

Notice of meeting and agenda

Planning Committee

10.00 am, Thursday, 3 December 2015

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

Contacts

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1. Order of business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Deputations

- 3.1 If any

4. Minutes

- 4.1 Planning Committee of 1 October 2015 – submitted for approval as a correct record

5. Development Plan

- 5.1 Housing Land Audit 2015 – report by the Acting Director of Services for Communities (circulated)

6. Planning Policy

- 6.1 Developer Contributions and Affordable Housing Guidance - Finalised Version – report by the Acting Director of Services for Communities (circulated)
- 6.2 Supplementary Guidance: Bruntsfield/Morningside and Leith Town Centres – drafts for consultation – report by the Acting Director of Services for Communities (circulated)
- 6.3 Policies - Assurance Statement – report by the Acting Director of Services for Communities (circulated)

7. Planning Process

- 7.1 Planning and Building Standards Customer Engagement Strategy and Service Charter – report by the Acting Director of Services for Communities (circulated)
- 7.2 Planning Enforcement Charter – Statutory Review – report by the Acting Director of Services for Communities (circulated)

8. Conservation

- 8.1 Old and New Towns World Heritage Site Monitoring Report for 2013/15 – report by the Acting Director of Services for Communities (circulated)
- 8.2 Leith Conservation Area Character Appraisal Final Version – report by the Acting Director of Services for Communities (circulated)
- 8.3 Inverleith Conservation Area Character Appraisal Final Version – report by the Acting Director of Services for Communities (circulated)

9. Consultations

- 9.1 Scottish Government - Review of Planning System – report by the Acting Director of Services for Communities (circulated)

10. Performance

- 10.1 Corporate Performance Framework: Performance to September 2015 – report by the Acting Director of Services for Communities (circulated)

11. Appointments to Outside Bodies

- 11.1 Appointments to Outside Bodies: Edinburgh World Heritage – report by the Acting Director of Services for Communities (circulated)

12. Motions

- 12.1 None

Carol Campbell

Head of Legal and Risk

Committee Members

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Balfour, Blacklock, Cairns, Child, Heslop, Howat, Keil, McVey, Milligan, Mowat, Ritchie, and Robson.

Information about the Planning Committee

The Planning Committee consists of 15 Councillors and is appointed by the City of Edinburgh Council. The Planning Committee usually meets every eight weeks. It considers planning policy and projects and other matters but excluding planning applications (which are dealt with by the Development Management Sub-Committee).

The Planning Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Stephen Broughton or Carol Richardson, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, Tel 0131 529 4261 or 529 4105, e-mail

stephen.broughton@edinburgh.gov.uk/carol.richardson@edinburgh.gov.uk.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/cpol.

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Planning Committee

10.00am, Thursday, 1 October 2015

Present

Councillors Perry (Convener), Dixon (Vice-Convener), Bagshaw, Balfour, Blacklock, Child, Howat, Keil, McVey, Milligan, Mowat, Ritchie, Rose (substituting for Councillor Heslop), and Robson.

1. Minutes

Decision

To approve the minutes of the Planning Committee of 6 August 2015 as a correct record.

2. Guidance on Replacement Windows in Listed Buildings and Conservation Areas

Committee was provided with an update to guidance on replacement windows in listed buildings and conservation areas.

Motion

- 1) To note the report and agree to maintain the guidance on Replacement Windows in Listed Buildings and Conservation Areas in its present form.
- 2) To instruct the Acting Head of Planning and Building Standards to write annually to conveyancing agents, surveyors and window replacement firms reminding them of the guidance for replacement window in listed buildings and conservation areas, and to request them to advise customers/clients of the requirements of the guidance.
- 3) To note that a breakdown of enforcement action taken regarding non-confirming windows over the last month would be circulated to committee members.

- Moved by Councillor Perry, seconded by Councillor Blacklock

Amendment

To continue the matter until such time as the Committee had considered the requested information on enforcement actions taken over the last month regarding non-confirming windows.

- Moved by Councillor Mowat, seconded by Councillor Balfour

Voting

For the motion – 11

For the amendment – 3

Decision

- 1) To note the report and agree to maintain the guidance on Replacement Windows in Listed Buildings and Conservation Areas in its present form.
- 2) To instruct the Acting Head of Planning and Building Standards to write annual to conveyancing agents, surveyors and window replacement firms reminding them of the guidance for replacement window in listed buildings and conservation areas, and to request them to advise customers/clients of the requirements of the guidance.
- 3) To note that a breakdown of enforcement action taken regarding non-confirming windows over the last month would be circulated to committee members.

Declarations of Interest

Councillors Perry and McVey declared non-financial interests in the above item as Chair and Director respectively of Changeworks.

(Reference – report by the Acting Director of Services for Communities, submitted.)

3. Development Management Procedures for Major Applications

Details were provided of proposals to review current arrangements for informing the Development Management Sub-Committee of the issues involved in determining major planning applications.

Decision

To agree to hold a workshop to explore options for how the Development Management Sub-Committee is informed of the issues involved in determining major planning applications and to consider any measures for improvement.

(Reference – report by the Acting Director of Services for Communities, submitted.)

4. Historic Environment Edinburgh

Details were provided of a reorganisation in national arrangements for heritage management and associated changes in procedures. From 1 October 2015, Historic Environment Scotland (HES) would assume the duties of Historic Scotland and the Royal Commission on the Ancient and Historic Monuments of Scotland. The report detailed the statutory implications of the change and proposed that the Council seek to enter a joint working arrangement with HES to restrict the number of applications on which detailed comments would be provided.

Decision

- 1) To note the changes outlined in the report.
- 2) To agree that the Council should seek to enter a joint working arrangement with Historic Environment Scotland to restrict the number of applications on which detailed comments would be provided.

(Reference – Planning Committee 8 August 2013 (item 13): report by the Acting Director of Services for Communities, submitted.)

5. Placemaking

The Scottish Government had identified the creation of good places as a key strand of planning policy.

Details were provided of the measures being taken by Planning and Building Standards to develop and deliver a Placemaking Agenda for the Council.

Decision

- 1) To note the report.
- 2) To agree that a committee workshop on Design be organised for members.
- 3) To request a further report be brought to committee containing detail on:-
 - (i) Where placemaking exercises were likely to be implemented in relation to major developments, and
 - (ii) how use of the new assessment tool would impact on areas of development and likely resource implications.

(Reference – report by the Acting Director of Services for Communities, submitted.)

6. Old and New Towns of Edinburgh World Heritage Site Update

The Committee considered an update on world heritage issues in the Old and New Towns of Edinburgh World Heritage Site (WHS).

Decision

1. To note the report in the context of understanding the means of protecting the Old and New Towns of Edinburgh World Heritage Site (the Site) through the planning system and the impact of development on Outstanding Universal Value (OUV).
2. To agree that a workshop be arranged between the Council, World Heritage Trust, and Historic Environment Scotland to discuss the review of the Management Plan.
3. Information on the number of World Heritage Sites (WHS) that were in existence when Edinburgh was granted WHS status, details of the number of WHS that are considered to be in the at the risk category, and details of decisions to remove WHS status to be circulated to members prior to the workshop.

(Reference - report by the Acting Director of Services for Communities, submitted.)

7. Housing Affordability and Supply in Edinburgh – referral from the Health, Social Care and Housing Committee

The Health, Social Care and Housing Committee, at its meeting on 8 September 2015, had considered a report which provided an analysis of the rising housing costs in Edinburgh, along with trends in income levels and the supply of new homes in the City. The report was referred to the Planning Committee for consideration.

Decision

To note the report.

(References – Health, Social Care and Housing Committee, 8 September 2015 (item 11); report by the Acting Director of Services for Communities, submitted.)

8. Edinburgh Street Design Guidance – referral from the Transport and Environment Committee

The Transport and Environment Committee, at its meeting on 25 August 2015, had considered guidance on Edinburgh Street Design, updated following consultation. The guidance would inform the Council's overall approach to street design, including design principles for different types of street. The report had been referred to the Planning Committee for consideration and approval of matters within its remit.

Decision

To note the report and approve those matters within the remit of the Planning Committee.

(References – Transport and Environment Committee, 18 March 2014 (item 9); Transport and Environment Committee, 25 August 2015 (item 18); report by the Acting Director of Services for Communities, submitted.)

Planning Committee

10am, Thursday 3 December 2015

Housing Land Audit 2015

| | |
|--------------------------|-----------|
| Item number | 5.1 |
| Report number | |
| Executive/routine | Executive |
| Wards Citywide | All |

Executive summary

The Housing Land Audit (HLA) is a monitoring tool used to assess the performance of Strategic Development Plan housing land policies and targets. HLAs record likely future house completions, at the annual snap-shot date of 31 March, and compare them with the SDP's housing land requirement. Edinburgh's 2015 HLA has been completed. Completions in 2015 were below 2014 levels but the trend remains upwards. However, performance in recent years is still significantly below pre-recessionary levels.

An accompanying commentary has been introduced this year which sets the issues in their wider context and explores a range of non-planning factors that influence the delivery of new homes on the ground. There is compelling evidence that housebuilding levels and rates are influenced at least as much by wider economic and market factors as the availability of unconstrained, 'shovel-ready' land.

The inclusion of a commentary is considered good practice and should be commended to the SESplan Joint Committee as the basis for a future regionwide, consolidated Audit.

Links

| | |
|---------------------------------|----------------|
| Coalition pledges | P15, P50 |
| Council outcomes | CO7, CO8, CO18 |
| Single Outcome Agreement | SO1 |

Housing Land Audit 2015

Recommendations

- 1.1 It is recommended that Committee:
 - a) notes the findings of this report;
 - b) agrees to refer it to the SESplan Joint Committee with the invitation to adopt this two-part reporting format for a future consolidated regionwide Audit;
 - c) refers this report to the Health, Social Care and Housing, and Economy Committees for consideration; and.
 - d) forwards this report, as a background paper to the evidence to be submitted to the review of the Scottish Planning System.

Background

- 2.1 The Strategic Development Plan for Edinburgh and South East Scotland (SDP) was approved by Scottish Ministers in June 2013. SESplan supplementary guidance on housing land was approved in 2014 and sets the housing land requirement for the City of Edinburgh Council area.
- 2.2 Scottish Planning Policy (SPP) requires local authorities to maintain a five year supply of effective housing land at all times to ensure that the housing land requirement is met. The annual Housing Land Audit (HLA) is used to monitor the effective housing land supply.
- 2.3 This report presents the findings of Edinburgh's HLA 2015, assesses the effective land supply against the requirement set by the SDP and sets out the issues surrounding housebuilding and the supply of land for housing in the Council's area.

Main report

- 3.1 HLA 2015 assesses the housing land supply in the City of Edinburgh Council area at 31 March 2015. The audit is undertaken annually and is key to monitoring and assessing progress towards the Council's commitment to maintaining a sufficient supply of effective housing land. The Audit records completions in the year to 31 March 2015 and programmes expected housing completions in the period 2015 to 2020.
- 3.2 It records sites that are under construction, benefit from planning consent for housing or are included in adopted local plans and the Proposed Edinburgh

Local Development Plan. It also includes other buildings and land with agreed potential for housing.

- 3.3 The content of the audit has been discussed with members of the housebuilding industry through consultation with Homes for Scotland. All of the site details recorded in HLA 2015, including the forward programme, were agreed as reasonable with no disputed schedules.
- 3.4 For the first time, the HLA 2015 report includes a commentary which considers past trends, assesses the housing land supply against the plan requirement and analyses other factors and issues surrounding housebuilding and the supply of housing land in the Council area.
- 3.5 The HLA 2015 schedules are included as Appendix 1 to this report; the accompanying commentary is Appendix 2.

Headline findings

- 3.6 There are a number of key findings drawn from the HLA 2015 report, which are set out below. The analysis looks at the issues affecting housing delivery but also the way in which effective housing land supply is calculated. This latter point is particularly relevant given the current review of the Scottish Planning system.

Summary of Edinburgh housing land supply

| | |
|---|---------------|
| Housing land requirement 2009 to 2024 | 29,510 |
| Completions 2009 to 2024 | -9,266 |
| <i>(Annual average = 1,544)</i> | |
| Remaining requirement 2015 to 2024 | 20,244 |
| <i>(Annual average required = 2,249)</i> | |
| <i>(Average completion rate 1998 to 2008 = 2,420)</i> | |
| Housing Land Supply | |
| 5-year effective supply | 9,753 |
| Unconstrained land programmed beyond 5-year period | +11,430 |
| Constrained sites | +8,907* |
| Total land supply ** | 30,090 |

** The total land supply includes sites allocated in the first Proposed Local Development Plan (PLDP) but does not include the additional sites allocated in the second PLDP as they are not yet part of the audited land supply.

