

Planning Committee

2.00pm, Wednesday, 7 August 2019

City Plan 2030 – Development Plan Scheme

Executive/routine	
Wards	All
Council Commitments	

1. Recommendations

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

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Executive Director of Place

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City Plan 2030 – Development Plan Scheme

2. Executive Summary

- 2.1 The purpose of this report to seek the Committee's approval of a new 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 scheme was reported in [August 2018](#) and published in September 2018. The appended DPS sets out the dates and events for the main consultation stage in the project to prepare a replacement LDP entitled City Plan 2030 and sets out a revised timetable.

3. Background

- 3.1 The City Plan 2030 commenced in 2018. At its meeting on [30 May 2018](#) the Planning Committee noted a report referred from the Housing and Economy Committee which set out an overview of the new LDP project. A subsequent report to the Housing and Economy Committee on [7 June 2018](#) set out arrangements for elected member involvement in the project.
- 3.2 It is important that all stakeholders, including individual members of the public and community groups, have opportunities to influence the content of a LDP. There are several stages in the preparation when people can make statutory written representations to the Council. 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.
- 3.3 In [August 2018](#) the Planning Committee approved a [Development Plan Scheme](#) which set out a project timetable. This included reporting of the main consultation document in January 2019, on the assumption that Strategic Development Plan (SDP) 2 would have been approved by Scottish Ministers in September 2018. That did not take place and a revised timetable is now necessary.

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.
- 4.2 A new DPS is attached for approval (Appendix 1).
- 4.3 The August 2019 Development Plan Scheme:
 - 4.3.1 explains its purpose, and what development plans are;
 - 4.3.2 describes the context in which the new plan is being prepared;
 - 4.3.3 sets out a timetable and dates for the new plan project;
 - 4.3.4 sets out a Participation Statement, which is described in more detail below; and
 - 4.3.5 provides contact details for further information including social media details to help people follow planning activities.
- 4.4 LDPs cover a 10 year period. The current statutory target is to replace a LDP within five years of adoption. In Edinburgh's case this means by November 2021. From that point, the current LDP may be considered out-of-date under national policy, with potential implications for decisions on applications.
- 4.5 The new plan will have to be consistent with the current SDP, which was approved in 2013. This follows the rejection of its replacement – SDP 2 – by Scottish Ministers, in May 2019.
- 4.6 This shift from the anticipated SDP context, and the time taken for it to be resolved, have affected the timetable for City Plan 2030. However, the SDP 2 decision has ended a period of uncertainty, and the City Plan 2030 project is now progressing in an adjusted context.
- 4.7 The previous timetable in the August 2018 DPS would have allowed earlier replacement (4.5 years). The examination report recommended an early review of the first LDP, as did feedback from the Minister for Local Government and Housing, reported to Planning Committee in [December 2016](#). This is no longer possible, however there is scope for the proposed plan to be used as a material consideration in decision making on planning applications from 2020, which would provide an early response to any emerging and urgent issues. This would also help manage the implications of the current LDP turning 5 years old in November 2021.
- 4.8 The timeline diagram and table on pages 3 and 4 of Appendix 1 show the main stages of the project.

Choices for City Plan 2030 – the main issues report

- 4.9 The key statutory consultation document for the project is the main issues report. This is a document which must:

- 4.9.1 set out the Council’s proposals for development of the city, including where development should and should not happen;
 - 4.9.2 set out reasonable alternatives to this;
 - 4.9.3 draw attention to how these options are different from the current LDP; and
 - 4.9.4 provide enough information to allow people to make meaningful representations in response to the above.
- 4.10 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 indicated that it was still hard to engage the wider public with it.
- 4.11 It is intended to make the new main issues report as simple and easy to access as possible, whilst still meeting statutory requirements. To help this, it is intended to call it ‘Choices for City Plan 2030’.

