

IMPLEMENTATION

THE COUNCILS AND THEIR PARTNERS

8.1 This plan has been prepared by the four Councils in Edinburgh and the Lothians on behalf of the Edinburgh and the Lothians Structure Plan Joint Liaison Committee (ELSPJLC). The prime responsibility for implementing the plan rests with the same four Councils, through local plans and development control decisions. However, a number of other organisations have important roles to play. The most important of these is the Scottish Executive which, in addition to approving the plan and giving it statutory status, is responsible for major decisions affecting the funding of essential infrastructure, particularly transport. Other significant partners include Scottish Water in providing water and drainage services and Scottish Enterprise Edinburgh and the Lothians in promoting the economy of the city-region. Finally, the private sector will play a key role in bringing forward the development opportunities highlighted in the plan.

LOCAL PLANS

8.2 The local plan is the main mechanism by which structure plan policies are taken forward to specific land allocations and policies for the control of development. Local plans will require to be altered or replaced to take into account this approved structure plan. The status of the current generation of local plans at the time of plan preparation is set out in Table 8.1. Further details are contained in the Action Plan.

TABLE 8.1 Local Plans Programme

LOCAL PLAN	STATUS	COMMENTS
CITY OF EDINBURGH		
Central Edinburgh	Adopted 1997	
North East Edinburgh	Adopted 1998	Subject of alterations
North East Edinburgh Alterations	PLIs March 2002 and February 2003	
Rural West Edinburgh	Finalised April 1999	Requirements of the structure plan to be incorporated before proceeding to PLI
South East Edinburgh	Finalised February 2002	PLI Autumn 2003
West Edinburgh	Draft March 2001	To be incorporated into Edinburgh City Local Plan
Edinburgh City	To start 2003	
EAST LoTHIAN		
East Lothian	Adopted 2001	Local plan review will incorporate requirements of this structure plan
MIDLoTHIAN		
Midlothian	PLI 2001-2	Report received December 2002. Further inquiry into post-inquiry modifications, July/August 2003
Shawfair	PLI November 2002	Report received May 2003
WEST LoTHIAN		
West Lothian	Finalised October 2001	Requirements of the structure plan to be incorporated before proceeding to PLI

- 8.3 As shown in Table 8.1, a number of local plans are at an advanced stage of preparation. Some of these plans will not be progressed to adoption until after approval of this structure plan so as to allow the requirements of this plan to be incorporated. However, the Midlothian and Shawfair Local Plans have been subject to lengthy public inquiries and the inquiry into the South East Edinburgh Local Plan is expected to open in Autumn 2003. Given the level of resources already committed to these plans it would not be in the public interest to delay their adoption. Every effort will therefore be made to secure adoption of these plans prior to approval of this structure plan.
- 8.4 Implementation of this structure plan should be progressed through the finalisation of local plans within eighteen months of structure plan approval. This includes the alteration or replacement of the three local plans referred to above. In the event of slippage, local authorities will have the discretion to bring forward allocations in advance of local plan adoption, where the authority is satisfied that all the requirements can be secured. They may also use supplementary planning guidance to approve policies as interim measures in advance of a local plan, for example, on affordable housing.

IMP 1: Implementing the Strategy Through Local Plans

The Lothian Councils will prioritise the preparation or alteration of local plans in accordance with the structure plan development strategy. The local plans required to implement the policies and proposals of this structure plan should be finalised within eighteen months of structure plan approval. Current intentions are shown in Schedule 1 of the Action Plan. Prior to the production of finalised replacement local plans, planning authorities may use supplementary planning guidance to assist in implementing the development strategy.

IMP 2: Development in Advance of Local Plan Adoption

At the discretion of the individual planning authorities, sites and proposals contributing to the strategic land allocations may be brought forward and approved in advance of local plan adoption. Proposals would need to satisfy the requirements of IMP 4.

DEVELOPMENT CONTROL

- 8.5 Individual Councils are the planning authorities within their own areas and responsible for all development control decisions. However, voluntary arrangements are in place to consult structure plan partners on development proposals of a strategic scale or with cross-boundary implications. If a disagreement arises, the matter is referred to the ELSPJLC for resolution. Developments that do not accord with the plan will not be permitted unless a strong case can be made for an exception. These arrangements will ensure the consistent application of structure plan policy.

SUSTAINABLE DEVELOPMENT

- 8.6 The development plan strategy aims to reconcile economic and environmental objectives in achieving a sustainable pattern of development. The Lothian Councils will take the principles of sustainable development into account as they implement the policies and proposals in this plan. In particular, they will be concerned that the key sustainable issues of density, design, the location of development and its relationship with transport facilities are explored fully in local plans and in the granting of planning permissions.

