City Plan 2040
Development Plan Scheme

Timetable and Participation Statement

September 2025



EDINBVRGH
THE CITY OF EDINBURGH COUNCIL

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1. Development Plan Scheme

What is a Development Plan Scheme?

A development plan scheme sets out how a future local development plan will be prepared. It includes:

- an explanation of what a development plan is,
- a timetable for preparing the future 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 2024.

What is a Development Plan?

How we plan our places has an effect on everyone. Our lives are shaped by the places where we live, work and visit and these are shaped by planning decisions. Development plans set out the strategy and policies to guide those decisions.

The statutory 'development plan' comprises the National Planning Framework (NPF4) which covers the whole country, and the local development plan (LDP) for the planning authority area. Scottish Government legislation requires Councils to prepare a local development plan for their area.

A new legislative framework for development planning was provided by the Planning (Scotland) Act 2019. New regulations and new local development planning guidance came into force in May 2023. These set new procedures on how to prepare local development plans and, along with the National Planning Framework, set new requirements for their content.

A local development plan contains a 10-year strategy for the future development

of an area. The plan sets out proposals for where and how development should happen. Under the changes to the planning framework, local development plans will have more limited policies than previously as many policies are now within the National Planning Framework. This is used alongside the local development plan to determine planning applications. Local development plans are accompanied by a statutory Delivery Programme which is used to ensure delivery of the plan. It includes a timeline for delivery of housing, including necessary infrastructure.

Current local development plan: City Plan 2030

City Plan 2030 was formally adopted on 7 November 2024 as Edinburgh's local development plan. It was the last old-style plan adopted in Scotland having been prepared under previous planning legislation. This also means that it is the most up to date and is closely aligned with the aspirations of current national policy through National Planning Framework 4 and includes the nationally set housing targets for Edinburgh.

City Plan 2030 consists of a main written document setting out policy and proposals for development, an appendix and a proposals map showing where land is protected and where land may change.

A Delivery Programme accompanies City Plan 2030. This sets out the infrastructure required to support the plan and provides a pipeline of when housing sites are expected to deliver.

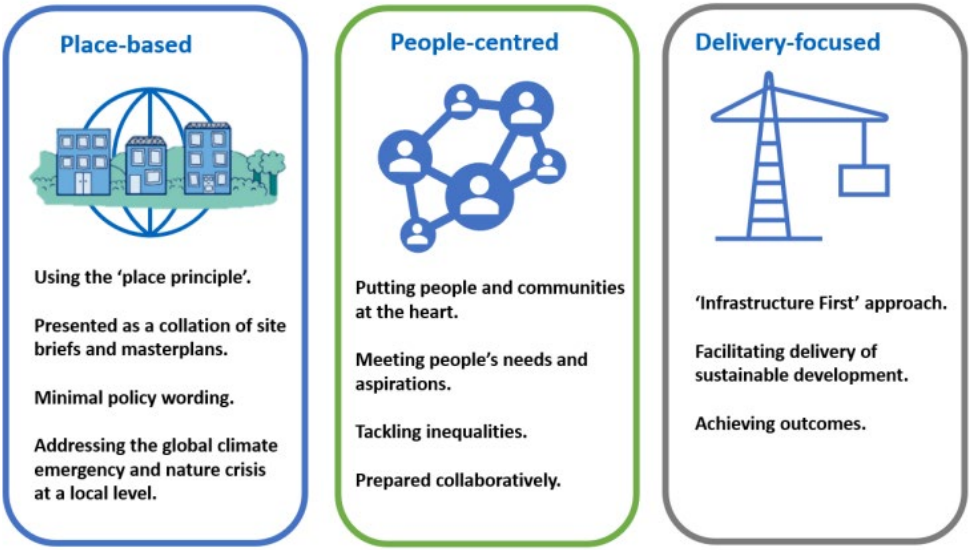
Since adoption of City Plan 2030, non-statutory guidance has been prepared or updated in respect the City Plan and National Planning Framework 4. Guidance documents include:

- Developer Contributions and Infrastructure Delivery
- Edinburgh Design Guidance
- Student Accommodation

- Guidance for Householders
- Guidance on Listed Buildings and Conservation Areas
- City and Town Centre Guidance documents

Edinburgh's next plan: City Plan 2040

Following adoption of City Plan 2030, the Council is now preparing the next local development plan 'City Plan 2040'. It will be a new-style plan shaped by the new legislative framework and guidance. This means a new process for preparing the plan, along with a change to its look and content. The expectation is that the new-style plans will be more place based, people-centred and delivery-focused as outlined below.