The five-year effective land supply

- 3.7 Edinburgh's five-year effective land supply at 31 March 2015 was **9,743**. This is the number of completions expected on all known sites over the next five years. In addition to the five-year effective supply, there is capacity for an additional **11,430** units on sites classified as effective (free of any physical and planning constraints) but programmed for completions beyond the five year period.
- 3.8 Sites agreed as having a constraint preventing development in the short term, and so not programmed at all, have a total capacity of **8,907** units.
- 3.9 As the five-year effective supply is defined as the portion of the land supply expected to be developed over a five year period, it is not a measure of land capacity or potential but what will be built over the period. It is affected by market and fiscal conditions which in turn drive developers' intentions, as much as it is affected by the availability of land. In Edinburgh, it has been the former that has had been the key concern in recent years.
- 3.10 Following the credit crunch in 2007, development in Edinburgh slowed markedly in response to a dramatic reduction in effective demand. This in turn reduced the five-year effective supply, even though the amount of land available in the aggregate for development was broadly constant.
- 3.11 In the last two years, the five-year effective supply has started to increase again but is still significantly below the pre-credit crunch level.

Assessing the adequacy of the five-year effective land supply

- 3.12 The SDP sets the housing land requirement for Edinburgh at 22,300 units from 2009 to 2019 and a further 7,210 from 2019 to 2024. Taking account of completions to date, this leaves a requirement of 13,034 units for 2015 to 2019 (3,259 units per year) and 7,210 for 2019 to 2024 (1,442 units per year). Combining these requirements gives a five-year requirement for 2015 to 2020 of 14,476 units.
- 3.13 When assessed in this way, the five-year effective supply is only 67% of the requirement, a shortfall of one third or 4,723 units.
- 3.14 The Second Proposed Edinburgh Local Development Plan, as submitted for examination, allocates a generous supply of land for housing, sufficient to meet the overall requirement to 2024. The allocations do not place any timing or phasing constraints or conditions on sites' development. When assessing the five year effective supply against the overall requirement to 2024, the supply represents 87% of the requirement – a shortfall of 1,494 units.

Alternative assessment of the effective land supply

- 3.15 The assessment of the adequacy of the five-year effective land supply above is based upon the programmed output from the HLA. This is strongly influenced by developers' commercially-driven intentions. A reasonable alternative approach is to look at the development potential of all sites within the effective land supply –

for commercial reasons, sites are not always built-out and marketed at the maximum possible rate.

- 3.16 As the commentary shows, factors like skills and building materials shortages can constrain build rates on sites with no planning constraints, contributing to a failure to meet plan requirements. In other words, sites can, and do, produce no or low output for reasons wholly unrelated to physical or infrastructure constraints or other planning factors.
- 3.17 Based on analysis of past completions rates, the commentary reassesses the five-year effective land supply on the basis of what could, rather than will, be developed within five years. Applying these previously achieved, higher assumed development rates, the current land supply would be sufficient to meet the requirement.

Summary of Constrained Sites

| | No of Sites | Units |
|---|-------------|--------------|
| Consent expired and not renewed (marketability) | 10 | 1,317 |
| Allocated site; not consented (marketability) | 10 | 6,036 |
| Development stalled (e.g. developer in administration) | 3 | 467 |
| Development not viable | 1 | 137 |
| Ground contamination / coastal flood defence requirements (North Shore) | 1 | 850 |
| Consented for non housing use | 1 | 11 |
| Small sites | | 89 |
| Total | | 8,907 |

Issues and factors affecting house-building in Edinburgh

- 3.18 The second part of the housing land audit report (Appendix 2) examines some of the issues surrounding housebuilding and land supply in the City of Edinburgh.

Demand by Sector

- 3.19 The housing land requirements set by the SDP are based on the overall need and demand figure from the Housing Need and demand Assessment (HNDA). They do not, however, take any account of need and demand by tenure.
- 3.20 The SDP was prepared before the current Scottish Planning Policy (SPP) came into force. The SPP states that housing supply targets should be set as a policy view of the number of units that will be delivered, separated into affordable and

market sectors. This should be based on evidence from the HNDA. These targets, with an addition for generosity, should then be used to set the housing land requirement.

- 3.21 Comparing the programming of housing sites by tenure to the need and demand identified by the HNDA shows that there is a 'shortfall' to 2024 of around **12,800** market units to meet market demand and a shortfall of **11,340** affordable units to meet affordable need.
- 3.22 In setting the housing land requirements for LDP areas, the SDP planned for around 19,000 of units of demand generated by Edinburgh to be met elsewhere in the SESPLAN area. Taking this into account, the land programmed for market completions is more than enough to meet the adjusted market demand figure, but there is still a significant deficiency in affordable units programmed to meet need.
- 3.23 The HNDA prepared to support the SDP was largely modelled on pre-recession information and may no longer be an accurate assessment of future needs and demand. A second Housing Needs and Demand Assessment (HNDA2) has been prepared for the SESPLAN area to inform SDP2. It has been assessed as 'robust and credible' by the Scottish Government.
- 3.24 HNDA2 estimates a similar overall level of need and demand to the previous study. The balance between affordable need and market demand, however, has shifted significantly with far more affordable need and significantly lower market demand. Comparing the land programmed in HLA 2015 to the most recent estimate of need and demand shows that there would be a shortfall of only 1,140 units to meet market demand to 2024 but a major shortfall of 24,400 units programmed to meet affordable need.

Additional land allocations

- 3.25 In response to a request for further information from the reporters assigned to the LDP examination, an assessment has been made of the likely effect on the effective land supply of making additional land allocations
- 3.26 The analysis showed that there would be little impact on meeting the housing land requirement to 2019, due to the time it would take to submit and approve detailed planning consent and other lead-in times prior to development being able to take place. The additional allocations would, however, lead to an oversupply of land in the later period, to 2024.

Conclusions

- 3.27 These are as follows:
- The City of Edinburgh does not have an effective 5 year housing land supply based on the current calculation method. However, current land supply in Edinburgh can be considered to provide an effective 5 year supply if calculated over the full SDP period or if the rate of completions was accelerated.

- The problem is particularly acute in relation to affordable homes, and smaller homes to meet demographic change.
- Additional housing land allocations will not provide a solution to this problem in the short term and in particular when assessed against two time periods rather than one.
- The method of calculating the effectiveness of the housing land supply provides a reasonably accurate programme for house building but does not provide sufficient analysis of whether land supply is the problem or other factors.

Next Steps

Accelerating Housebuilding

- 3.28 The Council is currently taking steps to support the delivery of new housing and to accelerate its delivery. Recent reports to the Health, Social Care and Housing Committee have identified the need for additional affordable homes to be provided. Reports on 'Accelerating House Building' and the 'HRA – Budget Strategy' represent positive steps towards addressing housing need in the city. The Housing Land Audit 2015 has been provided to officers in Housing and Regeneration in order that the constrained sites and sites programmed for delivery beyond the 5 year period, can be assessed as development opportunities. Some of these sites are already in Council ownership or in the ownership of Council controlled companies. However, others are not, and it is important that all of the owners of these sites are approached to establish whether the development of these sites can be brought forward or accelerated with the assistance of the Council.

Infrastructure Delivery

- 3.29 The Council has recently consulted on a new method of calculating developer contributions and the revised final guidance is presented elsewhere on this agenda. New working arrangements have also been introduced so that a more corporate approach to growth is being taken. However, challenges remain in terms of infrastructure funding and the Council is working with Homes for Scotland to develop a new infrastructure funding model. It is hoped that new infrastructure funding arrangements would provide greater certainty to all parties and allow housing development to be delivered more quickly. It should be noted that analysis of infrastructure requirements and costs, show that brownfield sites have lower infrastructure requirements than green field sites. While the green field sites generally have more capacity to meet these costs the Council is currently estimating a significant funding shortfall.

Preparation of SDP2

- 3.30 Council officials will work with the SESplan Core Team in preparing the next proposed SDP. The findings from this HLA will be used to inform future SDP policy regarding housing land supply.

Changes to Government Advice

- 3.31 Council officials will continue to liaise with the Scottish Government on the issue of how housing land supply is calculated, with a view to influencing a revised version of Planning Advice Note 2/2010 – Affordable Housing and Housing Land Audits. A revised version of this document needs to address the points raised in this report and should be focused on land availability rather than solely on the programming of housebuilding.

Measures of success

- 4.1 Success can be measured by the extent to which SESplan adopts the format of this year's HLA and commentary as the basis for future consolidated annual regionwide Audits.

Financial impact

- 5.1 This report and its recommendations have no financial impact on service or Council budgets.

Risk, policy, compliance and governance impact

- 6.1 HLA is a strategic planning policy monitoring tool. The risks associated with this area of work are not considered significant in terms of finance, reputation and performance in relation to the statutory duties of the Council as Planning Authority, Roads Authority and Education Authority.

Equalities impact

- 7.1 There is no equalities impact arising as a result of this report's analysis and recommendations. SESplan undertook an Equality and Rights Impact Assessment as part of the process of preparing the Edinburgh and South East Scotland Strategic Development Plan. Details can be found at:
<http://www.sesplan.gov.uk/assets/Strategic%20Development%20Plan%201/Strategic%20Development/Housing%20Land%20Supplementary%20Guidance/Housing%20Land%20SG%20-%20EqHRIA.pdf>

Sustainability impact

- 8.1 The Strategic Development Plan has been subject to a Strategic Environmental Assessment. Details can be found at
<http://www.sesplan.gov.uk/assets/Strategic%20Development%20Plan%201/Strategic%20Development/Housing%20Land%20Supplementary%20Guidance/Housing%20Land%20SG%20-%20Environmental%20Report.pdf>
- 8.2 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below. Relevant Council sustainable development policies have been taken into account.

- The proposals in this report will have no impact on carbon emissions as it is simply an assessment of the housing land supply position in the City of Edinburgh Council area at 31 March 2015.
- The need to build resilience to climate change impacts is not directly relevant to the proposals in this report because the report is simply an assessment of the housing land supply position in the City of Edinburgh Council area at 31 March 2015.
- Social justice, economic well being and environmental good stewardship is not considered to impact on the proposals in this report because it is simply an assessment of the housing land supply position in the City of Edinburgh Council area at 31 March 2015.

Consultation and engagement

9.1 No consultation was undertaken in connection with this report. In preparing this year's HLA, the private house-building industry was fully engaged, through its representative body, Homes for Scotland.

Background reading/external references

Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013

SDP Supplementary Planning Guidance on Housing Land, SESplan, 2014

City Housing strategy

http://www.edinburgh.gov.uk/info/20245/services_for_communities/1003/housing_strategy

Strategic Development Plan

http://www.edinburgh.gov.uk/info/20013/planning_and_building/1311/strategic_development_plan

Local Development Plan

http://www.edinburgh.gov.uk/info/20164/proposed_local_development_plan

Housing Revenue Account – Budget Strategy 2016/17 – 2020/21

http://www.edinburgh.gov.uk/meetings/meeting/3790/health_social_care_and_housing_committee

Accelerating House Building

http://www.edinburgh.gov.uk/meetings/meeting/3742/health_social_care_and_housing_committee

John Bury

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Links

| | |
|---------------------------------|--|
| Coalition pledges | P15. Work with public organisations the private sector and social enterprise to promote Edinburgh to Investors. P50. Meet greenhouse gas targets, including the national targets of 42% by 2020 |
| Council outcomes | CO7. Edinburgh draws new investment in development and regeneration. CO8. Edinburgh’s economy creates and sustains job opportunities. CO18. We reduce the local environmental impact of our consumption and production |
| Single Outcome Agreement | SO1. Edinburgh’s economy delivers increased investment, jobs and opportunities |
| Appendices: | Appendix 1: Housing Land Audit 2015 Appendix 2: Housing Land Audit 2015 - Commentary |

