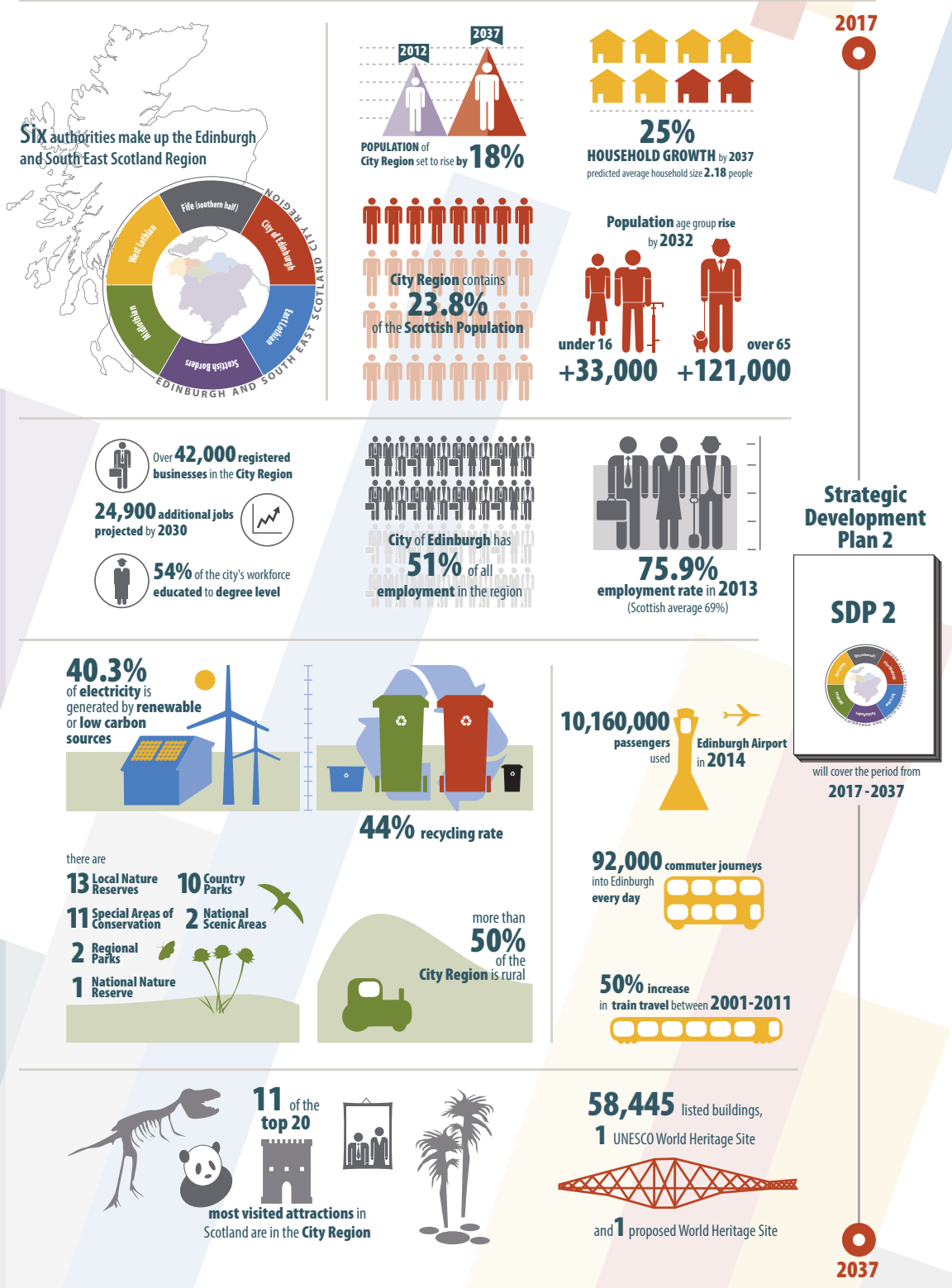


SESplan

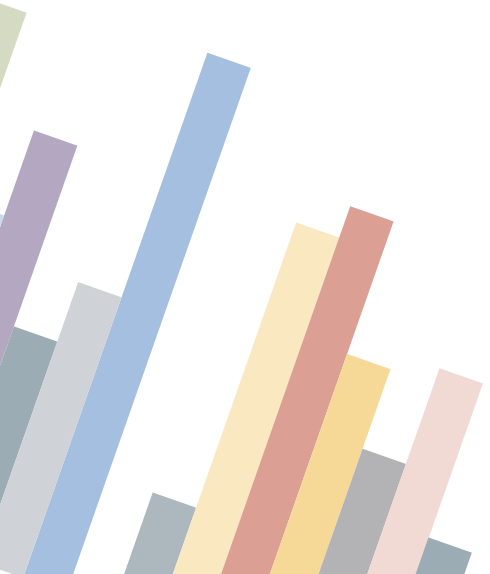
The Strategic Development Planning Authority
for Edinburgh and South East Scotland