City Plan 2030

4.12 The report to Planning Committee in [August 2018](#) explained the basis for calling the new plan ‘City Plan 2030’.

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



- 4.14 The frequency of review for LDPs is a matter which has been under consideration in the review of planning legislation. The newly emerged legislation proposes a switch from five year to 10 year reviews, with scope for exceptions where circumstances justify. Accordingly and subject to changes at national level there may in practice be a need for a ‘City Plan 2035’ and ‘City Plan 2045’ in between the above documents.
- 4.14 The [Planning Bill](#) was passed in June 2019. It 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. For comparison, the 2006 Planning Act was passed in November 2006 and its development planning regulations came into force in February 2009, 27 months later. Those regulations also set out

transitional provisions which allowed local plans which had already advanced to a certain stage to continue under the previous legislation.

- 4.15 Accordingly, City Plan 2030 is being prepared under the existing legislation. The appended DPS provides clarification on this for the benefit of its intended general audience.

Consultation Activities

- 4.16 The appended DPS sets out a participation statement with consultation activities.
- 4.17 There has been early engagement and dialogue with community representatives and others to shape the choices to be presented in the main consultation stage in 2019.
- 4.18 Consultation on the Choices for City Plan 2030 is planned as outlined below:
- 4.18.1 launch of consultation document and questions on Consultation Hub;
 - 4.18.2 publicity to raise awareness of consultation;
 - 4.18.3 notification to those groups and individuals on the project mailing list explaining how they can comment;
 - 4.18.4 staffed exhibitions in public places (see table in the appended DPS for details) to raise awareness; and
 - 4.18.5 drop-in sessions (see table in the appended DPS) to allow interested individuals the opportunity to find out more about the consultation proposals.

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 There are no direct financial impacts arising from the approval of this report. The costs of circulating the DPS 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.

7. Stakeholder/Community Impact

- 7.1 The formal consultation stages are set out in statute and focus in the main issues report and proposed plan stages.

- 7.2 The appended DPS sets out the statutory participation statement. This specifies the minimum consultation activities for the plan which will be carried out in 2019/2020, with particular focus on the main issues report stage – Choices for City Plan 2030. A new DPS will be reported and published by August 2020 to set out details of the Proposed Plan stage.
- 7.3 Further community briefing will be offered following the October 2019 community council elections, to help bring new community council representatives up to speed on the project.
- 7.4 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](#). Project governance arrangements include regular monitoring and management of identified risks.
- 7.5 A Strategic Environmental Assessment (SEA) is being carried out as an integral part of the plan project. The ability of the Council to successfully manage the impacts arising from the growth of the city is critical to achieving sustainable development.

8. Background reading/external references

- 8.1 Local Development Plan – Elected Member Involvement, Report to Housing and Economy Committee, [7 June 2018](#)
- 8.2 Edinburgh Local Development Plan 2 – Project Overview, Report to Housing and Economy Committee, [22 March 2018](#)
- 8.3 Community Engagement in Planning – detailed proposals, Report to Planning Committee, [14 March 2018](#)
- 8.4 Programme for the Capital – The City of Edinburgh Council 2017-2022, Report to Full Council, [24 August 2017](#)
- 8.5 Edinburgh Local Development Plan - Adoption, Report to Full Council, [24 November 2016](#)
- 8.6 SESplan Strategic Development Plan (2013), approved plan, available at: www.sesplan.gov.uk
- 8.7 [Scottish Government Circular 6/2013: Development Planning](#)

9. Appendices

- 9.1 Appendix 1 – Development Plan Scheme

Appendix 1

DEVELOPMENT PLAN SCHEME

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Background

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BACKGROUND

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 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 September 2018.

What is a Development Plan?

The planning system impacts on everyone. Our lives are shaped by the places 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. Local Development Plans 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.

A local development plan 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 Strategic Development Plan: 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 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.

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 formally 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 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 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.

Side Box – **Changes to the Planning System**

A Planning Bill was passed by the Scottish Parliament in June 2019. It 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 – 2050 CITY VISION AND OTHER STRATEGIES

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

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.

Edinburgh Economy Strategy – a strategy approved in 2018 which aims to enable good growth for Edinburgh's economy, based on inclusion, innovation and collaboration.