Appendix 1

Development Schedules

1. Summary

2. Schedules

Housing Land Audit 2015: Schedules
Schedules

| Site Ref (N=New site in 2015) | Site Name /Address | Developer (Or Owner) | Area /ha | Br/ Grf | Consent Type | Date | U/C date | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/15 | Remaining as at 04/15 | Expected Completions | | | | | | | | | |
|---------------------------------------|--------------------|-----------------------------|-------------|------------|-----------------|------|-------------|--------------------|--------|-------|---------------------------|----------------------|--------------------------|----------------------|-------|-------|-------|-------|----------------|-------|-------|--------------|----|
| | | | | | | | | | | | | | | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | Total 15-20 | 20/21 | 21/22 | Post 2022 | |
| Edinburgh City Local Plan Area | | | | | | | | | | | | | | | | | | | | | | | |
| | 3816 | Albert Dock | | 0.4 | B | FULL | Oct-13 | Mar-14 | 41 | 32 | 9 | 9 | 24 | 17 | 17 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 0 |
| | 4505 | Albion Road | | 0.1 | B | FULL | | Mar-14 | 43 | 0 | 43 | 0 | 43 | 43 | 0 | 0 | 0 | 0 | 0 | 43 | 0 | 0 | 0 |
| N | 5391 | Albyn Place | | 0.0 | B | FULL | Oct-14 | Mar-15 | 6 | 1 | 5 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| N | 5394 | Baberton Loan | | 1.0 | B | FULL | Aug-14 | | 6 | 6 | 0 | 0 | 6 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 0 |
| | 4352 | Balcarres Street | | 0.2 | B | FULL | Mar-14 | Mar-12 | 32 | 0 | 32 | 4 | 0 | 32 | 32 | 0 | 0 | 0 | 0 | 32 | 0 | 0 | 0 |
| N | 5395 | Balmwell Terrace | | 0.6 | B | FULL | Jul-14 | Mar-15 | 43 | 11 | 32 | 32 | 0 | 43 | 43 | 0 | 0 | 0 | 0 | 43 | 0 | 0 | 0 |
| | 4357 | Barnton Grove | | 0.1 | B | FULL | Sep-13 | Mar-09 | 6 | 0 | 6 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| | 5269 | Barnton Park Wood | | 0.4 | B | FULL | Sep-13 | | 8 | 8 | 0 | 0 | 8 | 8 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |
| | 3781 | Bath Road | | 0.0 | B | FULL | Sep-12 | | 6 | 0 | 6 | 0 | 6 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 0 |
| | 3206 | Bath Street | | 0.0 | B | FULL | Nov-14 | | 6 | 0 | 6 | 0 | 6 | 6 | 0 | 0 | 0 | 6 | 0 | 6 | 0 | 0 | 0 |
| | 4630 | Beaverbank Place | | 1.1 | B | FULL | Feb-14 | Mar-15 | 24 | 0 | 24 | 6 | 0 | 24 | 12 | 12 | 0 | 0 | 0 | 24 | 0 | 0 | 0 |
| | 5139 | Beaverhall Road | | 0.6 | B | FULL | Jan-13 | Mar-14 | 80 | 5 | 75 | 20 | 5 | 75 | 20 | 55 | 0 | 0 | 0 | 75 | 0 | 0 | 0 |
| N | 5384 | Blackchapel Close | | 2.2 | B | FULL | Apr-14 | Mar-15 | 91 | 67 | 24 | 22 | 0 | 91 | 40 | 30 | 21 | 0 | 0 | 91 | 0 | 0 | 0 |
| | 5274 | Broomhouse Crescent | | 2.3 | B | FULL | Sep-13 | Mar-14 | 96 | 73 | 24 | 47 | 37 | 59 | 25 | 25 | 9 | 0 | 0 | 59 | 0 | 0 | 0 |
| N | 5403 | Broomhouse Street South | | 0.1 | G | FULL | Mar-15 | | 6 | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 0 |
| | 4635 | Broughton Street Lane | | 0.1 | B | FULL | Apr-14 | | 11 | 11 | 0 | 0 | 11 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 |
| | 4402 | Brunstane Road South | | 0.3 | B | FULL | May-14 | Mar-12 | 12 | 12 | 0 | 0 | 6 | 6 | 3 | 3 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| N | 5406 | Bruntsfield Terrace | | 0.2 | B | FULL | Mar-15 | | 5 | 3 | 2 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 0 |
| | 5277 | Burdiehouse Road | | 0.2 | B | FULL | Dec-13 | Mar-15 | 28 | 0 | 28 | 28 | 0 | 28 | 28 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 0 |
| | 4503 | Burdiehouse Road | | 0.2 | B | FULL | Jun-14 | Mar-15 | 18 | 0 | 18 | 18 | 0 | 18 | 18 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 |
| | 4917 | Calder Road | | 4.3 | B | OUT | Oct-13 | | 320 | 69 | 251 | 160 | 0 | 320 | 0 | 0 | 25 | 50 | 50 | 125 | 50 | 50 | 95 |
| | 5280 | Canonmills Bridge | | 0.1 | B | FULL | May-13 | | 9 | 3 | 6 | 0 | 0 | 9 | 0 | 9 | 0 | 0 | 0 | 9 | 0 | 0 | 0 |
| | 4536 | Craighall Road | | 0.0 | B | FULL | Dec-13 | | 5 | 0 | 5 | 0 | 5 | 5 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| N | 5423 | Craighouse Road | | 19.8 | B | FULL | Nov-14 | | 145 | 43 | 102 | 0 | 0 | 145 | 0 | 0 | 0 | 25 | 50 | 75 | 50 | 20 | 0 |
| | 5531 | Craigmount Brae | | 0.4 | B | FULL | Mar-14 | Mar-15 | 44 | 0 | 44 | 44 | 0 | 44 | 44 | 0 | 0 | 0 | 0 | 44 | 0 | 0 | 0 |
| | 3667 | Cramond Road North | | 14.1 | B | FULL | Mar-06 | Mar-04 | 155 | 87 | 68 | 0 | 139 | 16 | 16 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 0 |
| | 5134 | Derghorn Loan (Polo Fields) | | 7.3 | G | FULL | Dec-13 | Mar-14 | 79 | 66 | 13 | 19 | 7 | 72 | 35 | 35 | 2 | 0 | 0 | 72 | 0 | 0 | 0 |
| | 3771 | Devon Place | | 0.5 | B | FULL | Jun-12 | Mar-13 | 28 | 22 | 6 | 0 | 22 | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| | 5289 | Duddingston Park South | | 4.5 | B | FULL | Feb-15 | Mar-15 | 186 | 138 | 48 | 48 | 0 | 186 | 30 | 30 | 30 | 30 | 30 | 150 | 30 | 6 | 0 |
| | 4365 | Duke Street | | 0.6 | B | FULL | Dec-12 | Mar-14 | 53 | 0 | 53 | 0 | 0 | 53 | 23 | 30 | 0 | 0 | 0 | 53 | 0 | 0 | 0 |
| | 5291 | Duke Street | | 0.0 | B | FULL | Jun-13 | | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| | 4544 | Ellersly Road | | 0.7 | B | FULL | Nov-07 | Mar-08 | 19 | 6 | 13 | 1 | 6 | 13 | 0 | 13 | 0 | 0 | 0 | 13 | 0 | 0 | 0 |
| | 5300 | Fort House | | 1.9 | B | FULL | May-13 | | 94 | 2 | 92 | 94 | 0 | 94 | 0 | 0 | 0 | 30 | 30 | 60 | 34 | 0 | 0 |
| | 4841 | Gracemount Drive | | 3.1 | B | FULL | Jun-11 | Mar-12 | 116 | 46 | 70 | 116 | 65 | 51 | 20 | 20 | 11 | 0 | 0 | 51 | 0 | 0 | 0 |
| | 5310 | Greenbank Drive | | 0.5 | B | FULL | Oct-13 | | 9 | 9 | 0 | 0 | 0 | 9 | 0 | 9 | 0 | 0 | 0 | 9 | 0 | 0 | 0 |
| | 4728 | Groathill Road South | | 0.1 | B | FULL | Nov-14 | | 11 | 1 | 10 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 |
| N | 5450 | Harvesters Way | | 2.6 | B | FULL | Apr-14 | Mar-15 | 183 | 0 | 183 | 183 | 0 | 183 | 0 | 30 | 50 | 50 | 53 | 183 | 0 | 0 | 0 |
| N | 5455 | Kew Terrace | | 0.2 | B | FULL | Apr-14 | Mar-15 | 8 | 0 | 8 | 0 | 0 | 8 | 8 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |
| | 5314 | Kinnear Road | | 0.5 | B | FULL | May-13 | Mar-14 | 15 | 3 | 12 | 0 | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 |
| N | 5463 | Liberton Gardens | | 10.3 | B | FULL | Oct-14 | | 297 | 183 | 114 | 71 | 0 | 297 | 6 | 40 | 50 | 50 | 75 | 221 | 76 | 0 | 0 |
| | 4171 | Liberton Road | | 0.6 | B | FULL | Aug-13 | Mar-14 | 48 | 0 | 48 | 4 | 0 | 48 | 48 | 0 | 0 | 0 | 0 | 48 | 0 | 0 | 0 |
| | 5025 | Longstone Road | | 0.1 | B | FULL | May-11 | | 9 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 0 |
| N | 5469 | Manor Place | | 0.0 | B | FULL | Nov-14 | Mar-15 | 9 | 0 | 9 | 0 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 |
| N | 5467 | Manor Place | | 0.1 | B | FULL | Jun-14 | Mar-15 | 12 | 0 | 12 | 0 | 0 | 12 | 6 | 6 | 0 | 0 | 0 | 12 | 0 | 0 | 0 |
| | 5324 | Mcdonald Road | | 0.4 | B | FULL | Jun-13 | Mar-14 | 67 | 0 | 67 | 0 | 37 | 30 | 30 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 |
| | 4783 | Moredunvale Place | | 0.0 | B | FULL | Jun-09 | Mar-15 | 6 | 0 | 6 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| | 5197 | Muirhouse Avenue | | 2.9 | B | FULL | Feb-13 | Mar-13 | 202 | 50 | 152 | 202 | 58 | 144 | 64 | 80 | 0 | 0 | 0 | 144 | 0 | 0 | 0 |

