

Planning Committee

2.00pm, Wednesday 31 August 2022

City Plan 2030 – Development Plan Scheme

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

1.1 It is recommended that Committee:

1.1.1 Approves the new Development Plan Scheme (Appendix 1) for publication.

Paul Lawrence

Executive Director of Place

Contact: Iain McFarlane, Programme Director City Plan

E-mail: iain.mcfarlane@edinburgh.gov.uk |

Report

City Plan 2030 – Development Plan Scheme

2. Executive Summary

- 2.1 The purpose of this report to seek Committee 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 scheme was reported and published in September 2021. The appended DPS sets out the work carried out so far for the main stages in the project to prepare a replacement LDP, entitled City Plan 2030, and sets out a revised timetable for submission for Examination and for adoption.

3. Background

- 3.1 The City Plan 2030 preparation commenced in 2018. At its meeting on [30 May 2018](#), 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 anyone 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 Choices for City Plan 2030, the Main Issues Report stage of the plan was reported and consulted on in early 2020. The Proposed Plan for Representation was reported in September 2021 and the Period of Representation ended 20 December 2021. The next stage will be to bring the Proposed Plan back to Committee with consideration of the representations made.

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 2022 DPS:
 - 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 was November 2021. From that point, the existing 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 It also requires to be consistent with the National Planning Framework (NPF). The current NPF3 is under review and a range of engagement and consultation activities, including the publication of draft NPF4 have been carried out by the Scottish Government. It is anticipated that NPF4 will be in place before the end of 2022 after several delays.
- 4.7 This shift from the anticipated SDP context, and the review of NPF have created some uncertainties at stages in the plan process. The impact of Covid-19 and a serious cyber-attack on the Scottish Environment Protection Agency (SEPA) as a key consultee have also had impacts on the process. Updates to the DPS have been made appropriately in response to the changing context.
- 4.8 The timeline diagram and table on pages 5 and 6 of Appendix 1 show the main stages of the project.
- 4.9 Following the statutory consultation and Proposed Plan for Representations stages, the next requirement is to seek Planning Committee approval of the Proposed Plan, with consideration of the representations made, to be submitted to Scottish Ministers for Examination.
- 4.10 The following diagram shows the relationship of successive City Plans to the 2050 City Vision:



- 4.11 The frequency of review for LDPs is a matter which has been under consideration in the review of planning legislation. The Planning (Scotland) Act 2019 includes 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.
- 4.12 The draft Development Planning Regulations, including proposed Transitional Arrangements were consulted on in the first quarter of this year. The draft Transitional Arrangements set out that where a Proposed Plan has been approved prior to June 2022 then that Plan should continue under the existing (2006) legislation. Proposed City Plan 2030 was approved in September 2021. The Transitional Arrangements are intended to be published when NPF4 is approved and it is expected they will be updated to reflect the delays to that process.
- 4.13 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.

Representations and Examination

- 4.14 The appended DPS sets out the engagement process to date, including meeting statutory requirements.
- 4.15 The next stage is to prepare the representations in the 'Schedule 4' format required for Examination. This requires the representations to be summarised whilst retaining the substance of the points of representation made, followed by the Council's response in terms of any changes to be made to the Proposed Plan or not. All unresolved representations will be examined by the Reporter.

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 on the Proposed Plan for Examination will provide information on the financial considerations of the Plan.

7. Stakeholder/Community Impact

- 7.1 The formal consultation stages are set out in statute and focus on 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 for the main issues report stage – Choices for City Plan 2030 and the Proposed Plan for Representation. A new DPS will be reported and published in due course as an update on the Examination process.
- 7.3 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 report to the Governance, Risk and Best Value Committee on [16 January 2018](#). Project governance arrangements include regular monitoring and management of identified risks.
- 7.4 A Strategic Environmental Assessment (SEA) is carried out as an integral part of the plan project and updated at each key stage. 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: <https://esescityregiondeal.org.uk/sesregionalplanning>.
- 8.7 [Scottish Government Circular 6/2013: Development Planning](#).
- 8.8 [Choices for City Plan 2030](#).
- 8.9 [Proposed City Plan 2030 and supporting documents](#).