SESplan Main Issues Report Easy Read Guide

SESplan Main Issues Report

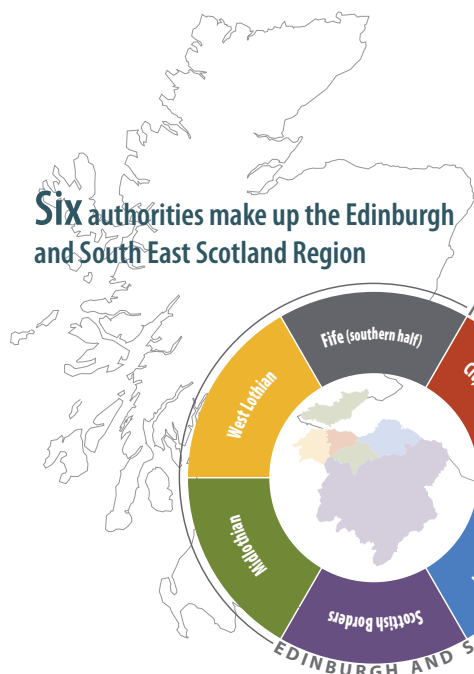
Easy Read Guide



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About SESplan



SESplan is the Strategic Development Planning Authority for Edinburgh and South East Scotland. Our role is to prepare a Strategic Development Plan dealing with cross boundary planning issues such as housing, economic growth, green networks and infrastructure and provide a long term vision for the region.

SESplan is made up of six council areas. These are City of Edinburgh, East Lothian, Midlothian, West Lothian, the Scottish Borders and Fife (southern half). SESplan works in partnership with these member authorities.

The Strategic Development Plan is used to inform Local Development Plans produced by the member authorities. Local Development Plans are currently being prepared by all member authorities and these are responding to the direction set in the first Strategic Development Plan which came in to force in 2013.

The Main Issues Report

We are at the first official stage of preparing the second Strategic Development Plan where we produce a Main Issues Report. The Main Issues Report is a consultation document which highlights the key challenges facing the region over the next 20 years and presents a series of issues and options on how to address them.

It is important that we engage as many people as we can during the Main Issues Report consultation and receive responses on the issues as these responses will help inform the policies in the second Strategic Development Plan.

The Main Issues Report consultation takes place from **21 July 2015 until 30 September 2015**. You can give your responses on the issues during the consultation period by submitting a response via the SESplan [Consultation Portal](#).

