



City Plan 2030 Development Plan Scheme

October 2024

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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 2023.

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.

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There is an expectation that ‘new style’ local development plans (i.e. those prepared under the new regulations) will be in place 5 years after the new regulations were published by May 2023. Further information on changes to the planning system is available on the Scottish Government [website](#).

Current Local Development Plan City Plan 2030

At the time of preparing this document, the Edinburgh Local Development Plan 2016 is set to be replaced by the local development plan known as City Plan 2030. City Plan 2030 was the Council’s last plan made under the previous plan system.

Since preparing the development plan scheme in 2023, the following stages have been completed or are in process:

- **Publication of the Report of Examination, April 2024** – This concluded the Scottish Government Reporter’s examination of the Proposed City Plan 2030. It included the Reporter’s Recommendations which set out a series of binding changes to plan.
- **Modification of the Proposed City Plan 2030** – The Council made a series of changes (modifications) to the plan in accordance with the Report of Examination.
- **Resolution to adopt** – City Plan 2030 (as modified) was reported to [Planning Committee](#) on 19 June and [Council](#) on 27 June 2024 where it was resolved to adopt the plan.
- **Notification to Scottish Ministers** – The plan was submitted to Scottish Ministers signalling the Council’s intention to adopt the plan on 3 July 2024. Following two extensions to the period in which Ministers have to consider the Plan, Ministers wrote to the Council on 10 September 2024 requesting minor amendments including a policy change to reflect NPF4 and current requirements.
- **Adoption** – A modified City Plan 2030 reflecting the directions of Ministers is expected to be adopted in November 2024.

Once adopted, implementation of City Plan 2030 will commence alongside preparation of a new plan. Key tasks following adoption include preparation of the following:

- Supplementary Guidance on Developer Contributions
- Action Programme and Delivery Programme
- Updates to non-statutory guidance on Student Accommodation, Affordable Housing, Town and Local Centres.

The Edinburgh Local Development Plan (2016) was accompanied by 12 Supplementary Guidance documents which formed part of the plan and covered the following:

- Town Centres, guidance covering 9 town centres including the City Centre Retail Core (adopted)
- Developer Contributions and Infrastructure Delivery (finalised, not adopted)
- Edinburgh BioQuarter and Little France Park (finalised, not adopted)
- Heat Opportunities Mapping (adopted).

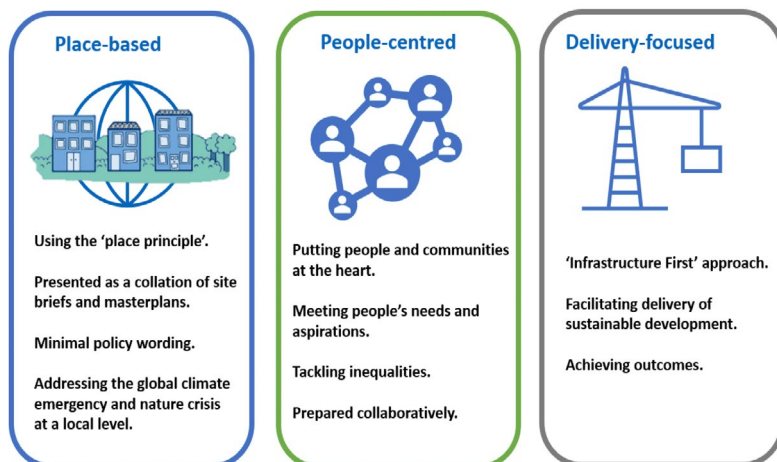
When City Plan 2030 is adopted, these documents will be superseded along with the Edinburgh Local Development Plan (2016). New non-statutory guidance will be developed and existing non-statutory guidance will be reviewed in respect of National Planning Framework 4 and City Plan 2030.

Edinburgh's Next Plan after City Plan 2030: City Plan 2040

Going forward, the next local development plan, will be known as City Plan 2040. It will be prepared as a new style plan under the new legislative framework and guidance. This means that the process for preparing the plan has changed.

In preparing City Plan 2040, we will need to consider many things including [National Planning Framework 4](#), [Regional Spatial Strategy](#), Local Place Plans as well as other Council strategies and plans.

As well as a new process, the expectation is that the new style plans will be more place based, people-centred and delivery-focused as outlined below.



Credit : Scottish Government - Local development planning guidance

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:**

- **Early Preparation** – This includes preparation and updating the Development Plan Scheme (DPS) including consulting on a new Participation Statement, inviting local communities to prepare Local Place Plans and early thinking about delivery.
- **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 Ministers 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 or sites** – 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

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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 Ministers 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.

A timeline diagram has been prepared to give an indication of the key stages in the first two parts (Evidence Gathering and Plan Preparation). As the process is new to all local authorities across Scotland, the exact length of some stages is estimated based on past timescales and may be subject to change in the future. Changes will be reported in subsequent development plan schemes.

Timeline: City Plan 2040

This diagram gives an overview of key stages and dates. Dates are also provided for each stage within part 2: Participation Statement.



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 and so on. This is to ensure consistency nationally and is intended to support business planning and output.

2. Participation Statement

This Development Plan Scheme and Participation Statement is the first step of the Evidence Gathering stage.

We need to consider how the new style plan can best meet the needs and aspirations of the different people who have an interest in a place. Good engagement is therefore critical.

