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27 June 2013

Dear Mr Angus

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997: SESPLAN – THE STRATEGIC DEVELOPMENT PLAN FOR EDINBURGH AND SOUTH EAST SCOTLAND - MINISTERIAL APPROVAL

The Scottish Ministers have decided to approve the above plan with modifications. In reaching their decision they have considered the issues raised in representations made in accordance with the Town and Country Planning (Scotland) Act 1997 (as amended) (“the Planning Act”) and the report from the examination conducted under Section 12 of the Planning Act.

The Scottish Ministers approve the Strategic Development Plan for Edinburgh and South East Scotland (“SESplan”) with the modifications specified in the Schedules to this letter, and for the reasons set out in the Schedules. Regarding issues where no modifications were proposed in the examination report, Ministers accept the reasoning set out in the report. Schedule 1 relates to issues considered in the examination report; Schedule 2 to additional minor modifications. Ministers have assessed the modifications for the purposes of Strategic Environmental Assessment, Habitats Regulations Appraisal and Equalities Impact Assessment and find that no significant impacts arise.

SESplan as modified is constituted as the strategic development plan for the Edinburgh and South East Scotland Strategic Development Plan Area from the date of this letter.

Scottish Ministers’ approval of the Proposed Plan, as modified, is founded primarily on the consideration of its policies and general purposes and relates to the Proposed Plan as a whole. It should be understood that the Scottish Ministers’ approval of the plan does not convey any approval of any matter therein for any other statutory purpose. In particular it does not commit the Scottish Ministers, or any other government department, to the payment of grant on any particular project or to the amount or timing of any capital expenditure. Approval does not extend to other documents submitted with the Proposed Plan.

The foregoing decision is final, subject to the right, conferred by Section 238 of the Planning Act, of any person aggrieved by the Scottish Ministers' decision to apply to the Court of Session within six weeks from the date of publication of the Plan, as modified, whereby the Court may quash the plan (in whole or in part) if it is satisfied that it is not within the powers of the Act or that the applicant's interests have been substantially prejudiced by a failure to comply with any requirement of the Act.

Of particular importance are the modifications requiring the preparation of supplementary guidance to identify the individual housing requirements for each LDP area. In order to ensure that delays to LDPs are as short as possible, work on the supplementary guidance and any necessary accompanying assessments must be progressed timeously. The work also needs to be allocated sufficient resource by both the SESplan team and the constituent authorities. It is essential that the full range of stakeholders is involved in the preparation of the guidance, including the Scottish Government, its executive and non-executive agencies, the other key agencies and the development industry. The public must also be given sufficient opportunities to input their views. The Scottish Ministers expect the supplementary guidance to be adopted within 12 months from the date of this letter. LDPs in the SESplan area should not be submitted to Ministers until after the supplementary guidance has been adopted.

Under Section 14 of the Planning Act, the Strategic Development Planning Authority must now publish the Plan as modified, send two copies to the Scottish Ministers, place a copy of it in public libraries in the plan area, notify those who made representations on the plan and advertise in a local newspaper that the plan has been published. Information about this decision will be posted on the [planning pages](#) of the Scottish Government's website.

Yours sincerely

Stephen Hall
Principal Planner

SCHEDULE 1: MODIFICATIONS ARISING FROM CONSIDERATION OF THE EXAMINATION REPORT

MODIFICATION	REASON
<p>Vision and Aims</p> <p>1. Delete aim 2 and replace with: <i>“Set out a strategy to enable delivery of housing requirements to support growth and meet housing need and demand in the most sustainable locations.”</i></p> <p>2. In aim three, after ‘and’ insert: ‘sustainable modes of’.</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>Spatial Strategy</p> <p>1. Modify paragraphs 22 to 26 through their deletion and replacement as set out in the recommendations for modifications in Annex 1 to this Schedule.</p> <p>2. Modify figure 1, again as set out in the recommendations for modifications in the Annex to this Schedule.</p> <p>3. In Policy 1B, in the first bullet, insert ‘and classifications’ after ‘designations’.</p> <p>4. In Figure 1, under growth and development referring to Fife Forth, delete ‘international container business’ and replace with: ‘additional container freight capacity’.</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>Regional Core: Other Issues</p> <p>1. Modify paragraph 34 by deleting the first sentence and replacing it with: <i>“The Edinburgh Waterfront SDA is one of the largest regeneration projects in Europe, with potential for new homes as well as commercial development, particularly support for offshore renewable energy infrastructure at the Port of Leith.”</i></p> <p>2. Modify paragraph 47 by inserting ‘appropriately sited’ between ‘development of’ and ‘retail’, and ‘energy’ between ‘commercial’ and ‘research’ in the first sentence.</p> <p>The sentence now reads: <i>“The continued economic growth of the Regional Core through the development of appropriately sited retail, creative, financial, commercial, energy, research/ development and higher education sectors will continue to be supported.”</i></p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>East Coast</p> <p>1. In paragraph 52 insert “passenger” between ‘lack of’ and ‘capacity’, and “existing” between ‘frequency of’ and ‘local’ in the first sentence.</p> <p>2. In paragraph 49 delete: ‘As a consequence of its poorer accessibility the area is not an identified location’. Replace with: <i>“Certain areas of the sub-region suffer from poor accessibility and as a result are not identified locations”.</i></p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>Strategic Employment Sites (Figure 8)</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as</p>