Further information

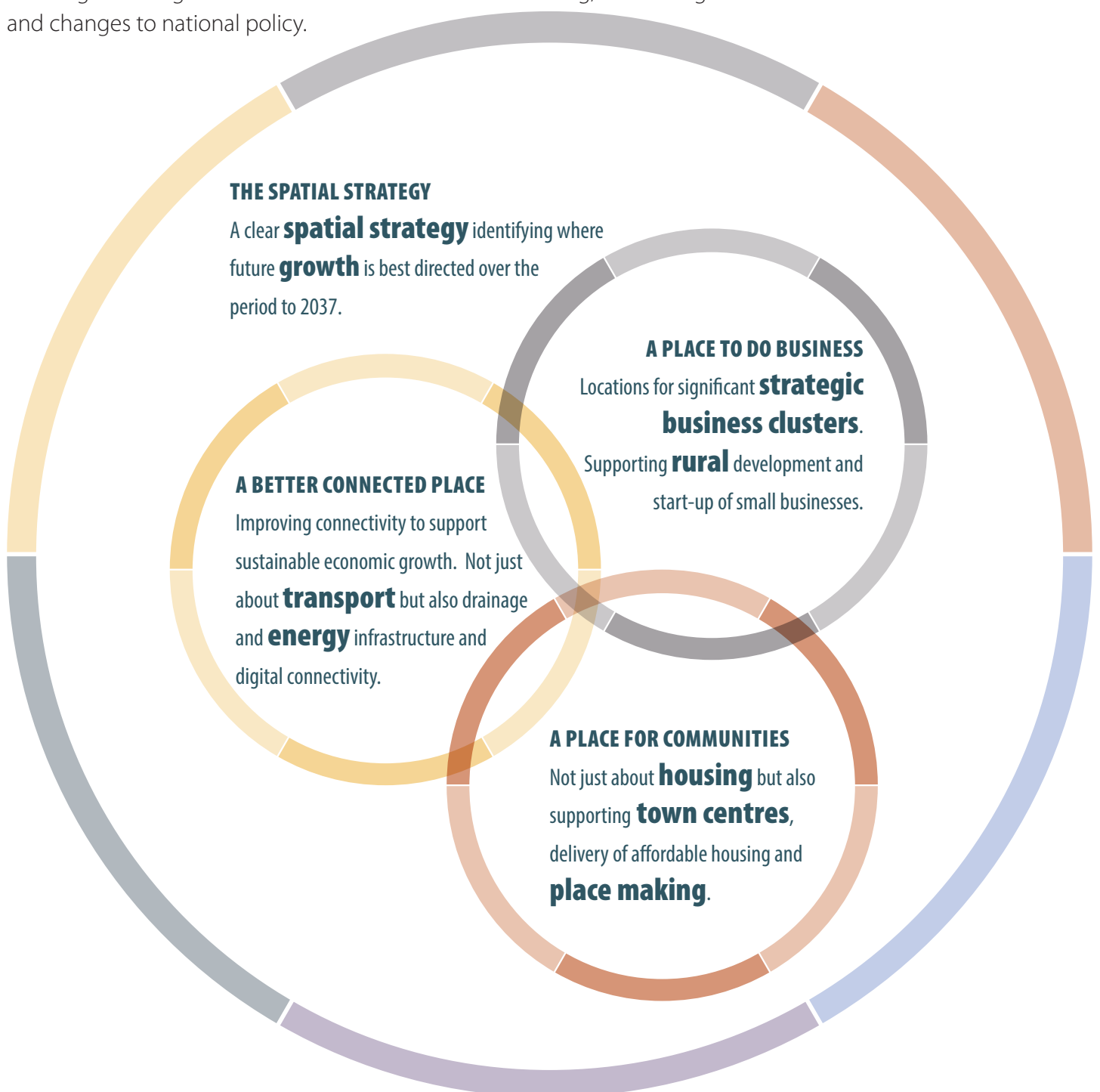
This is a summary document intended to give an overview of the key issues and questions raised in the Main Issues Report. If you would like further information the full version of the can be found [here](#) on our website. Copies can also be viewed in local libraries and at the planning offices of the member authorities. The Main Issues Report is supported by more detailed Technical Notes and background documents which are also available on the SESplan [website](#).

Consultation events will be running across the region and a full list can be found on the SESplan [website](#).

The Main Issues Overview

The full version of the Main Issues Report is split into chapters each looking at a different themes. The themes include the *Spatial Strategy*, *a Place to do Business*, *a Place for Communities* and *a Better Connected Place*. Several issues are considered under under each theme. The key issues considered are the 20 year vision for the region, the strategy for growth, locations of Significant Business Clusters, the Visitor Economy, Housing, Green Networks and Transport.

The themes raised within the Main Issues Report explore changes from the previous Strategic Development Plan. The themes highlight the challenges the region faces and are derived from monitoring, forecasting and changes to national policy.



The SESplan Vision

It is important Strategic Development Plans set a vision for how we hope the region will change for the better over a 20 year period. The aims of the policies in the Strategic Development Plan are to make this vision happen. We are updating our vision from the first Strategic Development Plan to be more focussed on the place and define what success looks like.



Options	Question
<p>a The preferred option for the vision is set out above. It aims to build on the strengths of Edinburgh and South East Scotland, address its challenges and set a clear direction for its future growth.</p>	<p>Do you support the preferred option, the alternative option or none of the options?</p>
<p>b The alternative option is that we maintain the vision of SDP1 which was ‘By 2032 the Edinburgh City Region is a healthier, more prosperous and sustainable place which continues to be internationally recognised as an outstanding area in which to live, work and do business’.</p>	

The Spatial Strategy

This chapter looks at how the plan can best support sustainable economic growth in the region. Three options are presented with each addressing growth in a different way.

