

Planning Committee

10.00am, Thursday, 6 December 2012

Local Development Plan: Development Plan Scheme and Progress Update

Item number

Report number

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Executive Summary

Local Development Plan: Development Plan Scheme and Progress Update

Summary

The purpose of this report is to seek the Committee's approval of the latest Development Plan Scheme and to update the Committee on progress with the preparation of the first Local Development Plan (LDP).

The main consultation stage for the LDP has been carried out. Work is progressing and will address the issues raised in consultation.

The updated timetable for publishing the Plan itself needs to be approved and published. It is dependent on an examination currently being held for a higher level plan. It is estimated that the Plan will be published in September 2013.

Recommendations

It is recommended that the Committee:

- a) Approves the attached Development Plan Scheme (Appendix 1) for publication and submission to Scottish Ministers.
- b) Notes progress in preparing the Proposed Plan and addressing matters raised in the LDP consultation.

Measures of success

- a) The Council maintains up-to-date development plan coverage.
- b) Stakeholders are kept well informed of opportunities to be involved in the LDP process.

Financial impact

There is no financial impact arising directly from this report.

Equalities impact

An equalities assessment is being carried out for the LDP by the project team.

Sustainability impact

The LDP is the subject of a statutory Strategic Environmental Assessment process. An Environmental Report has been prepared and is available alongside the LDP Main Issues Report.

Consultation and engagement

The main LDP consultation process was carried out in late 2011 / early 2012 and the findings are informing the preparation of the Plan. Stakeholders will have an opportunity to make representations at the Proposed Plan stage in 2013. Advance notice of that opportunity will be given in the Council's Development Plan Scheme. Details on the appended Development Plan Scheme and the timing of the next one are included in this report.

Background reading / external references

1. Edinburgh Local Development Plan [Main Issues Report](#) (October 2011)
2. Development Plan Scheme, [report to Planning Committee](#) (1 March 2012)
3. [Summary of Responses to the Main Issues Report](#) (April 2012)
4. Enterprise Areas – Planning Implications, [report to Planning Committee](#) (1 March 2012)
5. Enterprise Areas, [report to Planning Committee](#) (4 October 2012)

Local Development Plan: Development Plan Scheme and Progress Update

1. Background

- 1.1 Councils have to prepare local development plans (LDPs) for the whole of their areas. This requirement is a key part of the modernisation of the planning system arising from the Planning etc. (Scotland) Act 2006. Once adopted, LDPs will replace local plans, in this case the Edinburgh City Local Plan (ECLP, 2010) and the Rural West Edinburgh Local Plan (2006, altered 2011).
- 1.2 The Council is preparing its first LDP – the Edinburgh Local Development Plan. The main consultation stage took place in late 2011/early 2012. It was focused on a document setting out options for the LDP – the Main Issues Report (MIR, approved by Planning Committee 6 October 2011).
- 1.3 The consultation activities were outlined in a [report](#) to Planning Committee in March 2012. A wide range of community groups, individuals and organisations responded. All of the written responses received in the consultation period were published online in April 2012 and can be viewed online together with the MIR at www.edinburgh.gov.uk/localdevelopmentplan.
- 1.4 Those responses are informing preparation of the Proposed LDP as described below.
- 1.5 In March 2012, the Planning Committee approved a [Development Plan Scheme](#) (DPS) for publication. That set out two timetable options for the publication of the Proposed LDP due to uncertainty in the closely related South East Scotland Strategic Development Plan (the ‘Strategic Development Plan’ prepared by SESplan) timetable. The Committee noted that a second DPS would be prepared later in 2012, when a better informed decision could be made.
- 1.6 The present report seeks approval for that second DPS (Appendix 1) and provides an update on progress with the LDP.
- 1.7 A separate report to the Corporate Policy and Strategy Committee (4 December 2012) highlights the main aims proposed for the LDP and proposes a way of aligning the delivery of those aims with corporate and national investment in infrastructure.