<p>Modify figure 8 by placing the proposed international container terminal in its correct location at Rosyth.</p>	<p>their own.</p>
<p>Employment Land Supply</p> <p>Modify the table in policy 2 to include figures for individual local development plan areas, to read as shown in Annex 2 to this Schedule.</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own, but make a minor formatting change to improve clarity.</p>
<p>Employment Land: Mixed Use Development</p> <p>1. In policy 2, in the second sentence delete ‘<i>retention</i>’ and replace with ‘<i>delivery</i>’.</p> <p>2. In policy 2, after the second sentence add a third and fourth sentence as follows: <i>“Local development plans should also ensure that this provides a range and choice of marketable sites to meet anticipated requirements. The development of mixed communities (with residential and compatible employment opportunities jointly provided) on strategic employment sites may be appropriate provided this is justified through an LDP and does not result in a net loss to the overall strategic land supply.”</i></p> <p>3. For the avoidance of doubt policy 2 now reads: <i>“The Strategic Development Plan supports the development of a range of marketable sites of the size and quality to meet the requirements of business and industry within the SESplan area. Local development plans will support the delivery of the quantity of the established strategic employment land supply as identified below. Local development plans should also ensure that this provides a range and choice of marketable sites to meet anticipated requirements. The development of mixed communities (with residential and compatible employment opportunities jointly provided) on strategic employment sites may be appropriate provided this is justified through an LDP and does not result in a net loss to the overall strategic land supply.”</i></p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>Town Centres and Retailing</p> <p>1. Modify the plan by adding a new sentence at the end of paragraph 101 as follows: <i>“The latter should be, or be capable of being made, easily accessible by a choice of transport modes.”</i></p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>Minerals</p> <p>1. In policy 4 reorder the paragraphs so that: Paragraph a. becomes paragraph b. Paragraph b. becomes paragraph c. Paragraph c. becomes paragraph a.</p> <p>2. In the present policy 4 a. (before renumbering) delete the words ‘<i>Review the need to</i>’.</p> <p>3. Add the following to the end of paragraph 102: <i>“Policy 4 d. encourages the use of secondary and recycled aggregates as part of the overall mineral supply.”</i></p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>Housing Land: Housing Land Requirement</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as</p>

<p>The modifications arising from the conclusions in relation to Issues 15 to 20 are set out in Annex 1 to this Schedule.</p>	<p>their own. The following minor amendments to the reporter's recommendations are made to improve clarity and correct typographical errors.</p> <ul style="list-style-type: none"> - amend the recommended modification to paragraph 46, to replace 'plan' with 'plans'; - amend the recommended modification to paragraph 61 to clarify that the reference is only to the SESplan area of Fife; - amend the recommended modification to paragraph 110, to replace '44,500' with '48,490'.
<p>Housing Land: Components of the Housing Land Requirement Calculation</p> <p>The recommended modifications arising from the conclusions in relation to Issues 15 to 20 are set out in Annex 1 to this Schedule.</p>	<p>The Scottish Ministers would prefer SDPs to consider the likely contribution from the established supply (and potentially from windfall sites) and so arrive at a clear expression of the numbers of houses requiring new allocations in LDPs for each area. However the information does not exist to include this analysis in the plan at this late stage, so the Scottish Ministers are, in this case, content to accept the reporter's recommendation, and for the contributions from the established supply and from windfall sites to be considered at LDP level.</p> <p>Otherwise, the Scottish Ministers adopt the reporter's reasoning as their own.</p>
<p>Housing Land: Phasing and Distribution</p> <p>The recommended modifications arising from the conclusions in relation to Issues 15 to 20 are set out in Annex 1 to this Schedule.</p>	<p>The Scottish Ministers adopt the reporter's reasoning as their own.</p>
<p>Housing Land: Providing Flexibility</p> <p>The recommended modifications arising from the conclusions in relation to Issues 15 to 20 are set out in Annex 1 to this Schedule.</p>	<p>The Scottish Ministers adopt the reporter's reasoning as their own. They also make further changes to Policy 7 and paragraph 115 to clarify that, where there is a shortfall in the effective 5-year housing land supply, additional sites may be allocated or consented within</p>

