

East Dunbartonshire Local Development Plan 2

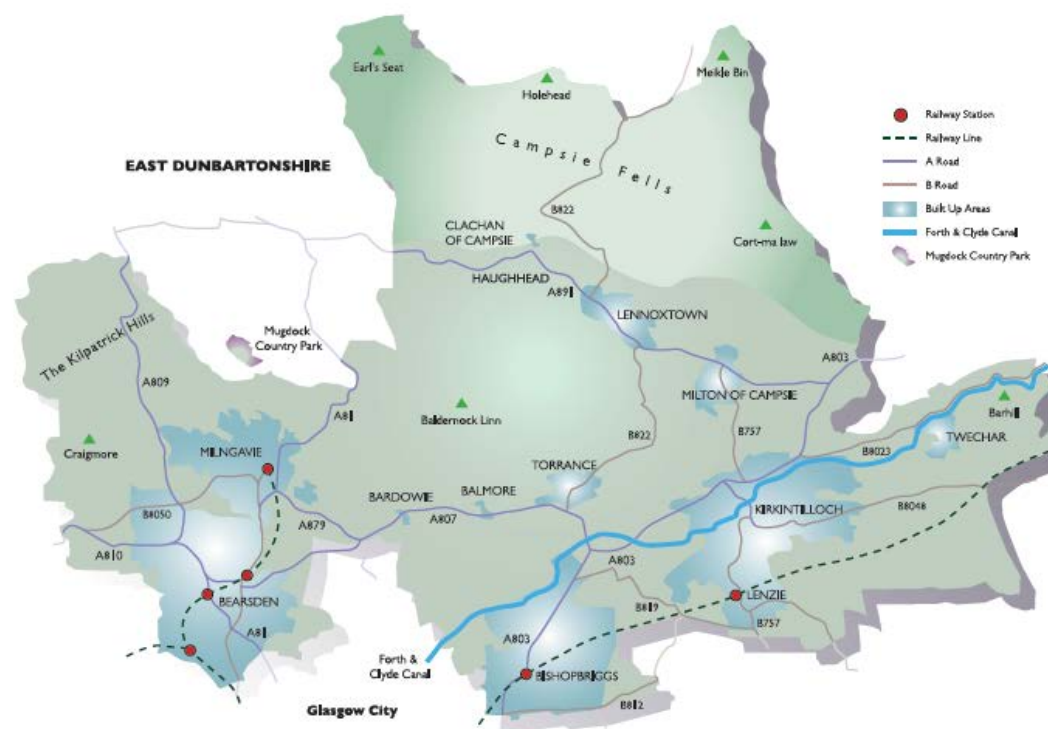
Development Plan Scheme 2018 / 2019



What is a Development Plan Scheme?

This Development Plan Scheme sets out the programme for preparing East Dunbartonshire's second Local Development Plan. It includes:

- An explanation of what a development plan is;
- An update of progress to date in preparing the Local Development Plan (future Development Plan Schemes);
- An updated programme for the next steps in preparing the Local Development Plan; and
- A Participation Statement, which sets out when and how you can next get involved.



The Development Plan System

Development Plans guide the future use of land and the development of cities, towns, villages and rural areas. They indicate where development, including changes of use, should or should not take place. Planning applications are usually determined in accordance with planning policies set out in the development plan unless material considerations indicate otherwise.

The Development Plan framework in East Dunbartonshire currently consists of three core statutory documents:

National Planning Framework (2014) –

The NPF sets out a long-term vision for development and investment across Scotland, including development proposals that are considered to be of national importance. Planning authorities are required to take account of the NPF when preparing their own development plans and making development management decisions. You can obtain further information on the NPF from the Scottish Government's Planning and Architecture Division:

Web:

<https://beta.gov.scot/publications/national-planning-framework-3/>

Email: developmentplans@gov.scot

Strategic Development Plan (2017) –

SDPs are produced for Scotland's four largest city regions. They set out a long-term land use planning strategy indicating where future development will be located and what is needed to deliver it. The SDP for the Glasgow City Region is prepared by the Glasgow and the Clyde Valley Strategic Development Plan Authority (Clydeplan). The eight member councils are: East Dunbartonshire, East Renfrewshire, Glasgow, Inverclyde, North Lanarkshire, Renfrewshire, South Lanarkshire and West Dunbartonshire.