In City Plan 2040 we need to consider other plans and strategies including National Planning Framework 4, Regional Spatial Strategy, community produced Local Place Plans as well as other Council strategies and plans.

City Plan 2040 needs to tell a clear and compelling story about the future of places. It is expected that the next plan will focus on place and on visual plans rather than text and policies, given the role of NPF4 policies.

The process for plan making is centred around three main parts:

1. Evidence Gathering
2. Plan Preparation
3. Delivery

The key stages for each are set out below.

1. Evidence Gathering:

Preparation of the Evidence Report – This stage requires the gathering and analysis of data to demonstrate we have sufficient evidence to go on to prepare the plan. Part of the evidence is factual and statistical data and will involve engagement with stakeholders but also qualitative evidence on place by engaging people with an interest in their place. More information on consultation is set out in the participation statement.

Approval and submission of the Evidence Report – Once prepared, the Evidence Report will require approval by the Council's Planning Committee and full Council prior to submission for Gate Check.

Gate Check – The Evidence Report is submitted to Scottish Minsters who appoint a Reporter to assess the sufficiency of the Evidence Report. The Reporter will determine if the Council has sufficient evidence to go on to prepare City Plan 2040. The Reporter can request that further evidence be prepared if found deficient.

2. Plan Preparation:

Call for Ideas – this is an optional consultation seeking further public input into the early plan preparation.

Preparation of the Proposed City Plan 2040 – This stage will involve preparing the plan itself. As a new style local development plan, City Plan 2040 will be required to contain fewer policies than in the past. It will be place focussed containing maps and diagrams.

Approval of Proposed Plan for consultation – The Proposed City Plan 2040 will require approval by Planning Committee and full Council prior to a period of consultation.

Proposed Plan consultation – A 12-week consultation will take place on the Proposed City Plan 2040. More information on consultation will be set out in the relevant participation statement.

Analysis of consultation and consideration of modifications – The responses will be collated in a set format ('Schedule 3s') with summaries of comments, suggested changes from comments and the Council's response to these. As a new style local development plan, a key difference at this stage will be the ability to prepare a Modifications Report. If required, this report can set out changes made to the plan following consultation.

Approval of Proposed Plan for examination – The Proposed City Plan 2040 and Schedule 3s will require approval by Planning Committee and full Council prior to submission for examination.

Examination - The Proposed Plan and Schedule 3s are submitted to Scottish Minsters who appoint a Reporter to examine the plan and Schedule 3s. During the examination period, further information can be requested from the Council and other parties who commented on the plan. The Reporter will conclude their findings in a Report of Examination which can recommend binding changes to the Plan.

Modification and Adoption – On receipt of the Report of Examination, the Council will consider the recommendations. A modified plan will require

approval by Planning Committee and full Council followed by notification to Scottish Ministers of the intention to adopt the plan.