2. Main report

Development Plan Scheme – December 2012

- 2.1 The March 2012 DPS set out two timetable options:
- Publish the Proposed LDP in January 2013 in advance of the SESplan examination report. This had the advantage of providing an up-to-date policy context for development management purposes, albeit one of limited weight as a material consideration. However, if the examination outcome modified certain provisions of the Strategic Development Plan, specifically the housing land requirements, the Edinburgh LDP might need to be modified. This would involve a further stage (a Modified LDP) with consequent delay.
 - Publish the Proposed LDP after the SESplan examination report. This would allow the Proposed LDP to be informed by knowledge of the SESplan examination report and so would remove the need for a Modified LDP to deal with changes at the strategic level.
- 2.2 In March, it was unclear when the SDP examination would begin and so these two options were published.
- 2.3 The SESplan examination started formally in October 2012. The examination is being run by the Directorate for Planning and Environmental Appeals, who estimate that the examination will last 6 – 9 months (the government target). In the equivalent cases of the Glasgow and Clyde Valley and TAYplan examinations the reports were published after less than 6 months.
- 2.4 It is assumed that Scottish Ministers will approve the Strategic Development Plan with any modifications recommended in the examination report. In the Glasgow and TAYplan cases, this took place in two months. The assumed SESplan timetable is included in the appended DPS.
- 2.5 Based on these assumptions, it is considered better to publish the Proposed LDP after the SESplan examination concludes. Taking into account the Committee timetable and different scenarios for the precise timing and content of the SESplan report, this likely means publication of the LDP in September 2013.
- 2.6 This date could be brought forward if the SESplan examination report is available earlier than assumed and does not include modifications which would require further LDP consultation prior to the Proposed Plan stage.
- 2.7 The appended DPS only gives general information in its participation statement about how the Proposed LDP will be publicised. More detail, including specific dates during which representations can be made, will be given in the next DPS. That will be reported for approval at the same meeting of the Planning

Committee as the Proposed LDP itself, then circulated several weeks in advance of the Plan.

Progress Update

- 2.8 The remainder of this report updates the Committee on progress with preparing the LDP. 486 written responses were made in the LDP consultation. Almost all relate to the series of questions asked in the MIR. The [Summary of Responses to the MIR](#) is structured around those questions.
- 2.9 The points raised in the responses are all being taken into account in the preparation of the Proposed LDP. When the Proposed LDP is reported it will be accompanied by an explanation of how it has regard to those points. In the meantime, the following provides a selected update on the Plan's preparation. It notes, where appropriate, whether an issue is considered to be have a high dependency on the outcome of the SESplan examination.

Aims (MIR Question 1, see page 3 of Summary of Responses to the MIR)

- 2.10 The MIR asked what matters most when considering the future of Edinburgh, and proposed five main aims for the LDP:
- AIM 1: Support the growth of the city economy
 - AIM 2: Help increase the number and improve the quality of new homes
 - AIM 3: Sustainable transport and access to jobs and services
 - AIM 4: Look after and improve our environment
 - AIM 5: Create sustainable communities
- 2.11 Chapter 2 of the [MIR](#) explains in more detail what these aims mean for the content of the LDP.
- 2.12 There was a large level of support for these aims. The main exception relates to Aim 2. The aim of increasing the number of new homes prompted some opposing views. Some organisations are concerned that the LDP will not provide enough land for housing. Other respondents are concerned that there is too much emphasis on growth.
- 2.13 It should be noted that the SESplan examination referred to in the previous section is being held in order to deal with unresolved representations, many of which relate to the question of housing land allocations. The amount of new housing land to be identified in the LDP will be fixed in the final version of the Strategic Development Plan.
- 2.14 Although the more detailed question of how much new housing should be provided is highly dependent on the outcome of the SESplan examination (see next section), the principle that the LDP should aim for some level of housing growth is not. Accordingly, the overall LDP aims are not highly dependent on

the outcome of the SESplan examination. The LDP is being prepared with the five aims as set out and largely supported in the consultation process.

Housing Sites in West and South East Edinburgh (MIR Questions 2 & 3, pages 17 & 34 in Summary of Responses)

- 2.15 The MIR set out a number of options for new housing sites in these two Strategic Development Areas, including the Council's preferred options and reasonable alternatives. The accompanying Environmental Report included the assessment which led to the site selection. It also explains why other sites within those areas were not put forward as currently reasonable options (these were identified in the MIR as 'Other Options').
- 2.16 A relatively large number of responses were received to these questions (130 for West Edinburgh and 106 for South East). Some respondents supported the preferred options or reasonable alternatives. Some organisations, mainly landowners and developers, thought the scale of growth is too low. Some suggested other sites in addition to or as alternatives to those promoted in the MIR. The sites suggested are shown in blue (West) and purple (South East) on a [map](#) published in April 2012 with the Summary of Responses.
- 2.17 Local community organisations and residents are generally opposed to significant new housing development in the West and South East areas. Their concerns relate to:
- Loss of greenfield and prime agricultural land;
 - Lack of brownfield sites being considered;
 - Traffic congestion;
 - Inadequate capacity for schools;
 - Need for additional medical facilities;
 - Site specific issues: loss of specific views and unstable ground conditions.
- 2.18 The LDP project team has been reassessing the site options in the light of all of these responses. The findings of this reassessment will be reflected in an updated Environmental Report accompanying the Proposed LDP.
- 2.19 An exception to the above is:
- A site to the east of Burdiehouse Road, which partly has planning permission for housing and was the subject of one response seeking its retention in the Green Belt despite this (from the Cockburn Association).
- 2.20 The transport measures needed to address the impact of potential sites will be identified in a Transport Appraisal. Similarly, an education assessment will identify what additional school facilities are needed. These measures will be identified in the Proposed Action Programme which will accompany the Plan.

