

**REPORT TO:** East Lothian Council

**MEETING DATE:** 6 September 2016

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

**SUBJECT:** East Lothian Proposed Local Development Plan – Associated Documents for Approval (for Representation and Consultation as Appropriate)

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## **1 PURPOSE**

- 1.1 This report seeks Council approval of the finalised Proposed Local Development Plan (LDP) to submit for representation.
- 1.2 The report also seeks Council approval of the Draft Action Programme and Environmental Report, which accompany the Proposed LDP, for consultation.
- 1.3 This report also asks the Council to note the Draft Habitat Regulations Assessment and the Equalities Impact Assessment which accompany the Proposed LDP.

## **2 RECOMMENDATIONS**

- 2.1 That Council approves the amended Proposed Local Development Plan (LDP) for representation.
- 2.2 That Council approves the Draft Action Programme and Environmental Report for consultation.
- 2.3 That Council notes the accompanying Draft Habitat Regulations Assessment and the Equalities Impact Assessment.
- 2.4 That Council delegates authority to the Head of Development to amend the Proposed LDP and associated documents in respect of non-material editorial amendments, corrections of factual error and presentational changes.
- 2.5 That Council delegates authority to the Head of Development the consideration of representations to the Proposed LDP and associated documents. Responses to representations in the form of 'Schedule 4' documents, including any non-notifiable modifications to the Proposed

LDP, will be brought before the Council prior to the submission of the plan to Scottish Ministers for examination.

### **3 BACKGROUND**

- 3.1 On 17 November 2015 the Council approved the strategy, sites and policies of the draft Proposed Local Development Plan, with amendments and subject to further technical work.
- 3.2 The finalised Proposed LDP reflects the Council's decision to approve the draft Proposed LDP with those amendments and the outcomes of the further technical work.
- 3.3 The draft Proposed LDP itself followed on from the Main Issues Report approved by Members for public consultation in October 2014 and the subsequent report on that 12-week consultation to Members of April 2015, including the responses of statutory consultees.
- 3.4 The Main Issues Report set out the research basis for a Proposed LDP and set out the Preferred Option for a Compact Spatial Strategy and the evidence base for it and implications of it. It also set out the Reasonable Alternative option of Dispersed Growth with its evidence base and implications.
- 3.5 The Proposed LDP is the outcome of this significant body of work with Members, the public and statutory and other consultees. It takes due cognisance of the Scottish Government's National Planning Framework 3, Scottish Planning Policy (SPP) and of the statutory South East Scotland Strategic Development Plan (SDP).
- 3.6 The Proposed LDP is set in the context of legislative requirements for sustainability (Climate Change (Scotland) Act 2009; Sections 3D and 3E Town and Country Planning (Scotland) Act 1997 as amended).
- 3.7 The Proposed LDP also responds to the Council Plan 2012-17, the Single Outcome Agreement 2013-14 and the Council Economic Strategy 2012-22.

#### ***Approved Amendments***

- 3.8 The amendments to the draft Proposed LDP as approved by Council were for:
  - The removal of the Housing proposal MH9 for 1,000 units, Goshen.
  - The removal of proposal (MH10) Goshen New Secondary School, noting specifically that whilst the second item of business will consider the secondary school option and location, officials are instructed to undertake further work around developer contributions such that those developments that benefit from the new education facility are required to contribute to its cost.