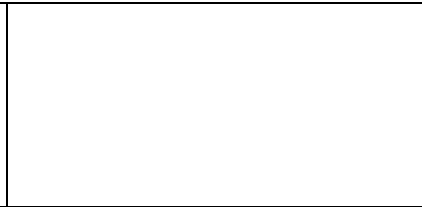
	strategic development areas (SDAs), as well as outwith them. They believe this is logical given that, in these circumstances, the best located additional sites may be within SDAs.
<p>Housing Land: Miscellaneous</p> <p>No modifications are recommended which arise separately, but see the recommended modifications arising from the conclusions in relation to Issues 15 to 20, which are set out in Annex 1 to this Schedule.</p>	The Scottish Ministers adopt the reporter's reasoning as their own.
<p>Waste</p> <p>1. Add Oxwellmains waste treatment plant to figure 4 East Coast. 2. Modify paragraph 132 by adding an extra sentence at the end as follows: "Appropriate facilities include composting, transfer stations, materials recycling facilities, and anaerobic digestion, mechanical, biological and thermal treatment plants." 3. Delete paragraph 136.</p>	The Scottish Ministers largely adopt the reporter's reasoning as their own, but their reason for deleting paragraph 136 is due to its imprecision about whether supplementary guidance will emerge and what it will cover.
<p>Energy</p> <p>1. Modify paragraph 123 to read as follows: "The supply and consumption of energy has significant implications for the economy and environment. There is a need to derive a higher proportion of heating and energy requirements from renewable sources and to reduce overall energy consumption. Local development plans should promote the use of renewable energy and should encourage development that will contribute towards the following national renewable energy targets: 100% electricity demand equivalent from renewables by 2020; 11% heat demand from renewables by 2020; at least 30% overall energy demand from renewables by 2020; 500 MW community and locally-owned renewable energy by 2020. Local development plans should promote energy efficiency and encourage development which will contribute towards the reduction of Scottish energy consumption by 12% by 2020. Local development plans should also take account of the potential for developing heat networks."</p> <p>2. Modify part a of Policy 10 as follows: "Support the future development and associated infrastructure requirements of Longannet and Cocksfoot power stations in relation to their role as non-nuclear baseload capacity generators and the reuse of waste heat from these developments. Support Energy Park Fife at Methil and developments connected with offshore renewable energy at Leith and Rosyth; and"</p> <p>3. Modify part b of Policy 10 to read as follows: "Set a framework for the encouragement of renewable energy proposals that aims to contribute towards achieving national targets for electricity and heat, taking into account relevant economic, social, environmental and transport considerations, to facilitate more decentralised patterns of energy generation and supply and to take account of the potential for developing heat</p>	The Scottish Ministers adopt the reporter's reasoning as their own.