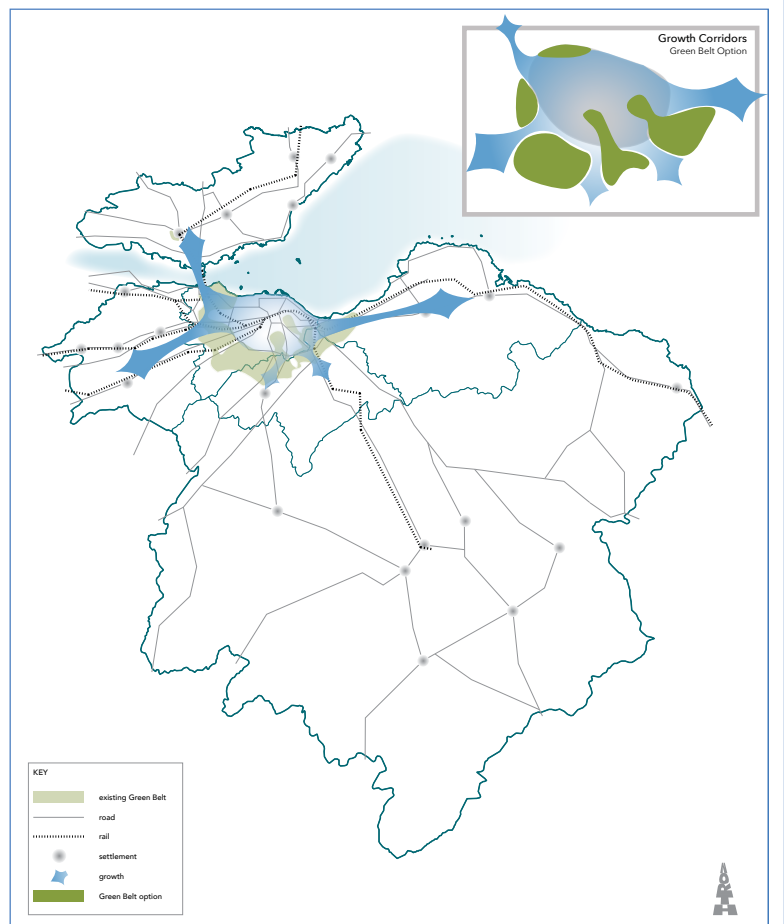
The spatial strategy of the first plan dispersed growth to thirteen Strategic Development Areas across the region. In particular, this approach dispersed a high proportion of Edinburgh’s demand for housing beyond the city and aimed to meet that demand in neighbouring local authorities.

As Edinburgh continues to experience a high need and demand for housing in the next plan, we think it would be appropriate to accommodate more of Edinburgh’s housing demand within the city. This will ensure more housing need and demand is met where it arises, helping to make best use of existing infrastructure, reduce the need to travel, contribute to addressing climate change and ensure economic growth is supported.

The preferred option is to change the Spatial Strategy to accommodate a higher proportion of development close to Edinburgh where there is greatest demand. The three options are set out below. Each of the options do not propose more or less growth than each other, just different ways it could be accommodated throughout the region:

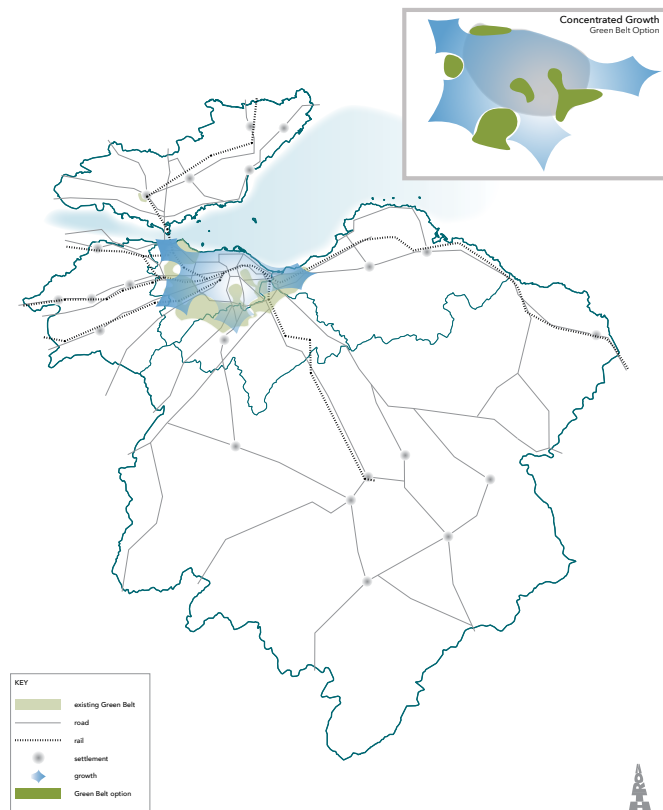
Option 3 Growth Corridors - Preferred

This option would include more development in Edinburgh and a smaller level of dispersal to neighbouring authorities than the current plan. This would likely be in south east and west of the city. The remaining dispersed development would be in towns close to Edinburgh that are accessible by public transport. This option aims to balance green belt changes against demand for housing in the city.