- The removal of proposal MH11 at Drummohr, currently a housing land safeguard.
- Changing the proposal MH13 land from a safeguard to an allocation of land for housing development for 600 units.
- The inclusion of Howmire, a site west of Barbachlaw, as land suitable for housing development for 100 units.
- The allocation of the 55ha of land between the freight loop, the A1 and Millerhill Marshalling Yards (within MH1) as suitable for mixed use development. Officials are instructed to undertake necessary technical work to explore further the housing allocation at Craighall (MH1). This to be in line with a viable secondary education facility developed for the Musselburgh cluster taking account of pupil roll and developer contributions towards infrastructure requirements.
- The inclusion of Dolphingstone North as land suitable for housing development of up to 160 units.
- Remove Prop PS2 Longniddry South Housing Land Safeguard, once corrected.
- In accordance with: 1) Objectives and Outcomes (page 9 [of the draft proposed LDP], particularly the first and fifth bullet points); 2) compliance with Para 2.152 (Mixed use at Mains Farm); 3) giving the wording of 2.170 a clarity equivalent to the five other clusters; and 4) proper implementation of para 3.19, Table EMP1 (page 62) is to be augmented by *adding sites for employment uses taken from the table below to the North Berwick cluster area, the location and details of which will be determined following assessment and technical analysis to be undertaken by the Planning Service:*

New Prop	Site	Opnl Land	Undev	New Alloc	Dev Brief	Comments	Policy
NK12	South Mains Farm	-	-	3.0 HA	-	Subdivision of NK1 but exclusively reserved for Class 2 or 4 use only	RCA1 (formerly ENV1)
NK13	Haddington Road East	-	-	2.0HA	-	Land owned by ELC, now partly split by realigned Haddington Road	RCA1
NK14	West Heugh	-	-	4.0 HA	-	Land at N end of field across Heugh Rd recently removed from Law SSSI	RCA1
NK15	East Imperial	-	-	1.0 HA	-	Eastern section of Imperial car park to have offices built above	RCA1
NK16	Williamston	-	-	5.0 HA	-	Land E of Gas Works Lane between Southgait and Williamston Farm	RCA1
NK17	Old Gasworks	-	-	1.0 HA	-	Doubling extent of existing Class 5 usage on former gasworks site	RCA1
NK18	Gullane Fire School	-	-	1.0 HA	-	Along S edge of site adjacent to proposed SUDS pond	RCA1

### ***Proposed LDP***

- 3.9 In respect of the first two amendments draft Proposals MH9 and MH10 at Goshen are not included in the finalised Proposed LDP (LDP pp. 17-22).
- 3.10 Draft Proposal MH11 at Drummohr is not included in the finalised Proposed LDP, reflecting the third amendment. (LDP pp. 17-22).
- 3.11 The safeguard of land for housing development at Dolphingstone (draft Proposal MH13) has been modified to allocate this land for 600 houses as required by the fourth amendment (LDP p. 20).
- 3.12 Land at Howmire, Wallyford has been allocated (Proposal MH13) for circa 170 homes and for potential employment uses also, responding to the fifth amendment (LDP p. 21).
- 3.13 The area of land of Proposal MH1 at Craighall and which is between the freight loop, the A1 and the Millerhill Marshalling Yards has been subject to technical work and is allocated as mixed use development for 1500 homes, some 41 hectares of employment land, a new local centre and a new primary school with associated infrastructure and community uses. This reflects the Council's final Musselburgh cluster amendment (LDP p. 17).
- 3.14 Dolphingstone North at Prestonpans is allocated as Proposal PS2 for some 140 homes, responding to the first part of the Prestonpans amendment (LDP pp. 23-25).
- 3.15 Land at Longniddry safeguarded for potential future housing development (draft Proposal PS2 Longniddry South Housing Land Safeguard, corrected) is not included in the finalised Proposed LDP. This reflects the Council's amendment for Prestonpans cluster (LDP pp. 23-25).
- 3.16 One hectare of employment land is allocated as part of Proposal NK1 (Mains Farm) in North Berwick and a further one hectare as part of Proposal NK4 (Tantallon Road) in response to the North Berwick amendment (LDP pp. 51-53).
- 3.17 As a consequence of the amendment to remove the Goshen sites, there is a new proposal (MH11) for a new secondary school establishment for the Musselburgh cluster at Wallyford/Dolphingstone (Proposals MH9 and MH10) (LDP p. 20). This corresponds to the approach of the Education consultation process currently ongoing.
- 3.18 The further technical evidence supporting the Proposed LDP (2a) includes the Draft Action Programme (2b), Draft Environmental Report, Draft Habitats Regulations Assessment, Equalities Impact Assessment, draft Supplementary Guidance and Supplementary Planning Guidance (Item 3 on this agenda) and Technical Notes as listed in the table below.