networks.”	
<p>Flooding</p> <p>1. Modify part (a) of Policy 15 to read as follows: “Identify areas of flood risk and priority flood schemes to assist in the reduction of overall flood risk which accord with the principles of sustainable development.”</p> <p>2. Modify part (c) of Policy 15 to read as follows: “Make provision to prevent deterioration of the water environment resulting from new development and promote water efficiency in all development proposals. Where appropriate, promote enhancement of the water environment.”</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>Transport</p> <p>1. Modify part a of Policy 8 to refer to “<i>development likely to generate significant travel demand</i>” rather than to “<i>major development</i>”.</p> <p>2. Delete the third sentence of paragraph 118 and replace with the following: “<i>Development likely to generate significant travel demand will be directed to areas that are capable of being well served by public transport and that are accessible by foot and cycle, to reduce the need to travel by private car. For all development types it will be expected that the generation of additional car traffic is minimised. LDPs should consider the potential for increasing the proportion of freight that is carried by rail and sea and the potential for expanded port capacity in the Firth of Forth.</i>”</p> <p>3. Add a new part d to Policy 8, which reads as follows: “<i>Consider the need for additional rail freight facilities and when considering sites for development that would generate significant freight movements, require the potential for rail freight to be investigated.</i>”</p> <p>4. Add a new part e to Policy 8, which reads as follows: “<i>Consider the potential for expanded port capacity in the Firth of Forth and the cross-boundary implications this may have.</i>”</p> <p>5. Add a new part f to Policy 8, which reads as follows: “<i>Take account of the cross-boundary transport implications of all policies and proposals including implications for the transport network outwith the SESplan area.</i>”</p> <p>6. Add a new part g to Policy 8, which reads: “<i>ensure that the design and layout of new development demonstrably promotes non-car modes of travel;</i>”</p> <p>7. Add a new part h to Policy 8, which reads: “<i>consider the merits of protecting existing and potential traffic-free cycle and walking routes such as disused railways affected by any development proposal.</i>”</p> <p>8. Make the following modifications to Figure 2: Under the Midlothian/Borders sub-heading, annotate the following projects with “<i>long term aspiration which does not have</i></p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own. The following modifications are made to properly reflect the reporter’s conclusion, correct a typographical error, and reflect the current estimated date for the opening of the Borders railway.</p> <p>Add a new part g to Policy 8, which reads: “<i>ensure that the design and layout of new development demonstrably promotes non-car modes of travel;</i>”</p> <p>Add a new part h to Policy 8, which reads: “<i>consider the merits of protecting existing and potential traffic-free cycle and walking routes such as disused railways affected by any development proposal.</i>”</p> <p>In paragraph 45, replace ‘2014’ with ‘2015’.</p> <p>In paragraph 6 of the reporter’s recommendations, replace “A70” with “A720”.</p> <p>In addition, because the Scottish Government’s Strategic Transport Projects Review (STPR) Project 5 – Route management includes A68 and A7, but not a Selkirk bypass, it is this specific proposal which is to be annotated with the Reporters’ suggested text.</p>

<p><i>Government support</i>: Selkirk bypass; Longer term Tweedbank to Carlisle.</p> <p>Under the East Coast sub-heading, annotate the following project with “long term aspiration which does not have Government support”: Dualling of A1</p> <p>Under the West Lothian sub-heading, annotate the following project with “long term aspiration which does not have Government support”: M8 and M9 bus lane.</p> <p>Modify “<i>Improvements to the Edinburgh to Glasgow Central Rail Line</i>” to read “<i>Edinburgh to Glasgow Rail Improvements Programme</i>”. Add a new intervention: “<i>Bus Priority in approaches to Newbridge</i>”.</p> <p>Replace “<i>New Junctions on the M8 and M9</i>” with “<i>New Winchburgh M9 Junction</i>”.</p> <p>Add the following interventions to Figure 2: A720 Managed Motorways/Intelligent Transport Systems; A720 ramp metering.</p> <p>9. In the first sentence of paragraph 35, delete “Newhaven Harbour” and replace with “York Place”.</p> <p>10. In paragraph 45, replace ‘2014’ with ‘2015’.</p>	
<p>Infrastructure</p> <p>1. Modify the first sentence of Policy 9 to read as follows: “The Strategic Development Plan identifies in Figure 2 and through its Action Programme infrastructure, including transportation infrastructure, required to deliver the development of the Strategy. Local Development Plans will:”</p> <p>2. Modify part a of Policy 9 as follows: “a. Safeguard land to accommodate the necessary infrastructure required to deliver the Strategic Development Plan as set out on Figure 2 and in the accompanying Action Programme.”</p> <p>3. Modify the first sentence of part b of Policy 9 as follows: “b. Provide policy guidance that will require sufficient infrastructure to be available, or its provision to be committed, before development can proceed. Particular emphasis is to be placed on delivery of the strategic infrastructure requirements that are set out in Figure 2 and in the Action Programme.”</p> <p>4. Modify the first sentence of part c of Policy 9 as follows: “Pursue the delivery of infrastructure through developer contributions, funding from infrastructure providers, or other appropriate means, including the promotion of alternative delivery mechanisms. Particular emphasis is to be placed on delivery of the strategic infrastructure requirements that are set out in Figure 2 and in the Action Programme.”</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>Green Network</p> <p>1. Modify the first sentence of paragraph 126 to read as follows: “<i>The Green Network will deliver multiple benefits supporting the SDP Vision and Aims including assisting in mitigating and adapting to climate change, supporting sustainable economic growth, creating more health promoting environments and improving biodiversity.</i>”</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>