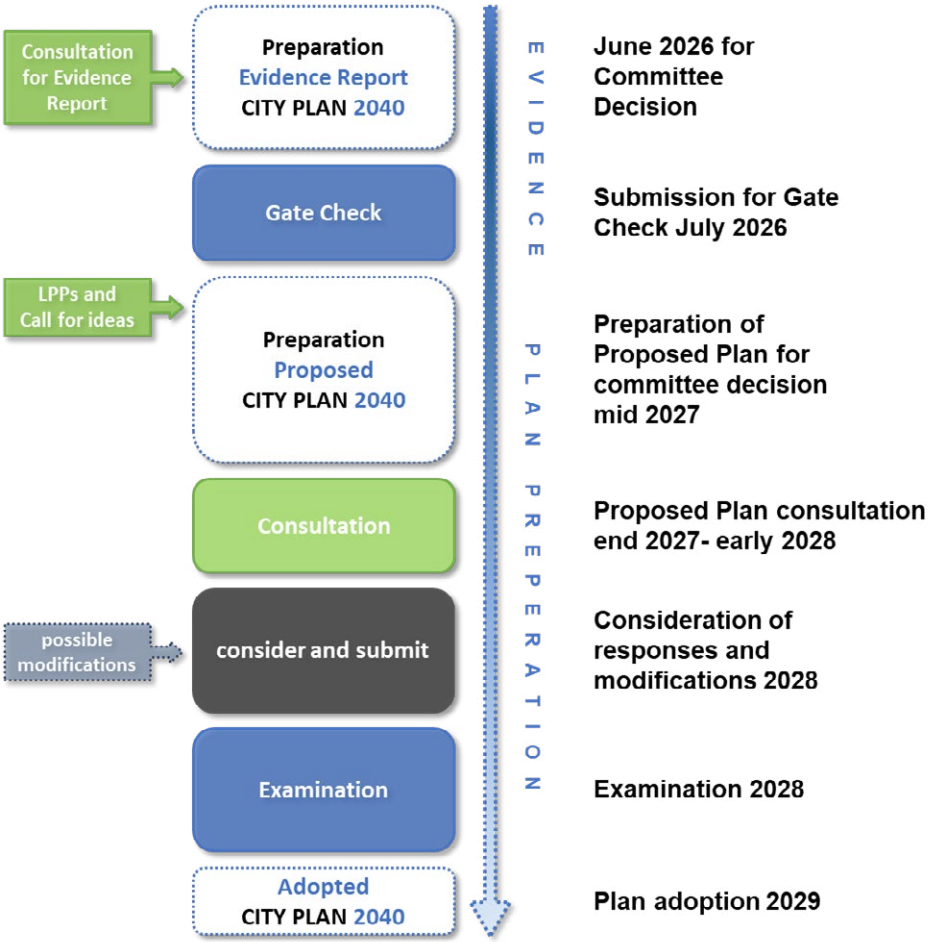
3. Delivery:

Delivery, monitoring and implementation – A Delivery Programme must be published within three months of plan adoption, kept under review and updated every two years. Housing Land Audits are to take place annually, alongside regular plan monitoring.

Timetable

The timetable sets out the stages of preparing City Plan 2040. The dates listed are estimated and may be subject to change over the course of the process and will be updated through the Development Plan Scheme.

Timeline overview



Stage		Description	Dates	Quarter
Evidence Report	**Preparation of Evidence Report**	Gathering data, consulting and analysis to inform and prepare topic papers, place profiles and supporting evidence which comprise the Evidence Report.	Current – April 2026	Current – 26/27 Quarter 1
	Consultation for Evidence Report	**Place based Consultation** engagement within communities to inform the Evidence Report and will include Community Councils.	October – December 2025	25/26 Quarter 3
		Children and Young People Engagement with children and young people through questionnaire and place standard.	Current – November 2025	25/26 Quarter 3
		Targeted Engagement focussing on students, Gypsy and Traveller communities and hard to reach groups.	Current – November 2025	25/26 Quarter 3
		Key Agency Engagement with key agencies and stakeholders on topic papers. Comprising three stages including scoping (completed), draft papers and final agreement.	Stages – 1.May 2025 2.Nov 2025 3.Feb 2026	25/26 Quarter 1 25/26 Quarter 3 25/26 Quarter 4
	Finalisation of Evidence Report	Finalisation of Report and submission package for committees and gate check.	Current – April 2026	26/27 Quarter 1
	Council Committees	Evidence Report to be presented to Planning Committee and Full Council for approval.	May - June 2026	26/27 Quarter 1
Gate Check	**Gate Check**	Submission of Evidence Report for examination by Scottish Minister appointed Reporter. Gate Checks are estimated to last three months.	July – September 2026	26/27 Quarter 2
	Gate Check outcome	Publication of Reporter's determination of Evidence Report. Outcome determines if evidence sufficient for plan preparation.	October 2026	26/27 Quarter 3

