

Planning Committee

10am, Thursday, 19 May 2016

Development Plan Scheme

Item number	6.1
Report number	
Executive/routine	
Wards	All

Executive Summary

The purpose of this report is to seek the Committee's approval of a new Development Plan Scheme. Planning authorities have to publish a scheme setting out their programme for preparing their local development plan at least once a year. The last such scheme was approved and published in May 2015.

The new scheme sets out a revised estimate for the adoption of the first Edinburgh Local Development Plan. This has been affected by the extended duration of the examination into unresolved representations to the proposed plan.

Links

Coalition pledges	P4 , P8 , P15 , P17 , P18
Council outcomes	CO7 , CO8 , CO16 , CO18 , CO19 , CO22 , CO23
Single Outcome Agreement	SO1 , SO2 , SO3 , SO4

Development Plan Scheme

1. Recommendations

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

2. Background

- 2.1 The Council is preparing its first Local Development Plan (LDP). When adopted it will replace two local plans – the Rural West Edinburgh Local Plan (2006, altered 2011) and the Edinburgh City Local Plan (2010).
- 2.2 The LDP project is entering its final procedural stages. This report sets out the anticipated timescales for those last steps.

3. Main report

- 3.1 The purpose of a development plan scheme 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 plan process. Development plan schemes must include a 'participation statement' for that purpose.
- 3.2 The final such opportunity to make statutory comments for this LDP was when the Second Proposed Plan was published for representations. That was in August to October 2014. A large number of representations were received.
- 3.3 In May 2015, the Council submitted to Scottish Ministers the following: unresolved representations, a summary of the issues they raise and the Council's response, and the LDP itself. Scottish Ministers appointed a reporter in June 2015 and the examination got underway. A target date at the end of February 2016 was set.
- 3.4 The examination process has largely been based around written submissions made in response to 'further information requests' from the reporter. Two hearing sessions were held in mid-November 2015. These looked at issues of housing land supply and housing infrastructure and delivery.
- 3.5 Information from the examination to date has been made available on the Scottish Government's Planning and Environmental Appeals Division website: www.dpea.scotland.gov.uk (case references LDP-230-2).

- 3.6 The examination report is now expected in mid to late June 2016.
- 3.7 Examination reporters may make recommendations for modifications to the Plan. These recommendations are largely binding on the Council, with exceptions relating to consistency with the National Planning Framework and Strategic Development Plan, impact in terms of environmental assessment and Habitats Regulations, or conclusions that could not reasonable have been reached based on the evidence considered at the Examination . The expected procedural steps are set out below.

Examination Report expected	Mid/Late June 2016
Carry out modifications and environmental assessment	July and August 2016
Report Plan as modified to Planning Committee	Early September 2016
Publish Plan as modified and notify all who made representations to Second Proposed Plan	Mid September 2016
Notify Scottish Ministers for 28 day period	Mid September 2016
Adoption by full Council	October/November 2016

- 3.8 The Plan, as modified by the examination recommendations, is due to be reported to the Planning Committee at a meeting to be arranged for early September. It will then be published and everyone who made statutory representations to the Second Proposed Plan will be notified.
- 3.9 Scottish Ministers will be notified at that point. There will then be a 28 day period in which the Council cannot adopt the Plan and in which Scottish Ministers may make a response. After that period, the Council can proceed to formal adoption. Standing Orders require adoption to be carried out by the full Council. There are Council meetings scheduled for late October and late November 2016 at which that could take place under the above timetable.
- 3.10 The appended Scheme also indicates an intention to gather feedback from interested parties on the LDP project as a whole. This is intended to inform the next LDP project, for example to continue to develop and improve ways of communicating and engaging with communities, individuals and key stakeholder groups.

4. Measures of success

- 4.1 Stakeholders are kept informed at key stages in the local development plan process.

5. Financial impact

- 5.1 There are no direct financial impacts arising from this report. The costs of printing and distributing the Development Plan Scheme will be met from the existing engagement budget.

6. Risk, policy, compliance and governance impact

- 6.1 The annual preparation of a development plan scheme is required by Section 20B of the Planning etc (Scotland) Act 2006. Issues of risk and compliance for the LDP itself are discussed in the relevant section of the report to Planning Committee 14 May 2015.

7. Equalities impact

- 7.1 The representation stages of the LDP project have had beneficial impacts on rights in that they allow people to have a say in the preparation of the Plan. The measures described in the Development Plan Scheme are intended to promote understanding of the LDP. No negative impacts on rights and equalities have been identified.

8. Sustainability impact

- 8.1 The proposals in this report will:
- have no impact on carbon emissions, the city's resilience to climate change and environmental stewardship because it relates to the LDP process not its policies and proposals.
 - help achieve a sustainable Edinburgh because it sets out the steps to be taken to raise awareness of the next stage of the Plan.
 - help achieve a sustainable Edinburgh because it provides an update on the LDP process for all those with an interest in the future development of the city.

The LDP itself is the subject a statutory Strategic Environmental Assessment and Habitats Regulations Appraisal.

9. Consultation and engagement

- 9.1 The new Development Plan Scheme gives interested parties advance notice of the next procedural stages in the LDP process, including the anticipated date of its formal adoption. It also refers to engagement activities carried out in the project to date.

9.2 As part of the examination process, the Council submitted a report of conformity to Scottish Ministers. This set out the engagement activities which the Council carried out in relation to the period for representations to the Second Proposed Plan, in 2014. The examination reporter found these to be in conformity with what the Council had stated in the participation statement section of the development plan scheme in place at the time.