<b>Main Document</b>	<b>Members Library Doc</b>	<b>ML Ref</b>
2a(i) - LDP written statement	Proposed Local Development Plan Technical Note 1: Planning for Housing, Housing Requirements, Housing Land Requirements and Housing land Supply	130/16
2a(ii) - LDP Proposals map	Proposed Local Development Plan Technical Note 5: Planning for Waste	131/16
	Proposed Local Development Plan Technical Note 6: Planning for Minerals	132/16
	Proposed Local Development Plan Technical Note 12: Planning for Air Quality	133/16
	Proposed Local Development Plan Technical Note 8: Planning for Countryside Around Towns (CATS)	134/16
	Proposed Local Development Plan Technical Note 13: Planning for Cultural Heritage	135/16
	Proposed Local Development Plan Technical Note 3: Planning for Town Centres and Employment	136/16
	Proposed Local Development Plan Technical Note 7: Planning for Coast	137/16
	Proposed Local Development Plan Technical Note 4 : Planning for Wind	138/16
	Proposed Local Development Plan Technical Note 10: Planning for Biodiversity	139/16
	Proposed Local Development Plan Technical Note 11: Planning for Geodiversity	140/16
	Proposed Local Development Plan Technical Note 9: Local Landscape Designation Review	141/16
	Proposed Local Development Plan Technical Note 9: Local Landscape Designation Review Appendix I Landscape Character Area Boundary Review	142/16
	Proposed Local Development Plan Technical Note 9: Local Landscape Designation Review Appendix II Landscape Character Area Evaluation	143/16
	Proposed Local Development Plan Technical Note 9: Local Landscape Designation Review Appendix III Public Consultation	144/16
	Proposed Local Development Plan Technical Note 9: Local Landscape Designation Review Appendix IV Landscape Areas	145/16
	Proposed Local Development Plan Technical Note 9: Local Landscape Designation Review Appendix V Wildness and Soil	146/16
	Proposed Local Development Plan Technical Note 9: Local Landscape Designation Review Appendix VI Local Landscape Character Areas	147/16
	Proposed Local Development Plan Strategic Flood Risk Assessment	148/16
	Proposed Local Development Plan Transport Appraisal	149/16
	Proposed Local Development Plan Draft Environmental Report	150/16
	Proposed Local Development Plan Appendix 5: Musselburgh Area Site and Strategic Environmental Assessments	151/16
	Proposed Local Development Plan Appendix 6: Prestonpans Area Site and Strategic Environmental Assessments	152/16
	Proposed Local Development Plan Appendix 7: Tranent Area Site and Strategic Environmental Assessments	153/16
	Proposed Local Development Plan Appendix 8: Haddington Area Site and Strategic Environmental Assessments	154/16
	Proposed Local Development Plan Appendix 9: Dunbar Area Site and Strategic Environmental Assessments	155/16
	Proposed Local Development Plan Appendix 10: North Berwick Area Site and Strategic Environmental Assessments	156/16
Proposed Local Development Plan Draft Habitats Regulations (HRA)	157/16	
Proposed Local Development Plan Monitoring Statement	158/16	
Proposed Local Development Plan Equalities Impact Assessment (EQIA)	159/16	
3a – Proposed Local Development Plan Draft Developer Contributions Supplementary Guidance	Proposed Local Development Plan Technical Note: Draft Developer Contributions Framework	160/16
3b – Proposed Local Development Plan Affordable Housing Supplementary Planning Guidance	Proposed Local Development Plan for Technical Note: Affordable Housing Quota and Tenure Mix	161/16