THE ACTION PLAN

- 8.7 Successful implementation of the strategy depends crucially on the provision of infrastructure such as public transport facilities, road improvements, drainage and school capacity. For this plan, transport is likely to be the most significant area of investment. The proposals outlined in Table 5.1 include part of a wider programme of investment

prepared by SESTRAN and are the priority transport projects for this structure plan area. It should be emphasised that the successful implementation of the strategy depends crucially on these proposals being implemented during the plan period together with other key items of infrastructure in co-ordination with new development. The main sources of funding for implementation for the transport projects will be Central Government and, potentially, congestion charging. Other sources of infrastructure funding will include the Councils' own resources, private investment and developer contributions.

- 8.8 A supporting document, the *'Edinburgh and the Lothians Structure Plan 2015– Action Plan'*, accompanies this structure plan. It indicates where the local authorities, with responsibilities for planning and services provision, along with their public and private sector partners and developers, need to focus on actions, joint initiatives and investments, to implement the structure plan. The Action Plan will be reviewed in parallel with the monitoring of the structure plan.
- 8.9 The Action Plan provides further details of the local plan programme and the main investments needed to cope with increasing demands on services and infrastructure. There is a limit to how detailed and definite the identification of these requirements can be, since funding may not yet be committed, whilst there may be other means and sources of funding as the allocations are specified through the preparation of local plans. The additional demands on services, infrastructure and community facilities will be considerable, particularly to serve the sizeable new communities, including the need for schools, shops, open space provision, parks and other local facilities and services. The need to secure healthcare services is a newly emerging issue, and the planning authorities will need to liaise closely with the NHS trusts, whilst developers will have a role to play in enabling provision.
- 8.10 The use of planning agreements (Section 75s) will provide the main means of securing services and infrastructure, though each Council will explore other potential funding mechanisms, such as Public-Private Partnerships (PPPs). However, in the absence of securing funding from other sources, the responsibility in providing infrastructure and services to support the major development allocations will be borne in most part by the development.
- 8.11 A number of key investment and development requirements are identified in the Action Plan schedules. Schedule 2 of the Action Plan lists the strategic infrastructure requirements related to the major transport initiatives (see also Chapter 5, Transport), whilst Schedule 3 of the Action Plan lists the key infrastructure, services, and planning requirements for each core development area to enable the main housing and employment development allocations to be brought forward. This list is not definitive, and further requirements may be added, or altered, through the preparation of local plans.

IMP 3: The Action Plan

The Councils will work with all the key agencies and partners to bring forward the key infrastructure projects, as shown in Schedule 2 of the Action Plan. Progress will be monitored as part of the biennial Action Plan review.

IMP 3

IMP 4: Planning Agreements

Agreements between developers and local planning authorities must be in place to secure the key items included in Schedule 3 of the Action Plan prior to the granting of planning consent. In promoting proposals, developers must either:

- a conform to the requirements incorporated into the relevant local plan; and/or**
- b enter into planning or other legal agreements with the planning authority where the planning authority is willing to promote development in advance of an adopted local plan (see IMP 2).**

IMP 4

The Lothian Councils should identify, through local plans, the essential infrastructure and services and, where relevant, its phased provision, to serve the major strategic development allocations. This should include identifying the key parties responsible for provision and funding, and the mechanisms of funding. Further requirements may be added to those included in the Schedule, as part of that process. The Schedule 3 requirements may be varied at the discretion of the planning authority.

ADJOINING COUNCILS

8.12 Implementation of the strategy will also depend on continued joint working with the neighbouring Councils of Fife, Scottish Borders, North and South Lanarkshire and Falkirk. Whilst the Plan aims to accommodate all the forecast housing need within the plan area, neighbouring Councils may wish to make provision for an element of mobile demand originating in Edinburgh and the Lothians. In some cases this would require significant investment in new public transport facilities in order to prevent long-distance car-commuting. Decisions on new transport investment in south-east Scotland will be taken within the context of the SESTRAN Regional Transport Strategy. Adjoining Councils will be fully consulted on strategic development proposals that could have cross-boundary implications.

MONITORING AND REVIEW

- 8.13 The projections and forecasts upon which this plan is based are subject to change. The Councils will keep these projections and forecasts under review as well as monitoring the housing land supply, the take-up of land for economic development and changes in national planning policy. The Councils will publish a biennial monitoring statement on the progress of the plan. As indicated in paragraph 3.27, the review of the plan should begin no later than 2006, guided by the results of a land use/transport modelling exercise commencing in 2004.
- 8.14 The conclusions of the Scottish Executive's Review of Strategic Planning indicate that structure plans will be replaced by strategic development plans. Subject to the necessary legislative changes, it is expected that the Edinburgh and the Lothians Structure Plan will eventually be replaced by a strategic development plan covering a wider area.