2.21 This issue has a high dependency on the outcome of the SESplan examination.

Other Greenfield Housing Sites (MIR Question 4, page 48 in Summary of Responses)

2.22 The Proposed Plan Strategic Development Plan (November 2011) has a policy which allows LDPs to allocate small (up to 50 houses) greenfield sites for housing outwith the West and South East strategic development areas, for example to meet local needs or support community regeneration. The MIR did not propose to include any sites like this in the LDP, but asked for views on this approach and suggestions for potential sites.

2.23 There were 91 responses, the majority of which did not support the inclusion of small scale greenfield housing sites in the LDP. 13 responses suggested relevant sites. These are shown in red on the [map](#) published with the Summary of Responses. (The sites shown in green are also outwith West and South East Edinburgh but are larger than the 50 unit limit set in SESplan Proposed Plan. See page 211 of the Summary of Responses.)

2.24 The project team has been assessing these small-scale sites using criteria based on those for the large sites but adjusted to suit the different scale. These cover:

- Integration with existing settlement;
- Local landscape character;
- Local accessibility to services;
- Impact on the landscape setting of the city;
- Infrastructure requirements.

2.25 The assessment will be included in the revised Environmental Report.

2.26 This issue has a high dependency on the outcome of the SESplan examination.

Housing in Built-Up Areas (MIR Question 5, page 56 in Summary of Responses)

2.27 The MIR highlighted that the LDP can also allocate housing sites within the existing urban areas, as is done in the two current local plans. It did not identify a list of specific sites, but suggested a series of principles for identification in the LDP. These included a suggestion that some sites proposed for high density flatted development could be made more viable by having their capacities reviewed down to a mid-density level associated with more marketable houses.

2.28 There were 96 responses to this question, many of which were supportive of the principles set out, but with some reservations. In particular, there was relatively little support for the idea of using the Plan to reduce density on brownfield sites. In addition, since the preparation of the MIR, new approaches to funding and delivering high density flatted developments have emerged.

2.29 Accordingly, the LDP is being prepared to include housing sites from existing local plans which are available for development and will still have remaining housing capacity for at least 50 units in 2015. It is not currently intended to add new known housing sites, such as the 21 Century Council Housing developments or areas of speculative housing regeneration, such as in Bonnington or Leith, as these are already supported by current local plan policy and their inclusion in the LDP would not add value. Such regeneration areas would be referred to in the Plan's strategy though.

2.30 It should also be noted that suggestions were received for housing on a small number of sites within urban areas. The acceptability of housing on these mostly small sites will rest upon issues such as loss and provision of greenspace which may be better dealt with through assessment of planning applications than through the LDP.

2.31 This issue is partly dependent on the outcome of the SESplan examination.

Leith Docks (MIR Question 6, page 68 of Summary of Responses)

2.32 The MIR set out two options for the planning policy for the northern and eastern docks:

- Housing-led mixed use regeneration.
- Designated as a Business and Industry area, to facilitate a role supporting the offshore renewables industry.

2.33 96 responses were received on this issue, as set out in the Summary of Responses.

2.34 Since the MIR, in March 2012 the Planning Committee has received a [report](#) informing it that the Port of Leith has been identified by the Scottish Government as an Enterprise Area. It received a further [report](#) in October 2012.

2.35 Progress on this issue will be covered when the Proposed Plan is reported for approval.

2.36 This issue is highly dependent on the outcome of the SESplan examination.

Four Housing Regeneration Sites (MIR Question 7, page 80 of Summary of Responses)

2.37 The MIR sought views on four sites with potential to be developed as part of the Council's next citywide programme for regeneration. They are large open spaces at Calder Crescent, Curriemuir End Park, Clovenstone Drive and Moredunvale Road (see maps on page 21 of MIR).

2.38 The MIR proposed these on the basis that there would be smaller but better quality areas of open space and play areas as part of the development or in the wider area.