Housing Land Audit 2015: Schedules
Schedules

| Site Ref (N=New site in 2015) | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/ Grf | Consent Type | Date | U/C date | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/15 | Remaining as at 04/15 | Expected Completions | | | | | | | | | |
|--|---|--|-------------|-------------|-----------------|--------|-------------|--------------------|--------|-------|---------------------------|----------------------|--------------------------|----------------------|-------|-------|-------|-------|----------------|-------|-------|--------------|---|
| | | | | | | | | | | | | | | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | Total 15-20 | 20/21 | 21/22 | Post 2022 | |
| N 5476 | Murrayfield Drive | McCarthy And Stone Ltd. | 0.4 B | | FULL | Nov-14 | Mar-15 | 17 | 0 | 17 | 0 | 0 | 17 | 7 | 10 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | |
| N 5477 | Newbattle Terrace | Weymss Steadings 2006 Ltd. | 0.1 B | | FULL | Jun-14 | | 11 | 0 | 11 | 0 | 11 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | |
| N 5478 | Newbattle Terrace | Weymss Steadings 2006 Ltd. | 0.1 B | | FULL | Dec-14 | | 7 | 0 | 7 | 0 | 7 | 0 | 7 | 0 | 0 | 7 | 0 | 0 | 7 | 0 | 0 | 0 |
| 5136 | Newhaven Road | The Scotsman Publications + Barrats Ea | 1.0 B | | FULL | Aug-12 | Mar-13 | 131 | 0 | 131 | 31 | 78 | 53 | 53 | 0 | 0 | 0 | 0 | 53 | 0 | 0 | 0 | |
| N 5482 | Niddrie Mains Road | CCG (Scotland) Ltd. | 1.0 B | | FULL | Dec-14 | Mar-15 | 66 | 15 | 51 | 0 | 0 | 66 | 0 | 16 | 50 | 0 | 0 | 66 | 0 | 0 | 0 | |
| N 5484 | North Castle Street | Sundial Dundas Ltd. | 0.1 B | | FULL | Nov-14 | | 11 | 0 | 11 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | |
| 5383 | Old Dalkeith Road | Sheratan Ltd. | 9.6 G | | FULL | Nov-14 | | 110 | 110 | 0 | 28 | 0 | 110 | 0 | 0 | 10 | 50 | 50 | 110 | 0 | 0 | 0 | |
| 4996 | Pennywell Road | CEC | 10.2 B | | OUT | Sep-13 | | 245 | 87 | 158 | 95 | 0 | 245 | 0 | 0 | 25 | 50 | 50 | 125 | 50 | 50 | 20 | |
| 5159 | Pennywell Road | City Of Edinburgh Council. | 11.5 B | | OUT | Aug-12 | | 290 | 159 | 131 | 145 | 0 | 290 | 0 | 0 | 0 | 25 | 50 | 75 | 50 | 50 | 115 | |
| 4996.1 | Pennywell Road | Urban Union. | 3.8 B | | FULL | Mar-14 | Mar-15 | 193 | 70 | 123 | 108 | 0 | 193 | 23 | 30 | 50 | 50 | 40 | 193 | 0 | 0 | 0 | |
| 5530 | Pipe Lane | Kiln Developments. | 0.6 B | | FULL | Aug-13 | Mar-15 | 73 | 0 | 73 | 0 | 38 | 35 | 35 | 0 | 0 | 0 | 0 | 35 | 0 | 0 | 0 | |
| 4710 | Pitsligo Road | Telereal Trillium. | 1.9 B | | FULL | Aug-13 | Mar-15 | 81 | 24 | 57 | 0 | 0 | 81 | 25 | 28 | 28 | 0 | 0 | 81 | 0 | 0 | 0 | |
| N 5495 | Princes Street | Drummore Homes Limited. | 0.0 B | | FULL | Nov-14 | | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 0 | |
| 5380 | Queen Street | Mr. Esmond Smith | 0.1 B | | FULL | Mar-14 | Mar-15 | 8 | 0 | 8 | 0 | 0 | 8 | 8 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | |
| 5342 | Queen Street | Queen Street Residential LLP. | 0.0 B | | FULL | Jan-14 | Mar-15 | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | |
| N 5496 | Queensferry Road | Mr Jim Dolan | 0.3 B | | FULL | Mar-15 | | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 0 | |
| 5102 | Queensferry Road | Castle Street Developments. | 0.3 B | | FULL | Jan-15 | | 8 | 8 | 0 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | |
| N 5501 | Ravelston Terrace | AMP (Dunedin) Ltd & Camlin (Edinburgh) | 0.3 B | | FULL | Jun-14 | Mar-15 | 32 | 0 | 32 | 0 | 0 | 32 | 16 | 16 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | |
| N 5507 | Russell Road | Thistle Property Holding Company Ltd. | 0.0 B | | FULL | Feb-15 | | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 0 | |
| N 5508 | Rutland Square | The Ardoss Partnership. | 0.0 B | | FULL | Aug-14 | | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 0 | |
| N 5510 | Salvesen Gardens | Scottish Veterans Garden City Associat | 0.2 B | | FULL | Dec-14 | | 5 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 0 | |
| 5011 | Shandwick Place | Mr Diresta | 0.1 B | | FULL | Nov-10 | | 11 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | |
| 5143 | South Oswald Road | New Age Developers (Lothian) Ltd | 0.3 B | | FULL | Oct-14 | | 10 | 0 | 10 | 0 | 0 | 10 | 0 | 10 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | |
| 4528 | St Andrew Square | ING Real Estate Investment Management | 0.4 B | | FULL | Oct-12 | Mar-15 | 6 | 0 | 6 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | |
| 5379 | Station Road | WPH Developments Ltd. | 0.4 B | | FULL | Mar-14 | Mar-15 | 32 | 0 | 32 | 8 | 0 | 32 | 16 | 16 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | |
| 4819 | Tennant Street | Persimmon | 0.7 B | | FULL | Jan-15 | | 49 | 27 | 22 | 0 | 0 | 49 | 0 | 25 | 24 | 0 | 0 | 49 | 0 | 0 | 0 | |
| 5370 | West Bowling Green Street | J Smart & Co (Contractors) Plc. | 0.8 B | | FULL | May-13 | | 114 | 4 | 110 | 28 | 0 | 114 | 0 | 0 | 25 | 25 | 30 | 80 | 34 | 0 | 0 | |
| 4191 | West Mill Road | Change Homes (West Mill Road) Ltd + Ca | 0.2 B | | FULL | Aug-12 | | 7 | 7 | 0 | 0 | 0 | 7 | 0 | 0 | 7 | 0 | 0 | 7 | 0 | 0 | 0 | |
| 5374 | Westfield Avenue | Hart / Dunedin Canmorre HA | 0.4 B | | FULL | Jan-14 | Mar-14 | 60 | 0 | 60 | 60 | 0 | 60 | 60 | 0 | 0 | 0 | 0 | 60 | 0 | 0 | 0 | |
| 5375 | Westfield Court | Mr P Black. | 0.1 B | | FULL | Feb-14 | | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | |
| <i>Edinburgh City Local Plan sites</i> | | | | | | | | | | | | | | | | | | | | | | | |
| 4249 | ECLP HSG 10: Clermiston Campus | Persimmon Homes (East Scotland). | 9.1 B | | FULL | Apr-14 | Mar-10 | 328 | 118 | 210 | 106 | 261 | 67 | 37 | 30 | 0 | 0 | 0 | 67 | 0 | 0 | 0 | |
| 4332 | ECLP HSG12: Telford College (South) | The Miller Group Ltd. | 4.4 B | | FULL | Mar-09 | Mar-07 | 351 | 54 | 297 | 0 | 282 | 69 | 69 | 0 | 0 | 0 | 0 | 69 | 0 | 0 | 0 | |
| 3544A | ECLP HSG2: Chesser Avenue - FRUIT MARKET | New City Vision/ West Register | 3.6 B | | FULL | Jun-14 | | 114 | 34 | 80 | 80 | 0 | 114 | 0 | 0 | 30 | 30 | 30 | 90 | 24 | 0 | 0 | |
| <i>Edinburgh Local Developmet Plan sites</i> | | | | | | | | | | | | | | | | | | | | | | | |
| 5245 | LDP Dts 5 Edinburgh Park | LDP Site | 121.7 G | | NONE | | | 375 | 0 | 0 | 94 | 0 | 375 | 0 | 0 | 0 | 50 | 50 | 100 | 50 | 50 | 175 | |
| 5245.1 | LDP Dts 5: Edinburgh Park - South Gyle Broadway | David Wilson Homes | 3.7 G | | NONE | | | 200 | 140 | 60 | 50 | 0 | 200 | 20 | 50 | 44 | 32 | 47 | 193 | 7 | 0 | 0 | |
| 4638 | LDP CC2: Calton Road | Mountgrange (Caltongate) Ltd. | 0.2 B | | FULL | Oct-08 | Mar-14 | 36 | 0 | 36 | 36 | 0 | 36 | 36 | 0 | 0 | 0 | 0 | 36 | 0 | 0 | 0 | |
| 3825 | LDP CC2: New Street | Mountgrange (Caltongate) Limited. | 0.8 B | | FULL | May-13 | | 164 | 10 | 154 | 0 | 0 | 164 | 0 | 0 | 0 | 34 | 50 | 84 | 50 | 30 | 0 | |
| 4338.2 | LDP CC3: Fountainbridge | Fountain North Limited. | 0.9 B | | FULL | Aug-07 | Mar-08 | 191 | 0 | 191 | 0 | 108 | 83 | 25 | 25 | 33 | 0 | 0 | 83 | 0 | 0 | 0 | |

Housing Land Audit 2015: Schedules
Schedules

| Site Ref (N=New site in 2015) | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/ Grf | Consent Type | Date | U/C date | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/15 | Remaining as at 04/15 | Expected Completions | | | | | | | Post 2022 | |
|----------------------------------|---|--|-------------|-------------|-----------------|--------|-------------|--------------------|--------|-------|---------------------------|----------------------|--------------------------|----------------------|-------|-------|-------|-------|----------------|-------|--------------|-------|
| | | | | | | | | | | | | | | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | Total 15-20 | 20/21 | | 21/22 |
| 4900 | LDP CC3: Fountainbridge (South) | LTSB (Fountainbridge1) Ltd. And LTSB (| 5.7 B | | OUT | Sep-11 | | 300 | 0 | 300 | 75 | 0 | 300 | 0 | 0 | 0 | 50 | 50 | 100 | 50 | 50 | 100 |
| 4516 | LDP CC3: West Tollcross | Knightsbridge Student Housing Ltd. | 0.8 B | | FULL | Mar-15 | Mar-10 | 113 | 0 | 113 | 0 | 20 | 93 | 0 | 25 | 25 | 25 | 18 | 93 | 0 | 0 | 0 |
| 3957 | ECLP CC4: Quartermile | Southside Capital Ltd. | 6.2 B | | FULL | Mar-08 | Mar-06 | 1,110 | 0 | 1,110 | 171 | 770 | 340 | 75 | 75 | 75 | 75 | 40 | 340 | 0 | 0 | 0 |
| 3424.6 | LDP EW 1A: Western Harbour | AB Leith Ltd. | 1.8 B | | FULL | May-13 | | 258 | 11 | 247 | 0 | 0 | 258 | 0 | 0 | 25 | 50 | 50 | 125 | 50 | 50 | 33 |
| 3424.8 | LDP EW 1A: Western Harbour | Forth Properties Limited. | 0.4 B | | FULL | Aug-14 | Mar-15 | 96 | 0 | 96 | 0 | 0 | 96 | 20 | 30 | 46 | 0 | 0 | 96 | 0 | 0 | 0 |
| 3424 | LDP EW1A: Western Harbour | Forth Properties Limited. | 17.6 B | | OUT | Jul-02 | | 1,293 | 0 | 1,293 | 304 | 0 | 1,293 | 0 | 0 | 0 | 25 | 50 | 75 | 50 | 50 | 1,118 |
| 4894 | LDP EW 1C: Salamander Place | Teague Developments Ltp | 6.0 B | | FULL | Dec-11 | Mar-13 | 781 | 15 | 766 | 195 | 145 | 636 | 0 | 0 | 0 | 25 | 50 | 75 | 50 | 50 | 461 |
| 3105 | LDP EW 2A: West Shore Road - Forth Quarter | Secondsite Property | 19.6 B | | OUT | Oct-03 | | 1,037 | | | 125 | 0 | 1,037 | 0 | 0 | 25 | 50 | 50 | 125 | 50 | 50 | 812 |
| 3733A | LDP EW 2B: Waterfront - WEL - Central Dev Area | Various | 7.1 B | | OUT | Jul-03 | | 1,604 | 0 | 1,604 | 235 | 0 | 1,604 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 1,504 |
| 3744 | LDP EW 2C: Granton Harbour | Various | 20.0 B | | OUT | Jan-14 | | 1,210 | 447 | 763 | 297 | 0 | 1,210 | 0 | 0 | 50 | 50 | 50 | 150 | 50 | 50 | 960 |
| 4898 | LDP HSG 6: South Gyle Wynd | Persimmon Homes. | 3.4 G | | FULL | Dec-14 | | 203 | 92 | 111 | 48 | 0 | 203 | 14 | 85 | 40 | 40 | 24 | 203 | 0 | 0 | 0 |
| 4508 | LDP HSG 8: Telford College (North) | Miller Homes Ltd. | 3.9 B | | FULL | Jun-07 | Mar-11 | 329 | 0 | 329 | 0 | 211 | 118 | 30 | 30 | 30 | 28 | 0 | 118 | 0 | 0 | 0 |
| 4812 | LDP HSG 9: City Park | Link Group Ltd And J Smart + Co (Cont | 0.2 G | | FULL | Sep-13 | Mar-14 | 203 | 0 | 203 | 152 | 0 | 203 | 70 | 70 | 63 | 0 | 0 | 203 | 0 | 0 | 0 |
| 4899 | LDP HSG 10: Fairmilehead Water Treat | CALA / Barratt | 1.0 B | | FULL | Nov-14 | Mar-14 | 280 | 180 | 100 | 73 | 125 | 155 | 97 | 40 | 18 | 0 | 0 | 155 | 0 | 0 | 0 |
| 4773 | LDP HSG 11: Shrub Place | Places for People | 2.1 B | | NONE | | | 410 | 0 | 410 | 101 | 0 | 410 | 0 | 0 | 50 | 50 | 50 | 150 | 50 | 50 | 160 |
| 3965 | LDP HSG 12: Albion Road | Places for People | 2.7 B | | FULL | Mar-14 | Mar-15 | 205 | 48 | 157 | 0 | 0 | 205 | 0 | 25 | 50 | 50 | 50 | 175 | 30 | 0 | 0 |
| 4509.2 | LDP HSG 13: Eastern General Hospital | Hillcrest Housing Association | 5.5 B | | FULL | Feb-14 | Mar-15 | 155 | 10 | 145 | 155 | 0 | 155 | 50 | 50 | 55 | 0 | 0 | 155 | 0 | 0 | 0 |
| 3756 | LDP HSG 14: Niddrie Mains | Craigmillar JVC | 25.9 B | | OUT | Jun-12 | | 300 | 80 | 220 | 75 | 0 | 300 | 0 | 0 | 25 | 30 | 30 | 85 | 30 | 30 | 155 |
| 3756.4 | LDP HSG 14: Niddrie Mains Road | Parc, EDI Group | 1.3 B | | FULL | May-08 | Mar-13 | 110 | 26 | 84 | 17 | 61 | 49 | 49 | 0 | 0 | 0 | 0 | 49 | 0 | 0 | 0 |
| 3755.2 | LDP HSG 16: Thistle Foundation phase 2 | Castlerock HA | 0.8 B | | FULL | Feb-14 | Mar-14 | 73 | 16 | 57 | 73 | 43 | 30 | 30 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 |
| 3754 | LDP HSG 17: Greendykes | Craigmillar JVC | 15.6 B | | NONE | | | 831 | | | 208 | 0 | 831 | 0 | 0 | 0 | 25 | 50 | 75 | 50 | 50 | 656 |
| 3754.3 | LDP HSG 17: Greendykes Road | Craigmillar Eco Housing Co-op | 0.6 B | | FULL | Oct-14 | | 10 | 10 | 0 | 10 | 0 | 10 | 0 | 10 | 0 | 0 | 0 | 10 | 0 | 0 | 0 |
| 3753 | LDP HSG 18: New Greendykes | Persimmon Homes. | 22.5 G | | FULL | Oct-12 | Mar-14 | 588 | 413 | 175 | 95 | 0 | 588 | 0 | 40 | 40 | 40 | 40 | 160 | 40 | 40 | 348 |
| 3753.1 | LDP HSG 18: New Greendykes phase 1 | Persimmon Homes. | 2.1 G | | FULL | Oct-14 | Mar-14 | 130 | 0 | 130 | 130 | 49 | 81 | 40 | 41 | 0 | 0 | 0 | 81 | 0 | 0 | 0 |
| 3753.2 | LDP HSG 18: New Greendykes phase 2 | Taylor Wimpey | 3.4 G | | FULL | Nov-14 | | 160 | 108 | 52 | 0 | 0 | 160 | 0 | 30 | 30 | 50 | 50 | 160 | 0 | 0 | 0 |
| 5248 | LDP HSG 21: Broomhills | David Wilson Homes and Barratt | 24.6 G | | NONE | | | 633 | 611 | 22 | 158 | 0 | 633 | 0 | 22 | 40 | 40 | 40 | 142 | 40 | 40 | 411 |
| 5133 | LDP HSG22: Burdiehouse Road phase 1 | Barratt | 19.6 G | | FULL | Jun-13 | Mar-14 | 122 | 91 | 31 | 30 | 37 | 85 | 36 | 36 | 13 | 0 | 0 | 85 | 0 | 0 | 0 |
| 5249 | LDP HSG 22: Burdiehouse phase 2 | Barratt | 14.0 G | | NONE | | | 204 | 0 | 0 | 51 | 0 | 204 | 0 | 0 | 30 | 56 | 45 | 131 | 45 | 28 | 0 |
| 5250 | LDP HSG 23: Gilmerton Dykes Road | Miller Homes Ltd. | 2.4 G | | NONE | | | 61 | 0 | 0 | 15 | 0 | 61 | 8 | 29 | 24 | 0 | 0 | 61 | 0 | 0 | 0 |
| 5251 | LDP HSG 24: Gilmerton Station Road | Mac & Mic | 19.7 G | | NONE | | | 420 | 0 | 0 | 105 | 0 | 420 | 0 | 20 | 50 | 50 | 100 | 220 | 100 | 100 | 0 |
| 5252 | LDP HSG 25: The Drum | LDP Site | 6.2 G | | NONE | | | 150 | 0 | 0 | 37 | 0 | 150 | 0 | 0 | 0 | 25 | 50 | 75 | 50 | 25 | 0 |
| 5253 | LDP HSG 26: Newcraighall North | EDI Group Ltd And Barratt Homes/BDW Tr | 8.6 G | | FULL | Jul-14 | Mar-15 | 220 | 194 | 26 | 55 | 0 | 220 | 36 | 40 | 67 | 34 | 34 | 211 | 9 | 0 | 0 |