The Participation Statement is a summary of when and how the Council is likely to engage the public on City Plan 2040. It considers who is to be included and how we will intend to involve different people within the process. Edinburgh is made up of many different communities and it is important that we reach out and listen particularly to those who find it more challenging to engage with planning.

We are required to seek the views of the public on what the content of the Participation Statement should be; and have regard to any views expressed. We engaged on the draft Participation Statement from November 2023 to the end of August 2024. We asked the public ‘what were the best ways for them to get involved’ and ‘what would help them to get more involved’.

The Participation Scheme has been reviewed following the engagement and has taken account of the comments received. These will help to improve our engagement activities and how we communicate the engagement opportunities throughout the plan making process. We will update the Participation Statement annually.

The examination of City Plan 2040 will include whether the consultation and involvement of the public meets or exceeds the requirements of our current Participation Statement.

In the new plan process, there will be different opportunities when people and communities can feed into the development of City Plan 2040. The following bullets list each key stage, engagement activity and timeframe.

- **Preparation of Evidence Report** – Preparation of the evidence report began in 2023 and continues through 2024 and early 2025. This will involve stakeholder engagement in the collection, collation and assessment of the evidence gathered. There will also be place based engagement – between January and March 2025- to understand aspirations for an area and the type of issues that

communities want to address. This stage will include a focus on children and young people, disabled people, Gypsies and Travellers, community councils and the public at large. A completed Evidence Report will be reported to Planning Committee and Council in July to December 2025 (Quarter 2 or 3).

- **Local Place Plans** – We issued an invitation for the preparation of Local Plan in November 2023 and the opportunity to produce a Local Place Plan remains in place.
- **Gate Check** – Following approval at Planning Committee and full Council, the Evidence Report will be submitted to Scottish Ministers for Gate Check in July to December 2025 (Quarter 2 or 3). Gate check is predicted to last three months with completion by October to December 2025 (Quarter 3) or January to March (Quarter 4).
- **Call for ideas** – This provides everyone with the opportunity to propose ideas for any aspect of the plan and it is not limited to suggestions for development sites or types of development. This will take place once the Evidence Report is submitted in July to December 2025 (Quarter 2 or 3). This date will also be the notional deadline for Local Place Plans to be submitted.
- **Preparation of Proposed Plan** – Work on the Proposed Plan follows submission of the Evidence Report and continues through to early 2026 (Quarter 4). The Proposed Plan will be reported to Planning Committee and Council in April to June 2026 (Quarter 1) subject to committee timetabling. This stage will involve collaboration with key agencies and stakeholders and will take into account valid Local Place Plans.
- **Proposed Plan Consultation** – A 12-week consultation will commence on the Proposed Plan in April to June 2026 (Quarter 1). The consultation will be informed by the Participation Statement and there will be a particular focus on the participation of children and young people.
- **Submission of Proposed Plan for Examination** – Following analysis and preparation of the submission package, a report will be submitted to Planning Committee and Council either in January to February 2027 (Quarter 4) or June or August 2027 (Quarters 1 or 2), taking into account the Local Election period.

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- **Examination** – The Plan and submission package will be submitted to Scottish Ministers following committee approval (Quarters 2 or 3) 2027.
- **Plan Adoption** – It is anticipated the plan will be reported to Planning Committee and Council by March 2028 (Quarter 4), noting that the examination stage is not in the Council’s control and can vary in timescale.

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 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.
- Notifying neighbours and owner/occupiers of sites included in the Proposed Plan.
- 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 which could include surveys/questionnaires, webinars/information sessions and interactive place related engagement where resource is available.
- In person drop-in exhibitions/workshops with Council officers spread throughout the city to target a range of communities based on themes.
- Activities that target people with 'protected characteristics' and their representative organisations. These include older people, disabled people, Gypsy/Travellers, ethnic minorities and women. 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.

3. Local Place Plans

Another significant change introduced by 2019 Planning Act are Local Place Plans (LPPs). There is guidance on how these should be prepared, submitted and registered which is outlined in [Circular 1/2022: Local Place Plans](#). There is also more information on [Our Place](#).

Local Place Plans give communities the right to produce their own plans for the development and use of land, taking account of the LDP. Planning authorities are required to take registered Local Place Plans into account in preparing the local development plan. These should be prepared in time to inform the following stages of the local development plan.

An invitation was issued to community bodies in November 2023 to invite them to prepare a Local Place Plan. The notional deadline for Local Place Plans to be submitted is for the start of the Plan Preparation Stage (August 2025).

Information and guidance to help communities to prepare a Local Place Plan including a suggested template is provided on our [website](#). This will also host registered Local Place Plans.

4. How to stay up to date

Follow us on X (Twitter): [@planningedin](#)

Blog: planningedinburgh.com

Visit the City Plan 2030 or City Plan 2040 webpages via www.edinburgh.gov.uk/local-development-plan-guidance-1

Ask to be added to the mailing list for:

City Plan 2030: cityplan2030@edinburgh.gov.uk

City Plan 2040: cityplan2040@edinburgh.gov.uk

Contact us by post:

City Plan 2030, 2.4, Freepost CITYPLAN

Development Plan Scheme

October 2024



HAPPY TO TRANSLATE

আনন্দের সঙ্গে অনুবাদ করব

ترجمہ کے لئے حاضر

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MOŻEMY PRZETŁUMACZYĆ

很乐意翻译

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact Interpretation and Translation Service (ITS) by email: its@edinburgh.gov.uk and quote reference number 24-1323.

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