### ***Development Planning Considerations***

- 3.19 Council approval of the draft Local Development Plan (as amended) provided the settled view of the Council as to the strategy and sites it wants to promote as a sustainable development strategy for the area, to ensure the right development can occur in the right places to meet the Strategic Development Plan (SDP) housing requirements.
- 3.20 Finalisation of the Proposed LDP does not replace the existing adopted East Lothian Local Plan 2008; however, the Proposed LDP will be a significant material consideration for decision-makers in determining planning applications. This consideration was noted by the Council in approving the revised Housing Land Supply: Interim Planning Guidance in February 2016.
- 3.21 Following any examination, the Reporter will consider the merit of the unresolved representations and make recommendations to the Council on whether the plan needs be changed as a result of them. The recommendations will be largely binding on the Council, and may require that changes be made to the plan before it can be adopted as the up-to-date local development plan for the area.

### ***Considerations relating to prematurity and prejudice***

- 3.22 Scottish Planning Policy (SPP) states that where a plan is under review decisions should not prejudice an emerging plan by pre-determining the scale, location or phasing of development central to the emerging plan. This is a consideration that is very likely to apply where the development is so substantial, or its cumulative effect (e.g. with other existing and/or emerging proposals) would be so significant, that to grant permission would undermine the plan making process. Such considerations relating to prematurity and prejudice are increasingly relevant closer to plan adoption, including at Proposed LDP stage.
- 3.23 It is important to note that these considerations are equally relevant to larger scale proposals that are supported by the emerging plan as well as those that are not – the outcome of any examination of the emerging plan is not yet known, and to approve planning permission for a large scale proposal (even if supported by the Council at this stage) may prejudice the ability of an examination to recommend that it be replaced by another. Such a premature decision may result in a legal challenge of that decision.
- 3.24 Prematurity and prejudice considerations can also apply in situations where a proposed development, even small scale, is dependent on an infrastructure solution that is necessary to accommodate the cumulative impact of development proposed by the draft plan, but for which a solution has not yet been identified, for example the provision of additional secondary education capacity in the Musselburgh area.

- 3.25 The same considerations would apply if the early approval of sites associated with the emerging strategy were to occur without the requisite contributions towards additional infrastructure capacity that arise as a consequence of the strategy overall being provided – doing so would compromise the funding base for the infrastructure and potentially prejudice the deliverability of the emerging plan.
- 3.26 Importantly, however, there may be situations where cumulative impact issues can be overcome for smaller scale housing proposals of an appropriate scale in suitable locations that would not undermine the emerging plan, and that would contribute towards the maintenance of an effective five-year supply of housing land.
- 3.27 Such proposals may be supported on the proviso that the necessary cumulative impact assessment has been undertaken (based on accommodating all relevant proposals of the Proposed LDP) and if the necessary mitigation can be provided and will be funded by the developer on a proportionate and pro-rata basis as appropriate. Such proposals would need to be assessed on a case by case basis.
- 3.28 To avoid decisions that would be premature to or prejudice the emerging plan, the context of the Proposed LDP and the Housing Land Supply: Interim Planning Guidance should only be used to support housing proposals of an appropriate scale in suitable locations that, if approved, would not undermine significant decisions on where large-scale developments should occur, or that would compromise how additional infrastructure capacity could be funded and delivered on a cumulative basis, including from smaller scale proposals.

### ***Draft Action Programme***

- 3.29 The Draft Action Programme sets out how the objectives, strategy and policies of the LDP can be successfully implemented and delivered along with the various actions and partnerships that will be required to support and achieve this. In accordance with Section 21 of the Planning etc. (Scotland) Act 2006 and Regulation 26, the Action Programme sets out:
- A list of actions to deliver each of the plan's policies and proposals
  - The name of the person (organisation) who is to carry out the action
  - The timescale for carrying out each action
- 3.30 The actions included are not just those for the Planning Authority, but also for key stakeholders and agencies. Delivery of LDP policies and proposals is dependent on a wide range of factors, including actions contained in other plans, programmes and strategies, economic conditions and other factors outwith the LDP. The Action Programme gives a broad indication of the expected timescales for development

rather than a precise programme of delivery. It is a live document and is flexible in response to change.

