

The Edinburgh Planning Concordat 2019



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Introduction

This Concordat is a working document which sets out how developers, community councils and the planning authority can work together early at the pre-application stage to achieve good place - making when a Major or complex Local development is proposed. This Concordat is a streamlined version of earlier concordats and relates to the Council's reformed pre-application advice service.

Why

Edinburgh is a city of growth and faces challenges to provide homes and jobs for the communities of the future. Protecting Edinburgh's heritage asset and economic profile is a key priority for years to come. In doing so, the plan-led system in Scotland is used to make decisions about the future developments of our areas and is used to balance different interests to make sure that land is used and developed in a manner that creates high quality and sustainable places to live, play and work.

It is recognised that not everyone wants change/developments in their own area and tensions can rise. However, before an application is submitted, experience has shown that when developers, communities and the planning authority work constructively together, better places can be created. Getting the balance right is difficult but important.

Concordat Benefits

For Developers

- To signal that planning is open for business
- To establish the benefits of early engagement
- To ensure expectations are managed and met

For Community Councils

- To ensure early participation in the planning process
- To reduce information and process uncertainty
- To ensure that meaningful pre-application consultation (PAC) is delivered

For Council

- To promote a culture of continuous improvement
- To demonstrate added value
- To better understand expectations

Concordat Roles

Developers are encouraged to promote the value of early and meaningful engagement with community councils in shaping development proposals.

Community Councils (CCs) are encouraged to promote the vital role in representing the views of the wider community when new developments are proposed and to work collaboratively with developers.

Council will promote the ways that developers and CCs can engage with each other.

*The concordat does not expect community councils to liaise with developers if the local community are fundamentally opposed to the development but expects community councils to make sure those are the views of a diverse range of local people. **

Flow Chart of the Major or complex Local Development Process

<p>Pre- Application Discussion</p>	<ul style="list-style-type: none"> • Developer complete pre-application advice form with charges payable to request an early meeting with Planning to discuss Major* or potentially complex Local proposals. Developers should provide sufficient information for initial assessment. Formal EIA screening request. • Developer requests an early meeting with Community Council (CC) to discuss Major* or potentially complex Local proposals • Developer and Council discuss processing agreement
<p>Pre- Application Notice (PAN) Process*</p>	<ul style="list-style-type: none"> • Developer and CC discuss details of community consultation exercises and key dates • Developer submits Proposal of Application Notice (PAN) • Council and CC agree community consultation • CC to consider seeking help from the developer to engage with wider community • CC makes comments directly to developer and copies in Council • Developer to share draft Pre Application Consultation (PAC) report with CC for comment and amendments if agreed in advance
<p>Application submission</p>	<ul style="list-style-type: none"> • Developer submits planning application in line with processing agreement • PAC report submitted with application * • Developer and planning authority offer to meet CC to explain proposals
<p>Application processing</p>	<ul style="list-style-type: none"> • Council automatically consults CC on a major application • CC to request to be a statutory consultee on a local application within 7 working days of the weekly list being issued • CC's comments to include review of PAC report • Council makes recommendation/ decision is taken (determined via Development Management Sub Committee or under the Scheme of Delegation)
<p>Post decision</p>	<ul style="list-style-type: none"> • legal agreement concluded • CC informed of decision • all parties to complete survey on the process

Possible Methods of Engagement

- Distribution of information to post code areas e.g. postcards, leaflets, brochures and mail shots.
- Use public notice boards e.g. shop windows, GP surgeries, places of worship such as churches, community and sport facilities.
- Websites and social media e.g. Facebook/ Twitter
- Newspaper adverts/ articles/ radio
- Public stalls/ street stalls
- Public meetings, exhibitions, roadshows, workshops and focus groups.

* statutory requirements for major developments



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