8.10 [Local Development Planning – Regulations and Guidance Consultation.](#)

9. Appendices

9.1 Appendix 1 – Development Plan Scheme.

APPENDIX 1 - Development Plan Scheme, August 2022

Contents:

- **Background**
 - What is a Development Plan Scheme?
 - What is a Development Plan?
 - The bigger picture – development plans and other strategies
 - A new plan – City Plan 2030

- **Participation Statement**
 - Early Engagement
 - Choices for City Plan 2030 Consultation
 - The Proposed Plan – Representations
 - 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 development plan is,
- a timetable for preparing the next local development plan, and
- details on how to get involved.

The Council needs to publish a development plan scheme at least once a year. The Council's last development plan scheme was published in September 2021.

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. Development plans set out the strategy and policies to guide.

Scottish Government legislation requires Councils to prepare a local development plan for their area. A local development plan contains 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 replacement fourth national planning framework (NPF4) was published in draft in November 2021. Consultation has taken place and a summary of consultation responses has been published. Scottish Ministers have indicated that NPF4 is expected to be finalised and come into force in 2022.

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. A replacement SDP was rejected by Scottish Ministers.

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

The adopted plan is accompanied by 12 Supplementary Guidance documents. These also form part of the overall development plan. They cover the following matters:

- Town Centres, guidance covering 9 town centres including the City Centre Retail Core;
- Developer Contributions and Infrastructure Delivery (finalised);
- Edinburgh BioQuarter and Little France Park (finalised); and

- Heat Opportunities Mapping.

The plan is used to determine planning applications. It is accompanied by a statutory Action Programme which is 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 have not yet taken effect 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 the name for Edinburgh's next local development plan. It plans **for a 10 year period and beyond**. **The plan** 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 2021/24 - 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 has been approved and links to other projects 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 2021 which aims to enable good growth for Edinburgh's economy, based on inclusion, innovation and collaboration.

Timetable



Project Stage	Timeframe
Choices for City Plan consultation	<i>Consultation took place January to March 2020, responses accepted to end April 2020 due to Covid-19 pandemic</i>
Proposed Plan reported to Planning Committee	<i>Proposed City Plan 2030 was reported to committee in September 2021</i>
Period for representations on Proposed Plan	<i>Period for Representations took place from 7 November to the 20 December 2021</i>
Submit Plan and representations to Scottish Ministers	Submission is anticipated by the end of 2022
Examination and Report of Examination	January 2023 – September 2023
Plan as Modified	Late 2023 onwards
Notify Scottish Ministers of intention to adopt	
Adoption	

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 was reported to the Planning Committee in September 2021, accompanied by a summary of responses and a report summarising how the Choices main issues consultation responses have been taken into account.

Proposed Plan Representation Period

The Proposed Plan was published for a six-week period in which representations could be made. These can support the Proposed Plan or seek changes to it. These will be considered first by the Council and 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 Covid-19 pandemic and continued restrictions had an impact on the activities to support the period of representations. The Chief Planner wrote to all Local Authorities on the 3 April 2020, encouraging progress on delivering LDPs.

Continued government regulations and guidance meant that the promotion of the period of representation was made through on-line events and social media in addition to the statutory requirements for publicising it.

The following activities were 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, including statutory adverts, lamppost wrap adverts and online adverts;
- Statutory neighbour notification, some 13,500 notification letters;
- Statutory availability of documents in Libraries and Council offices;
- Notification to those groups and individuals on the project mailing list telling them how to comment;
- Eight staffed on-line discussion groups and drop in sessions to raise awareness and opportunities to find out more about the Proposed Plan;
- Best practice online/digital engagement (as guided by the Scottish Government's digital planning programme) which included a planning engagement hub, consultation hub, guide to the plan and submitting a representation and social media advertising on Twitter, Facebook, Spotify and podcasts; 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 on Twitter: [@plannededin](https://twitter.com/plannededin)

Blog: plannededinburgh.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 2030, G3, Freepost CITYPLAN

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