- 3.31 The Programme supports the LDP by outlining how the policies and proposals in the LDP will be delivered by East Lothian Council and other stakeholders. It sets out how the Council proposes to provide a focus on delivery and to co-ordinate development and infrastructure provision. This will in turn contribute to the Council's aim of creating a prosperous, safe and sustainable East Lothian that will allow local people and communities to flourish, as set out in the Council Plan 2012-2017.
- 3.32 This Action Programme reflects the continuous process of delivering development and will prioritise key areas of action required to deliver the vision and objectives of the Plan. There is a close connection between the content of the Action Programme and the further information and guidance in the Developer Contributions Framework Supplementary Guidance, particularly in relation to infrastructure provision and associated costs and timing for delivery.
- 3.33 The Action Programme has been prepared in parallel with the LDP to increase confidence that the plan is deliverable. It is a high level 'project plan' to be monitored and used regularly to instigate actions to implement the LDP. It is important that the Action Programme remains current and up to date and it will be reviewed every two years. This will provide an opportunity to identify progress in delivery of policies and proposals, and to consider additional future actions that may be required. It is also intended to serve as a useful means of keeping stakeholders informed on LDP delivery. The Council will engage with all relevant parties as part of these reviews.
- 3.34 The Action Programme and the Plan do not work in isolation. They align with a number of key corporate policy statements of the Council including the Single Outcome Agreement, Local Housing Strategy and Developer Contributions Framework Supplementary Guidance. The LDP is therefore an important corporate document whose successful implementation will require cross departmental action (AP p. 4).
- 3.35 The Action Programme collates LDP proposals and policies so that an overview of plan and action progress can be monitored to enable the continued momentum of plan delivery.
- 3.36 Each proposal and policy identifies the key agents of action, how they will deliver this through key actions, and when they will do it. Review meetings of the key actions will be reported to Senior Officers via team meetings, and then to Cabinet every two years or more frequently should the Council require. The lead agency noted in the action programme will be responsible for the implementation of the policies and proposals to which they are assigned. They will also have the responsibility for regular reporting and for monitoring and updating of the Action Programme.



- 3.37 The delivery of development is not always straightforward and a number of factors can contribute to delay or slippage from both internal and external factors. The Action Programme needs to be flexible in response to change, proposing alternative solutions when needed (so long as there are consistent with the Development Plan) and assessing the impact of any change on remaining proposals as many are interlinked.
- 3.38 The Action Programme will be formally reviewed and published on a biennially basis or sooner should the Council require. On publication, it will be available online, at the Council office in Haddington and copies will be sent to Scottish Ministers.
- 3.39 The Action Programme will look at the strategic policies and proposals and the identified actions needed to implement the proposals. To assist with the delivery of development on the ground, the Council has prepared Supplementary Guidance on Developer Contributions. Contributions will be utilised to implement the broad strategy of the Plan and specific proposals. The actions based on the LDP are structured as follows:

1) Priority Actions - Key Strategic Projects

These are actions that must be implemented in the short term to assist with the timely delivery of the LDP. It is broken into 3 Priority Actions;

- Adoption of Local Development Plan Supplementary Guidance and Supplementary Planning Guidance;
- Delivery of Specific Proposals relating to Major Infrastructure; and
- Delivery of Specific Proposals relating to Education.

All information for Priority Actions 1 and 2 are broken down in detail by Cluster in Appendix 1.

2) LDP Guidance – Proposals & Policies

This section sets out the policies and proposals of the plan and stipulates any actions associated with them.

