

## What is City Plan 2030?

City Plan 2030 is a new local development plan for the City of Edinburgh Council area. In time, it will replace the existing [Local Development Plan](#) (LDP) that came into force in November 2016.

City Plan sets out locations for new homes and businesses, where new infrastructure and facilities are required and how we will protect places of value. It provides policies which will be used to determine future planning applications. It will shape the city over the next 10 years and beyond.

## How was City Plan 2030 prepared?

City Plan 2030 was prepared following the [Choices](#) consultation which took place in early 2020. Choices was the main consultation period for City Plan and set out options for how the city might change and grow to provide for homes and jobs. There was a good level of support for the proposed strategy and policy changes and these are reflected in City Plan.

City Plan also takes into account of other policies and strategies at national, regional and local levels. Climate change legislation, the National Transport Strategy, the Council's Business Plan and Net-Zero, Business and Housing strategies as well as the City Mobility Plan are all reflected in the plan's strategy and policies.

## What is a proposed plan and period for representations?

City Plan 2030 is currently what is known as a 'proposed plan'. This means that the plan reflects the Council's settled view as to what the final content of the plan should be. However, changes may still be made to the plan as a result of the 'period for representations' and subsequent 'examination' of the plan.

The period for representations the last opportunity to make comments and suggest any changes you think should be made to the plan. For example, on the location of development or areas where you think policy change is required.

## Neighbour Notification and how to find information on a specific site?

You may have received a 'neighbour notification' letter informing you that City Plan 2030 includes a potential site for development near you. These sites have been included in the proposed City Plan as, in principle, having a possible future use for housing-led development.

Whilst the plan supports these sites, there are many factors that could influence whether development ultimately occurs. There are no plans to give site occupiers notice to leave or to compulsory purchase at this stage in the process. In any event, a full planning application would be required to be submitted to the Council for its consideration, before development can take place. It is only at this stage that the details of the development (including heights, massing, greenspace, materials) are known. Further notification would also take place at this point.

If you wish to find out details of the site currently included in City Plan, part 4 of the plan (pages 157 to 165) contains information on the number of potential units a site could accommodate, and [Appendix D](#) contains indicative design principles.

## How do I make comments on the plan?

Comments on the proposed City Plan 2030 are known as 'representations'. Representations are different from making comments at a normal consultation, such as Choices. The process is a prescribed part of the statutory planning system.

Representations need to be in writing and either support or object to specific policies and proposals in the plan. They should set out why changes should be made to the plan and what these changes should be.

The [Consultation Hub](#) has been set up to ensure that comments on the plan follow the formal process and all comment should be made through the Consultation Hub to allow for this.

The Hub contains the plan in full and you can comment by each section in turn or simply navigate to the part you wish to comment on. For example, section 4 lets you comment on specific sites.

The section on 'How do you use the plan' on the last page of this document shows how the Consultation Hub has been arranged and can be used to assist in navigating.

## What happens after the proposed plan stage?

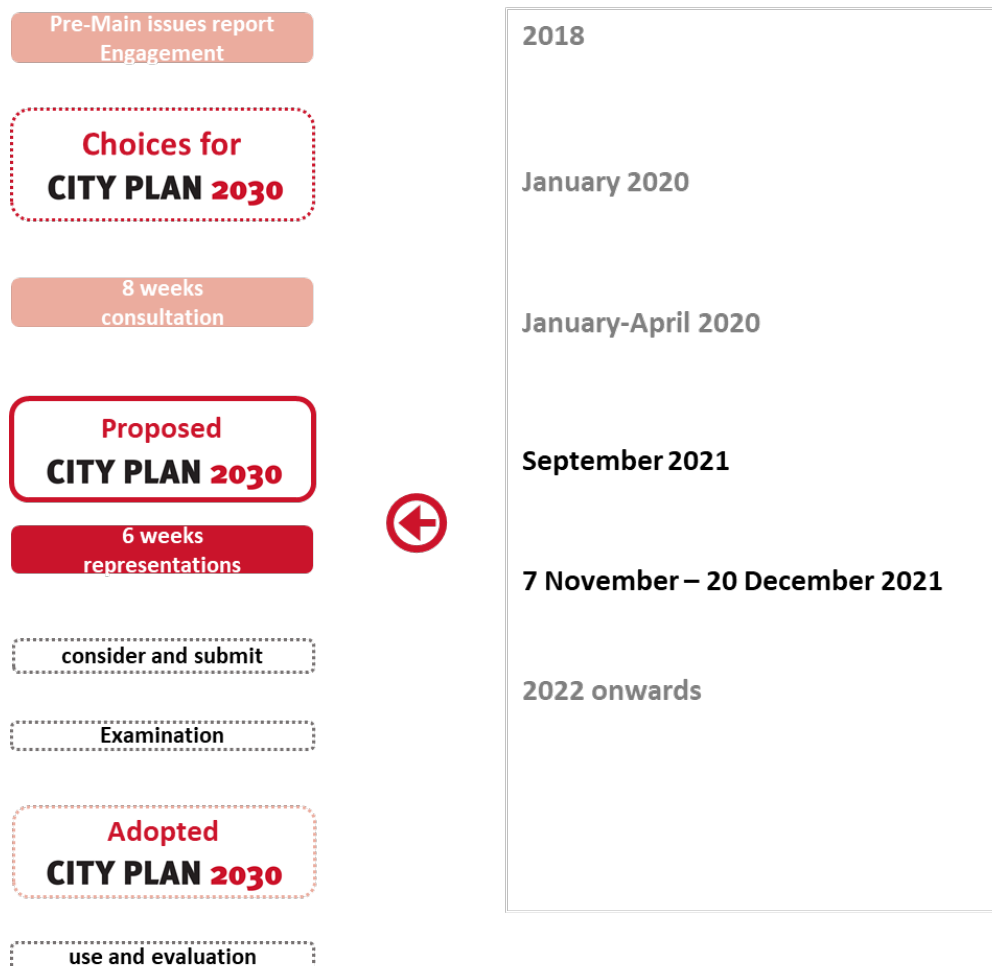
Following close of the period for representations Council officers will analyse the representations received on the plan. This involves grouping representations into common issues and providing a written response to them.