<p>2. Modify the title of the key to Figure 9 to read as follows: <i>“The Green Network and opportunities for its expansion.”</i></p> <p>3. Modify Policy 11 by the addition of the following wording: “In addition, they should have regard to the following principles:</p> <ul style="list-style-type: none"> • The form, function, development and long term maintenance of the green network should be considered as an integral component of plan-making and place-making, and should be incorporated from the outset. • Connectivity across boundaries at a variety of spatial scales should be secured: between local authority boundaries in local development plans; between master plans and their surrounding areas; between proposed new strategic development sites and existing communities and neighbourhoods; and between individual sites and neighbouring proposed and existing communities. • Major developments in the SESplan area should contribute positively to the creation, maintenance and enhancement of the green network. • Multi-functional green networks should be developed that optimise the potential of components of the network to deliver a range of economic, social and environmental benefits.” 	
<p>Green Belt: Review, Release and Boundaries</p> <p>1. Modify Policy 12 to reads as follows: “Local Development Plans will define and maintain Green Belts around Edinburgh and to the south west of Dunfermline for the following purpose to:</p> <ol style="list-style-type: none"> a. Maintain the identity and character of Edinburgh and Dunfermline and their neighbouring towns, and prevent coalescence, unless otherwise justified by the Local Development Plan settlement strategy; b. Direct planned growth to the most appropriate locations and support regeneration; c. Maintain the landscape setting of these settlements; and d. Provide opportunities for access to open space and the countryside. <p>Local Development Plans will define Green Belt boundaries to conform to these purposes, ensuring that the strategic growth requirements of the Strategic Development Plan can be accommodated. Local development plans should define the types of development appropriate within Green Belts. Opportunities for contributing to the Central Scotland Green Network proposals should also be identified in these areas.”</p> <p>2. Modify the final sentence of paragraph 127 to read as follows: “The location of the Green Belts is set out at Figure 1 (The Spatial Strategy)”</p> <p>3. Modify Figure 2 to delete the shading which identifies the green belts.</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p>Miscellaneous</p> <p>1. Modify paragraph 2 on page 1 by adding to the list: “The European Habitats Directive and regulations”</p> <p>2. In the glossary delete ‘small’ in ‘Small Scale Housing</p>	<p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>

Development', and replace with 'local'.
3. In paragraph 7 delete the last sentence. Replace with:
"SESplan will consider the need for supplementary guidance giving further information or detail on matters where the need for this has been expressly identified in the plan, tied to specific policies."



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ANNEX 1

RECOMMENDED MODIFICATIONS ARISING FROM ISSUES 15 TO 20

Housing section (pages 38 to 44)

1. Modify paragraph 108 to read: “The strategic development plan’s key role in housing is to ensure that the housing needs and demand of the SESplan area can be met. The scale of the likely housing requirement of the area for the three periods to 2032 has been identified through a housing need and demand assessment (HNDA), and is shown in Table 2 below. In addition to the importance in itself of providing suitable and sufficient housing for the area’s residents and households throughout this period, new housing development will also contribute to the Scottish Government’s central purpose of increasing sustainable economic growth. This plan seeks to ensure that South East Scotland plays a leading role in the recovery of the Scottish economy and whilst there has been reduced development activity in recent times, it recognises the part that the house building and construction industry has to play.”

2. Modify Table 2 as follows:

Table 2: Assessed housing requirements by plan period	Assessed Housing Requirement 2009-2019	Assessed Housing Requirement 2019-2024	Assessed Housing Requirement 2024-2032
SESplan area	74,835	32,710	47,999

3. Under the existing title ‘Housing Land Requirement’, modify paragraph 109 to read: “It is the role of the strategic development plan to provide the framework for the six local development plans in the SESplan area to allocate sufficient land for housing development to ensure that the area’s overall assessed housing requirements for the periods 2009 to 2019 and 2019 to 2024 can be met by new house completions. Most of the new houses required are expected to be built on land which is already committed for housing development either because it is already allocated for that purpose in the existing local plans, or because planning permission has been granted. The scale and distribution of those sites is shown in Table 3 in relation to the 13 strategic development areas, and in Table 4 in relation to the whole of each local development plan area.”