- 2.39 30 of 55 responses supported this proposal generally, with some expressing reservations or support for individual sites. The other responses did not support the proposal, mostly on the principle that open space should never be developed.
- 2.40 Since the MIR publication, work has indicated that development potential at Calder Crescent is significantly constrained by a culverted watercourse. No further work is being done on that site for this LDP.
- 2.41 Further work is being done on the other three sites in order to identify areas with development potential and opportunities for enhancement of open space. Further engagement is being carried out at the Neighbourhood Partnership level.
- 2.42 This issue is not highly dependent on the outcome of the SESplan examination.

HMOs (MIR Question 8, page 85 of Summary of Responses)

- 2.43 Houses in Multiple Occupation (HMOs) are an important way of meeting some of the city's housing need. However, there is a concern that in some parts of the city there is an excessive concentration of HMOs, to the detriment of amenity and the aim of promoting sustainable, mixed communities.
- 2.44 The ECLP has a dedicated policy (Policy Hou 9) intended to manage this issue, but it can only apply to those HMOs which require planning permission (those over 5 people). In practice very few HMOs fall into this category and so the policy has no significant influence on the distribution of HMOs.
- 2.45 The MIR highlighted this and proposed that the dedicated planning policy be dropped, leaving the large majority of HMOs to be managed by the separate licensing process only. 25 of 53 respondents supported this approach. Some of these recommended that there is still a need for the Council to manage the issue, as did many of the other respondents.
- 2.46 There remains no legal way in which the Council can require planning applications for the large majority of HMOs. However, since the publication of the MIR, housing legislation has changed with the coming into force of the Private Rented Housing (Scotland) Act 2011. Councils now have discretionary power to consider whether there is an overprovision of HMOs in the locality when assessing HMO licensing applications. The legislation requires such an approach to have regard to a number of factors, including the positive role of HMOs in meeting housing needs.
- 2.47 Planning and Housing staff are doing work with a view to preparing new HMO guidance. This would be used for HMO licensing purposes as well as determining the small number of planning applications for HMOs. It would replace the existing planning guideline on HMOs, which has been kept out of the ongoing consolidation of guidance. It would be informed by and support the City Housing Strategy. It would not need a dedicated LDP policy on HMOs to

support it, for the reasons given above. The small number of HMOs requiring planning permission would be assessed against an existing general policy protecting residential amenity (ECLP Policy Hou 8) as interpreted by the new guideline. This new guideline would be prepared, consulted on and finalised in time to ensure continuous policy coverage on the issue i.e. before 2015.

- 2.48 This issue is not highly dependent on the outcome of the SESplan examination.

Infrastructure Provision (MIR Question 9, page 89 of Summary of Responses)

- 2.49 This issue is discussed in more detail in a separate report to the Corporate Policy and Strategy Committee (4 December 2012). That report highlights the potential of the Action Programme mentioned in para 2.20 above to prioritise essential infrastructure in corporate and national capital investment. Further progress on this issue will be covered when the Proposed Plan is reported for approval. This issue is not highly dependent on the outcome of the SESplan examination.

Office Development (MIR Question 10, page 99 of Summary of Responses)

- 2.50 The MIR identified an ample provision of land for new office development across the city generally, but a potential underprovision in the city centre, where demand is strongest. It proposed that the LDP introduce a more prescriptive requirement for office development in large mixed use developments in the city centre. It proposed that there would be other major office locations in Edinburgh Park / South Gyle, Leith and the International Business Gateway, but not Granton Waterfront. Smaller-scale offices would continue to be supported at other accessible, mixed use locations.
- 2.51 53 of the 86 respondents to this question were generally supportive of the proposed approach. The others raised concerns as set out in the Summary of Responses.
- 2.52 Since the consultation there has been further work, including engagement with the Edinburgh Business Forum, on the city centre office issue. The available evidence indicates this is still an important issue. The existing local plan policy for the city centre (ECLP Ca 1) makes sufficient provision to secure potential office development plots until the Proposed Plan is published.
- 2.53 This issue is not highly dependant on the outcome of the SESplan examination.

Small Businesses (MIR Question 11, page 107 of Summary of Responses)

- 2.54 The ECLP has a policy which requires new flexible small business space as part of redevelopment of certain employment sites. This is intended to address an identified need for such space. The MIR proposed that this policy be continued, but only on larger development sites, as experience has shown that it is less practical on smaller sites. This change was supported by 38 of the 57 respondents to this question. Other responses favoured the status quo or

removal of the policy altogether or made other points as set out in the Summary of Responses.