The groupings of 'issues' and the Council's response to them (as approved by Panning Committee), along with the proposed City Plan 2030, are then sent onto the Scottish Government's Directorate for Planning and Environmental Appeals (DPEA). A Reporter is then reported to examine the proposed plan, representations and responses to it. This is known as the 'examination stage' of the plan.

This stage can take up to a year and can result in changes to the sites and policies within the plan before final adoption.

The Scottish Government have also prepared a [guidance note](#) for describing the examination process after representations have been made.

The diagram below shows the stages of preparing City Plan 2030 and where we are in the process.



## How do you use the plan?

City Plan 2030 is a complex and detailed document as it needs to give sufficient and accurate information so that it can direct development and be used in determining planning applications.

City Plan 2030 is divided into a written main document plus a separate appendix and proposals map. It is accompanied by supporting documents which have been used to assess and/or inform the plan. Each is described below.

[City Plan 2030 – Proposed Plan](#) this is the main document sometimes referred to as the ‘written statement’. It is divided into five parts –

1. [Introduction](#)
2. [Strategy](#), containing:
  - the 10 aims we have set which led to the development of our new policies and approach to site allocation
  - the Spatial Strategy in diagram form highlighting setting out how and where growth will be delivered
  - outcomes, built and natural heritage designations, housing numbers, transport, infrastructure and economy.
3. [Policies](#), containing:
  - [Place-based policies](#) giving development principles and development diagrams for key sites
  - [Environment and design policies](#) including new policies on sustainable development and new buildings, green blue infrastructure and surface water
  - [Housing policies](#) including affordable housing percentage, student accommodation and loss of housing to other uses such as short term lets
  - [Infrastructure and transport policies](#) including 20-minute neighbourhoods, cycle and footpath network and parking
  - [Economy policies](#) including supporting growth innovation and culture, employment sites and town centres
4. [Proposals](#), a series of tables listing all proposals in City Plan by reference number:
  - [Table 1 Environment proposals](#) such as new open space, parks and play facilities
  - [Table 2 Housing proposals](#) listing new sites for housing led development and sites carried forward from the existing LDP
  - [Tables 3 -12 Infrastructure proposals](#) including active travel, public transport, tram, west Edinburgh transport, new and expanded schools and healthcare
  - [Tables 13-14 Economy proposals](#) areas of economic importance and network of centres

[Appendix D](#) - this separate document gives tables of site specific requirements for each of the housing led proposals by reference.

[Proposals Map](#) – this shows all site allocations, designations and safeguards over the entire Council area. It is available as an [interactive map](#) where you can search by street or postcode or zoom into areas of interest. Four PDF versions of the map area available covering the [North East](#), [North West](#), [South East](#) and [South West](#).

### [Background documents:](#)

- Action Programme sets out actions to deliver the Plan.
- Report of Conformity explains how engagement informed the Plan.
- Transport Technical Note and Transport Appraisal identifies transport actions to support the Plan.
- Education Appraisal identifies new and expanded schools.
- Integrated Impact Assessment checks what impact the Plan will have on people.
- Environmental Report assesses the impact of the Plan and explains the selection of new housing sites.
- Housing Technical Note sets out the assumptions on need and demand for homes and housing land.
- Health Care Appraisal assesses impact on provision.
- Habitats Regulations Appraisal assesses the Plan’s impact of the plan on areas designated as Special Protection Areas for birds.
- Strategic Flood Risk Assessment considers sites in relation to food risk.