4. Delete Table 3 and replace with:

Table 3: Land committed for housing development within strategic development areas	Strategic Development Area	Potential Housing Completions
Regional Core	West Edinburgh	800
	South East Edinburgh	7,800
	<i>City of Edinburgh</i>	<i>3,800</i>
	<i>Midlothian</i>	<i>4,000</i>
	Central Edinburgh	4,000
	Edinburgh Waterfront	28,500
East Coast	East Lothian	6,400
	Eastern Borders	2,000
Fife Forth	North Dunfermline	1,000
	Ore/Upper Leven Valley	5,700
Midlothian/Borders	A7 / A68 / Borders Rail Corridor	5,900

	A701 Corridor	1,600
	Central Borders	7,000
	Western Borders	1,000
West Lothian	West Lothian	22,300
Total within strategic development areas		94,000

5. Delete Table 4 and replace with:

Table 4: Land committed for housing development by local development plan area	Potential house completions
City of Edinburgh	32,200
East Lothian	6,400
Fife	24,500
Midlothian	10,200
Scottish Borders	10,000
West Lothian	22,300
Total	105,600

6. Delete paragraph 110 and replace with:

“Tables 3 and 4 show the scale of the potential contribution which might be secured from sites currently committed for housing development. However it is known that a significant proportion of these potential house completions will not be delivered before 2024, and that some of the sites will not be completed until after 2032 or may not prove deliverable at all.

Also, the housing need and demand assessment identified that, in the combined period from 2009 to 2024 only, the number of households likely to be generated from within the City of Edinburgh is some 48,490. Environmental constraints and other restrictions on land availability within the city’s boundaries may mean that a significant proportion of these additional housing needs and demands will require to be met on housing land allocations in the other five local development plan areas.

In the absence of the necessary analysis having been undertaken, Policy 5 provides that the scale of those requirements will now be confirmed in detail in supplementary guidance. That guidance will require to identify how the housing needs and demands of the SESplan area as a whole can best be met across each of the six local development plan areas for both periods 2009 to 2019 and 2019 to 2024. This is to be based on an analysis of the opportunities and of the infrastructure and environmental capacities and constraints. As it is intended to establish the framework for new housing land allocations, the six local development plans should be consistent with this supplementary guidance.”

7. Modify paragraph 111 to read: “For the longer term period 2024 to 2032, the scale of the likely housing requirement has also been identified through the housing need and demand assessment (HNDA) and is shown in Table 2 as being some 48,000 additional houses. It is likely that a significant proportion of those houses will also be delivered from the existing known and committed sites, to the extent that they cannot be completed before 2024. For that reason, the delivery of new houses in the period 2024 to 2032 is also likely to follow the locational strategy of this plan, giving emphasis both to the development of brownfield sites and to land within the 13 identified strategic development areas. Following from the analysis required for the preparation of the supplementary guidance referred to above for the period up to 2024, local development plans may also be able identify other opportunities for growth in the longer term, beyond 2024. Confirmation of these will be subject to the conclusions of a future review of this plan.”

8. Modify paragraph 112 to read: “Consistent with Scottish Planning Policy and with achieving sustainable development, priority in allocating new sites for housing development should be given to brownfield sites within existing built up areas. Where additional land is required, sites should first be sought within the 13 identified strategic development areas, as shown in Table 3, to assist in implementing this plan’s locational strategy. Each local development plan will also identify where further land is to be allocated so that the scale of the additional housing requirement for that area, as confirmed in the supplementary guidance which is to be prepared, can be delivered.”

9. Modify Policy 5 ‘Housing Land’ to read:

“The strategic development plan identifies that, for the period from 2009 up to 2024, there is a requirement for sufficient housing land to be allocated so as to enable 107,545 houses to be built across the SESplan area, including on land which is currently committed for housing development. Of that total, the requirement for the period 2009 to 2019 is for 74,835 houses. Supplementary guidance will be prepared to provide detailed further information for local development plans as to how much of that requirement should be met in each of those six areas, both in the period 2009 to 2019 and in the period 2019 to 2024.

The supplementary guidance will be based on an analysis of opportunities and of infrastructure and environmental capacities and constraints, and will be undertaken in consultation with the six constituent planning authorities.

Subject to any justifiable allowance for anticipated house completions from ‘windfall’ sites, and for demolitions of existing housing stock, local development plans will allocate sufficient land which is capable of becoming effective and delivering the scale of the housing requirements for each period, which will be confirmed in the supplementary guidance. Where appropriate they will indicate the phasing and mix of uses to be permitted on any sites to be allocated for housing development.