2.55 The MIR suggested the threshold for the policy could be sites over 2 hectares. The suitability of this threshold is being considered by monitoring the application of the current policy to emerging planning applications.

2.56 This issue is not highly dependent on the outcome of the SESplan examination.

New Retail Development and Change of Use in Town Centres (MIR Questions 12 – 14, see pages 112, 122 and 128 in Summary of Responses)

2.57 The MIR set out significant changes to policies guiding new retail development, and the change of use in shop units in the city centre and in the other nine town centres. The changes to policy on new retail development are intended to maintain the strategy of promoting the city centre and town centres in a time of uncertainty over retail spending. 56 of 82 respondents supported the preferred option. The others made points as set out in the Summary of Responses.

2.58 The general retail situation is being kept under review. Further engagement is being carried out at the Neighbourhood Partnership level regarding the MIR's proposal to consider changing the policy status of the shopping centre at Wester Hailes.

2.59 The MIR proposed to decentralise policy on change of use in the city centre and town centres into separate statutory supplementary guidelines. These would have with tailored policies rather than a one-size-fits-all numerical limit on non-shop uses in primary frontages. In the case of the city centre, it was also proposed that new non-shop uses be allowed onto Princes Street.

2.60 The idea of allowing some non-shop uses on Princes Street was support by 55 of 75 respondents. Other respondents raised concerns set out in the Summary of Responses, or made other points.

2.61 The idea of separate town centre guidelines was supported by 19 of 77 respondents. The principle concern raised by community organisations was that this would jeopardise the retail function of the town centres. However, the intention of the change is the opposite – to strengthen the town centres.

2.62 In order to explore how to address these concerns, the LDP project team held a stakeholder workshop in June 2012 looking at the city centre retail core as the subject of a potential pilot guideline. A summary of the workshop can be viewed on the LDP webpage [here](#). It is intended to initiate a potential pilot guideline for one of the other town centres, in order to explore these issues further.

2.63 This issue is not highly dependent on the outcome of the SESplan examination.

Green Belt Exclusions (MIR Question 15, see page 136 of Summary of Responses)

- 2.64 National policy on green belts has changed since the Council prepared the two existing local plans. [Scottish Planning Policy](#) states that the green belt designation should not apply to existing settlements, existing major educational and research uses, major business and industrial operations, airports or Ministry of Defence establishments. The minimum site size for excluding such uses is up to Councils to select.
- 2.65 The MIR identified relevant sites using two size options. Progress on this issue will be covered when the Proposed Plan is reported for approval. This issue is partly dependent on the outcome of the SESplan examination.

Green Network (MIR Question 16, see page 144 of Summary of Responses)

- 2.66 The LDP will identify opportunities to extend the green network in Edinburgh. These will contribute to the Central Scotland Green Network. The MIR presented two options for the level of detail at which the Plan shows new elements of the network in development sites.
- 2.67 Only 10 of the 76 responses favoured the more detailed 'reasonable alternative' option. The other responses either supported the 'preferred option' of showing broad opportunities for master plans to incorporate or suggested a mixed approach depending on the circumstances of a site.
- 2.68 The LDP is being prepared using a mixed approach, showing major greenspace proposals where their exact location and extent on the Proposals Map is critical, but leaving other proposals to be shown indicatively in site briefs included in the Written Statement.
- 2.69 This issue is not highly dependent on the outcome of the SESplan examination.

Local Centres and Facilities (MIR Question 17, see page 150 of Summary of Responses)

- 2.70 The MIR proposed two changes to policy intended to benefit quality of place by improving local centres and services, as follows:
- Drop a policy which restricts the change of use of existing houses to non-residential uses (ECLP Policy Hou 6).
 - Support the introduction of Class 4 business uses into 60 defined local centres.
- 2.71 45 of 55 responses supported these proposals. Two central community councils expressed reservation over dropping Policy Hou 6, one stating support for retaining residential uses in the city centre. It is not anticipated that the proposed change would invite development pressure for large scale loss of housing in the city centre.

2.72 Concerns raised by others related either to matters which can be addressed by other policies or matters beyond the scope of this issue. Residential amenity will still be protected by the 'Inappropriate Uses in Residential Areas' policy (ECLP Policy Hou 8).

2.73 The LDP is being prepared on the basis that the changes proposed in the MIR will be incorporated. This issue is not dependent on the outcome of the SESplan examination.