Housing Land Audit 2015: Schedules
Schedules

| Site Ref (N=New site in 2015) | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/ Grf | Consent Type Date | U/C date | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/15 | Remaining as at 04/15 | Expected Completions | | | | | | | Post 2022 | |
|---|--|--|-------------|-------------|-------------------------|-------------|--------------------|--------|-------|---------------------------|----------------------|--------------------------|----------------------|--------------|--------------|--------------|--------------|----------------|--------------|--------------|--------------|
| | | | | | | | | | | | | | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | Total 15-20 | 20/21 | | 21/22 |
| 5254 | LDP HSG 27: Newcraighall East | LDP Site | 17.0 | G | NONE | | 330 | 0 | 0 | 83 | 0 | 330 | 0 | 0 | 25 | 25 | 50 | 100 | 50 | 50 | 130 |
| 5257 | LDP HSG 30: Moredunvale Road | LDP Site | 5.4 | G | NONE | | 50 | 0 | 0 | 13 | 0 | 50 | 0 | 0 | 0 | 25 | 25 | 50 | 0 | 0 | 0 |
| 5256 | LDP HSG 31: Curriemuirend | LDP Site | 5.7 | G | NONE | | 100 | 0 | 0 | 25 | 0 | 100 | 0 | 0 | 0 | 25 | 25 | 50 | 25 | 25 | 0 |
| | Small sites | | | | | | 248 | | | 0 | 1 | 247 | 49 | 50 | 49 | 50 | 49 | 247 | 0 | 0 | 0 |
| Total for Edinburgh City Local Plan Area | | | | | | | 20,400 | | | 5,108 | 2,635 | 17,765 | 1,699 | 1,470 | 1,579 | 1,580 | 1,766 | 8,094 | 1,374 | 1,044 | 7,253 |
| Rural West Edinburgh Local Plan Area | | | | | | | | | | | | | | | | | | | | | |
| N 5419 | Cockburnhill Road | Mr Simon Thomson | 0.4 | B | FULL | Jul-14 | 5 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 0 |
| 4942 | Ferrymuir | Forth Bridges Business Park Developmen | 3.9 | G | FULL | Jan-15 | 130 | 16 | 114 | 33 | 0 | 130 | 0 | 26 | 26 | 26 | 26 | 104 | 26 | 0 | 0 |
| N 5459 | Lanark Road West | Cruden Homes (East) Ltd. | 1.1 | B | FULL | Mar-15 | 48 | 21 | 27 | 12 | 0 | 48 | 0 | 20 | 28 | 0 | 0 | 48 | 0 | 0 | 0 |
| 4969 | Lanark Road West | W T Contractors Ltd. | 0.4 | B | FULL | Aug-10 | 5 | 5 | 0 | 0 | 0 | 5 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| 5026 | Meadowfield Road | West Craigs Ltd. | 0.9 | B | FULL | May-11 | 8 | 8 | 0 | 0 | 2 | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| N 5539 | Freelands Way (The Glebe) | Cala Homes | 2.0 | G | FULL | May-14 | 14 | 14 | 0 | 0 | 0 | 14 | 14 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 0 |
| <i>Rural West Local Plan sites</i> | | | | | | | | | | | | | | | | | | | | | |
| 1000 | RWELP HSG 1: Kinleith Mills | Cala Homes | 2.9 | B | FULL | Jan-15 | 89 | 65 | 24 | 22 | 0 | 89 | 0 | 35 | 31 | 23 | 0 | 89 | 0 | 0 | 0 |
| 3762 | RWELP HSG 5: Stewart Terrace | Lp Site | 4.7 | B | NONE | | 117 | | | 0 | 0 | 117 | 0 | 0 | 17 | 50 | 50 | 117 | 0 | 0 | 0 |
| 3746 | RWELP HSP 3: Kirkliston Distillery LP site | | 3.6 | B | FULL | Feb-07 | 110 | 93 | 17 | 15 | 0 | 110 | 32 | 60 | 18 | 0 | 0 | 110 | 0 | 0 | 0 |
| 3750 | RWELP HSP 6: Craigpark Quarry | Cala Homes | 7.5 | B | FULL | Nov-14 | 112 | 112 | 0 | 0 | 0 | 111 | 9 | 28 | 28 | 27 | 19 | 111 | 0 | 0 | 0 |
| <i>Edinburgh Local Development Plan sites</i> | | | | | | | | | | | | | | | | | | | | | |
| 5244 | LDP Emp 6 IBG | LDP Site | 136.3 | G | NONE | | 350 | 0 | 0 | 88 | 0 | 350 | 0 | 0 | 0 | 25 | 50 | 75 | 50 | 50 | 175 |
| 4723.2 | LDP HSG 2: Scotstoun Avenue (Agilent) | Cala Homes | 5.7 | B | FULL | Dec-13 | 156 | 0 | 0 | 0 | 8 | 148 | 28 | 40 | 40 | 40 | 0 | 148 | 0 | 0 | 0 |
| 4723.1 | LDP HSG 2: Scotstoun Avenue (Agilent) | Barratt | 5.7 | B | FULL | Dec-13 | 294 | 0 | 0 | 112 | 2 | 292 | 64 | 72 | 64 | 54 | 30 | 284 | 8 | 0 | 0 |
| 3745.4 | LDP HSG 3: Queensferry Road | Walker Group | 2.2 | G | FULL | Jul-14 | 75 | 75 | 0 | 0 | 0 | 75 | 10 | 25 | 25 | 15 | 0 | 75 | 0 | 0 | 0 |
| 3745.6 | LDP HSG 3: Queensferry Road | Walker Group | 3.1 | G | FULL | Sep-12 | 125 | 44 | 81 | 81 | 81 | 44 | 34 | 10 | 0 | 0 | 0 | 44 | 0 | 0 | 0 |
| 3745.5 | LDP HSG 3: Queensferry Road | Barratt East Scotland. | 3.6 | G | FULL | Jul-14 | 40 | 40 | 0 | 0 | 3 | 37 | 37 | 0 | 0 | 0 | 0 | 37 | 0 | 0 | 0 |
| 5246 | LDP HSG 19: Maybury | Taylor Wimpey / Dunedin Canmore | 74.6 | G | NONE | | 1,200 | 0 | 0 | 300 | 0 | 1,200 | 0 | 0 | 25 | 50 | 100 | 175 | 100 | 150 | 775 |
| 5247 | LDP HSG 20: Cammo | LDP Site | 28.2 | G | NONE | | 600 | 0 | 0 | 150 | 0 | 600 | 0 | 0 | 25 | 50 | 100 | 175 | 100 | 100 | 225 |
| 5255 | LDP HSG 35: Riccarton Mains Road | LDP Site | 1.2 | G | NONE | | 17 | 0 | 0 | 0 | 0 | 17 | 0 | 17 | 0 | 0 | 0 | 17 | 0 | 0 | 0 |
| | Small sites | | | | | | 20 | | | 0 | 0 | 20 | 4 | 4 | 4 | 4 | 4 | 20 | 0 | 0 | 0 |
| Total for Rural West Edinburgh Local Plan Area | | | | | | | 3,515 | | | 813 | 96 | 3,418 | 238 | 342 | 336 | 364 | 379 | 1,659 | 284 | 300 | 1,175 |
| Total For City Of Edinburgh Council | | | | | | | 23,915 | | | 5,921 | 2,731 | 21,183 | 1,937 | 1,812 | 1,915 | 1,944 | 2,145 | 9,753 | 1,658 | 1,344 | 8,428 |