Those existing housing sites which are assessed as being constrained, but also capable of delivering housing completions in the period 2024 to 2032, should be safeguarded for future housing development.”

10. Modify paragraph 113 to read: “One of this plan’s priorities is the delivery of the development strategy and related infrastructure projects currently under construction or committed through existing plans and strategies. It is planning for the SESplan area over the next twenty years. Large scale housing proposals coming forward in locations outwith the 13 identified strategic development areas, or outwith other land allocated in local development plans, are unlikely to be acceptable if their location is not sustainable and/or public investment in additional infrastructure is required.”

11. Modify paragraph 114 to read: “Scottish Planning Policy confirms that allocating a generous supply of land for housing in the development plan will give the flexibility necessary for the continued delivery of new housing, even if unpredictable changes to the effective land supply occur during the life of the plan. Maintaining a supply of effective land for at least 5 years at all times should ensure that there is a continuing generous supply of land for house building. In this context, it would not be appropriate, in the absence of any other constraints, to prevent the earlier development of any sites which are allocated for construction to start after 2019. Doing that could result in the unnecessary release of less suitable sites instead.”

12. Modify Policy 6 ‘Housing Land Flexibility’ to read: “Each planning authority in the SESplan area shall maintain a five years’ effective housing land supply at all times. The scale of this supply shall derive from the housing requirements for each local development plan area

identified through the supplementary guidance provided for by Policy 5. For this purpose planning authorities may grant planning permission for the earlier development of sites which are allocated or phased for a later period in the local development plan.”

13. Modify paragraph 115 to read: “Local planning authorities may consider it appropriate to support new housing development on greenfield land either within or outwith the thirteen identified strategic development areas, either when allocating land in local development plans, or in granting planning permission to maintain a five years’ effective housing land supply. In these circumstances, as set out in Policy 7, they should ensure protection for the character of existing settlements, should not undermine green belt objectives, and should avoid diverting investment in infrastructure from other priorities.”

14. Modify Policy 7 to read ‘Maintaining a Five Year Housing Land Supply. Sites for greenfield housing development proposals either within or outwith the identified strategic development areas may be allocated in local development plans or granted planning permission to maintain a five years’ effective housing land supply, subject to satisfying each of the following criteria:

- a. The development will be in keeping with the character of the settlement and local area:
- b. The development will not undermine green belt objectives; and
- c. Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.”

Consequential changes to other sections of the plan

15. Figures 1 and 3 to 7: Delete the references and symbols relating to ‘Proposed Housing’.

16. Delete paragraphs 22 to 26, and replace with:

“22. The supplementary guidance which is to be prepared, as required by Policy 5, together with subsequent local development plans will determine the distribution of further housing development. Where possible, it will focus new housing development on brownfield land and across the thirteen strategic development areas which have been identified within the five sub-regional areas. While the recent economic downturn has affected delivery of and demand for housing, it is particularly important in supporting economic growth and recovery to ensure that sufficient land is allocated and available for housing development in the period up to 2024.

23. The housing requirements have been identified through a housing need and demand assessment (HNDA) which has been undertaken for the SESplan area. There is a significant amount of land currently allocated or with planning permission across the SESplan area. The extent to which those sites remain capable of delivering house completions by 2024 will be re-assessed in local development plans. Where necessary, alternative sites will be allocated, and a five years’ effective housing land supply will be maintained at all times to ensure that delivery is not unnecessarily constrained.

24. There will continue to be major challenges to the delivery of housing and other elements of the plan both in the short and medium terms, due to the limited resources available both for development and for the supporting infrastructure.

25. It is clear that the recession has had a marked effect on both prospective home owners and the development industry with the difficulties in accessing finance acting as a barrier to both the demand for and delivery of housing. Allocating sufficient land and maintaining a five years’ effective housing land supply at all times will assist in increasing the delivery of new housing as soon as restrictions ease.

26. On the basis of the evidence provided by the housing need and demand assessment and in order to provide a generous supply of land, the strategic development plan:

- identifies the total housing requirement for the SESplan area over the period to 2032
- identifies the total housing requirement across the SESplan area which should be delivered through housing land allocations in the six local development plans, both for the period 2009 to 2019 and for the period 2019 to 2024
- provides for supplementary guidance to be prepared which will confirm the scale of the housing requirements that are to be met by each local development plan in both periods
- gives priority to the development of brownfield land and to land within the thirteen strategic development areas.”

