

# Planning Committee

2.00pm, Wednesday, 12 December 2018

## Implementing the Programme for the Capital: Coalition Commitments six monthly progress update

Item number	8.3
Report number	
Executive/routine	
Wards	
Council Commitments	<a href="#">C4 and C10-C15</a>

### Executive Summary

---

The Council Business Plan (A Programme for the Capital: The City of Edinburgh Council's Business Plan 2017-22) was approved by the Council in August 2017. The plan has been built around 52 commitments the Council Administration have pledged to deliver over the next five years. This report sets out the progress against the seven coalition commitments where the Planning Committee has responsibility.

## Implementing the Programme for the Capital: Coalition Commitments six monthly progress update

### 1. Recommendations

---

- 1.1 It is recommended that Committee:
- 1.1.1 note the progress against the seven coalition commitments; and
  - 1.1.2 note that the coalition commitments form part of the wider Council Performance Framework, which includes corporate performance indicators covering corporate performance and council service delivery.

### 2. Background

---

- 2.1 The Council Business Plan (A Programme for the Capital: The City of Edinburgh Council's Business Plan 2017-22) was approved at City of Edinburgh Council in [August 2017](#). The plan sets out the administration's priorities and what will be achieved over the five year period.
- 2.2 Given the importance of holding ourselves to account on delivery of commitments, a Performance Framework has been developed to support their implementation. The framework was approved by City of Edinburgh Council on [23 November 2017](#) and referred to Corporate Policy and Strategy Committee for further scrutiny.
- 2.3 As described in the Performance Framework report, Executive Committees will scrutinise performance relevant to their remit on a six monthly basis.
- 2.3 A refined set of all commitment measures and actions was presented to Corporate Policy and Strategy Committee on [27 February 2018](#). These were agreed, on the understanding that a final set of indicators would be submitted to the relevant Executive Committees for scrutiny and approval.
- 2.4 Planning Committee considered the final set of commitments actions and measures on [30 May 2018](#).

### 3. Main report

---

- 3.1 Since the Business Plan was agreed in August 2017, work has begun to ensure that plans are in place to deliver on the commitments, a number of which are longer term and are planned to be delivered over the course of the administration.

- 3.2 The first six monthly progress update will be presented to the relevant Executive Committees in December 2018 and January 2019.
- 3.3 Planning Committee has responsibility for seven commitments:
- 3.3.1 Commitment 4 - Direct development to growth corridors as the best way to accommodate the extra housing needed for Edinburgh's growth and allowing the city to manage and protect green belt;
  - 3.3.2 Commitment 10 - Prioritise the use of brownfield sites and work with public sector and private landowners to develop land for affordable housing;
  - 3.3.3 Commitment 11 - Ensure that Council policies on planning, licensing and sale of Council land give substantial weight to the needs of residents while still encouraging business and tourism;
  - 3.3.4 Commitment 12 - Review the Council's policy on promoting mixed communities. The review should be completed by summer of 2018 and should include homes of multiple occupancy, short term temporary lets and student housing;
  - 3.3.5 Commitment 13 - Improve planning enforcement to ensure that all developers, large or small, conform to Edinburgh's policies and developer's commitments;
  - 3.3.6 Commitment 14 - Work with the Scottish Government to review planning policy and overhaul the planning appeal system to make it shorter, more independent and give communities the right to appeal; and
  - 3.3.7 Commitment 15 - Protect Edinburgh World Heritage Status and make sure developments maintain the vibrancy of our city in terms of placemaking, design and diversity of use.
- 3.4 Appendix 1 of this report provides a detailed update on the six monthly progress against delivery of these commitments. All of these commitments are 'on track' with relevant actions and measures in place to monitor progress.

## **4. Measures of success**

---

- 4.1 A suite of performance measures and actions has been developed to assess progress towards commitments. The monitoring of commitment progress forms part of the Council's performance framework.

## **5. Financial impact**

---

- 5.1 The financial impact is set out within the individual commitments and the Council Business Plan.

## **6. Risk, policy, compliance and governance impact**

---

- 6.1 Risk, policy, compliance and governance impact is integrated within the commitments and the Council Business Plan.

## **7. Equalities impact**

---

- 7.1 Equalities impact is integrated within the commitments and the Council Business Plan.

## **8. Sustainability impact**

---

- 8.1 Sustainability impact is integrated within the commitments and the Council Business Plan.