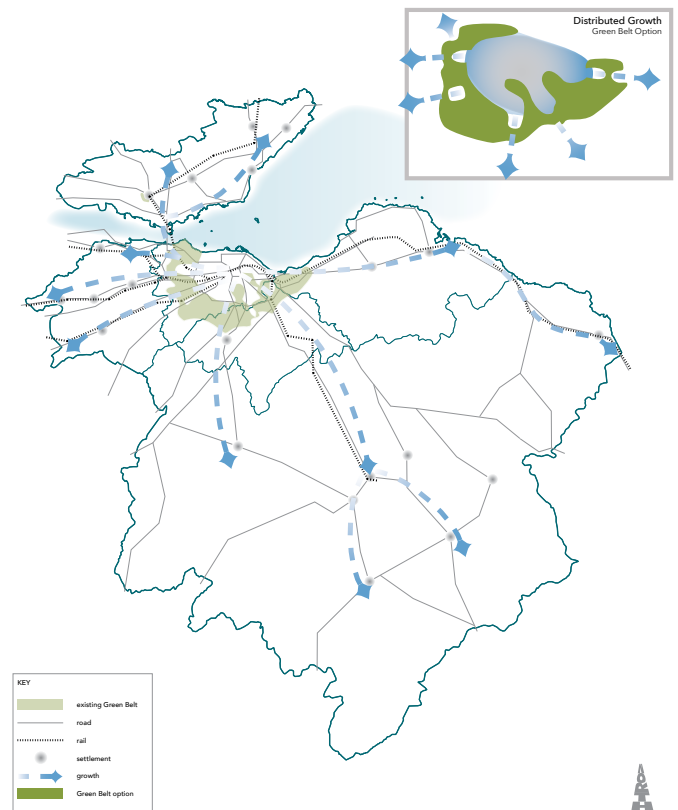
Concentrated Growth - Alternative Option 1

This option would see Edinburgh accommodate the majority of its own demand. Only a small proportion of housing would be dispersed to neighbouring authorities. This would require the greatest modification to the Edinburgh Green Belt.



Distributed Growth - Alternative Option 2

This option is similar to the strategy of the first Strategic Development Plan. This would mean growth spread further away from where demand is and potentially removed from public transport links. This strategy could result in a large increase in commuting back to Edinburgh for work.



Options

- a The preferred option is Option 3- Growth Corridors.
- b The alternative option is Option 1 – Concentrated Growth.
- c Option 3 – Distributed Growth.

Question

Do you support the preferred option, either of the alternative options or none of the options?

Further Reading:

- Main Issues Report issue B

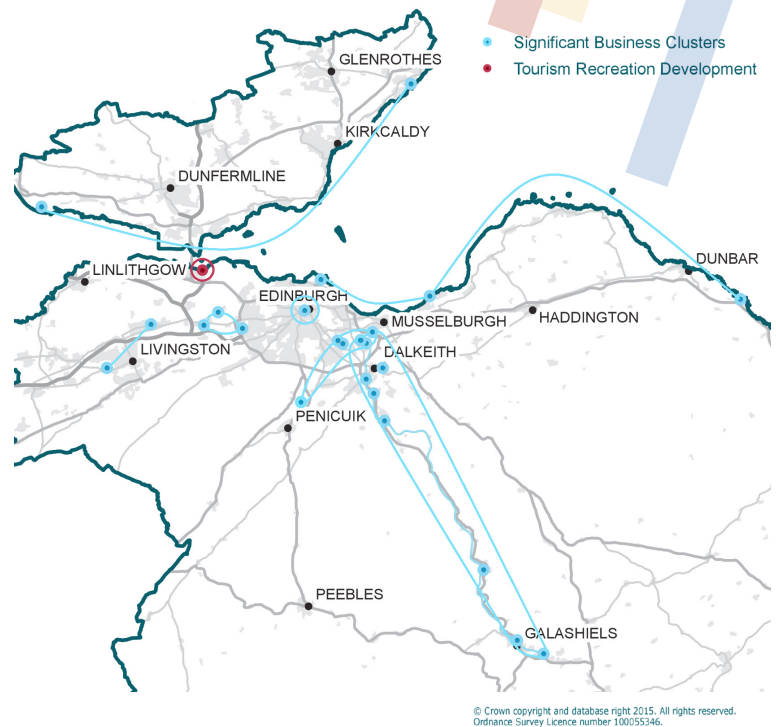
- Spatial Strategy Technical Note

A Place to do Business_____

This chapter deals with employment, tourism, minerals, waste and renewable energy.

The Main Issues Report proposes to maintain the approach of the first Strategic Development Plan on the supply and location of land for employment. This requires Local Development Plans to provide a range of marketable sites that meet the needs of business and industry including business parks and industrial estates.

Supporting business is important for a growing the economy and to create jobs for the people that live in the area. In the next Strategic Development Plan it is proposed to identify locations of significant business clusters. These are groupings of similar or complementary businesses with a particular impact on the region's economy. The aim of identifying these areas is to ensure they are supported by infrastructure and housing and to ensure they are able to grow.



Options

- a The preferred option is to identify significant business clusters which reflect the different economies of the city, towns and rural areas in the region.
- b The alternative option is to limit the identification of business clusters to Enterprise Areas, National Renewable Infrastructure Plan sites and groups of industries identified as growth sectors by Scottish Enterprise.

