

Strategic Development Plan for South East Scotland (SESplan) Update

Report by Dr Mary Smith, Director Education, Communities and Economy

1 Purpose of Report

- 1.1** The purpose of this report is to seek ratification of the decision of the Strategic Development Planning Authority for Edinburgh and South East Scotland (SESplan) Joint Committee to submit the *Supplementary Guidance - Housing Land* (with minor editorial changes following consultation) to Scottish Ministers and subsequently to adopt the Guidance as Council policy, if there is no Ministerial direction to the contrary.

2 Background

- 2.1** Members are reminded that, in approving the Strategic Development Plan for South East Scotland in June 2013, Scottish Ministers modified the Plan, requiring that Supplementary Guidance be prepared to provide further detailed information for Local Development Plans as to how much of the overall housing land requirement should be met in each of the six Member Authority areas.
- 2.2** At its meeting on 5 November 2013, Council ratified, for consultative purposes, the draft *Supplementary Guidance - Housing Land* which had been prepared as required by Scottish Ministers in approving the SESplan Strategic Development Plan. The implication of the draft Guidance for Midlothian was that the forthcoming Midlothian Local Development Plan would be required to accommodate an additional 100 houses over and above the 2,450 houses stipulated in the Plan as presented to Scottish Ministers for approval.
- 2.3** The draft Guidance was subsequently published for a six-week consultation between 12 November and 23 December 2013. Over 160 consultees responded, providing around 580 responses.
- 2.4** A report was considered by the SESplan Joint Committee on 10 March 2014 regarding the issues raised in the consultation and proposing some minor editorial changes to the draft Guidance in response to the responses received. These changes are listed in the appendix to this report. For further clarification, a summary of the issues raised has been placed in the Members' Library, together with SESplan's response and proposed modifications to the Guidance, where considered appropriate.
- 2.5** In terms of the distribution of comments received, 14% relate to Midlothian. Some comment that the housing requirements for Midlothian are too high. These are mostly developers seeking redistribution of housing numbers to other Council areas and/or who

consider that too much of Edinburgh's housing requirements are being met in Midlothian; however, this comment was also received from Roslin and Bilston Community Council who consider that the number of houses allocated to Bilston is too high (a matter for the Midlothian Local Development Plan, not SESplan) and more thought requires to be given to transport improvements required to accommodate further development in Midlothian. The Scottish Property Federation considers that the additional allowances in the A7/A68/Borders Rail Corridor should be increased, and Straiton Parks Ltd has commented that the A701 Corridor could accommodate far more development.

- 2.6** The response from Scottish Government provides general support but there is a comment that, without a clear understanding of the phasing of development and infrastructure provision, the deliverability of infrastructure that might be necessary to support the overall spatial strategy is questionable. Transport Scotland commits to engaging with Authorities to identify potential mitigation measures for the strategic transport network, the phasing of such mitigation, the levels of detriment that might be appropriate, and how cumulative impacts might be addressed through appropriate delivery mechanisms. Work is underway on devising a mechanism for addressing cross-boundary transport issues with funding contributions from new development.
- 2.7** In response to the issues raised in the consultation responses, the SESplan Joint Committee has agreed a small number of minor editorial changes to the Supplementary Guidance and accompanying Technical Note (refer to Appendix). No major changes to the distribution of housing numbers have been taken forward, and site specific matters raised will be for Local Development Plans to consider.
- 2.8** Once the Member Councils have ratified the Supplementary Guidance with minor editorial changes, it will be submitted to Scottish Ministers. If no direction is issued to the contrary within 28 days, the Guidance will be adopted by each of the Member Councils. The Guidance should therefore be in place around 13 June 2014.

3 Report Implications

3.1 Resource

There are no resource implications arising directly from this report.

3.2 Risk

Once adopted, the *Supplementary Guidance - Housing Land* will form part of the Development Plan (alongside the Strategic Development Plan for South East Scotland and the Midlothian Local Plan (until the latter is replaced by the Midlothian Local Development Plan)). Its adoption completes the provision of an up-to-date strategic planning policy context, without which there are risks for the timeous progression of the Midlothian Local Development Plan.