## **9. Consultation and engagement**

---

- 9.1 The commitments actions and measures have been developed and updated in collaboration with Elected Members, Senior and Service Managers.

## **10. Background reading/external references**

---

- 10.1 [Programme for the Capital: City of Edinburgh Council's Business Plan 2017-22](#)
- 10.2 [Implementing in Programme for the Capital – Council Performance Framework 2017-22](#)
- 10.3 [Implementing the Programme for the Capital: Council Performance Framework 2017-22 – referral from City of Edinburgh Council](#)
- 10.4 [Implementing the Programme for the Capital: Coalition Commitments, Planning Committee 30 May 218](#)

**Paul Lawrence**

Executive Director of Place

Contact: David Leslie, Service Manager and Chief Planning Officer

E-mail: david.leslie@edinburgh.gov.uk | Tel: 0131 529 3948

## 11. Appendices

---

Appendix 1 - Coalition Commitments progress update to December 2018



# *Coalition Commitments Progress Update December 2018*

The Council Business Plan (A Programme for the Capital: The City of Edinburgh Council's Business Plan 2017-22) was approved by the Council in August 2017. The plan has been built around 52 commitments the Council Administration have pledged to deliver over the next five years. The commitments have been made to ensure that we continue to provide services to a high standard and quality, while still responding to the wider environment in which we operate.

The commitments are structured around six themes:

- **Delivering an economy for all** – local jobs, growth, and affordable housing
- **Building for a future Edinburgh** – a planning system that works to protect and develop our city
- **Delivering a sustainable future** – a better environment and transport system that works for all
- **Delivering for our children and families** – improving lives and futures
- **Delivering a healthier city for all ages** – strong and vibrant communities
- **Delivering a Council that works for all** – more empowered, transparent, and improved public services

The Council Performance Framework describes the reporting approach with commitments progress updates presented to Executive Committees every six months and to Council and Corporate Policy and Strategy Committee annually. Seven commitments out of 52 are within Planning Committee remit and all of these are 'on track'.

## Commitments – Planning Committee

---



**Convener:**

**Councillor Neil Gardiner**

The Planning Committee: Exercises the functions of the Council as planning and statutory addressing authority, determines planning policies, interprets planning policies as specific tasks and projects, sets service standards

Lead Committee for:

- C4. Direct development to growth corridors as the best way to accommodate the extra housing needed for Edinburgh's growth and allowing the city to manage and protect green belt.
- C10. Prioritise the use of brownfield sites and work with public sector and private landowners to develop land for affordable housing.
- C11. Ensure that Council policies on planning, licensing and sale of Council land give substantial weight to the needs of residents while still encouraging business and tourism.
- C12. Review the Council's policy on promoting mixed communities. The review should be completed by summer of 2018 and should include homes of multiple occupancy, short term temporary lets and student housing.
- C13. Improve planning enforcement to ensure that all developers, large or small, conform to Edinburgh's policies and developer's commitments.
- C14. Work with the Scottish Government to review planning policy and overhaul the planning appeal system to make it shorter, more independent and give communities the right to appeal.
- C15. Protect Edinburgh World Heritage Status and make sure developments maintain the vibrancy of our city in terms of placemaking, design and diversity of use.

## Commitment 4

*Direct development to growth corridors as the best way to accommodate the extra housing needed for Edinburgh's growth and allowing the city to manage and protect green belt.*

Commitment Status

On track

### Summary

The project to develop City Plan 2030 is now underway and includes looking at the potential for additional housing opportunities on brownfield regeneration corridors within the city and identifying in more detail the long term growth corridors on greenfield land proposed by the emerging Strategic Development Plan 2.

Key actions and measures	Achievements	Status
Progress monitored through Local Development Plan	The project to prepare a replacement local development plan – to be called City Plan 2030 – will set out options for location of new development in the period up to 2030 and beyond, including minimisation of additional greenfield development and use of growth corridors as part of a spatial strategy.	Ongoing
Successfully adopt a new local development plan which implements commitment and minimises additional greenfield development by November 2021	The City Plan 2030 project timetable has been set out in a Development Plan Scheme published in September 2018.	Ongoing



## Commitment 10

*Prioritise the use of brownfield sites and work with public sector and private landowners to develop land for affordable housing.*

Commitment Status

On track

### Summary

Planning Committee on 3 October 2018 agreed the actions required to continue to increase the supply of housing within the city, as set out in the [2018 Housing Land Audit and Completions Programme](#). The Project to develop a new Local Development Plan is now underway.