10. Background reading/external references

Local Development Plan: Submission to Examination, [Report to Planning Committee](#), 14 May 2015

Paul Lawrence

Director of Place

Contact: Ben Wilson, Team Manager

E-mail: ben.wilson@edinburgh.gov.uk 0141 469 3411

11. Links

Coalition pledges	<p>P4 Draw up a long-term strategic plan to tackle both over-crowding and under use in schools</p> <p>P8 Make sure the city's people are well-housed, including encouraging developers to built residential communities, starting with brownfield sites</p> <p>P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors</p> <p>P17 Continue efforts to develop the city's gap sites and encourage regeneration</p> <p>P18 Complete the tram project in accordance with current plans</p>
Council outcomes	<p>CO7 Edinburgh draws in new investment in development and regeneration</p> <p>CO8 Edinburgh's economy creates and sustains job opportunities</p> <p>CO16 Well-housed – People live in a good quality home that is affordable and meets their needs in a well-managed neighbourhood</p> <p>CO18 Green – We reduce the local environmental impact of our consumption and production</p> <p>CO19 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</p>

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

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community

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

Appendix 1 Development Plan Scheme - May 2016

DEVELOPMENT PLAN SCHEME

MAY 2016

Contents

What is a Development Plan Scheme?
What is a Development Plan?
Current Local Plans in Edinburgh
Edinburgh's Local Development Plan
 Purpose
 Progress to date
 Timetable
Participation Statement
Contact

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 next get involved.

This is the Council's tenth Development Plan Scheme. It replaces one published in May 2015.

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. The third NPF was published in June 2014.

A Strategic Development Plan: these are produced 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. 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. Supplementary guidance setting out increased housing land requirements was adopted in autumn 2014. A replacement Strategic Development Plan is now in preparation.

A Local Development Plan: these are 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. When the Edinburgh Local Development Plan is adopted, it will replace two existing local 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/rwelp

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. This was the main consultation stage for the project and responses were published online in April 2012 (see www.edinburgh.gov.uk/localdevelopmentplan).

The Main Issues Report responses informed the preparation of the first **Proposed Plan**. This was approved in March 2013 and published in May for a six week period in which formal representations could be submitted.

Following preparation of the first Proposed LDP the Strategic Development Plan was approved by Scottish Ministers with changes. These included a larger housing land requirement and greater scope for large housing sites outwith the main development areas. As a result SESplan prepared supplementary guidance setting out how much housing land needed to be provided by each Local Development Plan. The changes meant that the LDP needed to provide more housing land. Doing so changed the spatial strategy of the LDP which meant that a new **Second Proposed Plan** had to be prepared. The Second LDP, informed by responses received on the first Proposed LDP, was approved in June 2014 and published in August for a six week period where formal representations could be submitted. Representations were received from 2,500 individuals and organisations during this period and these were made available online.

Most representations sought a change to the Plan. These unresolved representations, a summary of the issues they raise and the Plan itself were submitted to Scottish Ministers at the end of May 2015 for **examination**. A reporter was appointed in June 2015 and the examination commenced with a target date at the end of February 2016.

The examination process consists largely of written submissions. Two hearing sessions were held in November 2015. Information about the examination can be found at the Scottish Government's Planning and Environmental Appeals Division website: www.dpea.scotland.gov.uk (case reference LDP-230-2).

Next Steps

The examination report is now expected in mid to late June 2016.

Examination reports may make recommendations for modifications to the Plan. These recommendations are largely binding on the Council. The expected procedural steps are set out below.

Local Development Plan (LDP)

The timetable for the process is set out in the following table.

Stage	Timetable for May 2016 DPS
MIR consultation	October 2011 - January 2012
Report first Proposed Plan	March 2013
Period for representations	May – June 2013
Published representations and new DPS	October 2013
Report Second Proposed Plan	June 2014
Period for representations	August – October 2014
Submit Plan and representations to Scottish Ministers	May 2015
Examination commences	June 2015
Examination report expected	Mid/Late June 2016
Carry out modifications and environmental assessment	July and August 2016

Report Plan as modified	Early September 2016
Publish Modified Plan and notify all who made representations to Second Proposed Plan.	Mid September 2016
Notify Scottish Ministers for 28 day period	Mid September 2016
Adoption	October/November 2016

Participation Statement

The following section sets out how we intend to engage with the public and other stakeholders in the next stage Local Development Plan process.

- Everyone who submitted responses to the Second Proposed LDP will be notified when the LDP is published, as modified, following the examination. This will be after the Plan as modified is approved by the Planning Committee, in September 2016.
- A copy of the Plan, as modified, will be available for inspection online and at all public libraries and the Council planning office at Waverley Court.
- Once formally adopted in October/November 2016, interested parties will be informed.
- It is intended to gather some feedback on the LDP project, as a whole, from interested parties. This is intended to inform the next LDP project.
- The timetable for the next LDP project will be set out in a future development plan scheme.

Follow us on Twitter @plannededin

View the Plan and its information at: www.edinburgh.gov.uk/localdevelopmentplan

To find out more about community engagement in the LDP project:

Irene Beautyman at irene.beautyman@edinburgh.gov.uk

Add yourself to the LDP mailing list (*if you submitted comments at the Main Issues Report stage or representations to the first or Second Proposed Plan you will already be on our list*) localdevelopmentplan@edinburgh.gov.uk

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

Ben Wilson, Team Manager at ben.wilson@edinburgh.gov.uk

or contact us by post

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

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