- LDP non Statutory Guidance
- LDP Policies and Proposals

3) Monitoring and Assessment for LDP Review

***Environmental Report, Draft Habitat Regulations Assessment and the Equalities Impact Assessment***

- 3.40 The Environmental Assessment (Scotland) Act 2005 has the effect of making Strategic Environmental Assessment (SEA) mandatory when preparing a Local Development Plan (LDP) under the Town & Country

Planning (Scotland) Act 1997 (as amended). The SEA process is to be aligned with the key stages of preparing the Development Plan, with the SEA findings reported at each stage. This is done with the advice of the 'Consultation Authorities' (CA), namely Historic Scotland (HS), Scottish Environmental Protection Agency (SEPA) and Scottish Natural Heritage (SNH). The Draft Environmental Report (DER) (available in the Members' Library, Ref: 152/16, August 16 Bulletin) reports interim SEA findings and has been prepared with the advice of the CAs.

- 3.41 In October 2014 the Council published for consultation its Main Issues Report for its Local Development Plan together with the associated Interim Environmental Report. This consultation period ended in February 2015. Although the CAs were satisfied with the scope and content of the IER, they made some minor suggestions for how the IER might be improved while noting that these would not change the outcome of the SEA overall. These suggested changes from the CAs are indicated throughout the Draft Environmental Report as follows: Brown: Historic Environment Scotland suggestions; Green: Scottish Natural Heritage suggestions; Blue: Scottish Environmental Protection Agency suggestions.
- 3.42 As such, the Environmental Report is evolving with the plan making and consultation processes. An ER is to identify, describe, predict and evaluate the likely significant effects on the environment of implementing a plan, policy or strategy (PPS), and its reasonable alternatives. It is to describe any measures envisaged to prevent, reduce and as far as possible offset any significant adverse effects (mitigation). It is also to clarify who will be responsible for delivering any mitigation and describe the monitoring arrangements.
- 3.43 The Finalised Environmental Report will be published with the adopted LDP, as the Draft Environmental Report may be amended to take in to account any changes arising should any Examination of the Proposed LDP trigger this. A SEA Post Adoption Statement will also be published to explain the effect that the SEA process has had on the LDP.
- 3.44 The draft Habitats Regulations Appraisal and Appropriate Assessment of the Proposed LDP is a working document, which will be updated to reflect changes in the emerging LDP.
- 3.45 The requirement for Appropriate Assessment is set out in The Conservation (Natural Habitats, etc.) Regulations 1994 as amended<sup>1</sup>, which implement Articles 6(3) and 6(4) of the Habitats Directive. Before giving consent to a project or plan that is not directly connected to the management of a European designated site, and which is considered to have a likely significant effect upon that site, a competent authority must consider the implications for the site in view of that site's conservation objectives. This is known as "Appropriate Assessment". The "test" is that

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<sup>1</sup> Part IVA (regulations 48 & 49)

permission for the project or plan should only be given where it has been determined that it will not have, either alone or in combination with other projects and plans, an adverse effect upon the integrity of the European site. Permission can only be granted for plans that have an adverse effect upon integrity if there are no alternative solutions, but there are imperative reasons of overriding public interest that mean the plan should proceed. Before making any decision, the competent authority should consult with Scottish Natural Heritage (SNH), the statutory nature conservation adviser.

- 3.46 The term “Habitats Regulations Appraisal” (HRA) (available in the Members’ Library, Ref: 159/16, August 16 Bulletin) is used to describe the whole process of considering whether a project or plan will give rise to likely significant effects upon a European Site, deciding which European sites should be considered, which aspects of the plan or proposals may give rise to likely significant effects (known as “screening”), and the subsequent Appropriate Assessment (AA) of the implications of these effects upon the integrity of the European Site.
- 3.47 The Equalities Impact Assessment accompanying the Proposed LDP (available in the Members’ Library, Ref: 160/16, August 16 Bulletin) sets out the consultation and community engagement process followed in producing the Main Issues Report, the draft Proposed LDP and the Proposed LDP. In addition to providing a commentary on that process it gives an assessment of the levels of participation and an analysis of those who participated and completed questionnaires in relation to equalities criteria.
- 3.48 It assesses the strategy of the proposed plan and the implications of the plan outcomes and policies for different socio-economic, ethnic and gender groups, including consideration of potential positive and negative effects.