3. Completions

Housing Land Audit 2015
Completions - City of Edinburgh

All Tenures

| Site Ref (C= Site completed during 2014/15) | Site Name | Brf/ Grf | Total Dwellings | Houses | Flats | Total affordable units | Completions | | | Remaining at Apr-15 | Expected Completions | | | | | | | | |
|---|--------------------------------------|-------------|--------------------|--------|-------|------------------------------|-------------|------------|-----------|------------------------|----------------------|-------|-------|-------|-------|----------------|-------|-------|--------------|
| | | | | | | | To Mar-14 | 14-15 | To Mar-15 | | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | Total 15-20 | 20/21 | 21/22 | Post 2022 |
| Edinburgh City local plan area | | | | | | | | | | | | | | | | | | | |
| 3816 | Albert Dock | B | 41 | 32 | 9 | 9 | | 24 | 24 | 17 | 17 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 0 |
| C 5146 | Baileyfield Road | B | 49 | 0 | 49 | 4 | | 49 | 49 | 0 | | | | | | | | | |
| 5133 | Beaverhall Road | B | 80 | 5 | 75 | 20 | | 5 | 5 | 75 | 20 | 55 | 0 | 0 | 0 | 75 | 0 | 0 | 0 |
| C 5270 | Bellevue Road | B | 19 | 0 | 19 | 0 | | 19 | 19 | 0 | | | | | | | | | |
| 5274 | Broomhouse Crescent | B | 96 | 73 | 24 | 47 | | 37 | 37 | 59 | 25 | 25 | 9 | 0 | 0 | 59 | 0 | 0 | 0 |
| 4402 | Brunstane Road South | B | 12 | 12 | 0 | 0 | 4 | 2 | 6 | 6 | 3 | 3 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| 5134 | Derghorn Loan (Polo Fields) | G | 79 | 66 | 13 | 19 | | 7 | 7 | 72 | 25 | 25 | 22 | 0 | 0 | 72 | 0 | 0 | 0 |
| 3771 | Devon Place | B | 28 | 22 | 6 | 0 | 12 | 10 | 22 | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| C 4655 | Drum Brae South | B | 17 | 0 | 17 | 0 | | 17 | 17 | 0 | | | | | | | | | |
| C 4939 | Easter Road | B | 6 | 0 | 6 | 0 | 2 | 4 | 6 | 0 | | | | | | | | | |
| 4249 | ECLP HSG 10: Clermiston Campus | B | 328 | 118 | 210 | 106 | 247 | 14 | 261 | 67 | 37 | 30 | 0 | 0 | 0 | 67 | 0 | 0 | 0 |
| C 5175 | Ellersly Road | B | 51 | 19 | 32 | 0 | 8 | 43 | 51 | 0 | | | | | | | | | |
| 4841 | Gracemount Drive | B | 116 | 46 | 70 | 116 | 45 | 20 | 65 | 51 | 20 | 20 | 11 | 0 | 0 | 51 | 0 | 0 | 0 |
| C 4510 | Granton Square | B | 51 | 3 | 48 | 48 | 24 | 27 | 51 | 0 | | | | | | | | | |
| C 4797 | Gylemuir Road | B | 11 | 11 | 0 | 0 | 2 | 9 | 11 | 0 | | | | | | | | | |
| C 5311 | Hill Street | B | 8 | 0 | 8 | 0 | | 8 | 8 | 0 | | | | | | | | | |
| 3957 | LDP CC4: Quartermile | B | 1,110 | 0 | 1,110 | 171 | 646 | 124 | 770 | 340 | 75 | 75 | 75 | 75 | 40 | 340 | 0 | 0 | 0 |
| 4894 | LDP EW 1C: Salamander Place | B | 781 | 15 | 766 | 195 | 108 | 37 | 145 | 636 | 0 | 0 | 0 | 25 | 50 | 75 | 50 | 50 | 461 |
| C 3105.5 | LDP EW 2A: West Shore Road | B | 32 | 0 | 32 | 0 | | 32 | 32 | 0 | | | | | | | | | |
| 4899 | LDP HSG 10: Fairmilehead Water Treat | B | 280 | 180 | 100 | 73 | 54 | 71 | 125 | 155 | 97 | 40 | 18 | 0 | 0 | 155 | 0 | 0 | 0 |
| C 3964 | LDP HSG 12: Hawkhill Avenue | B | 266 | 0 | 266 | 59 | 218 | 48 | 266 | 0 | | | | | | | | | |
| 3755.2 | LDP HSG 16: Thistle Foundation phase | B | 73 | 16 | 57 | 73 | | 43 | 43 | 30 | 30 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 |
| C 3754.2 | LDP HSG 17: Greendykes Road | B | 60 | 11 | 49 | 60 | | 60 | 60 | 0 | | | | | | | | | |
| 3753.1 | LDP HSG 18: New Greendykes phase 1 | G | 130 | 0 | 130 | 130 | | 49 | 49 | 81 | 40 | 41 | 0 | 0 | 0 | 81 | 0 | 0 | 0 |
| 5133 | LDP HSG22: Burdiehouse Road phase 1 | G | 122 | 91 | 31 | 30 | 15 | 22 | 37 | 85 | 36 | 36 | 13 | 0 | 0 | 85 | 0 | 0 | 0 |
| C 5142 | Little Road | B | 32 | 0 | 32 | 32 | | 32 | 32 | 0 | | | | | | | | | |
| C 5142B | Little Road | B | 16 | 0 | 16 | 16 | | 16 | 16 | 0 | | | | | | | | | |
| C 5465 | Malta Terrace | B | 8 | 8 | 0 | 0 | | 8 | 8 | 0 | | | | | | | | | |
| C 5323 | Malta Terrace | B | 11 | 9 | 2 | 0 | | 11 | 11 | 0 | | | | | | | | | |
| C 3056.2 | Marchfield Park Lane | B | 11 | 11 | 0 | 0 | | 11 | 11 | 0 | | | | | | | | | |
| C 5034 | Marchmont Crescent | B | 15 | 0 | 15 | 0 | | 15 | 15 | 0 | | | | | | | | | |
| 5324 | Mcdonald Road | B | 67 | 0 | 67 | 0 | 19 | 18 | 37 | 30 | 30 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 |
| C 5329 | More dun Park Street | G | 54 | 0 | 54 | 0 | | 54 | 54 | 0 | | | | | | | | | |
| 5197 | Muirhouse Avenue | B | 202 | 50 | 152 | 202 | 26 | 32 | 58 | 144 | 64 | 80 | 0 | 0 | 0 | 144 | 0 | 0 | 0 |

4. Constrained Sites

City of Edinburgh Constrained Sites

| Site Ref | Site Name | Developer (Owner) | Area (ha) | Last Consent, if any | | Total Dwellings Remaining | Summary of constraint(s) |
|----------|------------------------------------|--|-----------|----------------------|--------|---------------------------|--|
| | | | | Type | Date | | |
| 4677 | Inglis Green Road | Longstone Retail LLP. | 0.3 | FULL | Feb-09 | 51 | Consent expired |
| 3677 | Jeffrey Street | Capital Land (holdings Ltd). | 0.4 | FULL | Aug-07 | 53 | Consent expired |
| 4338 | LDP CC3: Fountainbridge | Fountain North Ltd + Scottish Newcastl | 2.3 | OUT | Dec-06 | 400 | Consent expired |
| 3424.1 | LDP EW 1A: Western Harbour - Pla | Gregor Shore Plc. | 4.3 | FULL | Apr-04 | 226 | Company in administration |
| 4893 | LDP EW 1B: Central Leith waterfron | Forth Ports | 183.0 | | | 4,600 | No consent |
| 3733A.1 | LDP EW 2B: Granton Park Av | Buredi and WEL | 1.4 | FULL | Sep-05 | 81 | Development stalled |
| 3733A.5 | LDP EW 2B: Upper Strand Phs 2 | Upper Strand Developments Ltd + Waterf | 0.5 | OUT | Jun-07 | 64 | Consent expired / development stalled |
| 3733A.6 | LDP EW 2B: West Harbour Road | Waterfront Edinburgh Limited. | 0.1 | OUT | Apr-09 | 42 | Consent expired / development stalled |
| 3744.2 | LDP EW 2C: Granton Harbour | Gregor Shore PLC. | 0.6 | FULL | Jul-05 | 160 | Company in administration |
| 3744.6 | LDP EW 2C: Granton Harbour - Plot | Hart Estates Ltd. | 0.6 | FULL | Oct-05 | 36 | Plots superceded by new masterplan |
| 3744.3 | LDP EW 2C: Granton Harbour - Plot | David Wilson Homes. | 1.0 | FULL | Jul-05 | 131 | Plots superceded by new masterplan |
| 3744.4 | LDP EW 2C: Granton Harbour - Plot | Applecross Properties. | 1.5 | FULL | Dec-05 | 97 | Plots superceded by new masterplan |
| 3733B | LDP EW 2D: Waterfront - WEL - No | Various | 9.5 | | | 850 | Not viable in current climate |
| 3760 | LDP HSG 1: Springfield | Lp Site | 12.0 | | | 150 | Lp site. No consent |
| 4157 | LDP HSG 15: Castlebrae | LP site | 34.0 | | | 145 | Lp site. No consent |
| 3755 | LDP HSG 16: Thistle Foundation | Edinvar | 7.8 | | | 136 | No consent |
| 5132 | LDP HSG 4: West Newbridge | Lp Site | 24.9 | | | 500 | LP site, no consent |
| 3747 | LDP HSG 5: Hillwood Rd | Lp Site | 2.1 | | | 50 | Lp site. No consent |
| 4897 | LDP HSG 7: Edinburgh Zoo | | 0.4 | | | 80 | Lp site. No consent |
| 3623 | Ocean Drive | Wimpey City | 4.3 | FULL | Jul-02 | 193 | Consent Expired |
| 5336 | Palmerston Place | Whitechester Ltd. | 0.1 | FULL | Jul-13 | 11 | Most recent application for place of worship |
| 1837 | RWELP HSG 6: Port Edgar | Private | 8.6 | | | 300 | Lp site. No consent |
| 3763 | RWELP HSG 7: Society Road | Lp Site | 1.8 | | | 50 | Lp site. No consent |
| 3533 | RWELP HSP 4: Newbridge Nursery | Kinleith Industrial Estates Ltd. | 1.3 | OUT | Sep-06 | 25 | Lp site. No consent |
| 4793 | St James Centre | Henderson Global Investors. | 0.5 | OUT | Jun-09 | 250 | Consent expired |
| 4502 | West Coates | Donaldsons College + Cala Evans Restor | 7.4 | FULL | Jul-07 | 137 | Not viable |
| | Small sites | | | | | 89 | |
| | Total | | | | | 8,907 | |

Housing land Audit 2015

Annex

Sites programmed at theoretical maximum rate

Audit 2015 Programme - Theoretical Maximum Programme (including potential output from constrained sites)

| | | |
|------------------------|----------------|---|
| Developer Assumptions: | Upto 500 units | 1 |
| | 500+ | 2 |

Max rate per developer 140

Output from effective sites

| REF | Address | DEVELOPER | Units | Aff. | Complete | Remaining | Developers | Assuming 2 year lead in | | |
|--------|--|--|-------|------|----------|-----------|------------|-------------------------|------------------|------------------|
| | | | | | | | | Complete by 2019 | Complete by 2024 | Complete by 2026 |
| 1000 | RWELP HSG 1: Kinleith Mills | Cala Homes | 89 | 22 | 0 | 89 | 1 | 89 | 89 | 89 |
| 3105 | LDP EW 2A: West Shore Road - Forth Quarter | Secondsite Property | 1037 | 125 | 0 | 1037 | 2 | 560 | 1037 | 1037 |
| 3206 | Bath Street | Hopemangreen (East) Ltd. | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 3424 | LDP EW 1A: Western Harbour | Forth Properties Limited. | 1293 | 304 | 0 | 1293 | 2 | 560 | 1293 | 1293 |
| 3424.6 | LDP EW 1A: Western Harbour View | AB Leith Ltd. | 258 | 0 | 0 | 258 | 1 | 258 | 258 | 258 |
| 3424.8 | LDP EW 1A: Western Harbour | Forth Properties Limited. | 96 | 0 | 0 | 96 | 1 | 96 | 96 | 96 |
| 3667 | Cramond Road North | AMA | 155 | 0 | 139 | 16 | 1 | 16 | 16 | 16 |
| 3744 | LDP EW 2C: Granton Harbour | Various | 1210 | 297 | 0 | 1210 | 2 | 560 | 1210 | 1210 |
| 3745.4 | LDP HSG 3: Queensferry Road | Walker Group | 75 | 0 | 0 | 75 | 1 | 75 | 75 | 75 |
| 3745.5 | LDP HSG 3: Queensferry Road | Barratt East Scotland. | 40 | 0 | 3 | 37 | 1 | 37 | 37 | 37 |
| 3745.6 | LDP HSG 3: Queensferry Road | Walker Group | 125 | 81 | 81 | 44 | 1 | 44 | 44 | 44 |
| 3746 | RWELP HSP 3: Kirkliston Distillery | Miller Homes and Cruden | 110 | 15 | 0 | 110 | 1 | 110 | 110 | 110 |
| 3750 | RWELP HSP 6: Craigpark Quarry | Cala Management Ltd. | 111 | 17 | 0 | 111 | 1 | 111 | 111 | 111 |
| 3753 | LDP HSG 18: New Greendykes | Persimmon Homes. | 588 | 95 | 0 | 588 | 2 | 560 | 588 | 588 |
| 3753.1 | LDP HSG 18: New Greendykes phase 1 | Persimmon Homes. | 130 | 130 | 49 | 81 | 1 | 81 | 81 | 81 |
| 3753.2 | LDP HSG 18: New Greendykes phase 2 | Taylor Wimpey | 160 | 0 | 0 | 160 | 1 | 160 | 160 | 160 |
| 3754 | LDP HSG 17: Greendykes | Craigmillar JVC | 831 | 208 | 0 | 831 | 2 | 560 | 831 | 831 |
| 3754.3 | LDP HSG 17: Greendykes Road | Craigmillar Eco Housing Co-op | 10 | 10 | 0 | 10 | 1 | 10 | 10 | 10 |
| 3755.2 | LDP HSG 16: Thistle Foundation phase 2 | Castlerock HA | 73 | 73 | 43 | 30 | 1 | 30 | 30 | 30 |
| 3756 | LDP HSG 14: Niddrie Mains | Craigmillar JVC | 300 | 75 | 0 | 300 | 1 | 280 | 300 | 300 |
| 3756.4 | LDP HSG 14: Niddrie Mains Road | Parc, EDI Group | 110 | 17 | 61 | 49 | 1 | 49 | 49 | 49 |
| 3762 | RWELP HSG 5: Stewart Terrace | Lp Site | 117 | 0 | 0 | 117 | 1 | 117 | 117 | 117 |
| 3771 | Devon Place | Taylor Wimpey | 28 | 0 | 22 | 6 | 1 | 6 | 6 | 6 |
| 3781 | Bath Road | Mr Spence | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 3816 | Albert Dock | CALA | 41 | 9 | 24 | 17 | 1 | 17 | 17 | 17 |
| 3825 | LDP CC2: New Street | Mountgrange (Caltongate) Limited. | 164 | 0 | 0 | 164 | 1 | 164 | 164 | 164 |
| 3957 | LDP CC4: Quartermile | Southside Capital Ltd. | 1110 | 171 | 770 | 340 | 1 | 280 | 340 | 340 |
| 3965 | LDP HSG 12: Albion Road | Places for People | 205 | 0 | 0 | 205 | 1 | 205 | 205 | 205 |
| 4171 | Liberton Road | McCarthy And Stone Retirement Lifestyl | 48 | 4 | 0 | 48 | 1 | 48 | 48 | 48 |
| 4191 | West Mill Road | Change Homes (West Mill Road) Ltd + Ca | 7 | 0 | 0 | 7 | 1 | 7 | 7 | 7 |
| 4249 | ECLP HSG 10: Clermiston Campus | Persimmon Homes (East Scotland). | 328 | 106 | 261 | 67 | 1 | 67 | 67 | 67 |