Question

Do you support the preferred option, the alternative option or none of the options?

Visitor Economy_____

The region has a large tourism industry and it is a major contributor towards jobs and the region's economy. It is proposed to safeguard national and regionally important tourism developments to help grow tourism further.

Option

- a The preferred option is for Local Development Plans to safeguard nationally and regionally important tourism and recreation development and emerging tourism opportunities.

Question

Do you support the preferred option?

Wind

Renewable energy generation such as wind can help the region meet the Scottish Government's targets of generating 100% gross electricity usage from renewable sources by 2020. There is potential for further onshore wind development in the region but many of the most suitable and least harmful sites have already been developed. The next Strategic Development Plan proposes to include a spatial framework diagram for onshore wind. This will set out broad areas where wind turbines may be acceptable subject to detailed Local Development Plan policies and taking into account other considerations such as landscape capacity.

Question

Do you support the emerging content of Strategic Development Plan 2 relating to wind energy?

Minerals

Minerals are essential to economic growth, providing materials for construction, manufacturing and the energy sector.

Options

- a The preferred option is to continue the approach of the first plan and identify areas of search for aggregate minerals and surface coal mining areas or where appropriate specific sites. There will be no spatial guidance on the location of onshore oil and gas installations.
- b The alternative option to identify broad areas of search for aggregate minerals and surface coal mining across of the region based on environmental factors. Areas will be further defined by Local Development Plans.

Question

Do you support the preferred option, the alternative option or none of the options?

Further Reading:

- Main Issues Report issues C, D and E
- Minerals Technical Note
- Economy Technical Note
- Waste Technical Note

A Place for Communities

This chapter looks at the predicted number of houses required over the 20 year plan period, and where the need and demand for houses occurs. It also considers affordable housing needs, town centres and green networks.

The region is expected to be one of the fastest growing areas in Scotland in terms of population and household growth. In order to accommodate this growth we will need more housing. Three economic scenarios are considered as the basis for estimating the number of new houses which will be required over the next twenty years. The scenarios are:

- 1 Steady Economic Growth (based on steady economic upturn) – the Preferred option;
- 2 Increasing Economic Activity (based on more high and low skilled jobs); and
- 3 Strong Economic Growth (based on the region becoming one of the fastest growing in the uk).

Plan Period	Option 1 (steady) - Preferred		Option 2 (increasing)		Option 3 (strong)	
	number of houses					
	Total	Annual	Total	Annual	Total	Annual
2012-2029	102,800	5,700	120,300	6,700	138,000	7,700
2030-2037	31,800	4,000	43,800	5,500	56,300	7,000

Options

The option we prefer is to base the housing numbers on economic growth continuing at a steady pace. This provides the housing figures for Option 1. Options 2 and 3 set higher figures but these are considered unrealistic for a number of reasons, including issues with delivery.

Question

As the basis for deriving the housing supply targets and housing land requirements within Strategic Development Plan 2, do you support the preferred option, either of the alternative options or none of the options?

Housing in Edinburgh

As indicated in the Spatial Strategy, a high proportion of housing need and demand comes from Edinburgh. This is one of the key issues for SESplan. Under the existing Strategic Development Plan Edinburgh is expected to meet a lower proportion of its own need with housing distributed elsewhere within the region. For the next Strategic Development Plan the proportion of housing need and demand met in Edinburgh is being reconsidered.

Three options put forward are:

- 1 Edinburgh meets all of its own need;
- 2 Edinburgh meets an increased proportion of its own need compared to the existing Strategic Development Plan - the Preferred option; and
- 3 Edinburgh meets the same proportion of its own need, as under the existing Strategic Development Plan.

Plan Period	Option 1 (all)		Option 2 (increased) - Preferred		Option 3 (same)	
	number of houses					
	Total	Annual	Total	Annual	Total	Annual
2012-2029	59,700	3,300	41,800	2,300	36,400	2000
2030-2037	21,800	2,700	15,300	1,900	13,100	1,600

We consider that Edinburgh should meet an increased proportion of its own need and demand. This would allow housing to be built closer to where the need and demand arise without placing significant additional pressure on existing infrastructure in the city. If Edinburgh was to continue to meet the same, lower proportion, this is likely to encourage less sustainable travel.

In the second Strategic Development Plan the spatial strategy, the amount of housing proposed and the proportion accommodated in Edinburgh will all be clearly linked. At the Main Issues Report stage we are seeking your views on these as individual issues. This is to allow you the greatest chance to shape and influence the whole plan.

