

**REPORT TO:** East Lothian Council

**MEETING DATE:** 25 August 2015

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

**SUBJECT:** South East Scotland Strategic Development Plan (SESplan) Main Issues Report – Consultation Response

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## **1 PURPOSE**

- 1.1 That Council considers the means of finalising the response to consultation on the Main Issues Report (MIR2) for the second South East Scotland Strategic Development Plan (SDP2).

## **2 RECOMMENDATIONS**

- 2.1 It is recommended that East Lothian Council:
- (i) Agrees to discuss the issues raised by the MIR at a briefing meeting and workshop with officers.
  - (ii) Agrees to delegate to the Head of Development and Cabinet Spokesperson for Housing and Environment the final response to the consultation, subject to the discussions of the above meeting and workshop.

## **3 BACKGROUND**

- 3.1 MIR2 and its supporting documentation was approved by the SESplan Joint Committee for consultation in May 2015.
- 3.2 That approval was ratified by Members at a meeting of East Lothian Council on 23 June 2015.
- 3.3 MIR2 sets out the SESplan spatial strategy to deliver the vision for SDP2: to support the creation of outstanding and high quality places to do business; for successful and thriving communities; and for better

connected places where constraints are addressed and barriers removed. It should also contribute to community planning outcomes.

3.4 Three options are identified for the spatial strategy:

- (i) Concentrated Growth centred within Edinburgh;
- (ii) Distributed Growth throughout the area; and
- (iii) Growth Corridors moving out of Edinburgh.

The MIR promotes, as a preferred option, Growth Corridors as a balanced approach which looks to locate development close to where need arises. The main focus of this spatial strategy would be on Edinburgh and the areas closest to the city though whilst challenging Edinburgh to meet the majority of its need and demand within its boundaries, it also allows for strategic scale development to be located away from the city in neighbouring local authority areas, including East Lothian. It would seek to locate new development within a proximity of the regional core that supports sustainable travel patterns. This would also be supported in the wider region by smaller scale development where required.

3.5 In addition the MIR sets out three possible future growth scenarios for the city region, which then affect the predicted housing need and demand estimates:

- (i) Steady Economic Growth;
- (ii) Increasing Economic Activity; and
- (iii) Strong Economic Growth

The MIR promotes Steady Economic Growth as the preferred option.

3.6 The MIR's preferred spatial strategy challenges Edinburgh to meet a significant proportion of its own housing need and demand. This means that Edinburgh may be expected to provide housing land capable of delivering 41,790 homes of its total estimated need and demand of around 59,690 homes for the period up to 2029. Delivering this Housing Supply Target may generate a need for an annual completion rate in the city of around 2,320 homes per year. As a result, around 17,910 homes (or 1000 completions per year) may need to be redistributed elsewhere in the city region. Under the preferred HNDA scenario, East Lothian is estimated to have a need and demand for some 9,400 additional homes in the period up to 2029. Based on the preferred sites consulted on in the MIR for LDP1, the area may have a supply of housing land for around 12,650 homes, or 3,250 more than its own estimate of need and demand under the SDP2 HNDA estimates that are preferred at this stage.

3.7 As such, Housing Supply Targets for East Lothian are yet to be finalised and these will be very much dependent on which of the MIR options are pursued for proposed SDP2 in terms of:

- (i) the overall spatial strategy, whether the preferred of Growth Corridors or the Concentrated/Distributed options;
  - (ii) the economic scenario, whether the preferred of Steady Economic Growth or the Increasing/Strong options; and
  - (iii) the extent to which Edinburgh's housing need and demand is accommodated within the city boundaries
- 3.8 On affordable housing provision, the SDP2 MIR preferred option is to direct LDPs to seek, as a minimum, 25% of the total number of houses from market housing sites to be for affordable housing. LDPs would also have the flexibility to vary this policy requirement to reflect local circumstances if justified.
- 3.9 In respect of transport and connectivity, MIR2 promotes improvements to the A720 Edinburgh city by-pass, formation of a new rail halt at East Linton, the extension of Edinburgh Trams to Musselburgh, the dualling of the A1 to the Scottish border and on to Newcastle as well as a strategic network of walking and cycling routes in the area.
- 3.10 MIR2 also considers how sites are delivered on the ground as a key to achieving the overall vision and spatial strategy of SDP2 and considers options for infrastructure delivery, funding, transport infrastructure and assessing the five year effective housing land supply. As part of this a strategic infrastructure fund is promoted as the preferred approach. The SDP2 MIR also notes that a City Deal for Edinburgh and South East Scotland is being explored by the SESplan member authorities.
- 3.11 East Lothian Council needs to consider its response to the MIR consultation which runs from 21 July to 30 September. A SESplan briefing has been organised for 11 September 2015. An East Lothian Council officer and Member workshop has been planned to follow on, where a consultation response can be formulated. On submission the response will be submitted to the Members Library service.
- 3.12 Following consideration of consultation responses on the MIR for SDP2, the proposed SDP2 will be developed. Once finalised, proposed SDP2 will be the subject of a SESplan Joint Committee decision, and would also be put before East Lothian Council for ratification before being published for its representation stage.

#### **4 POLICY IMPLICATIONS**

- 4.1 The proposed SDP2 strategy and policies will have implications for the second East Lothian Local Development Plan.

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

- 5.1 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 - None
- 6.2 Personnel - None
- 6.3 Other - None

## **7 BACKGROUND PAPERS**

- 7.1 SESplan Strategic Development Plan Main Issues Report 2 and supporting documents, Council Report 23 June 2015
- 7.2 SESplan Strategic Development Plan, June 2013 (as approved)
- 7.3 SESplan Supplementary Guidance on Housing Land (as approved) – Members’ Library Service Ref: 107/15 (June 2015 Bulletin)
- 7.4 Monitoring Statement – Members’ Library Service Ref: 107/15 (June 2015 Bulletin)
- 7.5 Interim Environmental Report – Members’ Library Service Ref: 107/15 (June 2015 Bulletin)
- 7.6 Equalities and Human Rights Impact Assessment – Members’ Library Service Ref: 107/15 (June 2015 Bulletin)
- 7.7 Development Plan Scheme No.7 – Members’ Library Service Ref: 107.15 (June 2015 Bulletin)
- 7.8 Background Document 1 - Spatial Strategy Technical Note – Members’ Library Service Ref: 105/15 (June 2015 Bulletin)
- 7.9 Background Document 2 - Economy Technical Note – Members’ Library Service Ref: 106/15 (June 2015 Bulletin)
- 7.10 Background Document 3 - Minerals Technical Note- Members’ Library Service Ref: 106/15 (June 2015 Bulletin)
- 7.11 Background Document 4 - Waste Technical Note – Members’ Library Service Ref: 106/15 (June 2015 Bulletin)
- 7.12 Background Document 5 - Housing Land Technical Note – Members’ Library Service Ref: 106/15 (June 2015 Bulletin)
- 7.13 Background Document 6 - Green Network Technical Note – Members’ Library Service Ref: 106/15 (June 2015 Bulletin)

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