Key actions	Achievements	Status
Progress monitored through the Annual Housing Land Audit and Local Development Plan	The 2018 Housing Land Audit and Completions programme recorded sufficient housing land to meet the current Strategic Development Plan housing land requirement. The 5 year completions programme (previously referred to as the 5 year effective land supply) was also above the 5 year delivery target for the first time since the targets were set.	Ongoing
Unlock access to key brownfield development sites	On 22 March 2018 the Housing and Economy Committee considered a report on delivering land for affordable housing. The committee agreed that taking a more interventionist approach, potentially including compulsory purchase, may be required to help increase affordable housing delivery.	Ongoing

Key measures	Current data	Target	Achievements
% of capacity of units in effective land supply which are on brownfield land	55%	Increasing trend	Following the adoption of the local development plan, a large amount of newly allocated greenfield land became effective pushing the proportion of land that is greenfield to its highest ever level. Most windfall sites to come forward over the next few years is expected to be brownfield.

---

Successfully adopt a new local development plan which implements commitment and minimises additional greenfield development	Plan is now underway	Nov 2021	The project to prepare a replacement local development plan – to be called City Plan 2030 – will set out options for location of new development in the period up to 2030 and beyond, including minimisation of additional greenfield development.
---	----------------------	----------	--

---

## Commitment 11

***Ensure that Council policies on planning, licensing and sale of Council land give substantial weight to the needs of residents while still encouraging business and tourism.***

Commitment Status

**On track**

### Summary

The Project to develop City Plan 2030 is now underway and includes work on visitor accommodation leisure use needs and other types of development. This is intended to help develop a planning policy framework to support a balanced mix of uses in the city.

The Edinburgh Tourism Action Group, of which the Council is a member, developed the [Edinburgh 2020 Tourism Strategy](#) to increase the value of tourism and enhance the city's image and reputation.

Key actions and measures	Achievements	Status
Review relevant planning policies and guidance as part of the Local Development Plan project	The project to prepare a replacement local development plan – to be called City Plan 2030 – will set out options for changes to planning policy relating to a range of land uses, with the aim of supporting an appropriate balance.	Ongoing
Consultation and community engagement measures to be established	The City Plan 2030 project includes several engagement and consultation stages, summarised in a Development Plan Scheme published in September 2018.	Ongoing
Establish Strategy Group to oversee the new Edinburgh2020 Tourism Strategy	Edinburgh Tourism Strategy Implementation Group established and approved the 2020 tourism strategy development plan, including the visitor accommodation and leisure use needs as key pieces of research.  The strategy development process is being overseen by the Edinburgh Tourism Strategy Implementation Group. Further to this, an Elected Member Working Group on Tourism and Communities is contributing to ensure the strategy is developed to include the views and concerns of residents.	Ongoing

## Commitment 12

*Review the Council's policy on promoting mixed communities. The review should be completed by summer of 2018 and should include homes of multiple occupancy, short term temporary lets and student housing.*

Commitment Status

On track

### Summary

A short term let working group chaired by the Convenor of Housing and Economy has considered options. These were reported to the [Corporate Policy and Strategy Committee in August 2018](#) and the recommendations have been discussed with Scottish Government officials.

The Project to develop City Plan 2030 is now underway and includes work on housing and visitor accommodation needs. This is intended to help develop a planning policy framework to support a balanced mix of uses in the city.

Key actions and measures	Achievements	Status
Establish short term multi-agency working group with cross party representation	A short term let working group chaired by the Convenor of Housing and Economy has been meeting to explore issues and is currently awaiting feedback from the Scottish Government on options for action.	Delivered
Review locations and numbers of HMO premises	Currently there is no ability to control numbers or density of these within the licensing system. There is no evidence of a surplus of empty HMO's which would justify a conclusion of over provision.	Ongoing
Consultation and community engagement measures to be established	The City Plan 2030 project includes several engagement and consultation stages, summarised in a Development Plan Scheme published in September 2018.	Ongoing
Review numbers of student housing developments	At 31 December 2017, there were 86 purpose built student accommodation developments operating in the City. In total, they provide 18,988 bed spaces. Over the year, there were 7 developments completed accounting for 1,874 bed spaces. There were a further 4 development under construction (485 beds) and 20 sites with consent (2,074 beds).	Delivered