#### ***Plan Procedures and Timescales***

- 3.49 The Proposed LDP then needs to be published for representation so interested parties have the opportunity to seek modifications to the plan. If there are unresolved representations, the plan will be examined by a reporter appointed by Scottish Ministers.
- 3.50 The representation and consultation periods for the Proposed LDP and associated documents will be for six weeks following approval, finalisation and printing will be 19 September 2016 to 31 October 2016
- 3.51 Following this period the work to assess and consider the representations and the drafting of the Schedule 4 documents will be carried out. These will subsequently be brought back before the Council for approval prior to forming part of the Proposed LDP package submitted to Ministers for examination.

- 3.52 Should any notifiable modifications be required the Council would have to prepare and publish a revised Proposed LDP for further representation.
- 3.53 Members will be advised of the timescales for examination and reporting set by the Directorate for Planning and Environmental Appeals (DPEA) in due course.

## **4 POLICY IMPLICATIONS**

- 4.1 The strategy, sites and policies of the Local Development Plan will have a significant bearing over the coming 10 years on where development in East Lothian is located and how it is managed.

## **5 INTEGRATED IMPACT ASSESSMENT**

- 5.1 The subject of this report has been through the Integrated Impact Assessment process and no significant negative impacts have been identified.

## **6 RESOURCE IMPLICATIONS**

- 6.1 Financial - The growth resulting from the implementation of the adopted Local Development Plan will have significant implications for the Council and its wider Community Planning partners in respect of financial and other strategic plans. These implications will largely be over and above anything currently reflected within the approved 3-year revenue budget and capital programmes. The Proposed LDP and the Developer Contributions Framework Supplementary Guidance identify where the provision of additional capacity or new facilities/infrastructure is required so as to ensure that developers contribute towards these where appropriate. The cumulative impacts, mitigation interventions and high level costs and contribution requirements are set out across the Proposed LDP and Action Programme as well as the separately reported Developer Contributions Framework Supplementary Guidance. This will allow the Council to maximise recovery of required developer contributions, government grants and other contributions to help accommodate its own commitments within both capital and revenue forward planning. The Financial Strategy approved by the Council in February 2016 signalled the potential future significance of the LDP although it was accepted that the vast majority of this would lie outwith the existing 3-year strategy period. Upon approval and ultimate adoption of the LDP, there will be a clear imperative that the Council refreshes and extends the financial planning horizon, particularly in respect of the Council's Capital Programme but also in anticipation of the associated revenue implications that will flow from any such investment. The Planning Service budget includes for potential examination costs.

- 6.2 Personnel - Staff time for all services may be required to inform responses to representations, examination requests for further information and for hearing/inquiry sessions at examination.
- 6.3 Other -

## 7 BACKGROUND PAPERS

- 7.1 National Planning Framework 3 [NPF3](#)
- 7.2 Scottish Planning Policy: June 2014 [SPP](#)
- 7.3 SESplan Strategic Development Plan, June 2013 [SDP](#)
- 7.4 SESplan Supplementary Guidance on Housing Land October 2014
- 7.5 East Lothian Local Development Plan Main Issues Report October 2014 [MIR](#)
- 7.6 Interim Environmental Report October 2014 (with appendices – Site Assessments) October 2014 [IER](#)
- 7.7 Monitoring Statement October 2014 [MR](#)
- 7.8 Transport Appraisal October 2014 [TA](#)
- 7.9 Consultation Feedback – summaries and key messages April 2015 [CF](#)
- 7.10 Housing Land Supply: Interim Planning Guidance
- 7.11 Draft Proposed Local Development Plan [draft LDP](#)

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