

**REPORT TO:** East Lothian Council

**MEETING DATE:** 28 October 2014

**BY:** Depute Chief Executive (Partnerships and Community Services)

**SUBJECT:** East Lothian Local Development Plan Main Issues Report and Consultation Arrangements

---

## **1 PURPOSE**

- 1.1 To approve the Main Issues Report (MIR) for public consultation as proposed and in accordance with the publicity and consultation arrangements.

## **2 RECOMMENDATIONS**

- 2.1 It is recommended that East Lothian Council approves the Main Issues Report, its supporting documents and the publicity and consultation schedule, as summarised in this report and annexed and appended to it, all subject to minor presentational and editorial amendments for publication being delegated to Officers.

## **3 BACKGROUND**

- 3.1 The Main Issues Report is the first formal stage in the process of replacing the adopted East Lothian Local Plan 2008. Following on from the approval of the South East Scotland Strategic Development Plan (SDP) and its Supplementary Guidance on Housing Land, the Planning Authority requires to set out preferred and alternative strategies and sites for future development in the area for the period to 2024.
- 3.2 The MIR consultation process and responses will be followed by a Proposed Local Development Plan which will go out to representation and examination before the Council can progress to adoption of a Local Development Plan (LDP) to replace the 2008 plan.
- 3.3 The MIR provides a basis for the Proposed LDP as a consultation document. In addition to the requirements of the SDP it must comply with

National Planning Framework 3 (NPF3) and Scottish Planning Policy: June 2014 (SPP) and with legislative requirements for sustainability (Climate Change (Scotland) Act 2009). It also responds to the Council's Plan 2012-17, the Single Outcome Agreement 2013-14 and the Council's Economic Strategy 2012-22.

- 3.4 It is not in itself a programme for development or a definitive statement of what the Proposed or adopted LDP would be. As a consultation document it is a summary of the process so far, which has been one of research, survey and analysis, including a public call for sites as potential locations for development. The background papers include a Monitoring Report, an Interim Environmental Report (including Site Assessments) and Transport Appraisal (the MIR and Background Papers are published in the Members Library Service, with print copies of the MIR itself distributed to Members. Members' Library Reference Numbers are listed in this report at Background Papers – sections 7.5 – 7.8.
- 3.5 The MIR is comprised of an analysis of East Lothian and the issues facing it, including housing market, population and socio-economic change, infrastructure and environmental issues (Section 2), based on the Monitoring Statement and on the requirements of the SDP. The most significant SDP requirement is that East Lothian accommodate some 10050 houses in the period to 2024, together with provision of Employment land for economic development purposes (Section 3).
- 3.6 The SDP also sets out the strategic development area (SDA) for East Lothian, based around the A1 /East Coast Main Line railway corridor.
- 3.7 The MIR also comprises major policy review and a cluster based analysis of preferred, alternative and other sites, the clusters based around the existing Education catchment areas.
- 3.8 The objectives the MIR defines for the LDP derived from all of the above context are (Section 4):
  - to promote sustainable development
  - help grow the economy, increase housing supply and reduce inequalities
  - protect and enhance East Lothian's high quality environment and special identity
  - ensure adequate infrastructure capacity and appropriate use of resources
- 3.9 The preferred approach to accommodate this is set out in Section 5 of the MIR: to promote sustainability and climate change mitigation and adaptation.
- 3.10 This preferred approach and the analysis of Section 2 of the issues facing East Lothian give an evidence base for a preferred strategy of **Compact Growth** based around the main settlements in the west of the

SDA. This relates positively to factors including sustainability, accessibility, housing market and existing infrastructure provision (Section 2). The reasonable alternative is one of **Dispersed Growth** seeking to share development across all settlements of East Lothian within the SDA.