17. Modify Policy 1A by deleting the asterisks and associated footnote.

18. Modify the text on page 15 under the heading ‘Regional Core’, by modifying the second sentence to read: “Twenty hectares of employment land is identified for the period to 2024.”

19. Modify paragraph 41 to read: “Policy 5 provides that supplementary guidance is to be prepared which will determine the scale of the housing requirements for the periods to 2019 and to 2024 which are to be delivered through site allocations in local development plans. Within the West Edinburgh strategic development area such housing development will complement the business proposals promoted in the West Edinburgh Planning Framework.”

20. Modify paragraph 46 by replacing the first two sentences with: “Within the South East Edinburgh strategic development area, the scale of any additional housing land allocations will be determined through the local development plans following the preparation of the supplementary guidance provided for in Policy 5.”

21. Modify the text on page 20 under the heading ‘East Coast, by deleting the second sentence.

22. Modify paragraph 54 by adding: “This will be confirmed through the preparation of the local development plan.”

23. Modify the first sentence of paragraph 55 by replacing the first word with: “One”.

24. Modify paragraph 56 to read: “The supplementary guidance which is to be prepared (see Policy 5) will determine the additional housing requirements to be met in East Lothian for the periods up to 2024. This will be based on a fresh analysis of opportunities and of infrastructure and environmental capacities and constraints. The local development plan will then identify the most suitable locations for further housing development.”

25. Modify paragraph 59 by replacing the final sentence with: “The requirement for additional housing land to be allocated in the local development plan will be determined through the preparation of supplementary guidance (see Policy 5).”

26. Modify the text on page 23 under the heading ‘Fife Forth’, by deleting “post 2019” from the first sentence, and by deleting the whole of the second sentence.

27. Modify paragraph 61 by replacing the final sentence with: “Policy 5 requires supplementary guidance to be prepared which will determine the scale of the housing requirements to be met in the SESplan area of Fife through new housing land allocations in the local development plan for the periods up to 2024.”

28. Delete paragraph 68.

29. Modify the text on page 27 under the heading 'Midlothian / Borders' by deleting the fifth sentence.
30. Modify paragraph 76 by replacing "is proposed to" with "can" in the first sentence, and by replacing the second and third sentences with: "The scale of the housing requirements for Midlothian in the periods 2009 to 2019 and 2019 to 2024 will be determined by the supplementary guidance to be prepared under Policy 5 and implemented through site allocations in the local development plan."
31. Delete paragraph 78.
32. Modify paragraph 84 by replacing the second and third sentences with: "The scale of the housing requirements for both Central Borders and Western Borders in the periods 2009 to 2019 and 2019 to 2024 will be determined by the supplementary guidance to be prepared under Policy 5 and implemented through site allocations in the local development plan."
33. Modify paragraph 85 by deleting the last two sentences.
34. Modify the first sentence of paragraph 86 by replacing "should not" with "are not expected to".
35. Modify the text on page 31 under the heading 'West Lothian' to read: "Within the West Lothian Sub-Regional Area, Livingston will continue to be supported as a strategic town centre."
36. Modify the first two sentences in paragraph 92 to read: "The scale of the housing requirements for West Lothian in the periods 2009 to 2019 and 2019 to 2024 will be determined by the supplementary guidance to be prepared under Policy 5 and implemented through site allocations in the local development plan."

ANNEX 2 – MODIFICATIONS TO THE TABLE IN POLICY 2 – SUPPLY AND LOCATION OF EMPLOYMENT LAND

Modify the table in policy 2 to include figures for individual local development plan areas, to read as follows.

Sub Regional Area	Hectares*
Regional Core	247
East Coast	76
Fife Forth**	411
Midlothian/ Borders	124
West Lothian	123
SESplan total	981

Local Development Plan	Hectares*
Edinburgh	186
East Lothian	76
Fife	411
Midlothian	129
West Lothian	123
Scottish Borders	56
SESplan total	981

- * Site size per ha. Sourced from Figure 13, Economy Technical Note
 ** Fife Forth excludes Mossmorran allocation of 250 ha

SCHEDULE 2: ADDITIONAL MINOR MODIFICATIONS

MODIFICATION	REASON
Delete paragraph 4	This paragraph will not be applicable after approval.
In paragraph 140, replace 'A Habitats Appraisal is also being undertaken' with 'A Habitats Appraisal has also been undertaken'.	Factual update
In Figure 2, remove the strategic town symbol shown immediately south of Edinburgh.	There is no identified strategic town at this location, and it is concluded that this symbol appears in error.