Sustainable Building Design (MIR Question 18, see page 154 of Summary of Responses)

2.74 The MIR proposed to maintain the current approach to sustainable design and construction, with the following exceptions:

- Updating of the plan to reflect a legislative change on low carbon building design (two options on how to do this were presented).
- Introducing a requirement for green roofs in certain new developments.
- Introducing a requirement in larger developments for land or floorspace to be reserved for Combined Heat and Power plant.

2.75 A relatively large number of responses (87) were received for a policy question. Progress on this issue will be covered when the Proposed Plan is reported for approval. This issue is not dependent on the outcome of the SESplan examination.

Waste Management (MIR Question 19, see page 165 of Summary of Responses)

2.76 The MIR proposed to revise policy on new waste management policies to reflect changes to national policy arising in the Zero Waste Plan. The main change is that the need for new facilities to recycle and otherwise manage waste has been established at the national level. Consequently, planning authorities should not consider whether a particular new waste management facility is needed, but should focus on normal planning issues such as potential environmental and amenity impacts. This means that ECLP Policy Imp 2 should be simplified to continue to support new facilities in defined 'business and industry areas'.

2.77 The MIR proposed the principle of this change and sought views on retention of a waste management facility safeguard in the industrial area in eastern Leith. Progress on this issue will be covered when the Proposed Plan is reported for approval. This issue is partly dependent on the outcome of the SESplan examination.

Other Possible Changes (MIR Question 20, see pages 184, 189, 193, 196 and 203 of Summary of Responses)

2.78 The MIR proposed other changes to existing local plan policies and proposals .but did not present them as ‘main issues’. This was because either the changes were relatively minor or the options of how to address them are relatively limited. Progress on these matters will be covered when the Proposed Plan is reported to the Committee for approval. The dependency of these matters on the outcome of the SESplan examination varies, but most are not dependent on it.

Clarity and Structure of Documents

2.79 A feedback survey on the LDP consultation documents and process has been carried out for the first time. A questionnaire was circulated in paper and electronic form when the March Development Plan Scheme was published. The findings are as follows:

- 62 responses were received, quite a small proportion of total number of MIR respondents and organisations on main consultation list.
- Over half of respondents were lay people, not professionals.
- Two-thirds found the MIR ‘very easy’ or ‘fairly easy’ to read.
- One-third only read the paper version of the MIR and less than one-fifth only read online version.

2.80 The summary of findings has been placed on the [LDP webpage](#).

2.81 The majority of users of the MIR found it easy to read, however some others did not. The LDP project team is working on ways of making the Plan itself as clear as possible.

3. Recommendations

3.1 It is recommended that the Committee:

- a) Approves the attached Development Plan Scheme (Appendix 1) for publication and submission to Scottish Ministers.
- b) Notes progress in preparing the Proposed Plan and addressing matters raised in the LDP consultation.

Mark Turley

Director of Services for Communities

Links

Coalition pledges

P17 Continue efforts to develop the city's gap sites and encourage regeneration

P28 Further strengthen our links with the business community by developing and implementing strategies to provide and perfect the economic well-being of the city

Council outcomes

CO7 Edinburgh draws new investment in development and regeneration

CO8 Edinburgh's economy creates and sustains job opportunities

CO16 Well-housed – People live in a good quality home that is affordable and meets their needs in a well managed neighbourhood

CO18 Green – we reduce the local environmental impact of our consumption and production

CO 19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm

CO22 Moving efficiently –Edinburgh has a transport system that improves connectivity and is green, healthy and accessible

Single Outcome Agreement

SO1 Edinburgh's economy delivers increased investment, jobs, and opportunities for all.

SO2 Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health.

SO3 Edinburgh's children and young people enjoy their childhood and fulfil their potential.

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

Appendices

1 Development Plan Scheme, December 2012

Appendix 1

Development Plan Scheme December 2012

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What is a Development Plan Scheme?

This leaflet is a Development Plan Scheme. It sets out the programme for preparing Edinburgh's first Local Development Plan. It includes:

- an explanation of what a Local Development Plan is;
- an update of progress to date in preparing the Local Development Plan;
- an updated programme for the next steps in preparing the Local Development Plan; and
- a Participation Statement which sets out when and how you can get involved.

This is the Council's fifth Development Plan Scheme. It replaces one published in March 2012.

What is a Development Plan?

The planning system has an impact on everyone. Government requires Councils to prepare development plans which are the basis for decision making on planning applications. They contain a strategy for the future development of an area and set out policies and proposals to guide future development and use of land.

Decisions on how and where development will take place in Edinburgh are influenced by 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 schemes of national

importance. NPF2 was published in December 2008 and work has commenced on the preparation of NPF3.