Options

- a The preferred option is option 2 - Edinburgh meets an increased proportion of its own housing need.
- b An alternative is option 1 - Edinburgh meets all of its own housing need.
- c Another alternative is option 3 - Edinburgh meets a lower proportion of its own housing need.

Question

Do you support the preferred option, either of the alternative options or none of the options?

Affordable Housing

The provision of affordable housing is a major issue for the city region. There remains a substantial difference between the need and demand for affordable housing and the rate at which it is being built. It is expected that over half of the total need for housing to the end of the plan will be for affordable housing. Over the past five years the number of affordable houses completed as a share of all houses built has been significantly lower than requirements.

Options

- a The preferred option is to direct Local Development Plans to require a 25% minimum of the total number of houses provided on a site to be affordable but allow plans to vary this where justified by local needs.
- b The alternative option is for Local Development Plans to seek minimum levels of affordable housing above 25% to meet identified need with no flexibility for local circumstances.

Question

Do you support the preferred option, the alternative option or none of the options?

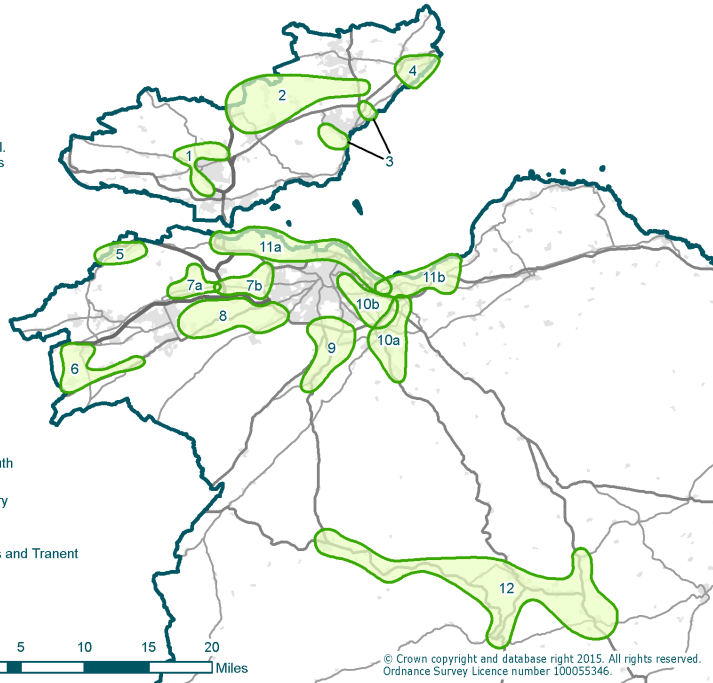
Town Centres

It is proposed to retain a town centre first policy, whereby retail and certain commercial uses are directed to town centres. It is proposed to extend this to include a wider range of uses. Other uses which will be encouraged in town centres including office, leisure and housing in order to create vibrant town centres.

Further Reading:

- [Housing Need and Demand Assessment 2](#)
- [Housing Land Technical Note](#)
- [Spatial Strategy Technical Note](#)
- [Main Issues Report issues F, G, H and I](#)

- 1- Dumfermline Development Area
- 2- Ore Valley Area & settlement
- 3- Kircaldy Development Areas
- 4- Levenmouth - river & coast
- 5- Linlithgow area, inc. Union Canal, Rivert Avon and links to Whitecross
- 6- Whitburn to Fauldhouse and the settlements east along the Breich Valley
- 7a- Broxburn area inc. Uphall, Winchburgh and A8 corridor west
- 7b- West Edinburgh to Newbridge including A8 corridor west
- 8- East Calder area, incl. A71 corridor east to Edinburgh
- 9- Penicuik to Fairmilehead, incl. Bilston, Straiton, Hillhead, Burdiehouse and Pentland Hills fringe.
- 10a- Gorebridge to Dalkeith, inc. A7/Borders Development Area
- 10b- Holyrood to Dalkeith, inc. South East Edinburgh SDA
- 11a- Forth Coast- South Queenferry to Musselburgh
- 11b- Forth Coast- Musselburgh to Port Seton and inland to Blindwells and Tranent
- 12- Central Borders



Green Networks

A range of green spaces, natural landscapes, woodlands, coastline, waterways and outdoor recreation contribute towards the success of the region. They add to the area's character and enhance people's quality of life and sense of place. They support healthy lifestyles, provide for recreation and help biodiversity to flourish. It is essential we protect and enhance this network of green spaces.

Options

- a The preferred option is to identify priority areas for green networks in the Strategic Development Plan.
- b The alternative option is to support a strategic green network but with the identification, prioritisation and development undertaken by Local Development Plans.

Question

Do you support the preferred option, the alternative option or none of the options?