Web: <http://www.clydeplan-sdpa.gov.uk/>

Email: info@clydeplan-sdpa.gov.uk

Local Development Plan (2017) –

sets out detailed policies and specific proposals for the development and use of land throughout East Dunbartonshire. Its purpose is to guide decisions on planning applications, highlight development opportunities, promote economic development and maintain the high quality of the natural and built environment. A series of Supplementary and Planning Guidance documents support the Plan.

Web:

www.eastdunbarton.gov.uk/residents/planning-and-building-standards/planning-policy

Email:

development.plan@eastdunbarton.gov.uk

Why are we preparing a new Local Development Plan?

Planning authorities are required to replace their Local Development Plan at least every five years. This is to ensure that the planning policy framework is up-to-date and relevant to the changing needs and aspirations of our local communities, landowners and developers. As the current LDP was adopted in February 2017, the next LDP is required to be adopted by February 2022 under existing legislation.



Review of the Planning System – The Planning (Scotland) Bill 2017

The Scottish Government is currently undertaking a Review of the Scottish Planning System. This is likely to lead to the replacement of Main Issues Reports and Proposed Plans with a 'gatecheck' stage followed by draft and final plans, prior to Examination and Adoption taking place. It is likely that regional planning will take place in a new way, it is anticipated that Strategic Development Plans will be removed, with enhanced responsibilities for the National Planning Framework. A key aim of the review is to allow LDP's to focus more on delivery and implementation. The Council's intention is to align the new LDP with the changing context that Planning Bill and ensure that it is as consistent as possible with the new development plan system being introduced by the Scottish Government.

More information can be found at:

<http://www.parliament.scot/parliamentarybusiness/Bills/106768.aspx> <https://beta.gov.scot/policies/planning-architecture/reforming-planning-system/>

This may mean that the remit and scope of key tasks will need updating as we progress the new LDP. Similarly, the estimated time-periods may require adjustments in future updates to the DPS.

Timetable and Stages of Preparing a Local Development Plan

We have prepared a timetable for LDP2 (subject to the Planning (Scotland) Bill as noted above) with details of the key stages and time-periods.

Stage	Key Tasks	Time Period
EARLY ENGAGEMENT & EVIDENCE GATHERING	<ul style="list-style-type: none"> • Early engagement takes place with key agencies, stakeholders and the wider public to scope out the issues that the plan should address. • Detailed monitoring of the current LDP takes place as well as evidence gathering to provide the evidence base for the Main Issues Report. • Local communities and developers are invited to suggest potential development sites. • Supporting technical reports are prepared including a Monitoring Statement and Strategic Environmental Assessment (SEA) Scoping Report. 	November 2018 – May 2019
MAIN ISSUES REPORT	<ul style="list-style-type: none"> • The Main Issues Report (MIR) is prepared taking into account the early engagement and evidence gathering. The MIR contains options for development and policy content, together with alternatives • The MIR is published for consultation accompanied by the Monitoring Statement and an Environmental Report. This is the main stage of public consultation when the Council does not have a fixed view on the content of the plan. 	June 2019 – March 2020
PROPOSED PLAN	<ul style="list-style-type: none"> • The Proposed Plan is prepared taking into account the consultation responses to the MIR. The Proposed Plan contains a vision, spatial strategy, policies and proposals, which together represent the Council's settled view on what should be included in the plan. • The Proposed Plan, accompanied by the Proposed Action Programme, Supplementary Planning Guidance, Habitats Regulations Appraisal Record and revised Environmental Report, is published and representations invited. Publicity of the Proposed Plan includes notification to neighbours of sites proposed for development. 	April 2020 – June 2021
SUBMISSION TO SCOTTISH GOVERNMENT	<ul style="list-style-type: none"> • The Proposed Plan is submitted to Scottish Ministers along with Schedule 4 forms for each unresolved issue (summarising the representations, changes sought to the plan and the Council's response) and other documentation required for the Examination. 	July 2021