A Strategic Development Plan: these are being produced by the new Strategic Development Planning Authorities which have been set up for Scotland's four largest city regions. They set out a long term (20 years or more) spatial planning strategy indicating in broad terms where future development will be located and what's required to deliver it. Until a Strategic Development Plan has been approved, the current generation of structure plans will continue to have statutory force.

A Local Development Plan: these are being produced by the local planning authorities and set out more detailed policies and proposals to guide development. These plans are adopted by the planning authority and must accord with the approved Strategic Development Plan and seek to implement its requirements on a site-specific basis. Again, current adopted local plans will continue in force until replaced by new-style Local Development Plans.

The Strategic Development Plan, together with the Local Development Plan and any associated supplementary guidance, form the statutory Development Plan.

Current Local Plans in Edinburgh

The Edinburgh area is currently covered by two local plans:

- Edinburgh City Local Plan (ECLP), which was adopted in January 2010. www.edinburgh.gov.uk/eclp.
- Rural West Edinburgh Local Plan (RWELP), which was adopted in 2006 (alteration adopted in June 2011). www.edinburgh.gov.uk/rwelpl

The area the two plans cover is set out in Figure 1.

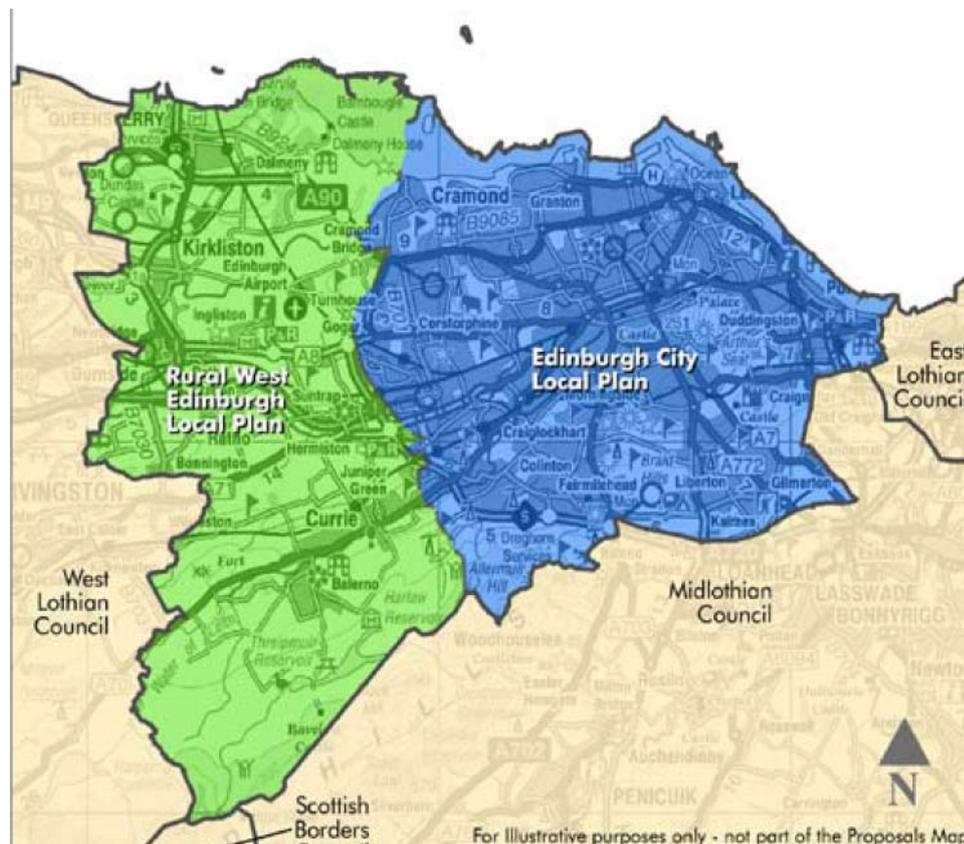


Figure 1

Local Development Plan

- Purpose

The purpose of the Local Development Plan is to:

- provide a clear basis for determining planning applications
- allocate land to meet the needs and targets set out in the Strategic Development Plan for the wider city region (the SESplan area).

- Progress

Since the publication of the first Development Plan Scheme in 2009, preparation of the Local Development Plan has progressed. The Main Issues Report, accompanied by an Environmental Report and Monitoring Statement, was published in October 2011 to seek views on the policy and development options that could be included in the Local Development Plan.