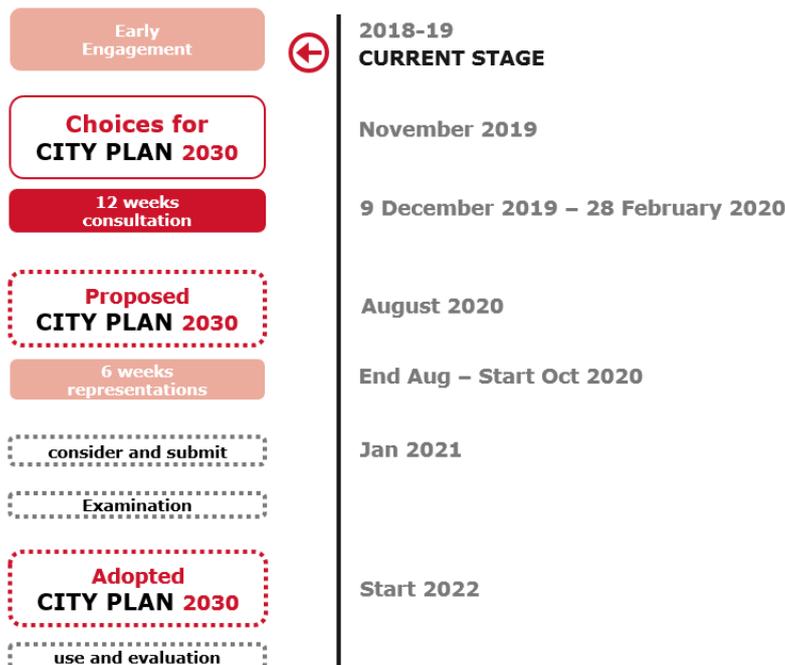
A NEW PLAN – CITY PLAN 2030

Our next local development plans 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 calling our next plan an 'LDP'.

Timetable



Stage	Timetable	Dates
Choices for City Plan 2030 (main issues report) reported to Planning Committee	After decision on Strategic Development Plan 2	November 2019
Choices for City Plan 2030 consultation period	12 weeks	9 December 2019 – 28 February 2020
Proposed Plan reported to Planning Committee	9 months after publication of Choices for City Plan 2030	August 2020
Period for representations on Proposed Plan	6 weeks	End August – start October 2020*
Submit Plan and representations to Scottish Ministers	5 months after Proposed Plan formal publication	January 2021* <i>(assumes no notifiable modifications.)</i>
Examination and Report of Examination	6 to 9 months (target) + 1 month administrative preparation	November 2021*
Plan as Modified	Within 3 months after Report of Examination	December 2021*
Notify Scottish Ministers of intention to adopt	Within 3 months after Report of Examination	January 2022*
Adoption	Within 3 months after Plan as Modified	February 2022*

* 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 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 8 briefings with community councillors and ward councillors in March and June 2018, and 6 community workshops in late 2018.
- Children and Young People Engagement Programme, including 9 Place Standard workshops in schools.
- 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.
- Engagement and consultation on closely-linked projects such as City Centre Transformation.

Choices for City Plan 2030 Consultation

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

We will be consulting on these choices using the Council's online Consultation Hub. Support will be provided to those 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 opportunity to find out more about consultation proposals.

Choices for City Plan 2030 consultation period 12 weeks (9 December 2019 – 28 February 2020)

DATE	<p>Public Places – 7 Events</p> <p>Staffed exhibitions to raise awareness of the Choices for City Plan 2030 documents</p> <p>Saturdays, 10am-3.30pm, potentially other times for commuter hubs</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>Drop-in where you can find out more about City Plan 2030</p> <p>Timing & Dates:*</p> <p>Various weekdays,</p> <p>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 - Urban Room, Waverley Court - Portobello / Fort Kinnaird <p><i>Venue locations relate mainly to areas of potential brownfield regeneration opportunities, plus outlying communities.</i></p>

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

How Consultation will help us shape City Plan 2030

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 reported to Planning Committee in August 2020. It will be accompanied by a summary explaining how the main issues consultation responses have been taken into account.

The Proposed Plan will then 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](https://twitter.com/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 local development plan:
localdevelopmentplan@edinburgh.gov.uk

Contact us by post

**City Plan team,
Waverley Court (G3),
4 East Market Street,
Edinburgh EH3 8BG**

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