

Scottish Development Planning

**ARE YOU LOOKING TO DEVELOP A SITE IN THE NEXT 5-10 YEARS?
WOULD YOU LIKE TO INCREASE THE VALUE OF YOUR LAND?
IF SO..... DPP CAN HELP**

We have a strong professional planning and urban design team who have the skills and capabilities to help get your site allocated in emerging Local Development Plans.

Below are the key consultations which you should be aware of and the actions we recommend for getting the most out of your sites.

DEVELOPMENT PLANS

Strategic Authority			
SESPlan (Edinburgh and the Lothians, Scottish Borders and Fife)	Consultation on the Main Issues Report (MIR)	Ends 27 August	Opportunity to comment on the main issues affecting the SESPlan area
Local Authority			
Dundee	Pre MIR stage- Call for sites	16 August- 8 October	Opportunity to submit development sites for consideration and inclusion within the Local Development Plan (LDP)
Falkirk	Pre MIR stage- Call for sites	September (TBC)	Opportunity to submit development sites for consideration and inclusion within the LDP
Inverclyde	Pre MIR stage- Call for sites	No formal deadline	Opportunity to submit potential development sites for consideration and inclusion within the LDP
Midlothian	Pre MIR stage- Call for sites	No formal deadline	Opportunity to submit potential development sites for consideration and inclusion within the LDP
West Lothian	Pre MIR stage- Call for sites	No formal deadline	Opportunity to submit potential development sites for consideration and inclusion within the LDP
Stirling	Consultation on MIR	Ends 30 July	Opportunity to comment on the main issues affecting Stirling
Aberdeenshire	Consultation on Proposed Plan and Supplementary Guidance	Ends 1 October	Opportunity to comment on the Proposed Plan and Supplementary Guidance
Aberdeen	Proposed Plan due to be presented to Full Council on 18 August with consultation anticipated for September/October	September	Opportunity to review submitted representations and Council's response
Falkirk	Consultation on the final proposed modifications to the Local Plan	Ends 27 August	Opportunity to submit representations to the proposed modifications
Highland	Highland Wide Proposed Plan due to be presented to Committee on 11 August with consultation expected for early September	September	Opportunity to review Proposed Plan and submit representations
Midlothian	Council accepting initial informal comments regarding emerging LDP	Ongoing	Opportunity to submit informal comments to Council regarding potential issues

SUPPLEMENTARY PLANNING GUIDANCE (SPG)

As well as progressing their Local Development Plans, some councils are preparing SPGs- they may also have implications on your proposals. You can comment on the following draft documents.

Edinburgh City	Revised Draft guidance on building heights and roofscape	6 August
	Accessibility in the built environment	
	Delivering capital growth draft strategy	
Scottish Borders	Affordable Housing	19 August
	Developer Contributions	19 August
	Draft Planning Brief- Gala Law, Hawick	19 August
	Emerging Wind Energy	8 September
Angus	Draft Development Brief Housing Jubilee Park, Letham	26 July
Highland	Siting and design guidance for housing in the countryside	September (TBC)
	Wind Energy	
	Developer Contributions	
	Waste Management	
	Residential layout and design	

SCOTTISH GOVERNMENT CONSULTATIONS AND PUBLICATIONS

Consultation on Resourcing a high quality planning system document	This consultation seeks comments on how the planning service can be more effectively resourced and focused on quality of service. It seeks views on possible amendments to the fee structure for planning applications.	Until 15 October
Consultation on Planning Obligations and Good Neighbour Agreement Regulations 2010	The consultation seeks comments relating to the amendment and extension of s.75 agreements and the introduction of Good Neighbour Agreements.	Until 30 July
Consultation on Environmental Impact Assessment (EIA) Regulations 2010	The consultation paper seeks comments on the Scottish Government's proposals for consolidating and updating Part II of the EIA (Scotland) Regulations 1999.	Until 27 August
Consultation on Draft Development Plan for Offshore Wind Energy Developments in the Scottish Territorial Waters (STA) and SEA Report	The paper seeks comments in relation to the proposed draft development plan for a range of issues relating to Offshore Wind Energy Developments.	Until 16 August
Consultation on Permitted Development Rights for Micro-generation Equipment on non domestic properties	This paper seeks comments relating to micro-generation equipment with an output of 50kW (ie. wind turbines and PV panels) on non domestic properties.	Until 8 October

Confused by changes to the planning system? DPP offers in-house CPD sessions for you and your staff. We are currently offering sessions on the following topics:

- The Scottish Planning System and the implications and consequences of the recent changes to the planning application process
- Site allocation? Local Development Plans? How to get your site allocated for development
- Is it appealing to appeal? What are the changes to the appeal process for major applications? What role do Local Review Bodies have?

If there are any other issues or topics which you would like a CPD session on contact us and we will try and add to your understanding of the planning process.

At DPP we can advise you on whether your development proposals accord with emerging policies and assist in influencing these Development Plans. Please contact us if you wish to make representations to any of these documents, or would like to discuss the merits of doing so

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