

Planning Update

SESplan Consultation Ends 15th June

Recent debate on the changes to planning procedures brought about by the Planning etc. (Scotland) Act 2006 has tended to focus on the new requirements relating to the proposed hierarchy of applications, the enhanced scrutiny and community engagement to be applied to major and national applications, and also the new procedures relating to appeals and local review bodies.

It should not however be forgotten that the 2006 Act also signaled the end of Structure Plans. In most of Scotland's communities the statutory development plan framework will in future comprise solely of the appropriate Local Plan. In the Edinburgh, Glasgow, Aberdeen and Dundee city regions however in addition to local plans there will be Strategic Development Plans which will be the successor documents to Structure Plans.

The Edinburgh and South East Scotland Strategic Development Plan Authority (SESplan) was designated by Scottish Ministers on 25 June 2008. It comprises City of Edinburgh, East Lothian, Midlothian, Fife, Scottish Borders and West Lothian Councils. It will be SESplan's task to prepare and maintain a Strategic

Development Plan for the Edinburgh and South East Scotland area. This plan will provide the strategic framework for development across South East Scotland.

A consultation exercise with an end date of 15 June 2009 is currently taking place. Its purpose is to enable SESplan to obtain input from individuals and organisations on key issues the SDP should address. It is intended that the output from this consultation will assist in the preparation of a Main Issues Report to be published later in 2009. The Main Issues Report will set out a preferred development strategy and potential development options. There will be further consultation on that Report in early 2010.

We would strongly advise that any clients with relevant land interests ensure that they do not miss this early opportunity to submit views to SESplan. We would be happy to assist clients in this process as we have a good deal of experience in this area. Favourable treatment in the development plan is crucial to future development proposals in view of planning legislation's presumption in favour of the terms of the development plan.

Further information on SESplan can be obtained from SESplan's website. The link is as follows :- <http://www.sesplan.gov.uk>. Should you wish to discuss any issues arising from this consultation exercise and the opportunities this may present you please also feel free to contact either Craig Adamson or Paul Minto whose contact details are as follows...

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