	<ul style="list-style-type: none"> • A Proposed Action Programme is also submitted, setting how, when and by whom the plan will be implemented. • The Environmental Report and HRA record are updated if required. 	
EXAMINATION	<ul style="list-style-type: none"> • Scottish Ministers appoint reporters to independently examine the unresolved issues which have arisen out of the representations; • The Reporter(s) will weigh up the issues whilst considering input from a variety of sources and stakeholders before reaching a conclusion and a recommendation; • The reporters may decide to obtain further information by means of inquiry sessions, hearings or written information requests; • An Examination Report will be produced with recommendations on each of the issues. These are largely binding on the Council. 	July – December 2021
ADOPTION OF LOCAL DEVELOPMENT PLAN	<ul style="list-style-type: none"> • The Council publishes a Modified Plan, including all modifications recommended in the Examination Report unless certain exceptional circumstances apply. • The Council advertises its intention to adopt the Modified Plan, and sends it to Scottish Ministers. • The Council adopts the plan 28 days after submission to Scottish Ministers, unless otherwise directed. • The LDP, Action Programme and SEA Post-Adoption Statement is published. • The Action Programme is published within 3 months of adoption • Upon adoption, the Local Development Plan becomes a legal document used for the assessment of planning proposals. 	February 2022

Strategic Environmental Assessment

- The Environmental Assessment (Scotland) Act 2005 makes Strategic Environmental Assessment (SEA) a legal requirement for many public plans, programmes and strategies, including the Development Plan. The policies and proposals contained within the new Local Development Plan will be assessed for their potential impacts on the environment using the SEA process.
- The purpose of SEA is to provide a high level of protection for the environment by ensuring that environmental issues are considered by decision makers alongside social and economic issues. It does this by systematically assessing the potential significant effects of the plan, and recording the results in an Environmental Report. It also makes sure that the decision making process, in relation to the environment, is open and transparent by providing opportunities (through a period of consultation) for the community and other stakeholders to get involved at an early stage.

Equality Impact Assessment

- An Equality Impact Assessment (EIA) is a structured way of analysing the functions and policies of Council Services to establish how they affect different groups in the community. This can help us to identify any negative impacts any of our services might have on a particular group or sector of the community. We can then take action to help minimise or eliminate any negative impacts.
- Carrying out an EIA involves an assessment of the likely (or actual) effects of policies on people in respect of 'protected characteristics'. Protected characteristics are defined within the Equality Act 2010 as: age; disability; gender reassignment; marriage & civil partnership; pregnancy & maternity; race; religion & belief; sex & sexual orientation. As part of the preparation of the Local Development Plan, the Council will assess the potential impact on each of each of these groups.

Participation Statement - Consultation & Engagement Programme

East Dunbartonshire Council is committed to an inclusive and transparent LDP process. We want as many people as possible have the opportunity to engage in the process of preparing the Local Development Plan. You may want to do this on your own or as part of a local organisation, such as a community council, residents association, local business or voluntary group. Everyone is entitled to comment and this applies as much to people who support the plan as to those who want to make objections. We will notify the public, interested parties and all other stakeholders at key stages throughout the LDP process, beginning with an early engagement exercise, and prior to the carrying out of any substantial work on the plan.