| REF | Address | DEVELOPER | Units | Aff. | Complete | Remaining | Developers | Complete by 2019 | Complete by 2024 | Complete by 2026 |
|--------|---------------------------------------|--|-------|------|----------|-----------|------------|------------------|------------------|------------------|
| 4332 | ECLP HSG12: Telford College (South) | The Miller Group Ltd. | 351 | 0 | 282 | 69 | 1 | 69 | 69 | 69 |
| 4338.2 | LDP CC3: Fountainbridge | Fountain North Limited. | 181 | 0 | 108 | 73 | 1 | 73 | 73 | 73 |
| 4352 | Balcarres Street | McCarthy And Stone Retirement Lifestyl | 32 | 4 | 0 | 32 | 1 | 32 | 32 | 32 |
| 4357 | Barnton Grove | Cockburn Building Co. | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 4365 | Duke Street | Sundial Properties. | 53 | 0 | 0 | 53 | 1 | 53 | 53 | 53 |
| 4402 | Brunstane Road South | South Castle Properties Limited. | 12 | 0 | 6 | 6 | 1 | 6 | 6 | 6 |
| 4503 | Burdiehouse Road | Ryven Ltd / Hillcrest Housing Associat | 18 | 18 | 0 | 18 | 1 | 18 | 18 | 18 |
| 4505 | Albion Road | J Smart + Co. | 43 | 0 | 0 | 43 | 1 | 43 | 43 | 43 |
| 4508 | LDP HSG 8: Telford College (North) | Miller Homes Ltd. | 329 | 0 | 211 | 118 | 1 | 118 | 118 | 118 |
| 4509.2 | LDP HSG 13: Eastern General Hospital | Hillcrest Housing Association | 155 | 155 | 0 | 155 | 1 | 155 | 155 | 155 |
| 4516 | LDP CC3: West Tollcross | Knightsbridge Student Housing Ltd. | 113 | 0 | 20 | 93 | 1 | 93 | 93 | 93 |
| 4528 | St Andrew Square | ING Real Estate Investment Management | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 4536 | Craighall Road | J Anderson. | 5 | 0 | 0 | 5 | 1 | 5 | 5 | 5 |
| 4544 | Ellersly Road | S1 | 19 | 1 | 6 | 13 | 1 | 13 | 13 | 13 |
| 4630 | Beaverbank Place | Watkin Jones Group. | 24 | 6 | 0 | 24 | 1 | 24 | 24 | 24 |
| 4635 | Broughton Street Lane | Prosper Holdings Ltd. | 11 | 0 | 0 | 11 | 1 | 11 | 11 | 11 |
| 4638 | LDP CC2: Calton Road | Mountgrange (Caltongate) Ltd. | 36 | 36 | 0 | 36 | 1 | 36 | 36 | 36 |
| 4710 | Pitsligo Road | Telereal Trillium. | 81 | 0 | 0 | 81 | 1 | 81 | 81 | 81 |
| 4723.1 | LDP HSG 2: Scotstoun Avenue (Agilent) | Barratt | 294 | 112 | 2 | 292 | 1 | 280 | 292 | 292 |
| 4723.2 | LDP HSG 2: Scotstoun Avenue (Agilent) | Cala Homes | 156 | 0 | 8 | 148 | 1 | 148 | 148 | 148 |
| 4728 | Groathill Road South | Beaufort Property Company Ltd. | 11 | 0 | 0 | 11 | 1 | 11 | 11 | 11 |
| 4773 | LDP HSG 11: Shrub Place | Places for People | 410 | 101 | 0 | 410 | 1 | 280 | 410 | 410 |
| 4783 | Moredunvale Place | Larsa Construct Ltd | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 4812 | LDP HSG 9: City Park | Link Group Ltd And J Smart + Co (Cont | 203 | 152 | 0 | 203 | 1 | 203 | 203 | 203 |
| 4819 | Tennant Street | Silverfields LLP. | 49 | 0 | 0 | 49 | 1 | 49 | 49 | 49 |
| 4841 | Gracemount Drive | Cruden Homes (East) Ltd. | 116 | 116 | 65 | 51 | 1 | 51 | 51 | 51 |
| 4894 | LDP EW 1C: Salamander Place | Teague Developments Ltp | 781 | 195 | 145 | 636 | 2 | 560 | 636 | 636 |
| 4898 | LDP HSG 6: South Gyle Wynd | Persimmon Homes. | 203 | 48 | 0 | 203 | 1 | 203 | 203 | 203 |
| 4899 | LDP HSG 10: Fairmilehead Water Treat | CALA / Barratt | 280 | 73 | 125 | 155 | 1 | 155 | 155 | 155 |
| 4900 | LDP CC3: Fountainbridge (South) | LTSB (Fountainbridge1) Ltd. And LTSB (| 300 | 75 | 0 | 300 | 1 | 280 | 300 | 300 |
| 4917 | Calder Road | The City Of Edinburgh Council. | 320 | 160 | 0 | 320 | 1 | 280 | 320 | 320 |
| 4942 | Ferrymuir | Forth Bridges Business Park Developmen | 130 | 33 | 0 | 130 | 1 | 130 | 130 | 130 |
| 4969 | Lanark Road West | W T Contractors Ltd. | 5 | 0 | 0 | 5 | 1 | 5 | 5 | 5 |
| 4996 | Pennywell Road | CEC | 245 | 95 | 0 | 245 | 1 | 245 | 245 | 245 |
| 4996.1 | Pennywell Road | Urban Union. | 193 | 108 | 0 | 193 | 1 | 193 | 193 | 193 |
| 5011 | Shandwick Place | Mr Diresta | 11 | 0 | 0 | 11 | 1 | 11 | 11 | 11 |
| 5025 | Longstone Road | Mr Thomson | 9 | 0 | 0 | 9 | 1 | 9 | 9 | 9 |
| 5026 | Meadowfield Road | West Craigs Ltd. | 8 | 0 | 2 | 6 | 1 | 6 | 6 | 6 |
| 5102 | Queensferry Road | Castle Street Developments. | 8 | 0 | 0 | 8 | 1 | 8 | 8 | 8 |
| 5134 | Derghorn Loan (Polo Fields) | Miller Homes | 79 | 19 | 7 | 72 | 1 | 72 | 72 | 72 |
| 5136 | Newhaven Road | The Scotsman Publications + Barrats Ea | 131 | 31 | 78 | 53 | 1 | 53 | 53 | 53 |
| 5139 | Beaverhall Road | Springfield Properties & MD & JG Rutte | 80 | 20 | 5 | 75 | 1 | 75 | 75 | 75 |
| 5143 | South Oswald Road | New Age Developers (Lothian) Ltd | 10 | 0 | 0 | 10 | 1 | 10 | 10 | 10 |
| 5159 | Pennywell Road | City Of Edinburgh Council. | 290 | 145 | 0 | 290 | 1 | 280 | 290 | 290 |

| REF | Address | DEVELOPER | Units | Aff. | Complete | Remaining | Developers | Complete by 2019 | Complete by 2024 | Complete by 2026 |
|------|---------------------------|--|-------|------|----------|-----------|------------|------------------|------------------|------------------|
| 5197 | Muirhouse Avenue | Springfield Properties. | 202 | 202 | 58 | 144 | 1 | 144 | 144 | 144 |
| 5269 | Barnton Park Wood | MacTaggart and Mickel | 8 | 0 | 0 | 8 | 1 | 8 | 8 | 8 |
| 5274 | Broomhouse Crescent | Cruden Homes (East) Ltd. | 96 | 47 | 37 | 59 | 1 | 59 | 59 | 59 |
| 5277 | Burdiehouse Road | Edenlaw Midlothian Ltd. | 28 | 28 | 0 | 28 | 1 | 28 | 28 | 28 |
| 5280 | Canonmills Bridge | Glovart Holdings Ltd. | 9 | 0 | 0 | 9 | 1 | 9 | 9 | 9 |
| 5289 | Duddingston Park South | Barratt East Scotland | 186 | 48 | 0 | 186 | 1 | 186 | 186 | 186 |
| 5291 | Duke Street | Mr Kamran Akbar Cameron Guest House Gr | 5 | 0 | 0 | 5 | 1 | 5 | 5 | 5 |
| 5300 | Fort House | The City Of Edinburgh Council. | 94 | 94 | 0 | 94 | 1 | 94 | 94 | 94 |
| 5310 | Greenbank Drive | MacTaggart and Mickel | 9 | 0 | 0 | 9 | 1 | 9 | 9 | 9 |
| 5314 | Kinnear Road | Kinnear Road Ltd. | 15 | 0 | 0 | 15 | 1 | 15 | 15 | 15 |
| 5324 | Mcdonald Road | Foremost Properties (Scotland) LLP. | 67 | 0 | 37 | 30 | 1 | 30 | 30 | 30 |
| 5342 | Queen Street | Queen Street Residential LLP. | 8 | 0 | 0 | 8 | 1 | 8 | 8 | 8 |
| 5370 | West Bowling Green Street | J Smart & Co (Contractors) Plc. | 114 | 28 | 0 | 114 | 1 | 114 | 114 | 114 |
| 5374 | Westfield Avenue | Hart / Dunedin Canmorre HA | 60 | 60 | 0 | 60 | 1 | 60 | 60 | 60 |
| 5375 | Westfield Court | Mr P Black. | 5 | 0 | 0 | 5 | 1 | 5 | 5 | 5 |
| 5379 | Station Road | WPH Developments Ltd. | 32 | 8 | 0 | 32 | 1 | 32 | 32 | 32 |
| 5380 | Queen Street | Mr. Esmond Smith | 8 | 0 | 0 | 8 | 1 | 8 | 8 | 8 |
| 5383 | Old Dalkeith Road | Sheratan Ltd. | 110 | 28 | 0 | 110 | 1 | 110 | 110 | 110 |
| 5384 | Blackchapel Close | CTL Newcraighall / Barratt East Scotla | 91 | 22 | 0 | 91 | 1 | 91 | 91 | 91 |
| 5391 | Albyn Place | LPBZ Ltd. | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 5394 | Baberton Loan | Mrs Anna Tedesco | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 5395 | Balmwell Terrace | Cruden Homes (East) Ltd. | 43 | 32 | 0 | 43 | 1 | 43 | 43 | 43 |
| 5403 | Broomhouse Street South | Miller Homes Limited. | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 5406 | Bruntsfield Terrace | Global Properties & Development. | 5 | 0 | 0 | 5 | 1 | 5 | 5 | 5 |
| 5419 | Cockburnhill Road | Mr Simon Thomson | 5 | 0 | 0 | 5 | 1 | 5 | 5 | 5 |
| 5423 | Craighouse Road | Edinburgh Napier University And Craigh | 145 | 0 | 0 | 145 | 1 | 145 | 145 | 145 |
| 5450 | Harvesters Way | Places For People. | 183 | 183 | 0 | 183 | 1 | 183 | 183 | 183 |
| 5455 | Kew Terrace | 83S Ltd. | 8 | 0 | 0 | 8 | 1 | 8 | 8 | 8 |
| 5459 | Lanark Road West | Cruden Homes (East) Ltd. | 48 | 12 | 0 | 48 | 1 | 48 | 48 | 48 |
| 5463 | Liberton Gardens | CALA Management Limited And David Wils | 297 | 71 | 0 | 297 | 1 | 280 | 297 | 297 |
| 5467 | Manor Place | Forres Property Developments LLP. | 12 | 0 | 0 | 12 | 1 | 12 | 12 | 12 |
| 5469 | Manor Place | YOR Ltd. | 9 | 0 | 0 | 9 | 1 | 9 | 9 | 9 |
| 5476 | Murrayfield Drive | McCarthy And Stone Ltd. | 17 | 0 | 0 | 17 | 1 | 17 | 17 | 17 |
| 5477 | Newbattle Terrace | Weymss Steadings 2006 Ltd. | 11 | 0 | 0 | 11 | 1 | 11 | 11 | 11 |
| 5478 | Newbattle Terrace | Weymss Steadings 2006 Ltd. | 7 | 0 | 0 | 7 | 1 | 7 | 7 | 7 |
| 5482 | Niddrie Mains Road | CCG (Scotland) Ltd. | 66 | 0 | 0 | 66 | 1 | 66 | 66 | 66 |
| 5484 | North Castle Street | Sundial Dundas Ltd. | 11 | 0 | 0 | 11 | 1 | 11 | 11 | 11 |
| 5495 | Princes Street | Drummore Homes Limited. | 5 | 0 | 0 | 5 | 1 | 5 | 5 | 5 |
| 5496 | Queensferry Road | Mr Jim Dolan | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 5501 | Ravelston Terrace | AMP (Dunedin) Ltd & Camlin (Edinburgh) | 32 | 0 | 0 | 32 | 1 | 32 | 32 | 32 |
| 5507 | Russell Road | Thistle Property Holding Company Ltd. | 6 | 0 | 0 | 6 | 1 | 6 | 6 | 6 |
| 5508 | Rutland Square | The Ardoss Partnership. | 5 | 0 | 0 | 5 | 1 | 5 | 5 | 5 |
| 5510 | Salvesen Gardens | Scottish Veterans Garden City Associat | 5 | 0 | 0 | 5 | 1 | 5 | 5 | 5 |
| 5530 | Pipe Lane | Kiln Developments. | 73 | 0 | 38 | 35 | 1 | 35 | 35 | 35 |

