LDP:
localdevelopmentplan@edinburgh.gov.uk

Contact us by post: City Plan Team, Waverley Court (G3), 4 East Market Street,
Edinburgh EH8 8BG

You can request more copies of this leaflet by emailing cityplan2030@edinburgh.gov.uk

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact Interpretation and Translation Service (ITS) on 0131 242 8181 and quote reference number 19-5213. ITS can also give information on community language translations.