3.3 Single Midlothian Plan and Business Transformation

The report is relevant to the following themes:

- ☐ Community safety
- ☒ Adult health, care and housing
- ☐ Getting it right for every Midlothian child
- ☒ Improving opportunities in Midlothian

- ☒ Sustainable growth
- ☐ Business transformation and Best Value
- ☐ None of the above

3.4 Key priorities within the Single Midlothian Plan

As part of the Development Plan, the Supplementary Guidance will contribute to the business growth and positive destinations priorities by promoting sustainable economic growth. The Guidance relates to boosting the volume and rate of housing construction in the SESplan area, providing for growth in jobs in the construction sector.

3.5 Impact on Performance and Outcomes

This report contributes to the priority of concluding the preparation of the Strategic Development Plan for South East Scotland (SDP1) in partnership with the five other Member Councils, and commencing preparation of SDP2, by 31 March 2014. It also assists in taking forward the preparation of the Midlothian Local Development Plan to Proposed Plan stage by Summer 2014.

3.6 Adopting a Preventative Approach

The SDP provides strategic guidance and forward planning for investment in future growth and development in the wider city region, including Midlothian, over the period to 2032. Together with the Midlothian Local Development Plan, it will help to inform the future spending priorities of the Council and its community planning partners as well as other public, private and voluntary sector bodies.

3.7 Involving Communities and Other Stakeholders

In addition to the consultation undertaken in connection with the Strategic Development Plan, the *Supplementary Guidance - Housing Land* report was subject to consultation over a six-week statutory period ending on 23 December 2013.

3.8 Ensuring Equalities

The SDP Main Issues Report and Proposed Plan were the subject of an Equalities and Human Rights Impact Assessment, approved by the SESplan Joint Committee and ratified by the Member Councils.

3.9 Supporting Sustainable Development

The SDP was subject to Strategic Environment Assessment. An Interim Environmental Report accompanied the Main Issues Report and an Updated Environmental Report (and Addendum) accompanied the Proposed Plan. The Guidance has been the subject of a further update to the Environmental Report, as reported to the SESplan Joint Committee on 10 March 2014. A copy of the updated Environmental Report and a draft Habitats Regulations Appraisal record has been placed in the Members' Library.

3.10 IT Issues

There are no IT issues arising from this report.

4 Recommendations

4.1 It is recommended that the Council:

- (a) notes the approval of the *Supplementary Guidance - Housing Land* and accompanying documents by the SESplan Joint Committee with minor editorial changes of a non-policy nature, and ratifies the proposed changes, as set out in the Appendix to this report;
- (b) notes that an updated Environmental Report (for the purposes of Strategic Environmental Assessment) and Habitats Regulations Appraisal record have been prepared in relation to the Supplementary Guidance;
- (c) ratifies the decision of the SESplan Joint Committee to submit the Supplementary Guidance to Scottish Ministers; and
- (d) agrees to adopt the Guidance following the expiration of the 28-day Ministerial period for consideration, unless Scottish Ministers direct otherwise.

3 March 2014

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Background Papers:

Strategic Development Plan for Edinburgh and South East Scotland, June 2013;
Supplementary Guidance - Housing Land, Consultation Draft, November 2013.

Declaration Box

Instructions: *This box must be completed by the author of the report. The box will be copied and saved by the Council Secretariat who will delete it from the report prior to photocopying the agenda.*

Title of Report: Strategic Development Plan for South East Scotland (SESplan) Update

Meeting Presented to: Council 25 March 2014

Author of Report: Janice Long

I confirm that I have undertaken the following actions before submitting this report to the Council Secretariat (Check boxes to confirm):-

- ☒ *All resource implications have been addressed. Any financial and HR implications have been approved by the Head of Finance and Human Resources.*
- ☒ *All risk implications have been addressed.*
- ☒ *All other report implications have been addressed.*
- ☒ *My Head of Service (in Director's absence) has endorsed the report for submission to the Council Secretariat.*

Education interest. Yes