- 3.11 The cluster based analysis (Section 6) includes maps showing preferred, alternative and other sites together with site details, housing numbers or use type and a commentary on the cluster issues.
- 3.12 The major policy review includes proposed new policies (Countryside Around Towns and Green Network) and proposed revisions of significance to existing policies (Green Belt, Development in the Countryside and on the Coast). (Section 7)
- 3.13 In putting forward a preferred strategy (Compact Growth), Officers recommend this whilst acknowledging infrastructure constraints which exist in the west of the SDA, particularly around education capacity, transportation and air quality issues. The purpose of the MIR is to consult on these issues as well as others and to seek responses which inform the potential solutions. Inherent in this is a recognition that some of what is proposed as a preferred strategy may need to change for the Proposed LDP with due regard to the findings of the consultation process. However, it is important to set out this preferred strategy on the basis of the policy context and the research and analysis process which has been carried out to date.
- 3.14 The reasonable alternative strategy (Dispersed Growth) and alternative and other sites allow for consideration of other options and allows for an examination of them on the same basis as the preferred strategy.
- 3.15 Each of the sections of the MIR and the IER raise consultation questions on each main issue raised by the preferred and alternative strategies and other options.
- 3.16 The proposed consultation arrangements are summarised as follows and further detailed in Annex A of this report:
  - the formal consultation will run for a 12 week period from Monday 17<sup>th</sup> November to end of Sunday 8<sup>th</sup> February – close of online/consultation hub. Hard copy responses will be accepted until 12 noon on Monday 9<sup>th</sup> February
  - Statutory advertisements will be published in local newspapers and on the Council's website including details of how to view and comment on the MIR
  - Communication to consultees and other bodies/individuals including via mailing/ email distribution list and social media
  - Inspection copies available at John Muir House and publication on the Council's website
  - Press and MP/MSP briefings

- Area Partnership meetings
- Public meetings/workshops:
  - 17 Nov – Musselburgh, Brunton Hall
  - 20 Nov – Prestonpans, Community Centre
  - 25 Nov – Haddington, Town House
  - 2 Dec – Dunbar, Castle Social Club
  - 4 Dec – North Berwick, Community Centre
  - 8 Dec – Tranent, Fraser Centre

#### **4 POLICY IMPLICATIONS**

- 4.1 The MIR consultation will have a significant bearing on how development in East Lothian is managed over the coming 10 years.

#### **5 EQUALITIES IMPACT ASSESSMENT**

- 5.1 As a consultation, this report is not applicable to the well being of equalities groups and an Equalities Impact Assessment is not required.

#### **6 RESOURCE IMPLICATIONS**

- 6.1 Financial – Dependent on how staff time given to meetings is managed
- 6.2 Personnel - Staff time and input needed for meetings, including staff from other Council services
- 6.3 Other - None

#### **7 BACKGROUND PAPERS**

- 7.1 National Planning Framework 3
- 7.2 Scottish Planning Policy: June 2014
- 7.3 SESplan Strategic Development Plan, June 2013
- 7.4 SESplan Supplementary Guidance on Housing Land
- 7.5 East Lothian Local Development Plan Main Issues Report October 2014. (Members' Library Service References: 195/14 and 196/14 – October 2014 Bulletin) (click on link below)
- [http://www.eastlothian.gov.uk/meetings/meeting/5613/members\\_library\\_service](http://www.eastlothian.gov.uk/meetings/meeting/5613/members_library_service)
- 7.6 Monitoring Statement October 2014 (Members' Library Service Reference: 197/14 – October 2014 Bulletin)

- 7.7 Interim Environmental Report October 2014 (with appendices – Site Assessments) (Members’ Library Service References: 198/14 – 206/14 – October 2014 Bulletin)
- 7.8 Transport Appraisal October 2014 (Members’ Library Service Reference: 207/14)

<b>AUTHOR’S NAME</b>	Iain McFarlane
<b>DESIGNATION</b>	Service Manager, Planning
<b>CONTACT INFO</b>	x7292 <span style="float: right;">imcfarlane@eastlothian.gov.uk</span>
<b>DATE</b>	10/10/2014

## **Annex A**

### East Lothian LDP: Main Issues Report publicity and public consultation schedule

---

#### **Timescale**

The MIR will be presented to the Council meeting on 28<sup>th</sup> October for approval for consultation purposes.