Stage	Who We Will Consult With	Methods
<p>EARLY ENGAGEMENT & EVIDENCE GATHERING</p> <p>November 2018 – May 2019</p>	<ul style="list-style-type: none"> • Key Agencies and Public Sector Bodies including Scottish Natural Heritage, the Scottish Environment Protection Agency, Scottish Water, Scottish Enterprise and SPT • Scottish Government • East Dunbartonshire Council Councillors and employees • Adjoining planning authorities; Glasgow, North Lanarkshire, Stirling, West Dunbartonshire • Community Planning Partnership Partners • Community Councils within East Dunbartonshire • Residents Associations and Groups • Equalities Groups • Gypsy Travellers • Local Schools • Landowners • Local Churches • Businesses and the development industry • Utility Companies • Local Development Plan database contacts and other potentially interested parties. 	<ul style="list-style-type: none"> • Council website including questionnaires. • LDP Newsletter • Social media promotion including Twitter, YouTube and Facebook • Depositing consultation documents in public libraries and Community Hubs • Local newspaper press releases • Community Workshops • Questionnaire • Drop In Sessions • Place Standard • Call for Sites • Community Council and Groups Session • Attending Community Council meetings where requested • Direct contact, meetings and presentations • Developers / Planning Consultants Workshop
<p>MAIN ISSUES REPORT</p> <p>June 2019 – March 2020</p>	<ul style="list-style-type: none"> • Key Agencies and Public Sector Bodies including Scottish Natural Heritage, the Scottish Environment Protection Agency, Scottish Water, Scottish Enterprise and SPT • Scottish Government • East Dunbartonshire Council Councillors and employees 	<p>Consultation subject to detailed design to take into account comments at early engagement and in response to this document.</p> <ul style="list-style-type: none"> • Council website, including downloadable consultation documents and response forms • LDP Newsletter

	<ul style="list-style-type: none"> • Adjoining planning authorities; Glasgow, North Lanarkshire, Stirling, West Dunbartonshire • Community Planning Partnership Partners • Community Councils within East Dunbartonshire • Residents Associations and Groups • Equalities Groups • Gypsy Travellers • Local Schools • Landowners • Local Churches • Businesses and the development industry • Utility Companies • Local Development Plan database contacts and other potentially interested parties. 	<ul style="list-style-type: none"> • Local newspaper press releases • Social media promotion including Twitter, YouTube and Facebook; • Depositing consultation documents in public libraries and Community Hubs • Drop-in sessions at key locations • Attending Community Council meetings where requested
PROPOSED LOCAL DEVELOPMENT PLAN April 2020 – June 2021	<ul style="list-style-type: none"> • Key Agencies and Public Sector Bodies including Scottish Natural Heritage, the Scottish Environment Protection Agency, Scottish Water, Scottish Enterprise and SPT • Scottish Government • East Dunbartonshire Council Councillors and employees • Adjoining planning authorities; Glasgow, North Lanarkshire, Stirling, West Dunbartonshire • Community Planning Partnership Partners • Community Councils within East Dunbartonshire • Residents Associations and Groups • Equalities Groups • Gypsy Travellers • Local Schools • Landowners 	<p>Consultation subject to detailed design to take into account comments at Main Issues Report and in response to this document.</p> <ul style="list-style-type: none"> • Council website, including downloadable consultation documents and response forms • LDP Newsletter • Local newspaper press releases • Social media promotion including Twitter, YouTube and Facebook; • Depositing consultation documents in public libraries and Community Hubs • Drop-in sessions at key locations • Attending Community Council meetings where requested

	<ul style="list-style-type: none"> • Local Churches • Businesses and the development industry • Utility Companies • Local Development Plan database contacts and other potentially interested parties. 	<ul style="list-style-type: none"> • Notification of the owner, lessee or occupier of any premises situated on, or adjacent to, a proposed development site
PRE-EXAMINATION	Following the end of the Proposed LDP representation period, the Council may make proposed modifications to the plan prior to submitting to the Scottish Government. These would take account of representations or minor drafting and technical matters.	<ul style="list-style-type: none"> • Council website, including downloadable consultation documents and response forms • LDP Newsletter • Local newspaper press releases • Social media promotion including Twitter, YouTube and Facebook; • Depositing consultation documents in public libraries and Community Hubs
SUBMISSION TO SCOTTISH GOVERNMENT July 2021	Council officers will prepare the materials required for an examination to take place. When the Proposed LDP is submitted to the Scottish Ministers, a proposed Action Programme must also be submitted. This sets out a list of the actions required to deliver each of the plan's policies and proposals, along with details of who is responsible for carrying out the action and an indicative timescale	No consultation or engagement required, however the LDP Newsletter will provide an update.
EXAMINATION July – December 2021	The examination reporter may make requests for further information from either the Council or those who submitted representations. The reporter may also request that a hearing takes place to gain further information on a certain topic or issue.	The reporter will be responsible for contacting relevant parties directly.
ADOPTION OF LOCAL DEVELOPMENT PLAN	No consultation required	The Council will use the following methods to publicise adoption of the LDP:

February 2022		<ul style="list-style-type: none">• Contacting everyone who submitted representation(s) at any stage during the LDP preparation process• Contacting Community Councils and residents groups• Updating the Council website• Arranging local newspaper press releases;• LDP Newsletter• Social media promotion including Twitter, YouTube and Facebook;• Depositing adopted documents in public libraries and Community Hubs.
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Further Information

The following Scottish Government publications provide general information on the planning system and specific information on the preparation and content of Development Plans:

- **A Guide to the Planning System in Scotland (2009)**
<https://beta.gov.scot/publications/guide-planning-system-scotland/>
- **Scottish Planning Policy (2014)**
<http://www.gov.scot/Publications/2014/06/5823>
- **Circular 6/2013: Development Planning (2013)**
<https://beta.gov.scot/publications/planning-series-circular-6-2013-development-planning/>

You can obtain further information on the planning system and Development Plans from the Scottish Government:

- **Web:** <https://beta.gov.scot/policies/planning-architecture/>
- **Email:** developmentplans@gov.scot
- **Phone:** 0131 244 7529
- **Post:** Planning & Architecture Division, Victoria Quay, Edinburgh, EH6 6QQ

Registering for Newsletter Updates

We regularly send out an LDP newsletter, with updates on the progress of the LDP and related work. This includes full details of all consultation events and activities. You can request to be added to or removed from the database at any time by emailing development.plan@eastdunbarton.gov.uk.

Contacting the Development Plan Team

The Council would welcome comments on this Development Plan Scheme, to help inform how we go about preparing the local development plan including the methods of public participation. Contact details for sending comments or finding out more about the local development plan process are as follows:

Email: development.plan@eastdunbarton.gov.uk

Tel: 0300 123 4510

Postal: Land Planning Policy
Place, Neighbourhood & Corporate Assets
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XQ

Twitter: @EDCouncil

Facebook:
<https://www.facebook.com/edunbartonshirecouncil>

Youtube: <https://www.youtube.com/user/EastDunCouncil>

**East Dunbartonshire Council
Corporate Communications
12 Strathkelvin Place,
Kirkintilloch
G66 1TJ**

Tel: 0300 123 4510 or 0141 578 8152

Email: contact CENTRE@eastdunbarton.gov.uk

Gabhaidh an sgriobhainn seo cur gu Gàidhlig ma tha sin a dhìth oirbh. Cuiribh fòin gu 0141 578 8152

अनुरोध करने पर यह दस्तावेज हिन्दी में भाषांतरित किया जा सकता है। कृपया 0141 578 8152 पर फ़ोन कीजिए।

Other Formats & Translations

This document and any other related Local Development Plan documents can be provided in large print, Braille or on audio cassette and can be translated into other community languages. Please contact the Council's Corporate Communications Team:

本文件可按要求翻譯成中文，如有此需要，請電 0141 578 8152。

ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਮੰਗ ਕਰਨ ਤੇ ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ 0141 578 8152 ਫ਼ੋਨ ਕਰੋ।

اس دستاویز کا درخواست کرنے پر (اردو) زبان میں ترجمہ کیا جاسکتا ہے۔ براہ مہربانی فون نمبر 0141 578 8152 پر رابطہ کریں۔