## Commitment 13

**Improve planning enforcement to ensure that all developers, large or small, conform to Edinburgh's policies and developer's commitments.**

Commitment Status **On track**

### Summary

Planning Committee approved the revised [Planning Enforcement Charter](#) in December 2017. The Charter sets out how the Council will deliver the statutory planning enforcement service in the City. From April to September 2018, there were 334 cases recorded for potential enforcement action. Enforcement investigations have one of the following three outcomes: no planning breach identified; breach identified but not appropriate to take action; or enforcement notice served. The Council served 42 enforcement notices in the period from April to September 2018. Reducing the time taken for enforcement investigations has been identified as a priority in the Planning Service Improvement Plan. Financial contributions towards infrastructure necessary to mitigate the impact of development are secured through planning agreements. In the period April to September 2018, a total of £6,511,091 was collected from developers for education, transport (including tram) and public realm infrastructure.

Key actions	Achievements	Status
Develop a model legal agreement to help reduce timescales for issuing decisions	Model legal agreement was finalised in August 2018 and is now being used.	Delivered
Undertake process review of developer contributions	An internal audit relating to developer contributions is underway.	Ongoing
Increase resources to undertake planning enforcement	Two additional senior planners and two additional assistant planners are being recruited to the teams dealing with planning enforcement.	Ongoing

Key measure	Current data	Target	Achievements
Timescales for issuing decisions on non-householder applications	59.8% within 2 months	70%	Work is continuing to speed up decision making whilst also addressing quality indicators
Monitor contributions collected and spent	£6,511,091 collected	N/A	The Planning Service monitors contributions collected and Finance monitors when and how these are spent.
Timescales for resolving enforcement cases	56.8% cases closed in 3 months	70%	In the last 6 months, 3 appeals against enforcement notices for change of use from housing to short stay visitor accommodation/guest house use were dismissed.

## Commitment 14

*Work with the Scottish Government to review planning policy and overhaul the planning appeal system to make it shorter, more independent and give communities the right to appeal.*

Commitment Status **On track**

### Summary

The Scottish Government's Planning Bill is now at stage 2 in the parliamentary process. The Scottish Parliament's Local Government and Communities Committee is considering over 300 amendments to the Bill by MSPs. Progress is being tracked in relation to the Council's interests and previously submitted evidence.

Key actions and measures	Achievements	Status
Consultation submission for Planning Bill to Scottish Government	Various amendments to the Planning Bill were proposed by MSPs to introduce changes to rights of appeal. These are being tracked through the parliamentary process and discussions have been held with various groups to explore implications.	Delivered
Monitoring of appeal aspect in Planning Bill process	The Planning Convener and planning officers have attended various meetings with the Scottish Government to discuss aspects of the proposals which would affect the planning system in Edinburgh.	Ongoing
Work with Scottish Government on Planning Bill proposals	As the Planning Bill and proposed amendments are progressed, officers have been liaising with Scottish Government officials to provide understanding of operational and resource implications which would arise from legislative change.	Ongoing

## Commitment 15

*Protect Edinburgh World Heritage Status and make sure developments maintain the vibrancy of our city in terms of placemaking, design and diversity of use.*

Commitment Status

On track

### Summary

The [Old and New Towns of Edinburgh World Heritage Site Management Plan 2017- 2022](#) was approved by Planning Committee in December 2017. The Plan is a strategic document which sets the framework for the preservation and enhancement of a Site's cultural heritage. It contains a vision for the Site and objectives and delivery mechanisms for its achievement.

Key actions and measures	Achievements	Status
Actions are contained within the new World Heritage Site Management Plan 2017-2022 (the 6 Key Challenges with the site)	The ONTE WHS Steering Group is responsible for monitoring the condition of the Site (State of Conservation) and for monitoring the implementation of the actions. The Steering Group has met and agreed the priority short term actions.	Ongoing
Monitor the progress of short term actions in the World Heritage Site Management Plan with the World Heritage Site Steering Group	Key actions in this time period support Management Plan objectives around understanding of the WHS and advocacy for sustainable visitor management in the city. The Tron Kirk has been reopened as a WHS Visitor Centre and targeted academic research into sustainable tourism is underway.	Ongoing