Stage		Description	Dates	Quarter
Proposed Plan	**Local Place Plans**	Call for Local Place Plans launched November 2023 with request for submission for July 2026 to enable them to be taken account of in the Proposed Plan.	Current – July 2026	by 26/27 Quarter 2
	Call for Ideas	Non-statutory consultation stage provides opportunity for everyone to put forward ideas for the new plan.	July – September 2026	26/27 Quarter 2
	Preparation of Proposed City Plan 2040	Preparation and production of a new style place based local development plan informed by the Evidence Report, Call for Ideas and Local Place Plans.	October 2026 – July 2027	26/27 Quarter 3 – 27/28 Quarter 2
	Proposed Plan supporting studies and appraisals	Concurrent preparation of studies to support the plan including site appraisal, transport and education appraisals, strategic environmental assessment, integrated impact assessment and biodiversity impact. Preparation of Proposed Delivery Programme.	October 2026 – July 2027	26/27 Quarter 3 – 27/28 Quarter 2
	Completion of Proposed City Plan 2040	Finalisation, checking and publishing of the plan. Preparation for engagement and communications.	July 2027	27/28 Quarter 2
	Council Committees	Proposed City Plan 2040 to be presented to Planning Committee and Full Council for approval for consultation.	September – October 2027	27/28 Quarter 2 -Quarter 3
	Proposed Plan Consultation	12-week minimum statutory consultation period where representations can be made on Proposed City Plan 2040. Engagement to include children and young people.	November 2027 – January 2028	27/28 Quarter 3 – Quarter 4

Stage		Description	Dates	Quarter
Examination	**Consultation Response and Preparation for Examination**	Analysis and responses to consultation recorded and responded to using Schedule 3 Forms. Consideration of pre-submission modifications if required. Preparation of submission package.	January – June 2028	27/28 Quarter 4 -28/29 Quarter 1
	Council Committees	Proposed City Plan 2040 to be presented to Planning Committee and Full Council for approval for submission to Scottish Ministers for Examination.	June – August 2028	28/29 Quarter 2
	Plan Examination	Submission of Proposed City Plan 2040, Schedule 3 Forms, Representations and evidence base for examination by Scottish Minister appointed Reporter.	September 2028 – February 2029	28/29 Quarter 2 – Quarter 4
	Examination Report	Publication of Report of Examination containing conclusions on Proposed Plan and details of any Modifications.	February 2029	28/29 Quarter 4
	Modifications to Plan	Amendments to plan in line with any Reporter Modifications.	February to March 2029	28/29 Quarter 4
	Council Committees	City Plan 2040 as Modified to be presented to Planning Committee and Full Council for approval for submission to Scottish Ministers.	April to June 2029	29/30 Quarter 1
Plan Adoption	**Submission to Ministers**	Submission of City Plan 2040 as Modified. Ministers have 28 days to consider.	June 2029	29/30 Quarter 1
	Modifications to Plan	Amendments to plan in line with any Minister's Direction.	July 2029	29/30 Quarter 2
	Council Committees	Finalised City Plan 2040 to be presented to Planning Committee and Full Council for Adoption.	August - October 2029	29/30 Quarter 3
	City Plan 2040 Adoption	City Plan 2040 adopted and published to form part of statutory Development Plan. City Plan 2030 superseded.	October 2029	29/30 Quarter 3

Please note that national guidance requires dates to be represented as fiscal quarters. For example, Quarter 1 refers to the period April to June, Quarter 2 July to September as set out in the example below. This is to ensure consistency nationally and is intended to support business planning and output.

Quarter 1	Quarter 2	Quarter 3	Quarter 4
April, May, June	July, August, September	October, November, December	January, February, March

Changes from previous Development Plan Scheme 2024

The timetable has been updated to reflect the following factors:

- Updated information on the expectations, form, detail and content of Evidence Reports reflecting other Gate Check outcomes
- To allow further submission of Local Place Plans
- To ensure the plan meets the ambitions of new style local development plans

The change in the timing of the preparation and submission of the Evidence Report has had the most impact on consecutive stages. The plan preparation timetable will continue to be reviewed and updated and will be reported through subsequent Development Plan Schemes.

2. Participation Statement

The Participation Statement is a summary of how the Council is likely to engage the public on City Plan 2040.

The expectation is that City Plan 2040 will focus on outcomes that it can deliver for people and places.

If City Plan 2040 is to be people-focussed, we need to fully understand the needs and aspirations of the different people who have an interest in Edinburgh. To do that, we need to reach out and listen, particularly to those who find it more challenging to engage with planning or under-represented groups.

Edinburgh is not just one place. It is made up of a series of neighbourhoods which have different challenges. We need to understand what it like to live in those different places and what issues we need to consider when we prepare City Plan 2040.

How and when can you get involved?

In the new plan process, there will be different opportunities to feed into the development of City Plan 2040.