At the Main Issues Report stage, we consulted a wide range of stakeholders - members of the public, Community Councils and groups, private businesses, key consultation agencies, neighbouring authorities and the Scottish Government. We used a number of different methods to make people aware of the Main Issues Report and to encourage them to get involved in the LDP process.

By April 2012, all responses were recorded, summarised and made publicly available on the Council website. All those who submitted responses to the MIR were informed when the responses were available to view. Further details of the engagement process and the responses received can be found at www.edinburgh.gov.uk/localdevelopmentplan. The outcomes of engagement are now informing the preparation of the Proposed Local Development Plan.

To address comments submitted to the Main Issues Report and to inform the Proposed Plan, the Council is undertaking a transport appraisal and education assessment. The purpose of the transport appraisal is to consider the impacts of housing proposals on the transport network and identify necessary mitigation measures. The education assessment will consider if additional school facilities are needed in association with new housing and set out proposals to meet any identified need.

- Timetable

The Local Development Plan timetable is closely linked to the timetable for the first Strategic Development Plan for the SESplan area, which will replace the current Edinburgh and the Lothians Structure Plan 2015. The SDP is being prepared by SESplan, the Strategic Development Planning Authority for Edinburgh and South East Scotland. The six member authorities of SESplan are The City of Edinburgh, East Lothian, Fife, Midlothian, Scottish Borders and West Lothian Councils.

Strategic Development Plan (SDP)

The key stages in the SDP process are:

November - December 2011	Published Proposed SDP and received representations
January – June 2012	Considered representations and prepared SESplan response (schedule 4 forms)
August 2012	Submitted Proposed SDP to Scottish Ministers
October 2012	Examination started
April – June 2013*	Report of Examination published (anticipated that examination will last 6 - 9 months)
August 2013*	Approval by Scottish Ministers

* Timescales are determined by Scottish Government/Scottish Ministers

Further information on the preparation of the SDP is available at www.sesplan.gov.uk .
Information on the SDP examination can be viewed via the following link
<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=qA313854>

Local Development Plan (LDP)

The previous Development Plan Scheme set out two potential ways forward for the next stage of the LDP based on publishing either before or after the SDP examination report. The Council has now decided that the best option is to await the outcome of the SDP examination report before publishing the proposed LDP. This allows the Proposed LDP to take account of any relevant SDP modifications following the examination.

LDP Timetable

<i>October 2011 to January 2012</i>	Consultation on Main Issues Report
<i>February 2012 – June 2013</i>	Consider responses to MIR and progress towards Proposed Plan. Take account of any relevant SDP modifications.
September 2013¹	Publish Proposed LDP for minimum 6 week representation period
June 2014	Submit Proposed LDP to Ministers (examination starts)
January 2015*	Report of Examination
July 2015*	Adoption

¹ This date may be brought forward if the SDP examination report is available earlier than anticipated and doesn't include modifications which would require further LDP consultation prior to the Proposed Plan stage. If this is the case, the next Development Plan Scheme will be brought forward to give interested parties adequate advance warning.

* Timescales are determined by Scottish Government/Scottish Ministers

- Participation Statement

The following sections set out how we intend to engage with the main participants in the Local Development Plan process, following on from the Main Issues Report stage.

Post-Main Issues Report Stage (February 2012 onwards)

- We will provide updates on the progress of the LDP project to all those who submitted responses at the MIR stage and others on our mailing list.
- Updates will also be posted on our website.
www.edinburgh.gov.uk/localdevelopmentplan.

Proposed Plan Stage (September 2013)

The Proposed Plan will be accompanied by a number of supporting documents including a revised Environmental Report, Proposed Action Programme and a Transport Appraisal.

- Any SDP modifications, with implications for this LDP, will be taken into account.
- All those who submitted responses to the MIR and others on our mailing list will be notified about the Proposed Plan.
- We will also notify people living close to new proposal sites in the way required by legislation.
- Copies of the relevant documents will be placed in public libraries and the Council's Planning Reception.
- Further details of where to view the Proposed Plan and when and how to submit representations will be set out in the next Development Plan Scheme. That will be published in circulated in advance of the Proposed Plan.

- Contact

Find out more about community engagement in the LDP project:

Irene Beautyman irene.beautyman@edinburgh.gov.uk or 0131 469 3552

Add yourself to the LDP mailing list (if you submitted comments at the Main Issues Report stage you will already be on our list):

localdevelopmentplan@edinburgh.gov.uk or call Janis O'Sullivan on 0131 529 3500

Questions about the content of current local plans or the LDP:

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