

# Edinburgh Civic Forum

7 June 2016



# The Edinburgh Planning Concordat

# Aims of the Session

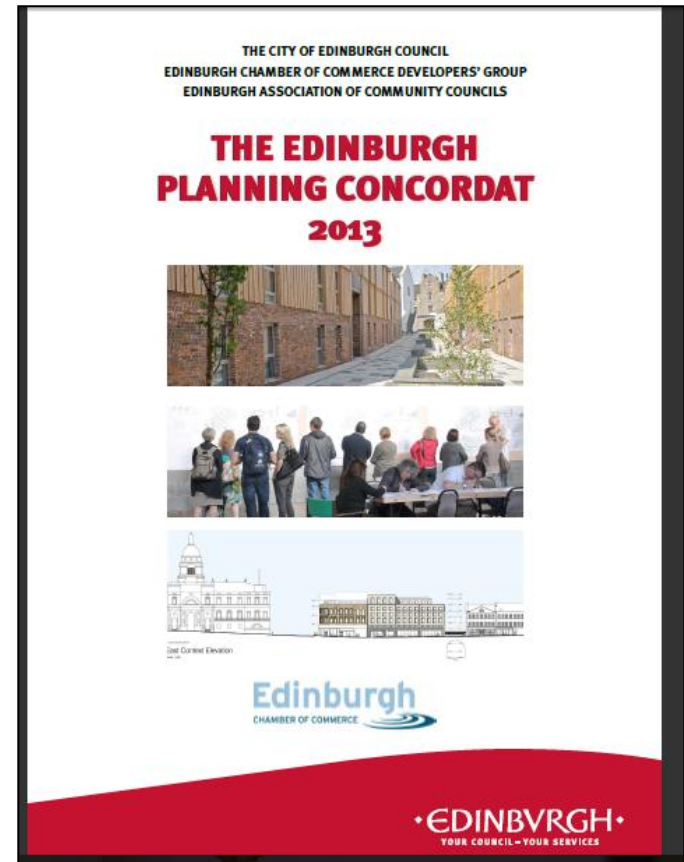
- A bit of background to the Concordat
- The current Concordat and what's in it
- Proposed changes to refresh the Concordat
- Consultation
- Next steps

# Concordat - Background

- Modernising Planning – legislative change in 2009
- All stakeholders asked to look at how they interact and communicate
- 2010 Concordat was an agreement between the development industry and the Council to work together on major applications in terms of resources, skills and process.
- Ground breaking, award winning Concordat

# Concordat 2013

- Tripartite agreement between development industry, Edinburgh Association of CCs and the Council
- Again focused on skills, resources and process
- Around 17 community councils signed up to it but others strongly opposed to it.
- Detailed step by step process starting with pre-application stage through to post decision



# Concordat Refresh 2015/16

- Consultation exercise in 2015 had little response
- Joint discussions with EACC, Cockburn Association and Edinburgh Development Forum
- Agreed there was still support for the Concordat but in a more simplified form that was more understandable to all parties
- Need for plain English with better explanation of what the Concordat is for and how it can be used.

# Concordat Changes 2016

## 2013 Introduction

- Largely repeat of 2010 intro with focus on delivering sustainable economic growth
- Heavy use of planning terminology
- Quote from Cllr Perry

## 2016 introduction

- Focus on the challenges Edinburgh is facing in terms of housing and jobs and need for Edinburgh to be economically successful
- Acknowledgement that not everyone wants development to happen, potential conflicts and getting the balance right is difficult but important

# Concordat Changes Cont.

## 2013 Main Text

- Focus on skills, resources and process
- Basic commitments
- Detailed step by step process set out in an appendix
- Again quite heavy use of planning terminology

## 2016 Main text

- Section on the planning system in Scotland to give better understanding of context
- Section on what the Concordat is for making it clear it is largely a process map and a working document and not all CCs will want to make use of it
- A bit about place making
- The roles of the 3 parties – developers, CCs and planning
- Step by step process brought into main body



# Step by Step Process Simplified

- Section on development plan removed – the concordat is about applications
- Columns changed to give more focus on developers and CCs working together
- Removal of parts of the process which are not happening in practice e.g. First signals inception meeting or are unnecessary e.g. Conform with PAN process
- Requirement for developers to arrange an early meeting with CCs to discuss general principles prior to the formal pre-application process
- Requirement for CCs to seek help from developer in getting the wider community view. Removal of the need for the Council to provide these resources (Engagement Fund)
- Appendix added on possible ways of engaging

# Consultation

- Initial draft sent to EACC
- Version 2 now circulated with papers for Civic Forum and on EACC website.
- How do you want to make comments on it?
- Edinburgh Development Forum will go through same process of consultation

# Next Steps

- Once consultation responses in, further discussion with EACC on final version
- Report to Planning Committee in August 2016
- Communication of new Concordat

# Questions?