Assuming approval, the formal consultation will run from Monday 17<sup>th</sup> November to Monday 9<sup>th</sup> February (12 weeks). The MIR and supporting documents will have been in the public domain for around four weeks prior to this.

#### **Statutory requirements**

Regulation 12 requires the following minimum publication requirements to apply at the Main Issues Report, Proposed Plan and modified plan (if any) stages:

- Publishing in a local newspaper circulating in the area and on the internet a notice setting out:
  - that the document has been produced and where and when it may be viewed;
  - a brief description of the content and purpose of the document;
  - details of how further information may be obtained; and
  - a statement that representations may be made, and how, to whom and by when they should be made;
- Sending this information to:
  - the key agencies;
  - neighbouring planning authorities;
  - planning authorities within the same SDPA; and
  - community councils;
- Making a copy of the document available to inspect at an office of the planning authority and in public libraries; and
- Publication on the internet; Council website and Tell Me Scotland

#### **Press briefings and press release**

Local Newspaper briefings with editors

Press release from Planning Service in consultation with Corporate Communications to cover the key messages of the MIR

#### **MP/MSP briefings**

Iain Gray, Fiona O'Donnell, and Colin Beattie invited in for briefing session.

#### **Living magazine article/insert**

Proposed 4-page pull-out for inclusion in Living magazine, which could double-up as an information leaflet for use during the consultation.

Content will set out the non-negotiables, the scope of the strategy and the broad strategy options (compact vs dispersed growth), and cover some key issues for the clusters. It will make clear the open nature of the consultation and that proposals are not fixed at this stage but rather options are being put forward.

### **Other publicity**

- ELC website – planning page and periodically the main page
- Planning/Policy & Projects email distribution list
- Other email lists – schools, economic development, Area Partnerships, community councils, parent councils, tenants and residents' associations
- Social media to publicise meetings
- Posters – print c50 copies and send to Comms for distribution to schools, libraries, community centres, medical practices, etc.

### **Information/consultation events**

The following events are arranged in each of the main towns in the early part of the consultation period. Follow up events can be scheduled if attendance levels require this.

- 17 Nov – Musselburgh, Brunton Hall
- 20 Nov – Prestonpans, Community Centre
- 25 Nov – Haddington, Town House
- 2 Dec – Dunbar, Castle Social Club
- 4 Dec – North Berwick, Community Centre
- 8 Dec – Tranent, Fraser Centre

All events are planned to run from 1pm to 9pm, with a drop-in session in the afternoon and then a workshop in the evening. People will be asked to register for the evening workshops via Eventbrite. In the event that any of the workshops are over-subscribed further meetings may have to be arranged in January.

The workshop element of the events is planned to involve an initial short presentation setting out the preferred strategy, policy issues, and sites. We are likely to need time for general questions for clarification following this, not points of view.

Participants will then attend a series of facilitated workshops tables, potentially covering around six different issues, say for 15 minutes each. Participants could each be randomly assigned a coloured/numbered sticker on arrival and directed to begin at a particular table, with groups rotating thereafter. There will be a summing up session and an explanation of how responses will be handled. Issues to be covered should include:

- Development locations
- Retail
- Green network / countryside around towns
- Energy, minerals and waste
- Infrastructure (transport, education)

- Preferred and alternative sites within the cluster

### **Area partnerships**

Special meetings are being scheduled in each area for January/February. Planning staff will attend to present and answer questions. The events are chaired by heads of Service from ELC. Corporate Policy will provide notes of each meeting for inclusion in the consultation findings.

In addition, a meeting of rural community councils can be set up within the consultation period, again run by Corporate Policy but with attendance by Planning required.

### **Responding to the consultation**

Respondents will be encouraged to make their responses via the Consultation Hub wherever possible. This should significantly reduce the amount of time taken to analyse and report on the consultation and progress to the Proposed Plan.