Further Reading:

- Main Issues Report issue J
- Green Network Technical Note
- Spatial Strategy Technical Note

A Better Connected Place_____

This chapter looks at how we can encourage more people to walk, cycle or use public transport and ensure that development supports improved public transport and infrastructure.

The main policy on transport in the first Strategic Development Plan encourages Local Development Plans to guide development to areas which are currently accessible through walking, cycling and public transport or to areas which can be made accessible by these modes of travel. The preferred option in the next plan is for greater emphasis to be placed on locating development near public transport and that development is planned to encourage walking and cycling. It is also proposed to promote higher densities of housing close to public transport networks and include a regional walking and cycling network in the plan.

Option

- a The preferred option is to amend parts of Policy 8 in the first plan to better direct development areas that support walking, cycling and public transport.
- b The alternative option is to retain Policy 8 of the first plan without modification.

Question

Do you support the preferred option, the alternative option or none of the options?

Funding Transport Infrastructure_____

Funding for new transport infrastructure such as new stations and roads is a major issue. It is considered that when transport improvements benefit more than one local authority, it would be advantageous to fund improvements in partnership.

Option

- a The preferred option for member authorities is to work towards developing sub-regional development contribution framework. This could pool contributions from a number of authorities to support strategic infrastructure with benefits to the wider area.
- b The alternative option is to maintain the current position and seek developer contributions on a case by case basis.

Question

Do you support the preferred option, the alternative option or none of the options?

Transport Priorities

There are many instances where improvements are required to existing transport infrastructure to bring forward new development or to reduce existing issues such as traffic congestion. The preferred option in the Main Issues Report is to prioritise strategic transport requirements in partnership with other organisations to help bring forward this infrastructure. A transport appraisal will be prepared to inform the next plan which will provide details of the strategic transport priorities. An initial list of priorities is shown below:

Intervention	Purpose
A720 Improvements	Minimise additional delay.
East Linton Rail Station, Reston Rail Station and East Lothian Link Improvements	Improve access and capacity to support future development.
Edinburgh Orbital Bus Routes	Promote sustainable travel
Edinburgh Tram Extensions	Promote sustainable travel
Edinburgh Waverley Improvements	Increase capacity
Fully Duelled A1 Edinburgh – Newcastle	Increase access, safety and economic growth
Levenmouth Rail Link	Support planned development and access to jobs
Strategic Walking and Cycling Network	Support sustainable travel
Winchburgh Rail Station and M9 Junction	Required by planned and future development

Options

- a The preferred option is for SDP2 to prioritise infrastructure to ensure delivery of key projects to maximise economic potential, enable planned development and increase accessibility by sustainable transport networks.
- b The alternative option is to identify a long list of strategic transport infrastructure priorities without prioritisation.

Question

Do you support the preferred option, the alternative option or none of the options?

Further Reading:

- [Main Issues Report issues K and L](#)
- [Spatial Strategy Technical Note](#)

Thank you for reading through the SESplan Main Issues Report summary.

If you want further information on the issues raised you can read the Main Issues Report in full and reference the supporting documents via the further reading links.

You can respond to the questions raised here via the [SESplan Consultation Portal](#) available on our webpage.

All responses must be complete by 30 September 2015.

Next Steps

Following the close of consultation on the 30 September, we will use the responses to help us prepare the second Strategic Development Plan. The expected timetable for preparing the next plan is set below:

SUMMER 2015	<ul style="list-style-type: none"> • Publication of Main Issues Report • Consultation of Main Issues Report
AUTUMN 2015	<ul style="list-style-type: none"> • Analysis of Main Issues Report 2 Consultation Responses
SPRING / SUMMER 2016	<ul style="list-style-type: none"> • Publication of Proposed Plan and Supporting Documents • Period for Representations
SUMMER / AUTUMN 2016	<ul style="list-style-type: none"> • Analysis of Representations
SPRING 2017	<ul style="list-style-type: none"> • Submission of Proposed Plan, Supporting Documents and Representations Received to Scottish Ministers
AUTUMN / WINTER 2017	<ul style="list-style-type: none"> • Examination of Proposed Plan
SPRING / SUMMER 2018	<ul style="list-style-type: none"> • Approval of Strategic Development Plan 2

More Information

If you would like more information and details on the subjects discussed here, please refer to the following documents:

The Main Issues Report;

The Interim Environmental Report;

The Monitoring Statement;

The Equalities and Human Rights Impact Assessment;

The Spatial Strategy Technical Note;

The Economy Technical Note;

The Housing Land Technical Note;

The Green Network Technical Note;

The Minerals Technical Note; and

The Waste Technical Note.

All documents are available on the website
www.sesplan.gov.uk

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SESplan

The Strategic Development Planning Authority
for Edinburgh and South East Scotland



HAPPY TO TRANSLATE

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