The following lists each key stage and engagement activity:

Preparation of Evidence Report

There is no statutory requirement to consult on the evidence report but we will engage throughout the preparation of the evidence report. This engagement will shape and inform the evidence report.

However, we do need to seek particular views in preparing it, including:

- children and young people
- the public
- disabled people
- Gypsies and Travellers

- Community Councils
- Key Agencies; and
- other persons prescribed.

The engagement actions for the evidence report are as follows:

- Continue to engage with Key Agencies, organisations, businesses and other Council services to gather specific data.
- Target certain groups such disabled people, Gypsies and Travellers, people from ethnic minorities and older people to seek their views on key planning issues facing them.
- Seek the views of children and young people on the places where they live including targeted conversations with children and young people with protected characteristics.
- Gather qualitative evidence from the public at large of what it is like to live in a certain place; and this will involve Community Councils.
- Get feedback on the draft topic papers and their findings with Key Agencies, organisations, businesses and other Council services.

Gate Check

At this stage, there is no further engagement or ability to comment on the Evidence Report but the Council will publicise the submission of the Evidence Report to the Scottish Ministers and the outcome of the Gate Check.

Call for Ideas

This will be an opportunity for everyone: people, community bodies and organisations to put forward ideas and sites for the new plan. It is not limited to suggestions for development sites or types of development.

Local Place Plans

Local Place Plans are prepared by community bodies and are an opportunity to set out their needs and aspirations for their area. We issued a formal invitation for the

preparation of Local Place Plans in November 2023 and the opportunity to produce a Local Place Plan remains in place. They should be submitted by July 2026 so we can take them into account as we prepare the proposed plan.

Information and guidance to help communities to prepare a Local Place Plan including a suggested template is provided on our website at www.edinburgh.gov.uk/localplaceplans. This will also host our registered Local Place Plans.

Preparation of the Proposed City Plan 2040

This stage will involve collaboration with Key Agencies and stakeholders and will take into account any registered Local Place Plans.

We will promote and facilitate the participation of children and young people in the preparation of the Proposed Plan.

Proposed Plan Consultation

Once the Proposed Plan has been approved by Council, there will be a minimum 12-week consultation period on the Proposed Plan and proposed Delivery Programme.

We will widely publicise and explain content of the Proposed Plan to allow people to make formal representations to it.

There will be engagement with key stakeholders and communities most affected by proposals contained within the Proposed Plan.

We will notify neighbours of any sites proposed for development in the Proposed Plan.

Communication and Engagement

- We previously consulted on our Participation Statement and we have included those suggestions to improve our communication and engagement.
- How we will inform and raise awareness of engagement activities.
- Provide a dedicated web page to give information on the City Plan 2040

engagement activities.

- Promotion of City Plan 2040 activities using the mailing list and Planning Blog.
- Provide information, for example, to community councils, other community bodies, interest and representative groups for distribution to their members.
- Local and targeted communication to help capture harder to reach groups including at local libraries, community centres, schools and faith locations.
- Social media campaigns.
- Local advertising (for example, newspapers and newsletters, buses, lamp post wraps).
- Pop-up information stalls targeting different communities.
- Targeted e-mails to stakeholders and Key Agencies.
- Ensure that information is provided in a way that is easy to understand and accessible.

How we will consult, involve and collaborate

- A range of on-line activities including surveys/questionnaires, webinars/ information sessions and interactive place related engagement where this resource is available.
- In person drop-in exhibitions with Council officers spread throughout the city to target a range of communities.
- Work with Community Councils to promote engagement and to build an understanding of their areas.
- Activities that target people with protected characteristic and their representative organisations. These include older people, disabled people, Gypsies and Travellers and ethnic minorities. We will ensure the right support is in place so people can attend events and express their views.
- Children and young people engagement programme.
- Council officers attending the meetings/sessions of existing organisations, networks and forums to directly engage and get support for engaging with their communities and members.
- Stakeholder and key agency discussion sessions focused on themes/topics.

How to stay up to date

Follow us on X: @planningedin

Blog: planningedinburgh.com

View the project webpage at: www.edinburgh.gov.uk/cityplan2040

To find out more about engagement in the City Plan 2040 project or add yourself to the mailing list: cityplan2040@edinburgh.gov.uk

Questions about the content of the current LDP : cityplan2030@edinburgh.gov.uk

Contact us by post:

City Plan 2040, G2.4, Freepost CITYPLAN

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