| REF | Address | DEVELOPER | Units | Aff. | Complete | Remaining | Developers | Complete by 2019 | Complete by 2024 | Complete by 2026 |
|-------|--|----------------------------------|-------|------|----------|-----------|------------|------------------|------------------|------------------|
| 5531 | Craigmount Brae | Consensus Capital Property Ltd/. | 44 | 44 | 0 | 44 | 1 | 44 | 44 | 44 |
| 5539 | Freelands Way (The Glebe) | Cala | 14 | 0 | 0 | 14 | 1 | 14 | 14 | 14 |
| 3544A | ECLP HSG2: Chesser Avenue - FRUIT MARKET | New City Vision/ West Register | 114 | 80 | 0 | 114 | 1 | 114 | 114 | 114 |
| 3733A | LDP EW 2B: Waterfront WEL - Central Dev Area | Various | 1604 | 235 | 0 | 1604 | 2 | 560 | 1604 | 1604 |
| | Small Sites | | 267 | | | | | | | |
| | Total to 2019 | | | | | | | Total to 2019 | 12590 | |
| | Total 19 to 24 | | | | | | | Total 19 to 24 | 3588 | |
| | total to 2026 | | | | | | | Total to 2026 | 16178 | |

Output from Constrained sites

| REF | ADDRESS1 | DEVELOPER | Units | Aff. | Complete | Remaining | Developers | Complete by 2019 | Complete by 2024 | Complete by 2026 |
|---------|---|--|-------|------|----------|-----------|------------|------------------|------------------|------------------|
| 3733A.5 | LDP EW 2B: Upper Strand Phs 2 | Upper Strand Developments Ltd + Waterf | 64 | 16 | 0 | 64 | 1 | | 64 | 64 |
| 3744.3 | LDP EW 2C: Granton Harbour - Plot 3 | David Wilson Homes. | 131 | 0 | 0 | 131 | 1 | | 131 | 131 |
| 3744.4 | LDP EW 2C: Granton Harbour - Plot 31 | Applecross Properties. | 97 | 0 | 0 | 97 | 1 | | 97 | 97 |
| 3744.6 | LDP EW 2C: Granton Harbour - Plot 29 | Hart Estates Ltd. | 36 | 0 | 0 | 36 | 1 | | 36 | 36 |
| 3755 | LDP HSG 16: Thistle Foundation | Edinvar | 136 | 136 | 0 | 136 | 1 | | 136 | 136 |
| 3760 | LDP HSG 1: Springfield | Lp Site | 150 | 0 | 0 | 150 | 1 | | 150 | 150 |
| 4338 | LDP CC3: Fountainbridge | Fountain North Ltd + Scottish Newcastl | 400 | 90 | 0 | 400 | 1 | | 400 | 400 |
| 4502 | West Coates | Donaldsons College + Cala Evans Restor | 137 | 20 | 0 | 137 | 1 | | 137 | 137 |
| 4677 | Inglis Green Road | Longstone Retail LLP. | 51 | 12 | 0 | 51 | 1 | | 51 | 51 |
| 3733A.6 | LDP EW 2B: West Harbour Road | Waterfront Edinburgh Limited. | 42 | 7 | 0 | 42 | 1 | | 42 | 42 |
| 4793 | St James Centre | Henderson Global Investors. | 250 | 62 | 0 | 250 | 1 | | 250 | 250 |
| 4893 | LDP EW 1B: Central Leith waterfront | Forth Ports | 4600 | 1150 | 0 | 4600 | 3 | | 1680 | 2520 |
| 3424.1 | LDP EW 1A: Western Harbour - Platinum Point | Gregor Shore Plc. | 452 | 0 | 226 | 226 | 1 | | 226 | 226 |
| 3733A.1 | LDP EW 2B: Granton Park Avenue | Buredi + Waterfront Edinburgh Ltd. | 95 | 26 | 14 | 81 | 1 | | 81 | 81 |
| 3744.2 | LDP EW 2C: Granton Harbour | Gregor Shore PLC. | 295 | 0 | 135 | 160 | 1 | | 160 | 160 |
| | small sites | | 89 | | | | | | | |
| | Total to 2019 | | | | | | | Total to 2019 | 0 | |
| | Total 19 to 24 | | | | | | | Total 19 to 24 | 3730 | |
| | Total to 2026 | | | | | | | Total to 2026 | 4570 | |

Output from LDP Sites

| REF | ADDRESS1 | DEVELOPER | Units | Aff. | Complete | Remaining | Developers | Complete by 2019 | Complete by 2024 | Complete by 2026 | |
|-----------------|---------------------|---------------------------------|-------|------|----------|-----------|------------|------------------|------------------|------------------|--|
| West SDA | | | | | | | | | | | |
| 5244 | LDP Emp 6 IBG | LDP Site | 350 | 88 | 0 | 350 | 1 | 280 | 350 | 350 | |
| 5246 | LDP HSG 19: Maybury | Taylor Wimpey / Dunedin Canmore | 1850 | 300 | 0 | 1850 | 2 | 560 | 1850 | 1850 | |
| 5247 | LDP HSG 20: Cammo | LDP Site | 600 | 150 | 0 | 600 | 2 | 560 | 600 | 600 | |
| | | | | | | | | | Total to 2019 | 1400 | |
| | | | | | | | | | Total 19 to 24 | 1400 | |
| | | | | | | | | | Total to 2026 | 2800 | |

SE SDA

| REF | ADDRESS1 | DEVELOPER | Units | Aff. | Complete | Remaining | Developers | Complete by 2019 | Complete by 2024 | Complete by 2026 | |
|------|-------------------------------------|--|-------|------|----------|-----------|------------|------------------|------------------|------------------|--|
| 5248 | LDP HSG 21: Broomhills | David Wilson Homes and Barratt | 633 | 158 | 0 | 633 | 2 | 560 | 633 | 633 | |
| 5133 | LDP HSG22: Burdiehouse Road phase 1 | Barratt | 122 | 30 | 37 | 85 | 1 | 85 | 85 | 85 | |
| 5249 | LDP HSG 22: Burdiehouse phase 2 | Barratt | 204 | 51 | 0 | 204 | 1 | 204 | 204 | 204 | |
| 5250 | LDP HSG 23: Gilmerton Dykes Road | Miller Homes | 61 | 15 | 0 | 61 | 1 | 61 | 61 | 61 | |
| 5251 | LDP HSG 24: Gilmerton Station Road | Mac & Mic | 420 | 105 | 0 | 420 | 1 | 280 | 420 | 420 | |
| 5252 | LDP HSG 25: The Drum | LDP Site | 150 | 37 | 0 | 150 | 1 | 150 | 150 | 150 | |
| 5253 | LDP HSG 26: Newcraighall North | EDI Group Ltd And Barratt Homes/BDW Tr | 220 | 55 | 0 | 220 | 1 | 220 | 220 | 220 | |
| 5254 | LDP HSG 27: Newcraighall East | LDP Site | 100 | 83 | 0 | 100 | 1 | 100 | 100 | 100 | |
| | LDP HSG 29: Brunstane | | 1140 | | 0 | 1140 | 2 | 560 | 1140 | 1140 | |
| 5257 | LDP HSG 30: Moredunvale Road | LDP Site | 185 | 13 | 0 | 185 | 1 | 185 | 185 | 185 | |
| | | | | | | | | | Total to 2019 | 2405 | |
| | | | | | | | | | Total 19 to 24 | 793 | |
| | | | | | | | | | Total to 2026 | 3198 | |

Outwith SDA

| REF | ADDRESS1 | DEVELOPER | Units | Aff. | Complete | Remaining | Developers | Complete by 2019 | Complete by 2024 | Complete by 2026 | |
|------|------------------------------------|------------|-------|------|----------|-----------|------------|------------------|------------------|------------------|--|
| 5255 | LDP HSG 35: Riccarton Mains Road | Cala Homes | 17 | 0 | 0 | 17 | 1 | 17 | 17 | 17 | |
| 5256 | LDP HSG 36: Curriemuirend | LDP Site | 165 | 25 | 0 | 165 | 1 | 165 | 165 | 165 | |
| | LDP HSG 32: Buileyon Road | | 840 | 210 | 0 | 840 | 2 | 560 | 840 | 840 | |
| | LDP HSG 33: South Scotstoun | | 438 | 110 | 0 | 438 | 1 | 280 | 438 | 438 | |
| | LDP HSG 34: Dalmeny | | 15 | 4 | 0 | 15 | 1 | 15 | 15 | 15 | |
| | LDP HSG 36: Curriehill Road | | 60 | 15 | 0 | 60 | 1 | 60 | 60 | 60 | |
| | LDP HSG 37: Newmills Road, Balerno | | 210 | 53 | 0 | 210 | 1 | 210 | 210 | 210 | |
| | | | | | | | | | Total to 2019 | 1307 | |
| | | | | | | | | | Total 19 to 24 | 438 | |
| | | | | | | | | | Total to 2026 | 1745 | |

Brownfield

| REF | ADDRESS1 | DEVELOPER | Units | Aff. | Complete | Remaining | Developers | Complete by 2019 | Complete by 2024 | Complete by 2026 |
|--------|--------------------------------|--------------------|-------|------|----------|-----------|------------|------------------|------------------|------------------|
| 5245 | LDP Dts 5 Edinburgh Park | LDP Site | 375 | 94 | 0 | 375 | 1 | 280 | 375 | 375 |
| 5245.1 | South Gyle Broadway | David Wilson Homes | 200 | 50 | 0 | 200 | 1 | 200 | 200 | 200 |
| | LDP HSG 28 : Ellen's Glen Road | | 240 | 60 | 0 | 240 | 1 | 240 | 240 | 240 |
| | | | | | | | | Total to 2019 | 720 | |
| | | | | | | | | Total 19 to 24 | 95 | |
| | | | | | | | | Total to 2026 | 815 | |

Appendix 2

Housing Land Supply Commentary

Housing Land Audit 2015

Introduction

Housing Land Audit 2015 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2015. The audit attempts to programme expected housing completions over the audit period, 2015 to 2020 and details completions that took place over the year April 2014 to March 2015.

Sites included in the Audit are housing sites under construction, sites with planning consent, sites in adopted or finalised Local Plans and, as appropriate, other buildings and land with agreed potential for housing development. All new housing development, redevelopment, conversions and subdivisions are included but rehabilitation of existing housing is excluded. The Audit provides an estimate of future completions from this supply over the next five-year period and in the longer term.

The audit comprises schedules for each housing site with four or more units. Smaller sites are not detailed individually but are included as an aggregation for each sub area. The estimates of programmed completions are prepared by the City of Edinburgh Council in consultation with Homes for Scotland, other private sector house builders, Housing Associations and public agencies. A summary of the housing land supply, schedules of expected new build, details of units completed over the previous 12 months and a list of constrained sites form Appendix 1 of this report.

The future build estimates shown in the Audit represent completions expected from the established land supply. However, in addition, there are a number of sources that will provide additions to the supply in the schedules including constrained sites, windfall and other development and land coming forward through Local Plans.

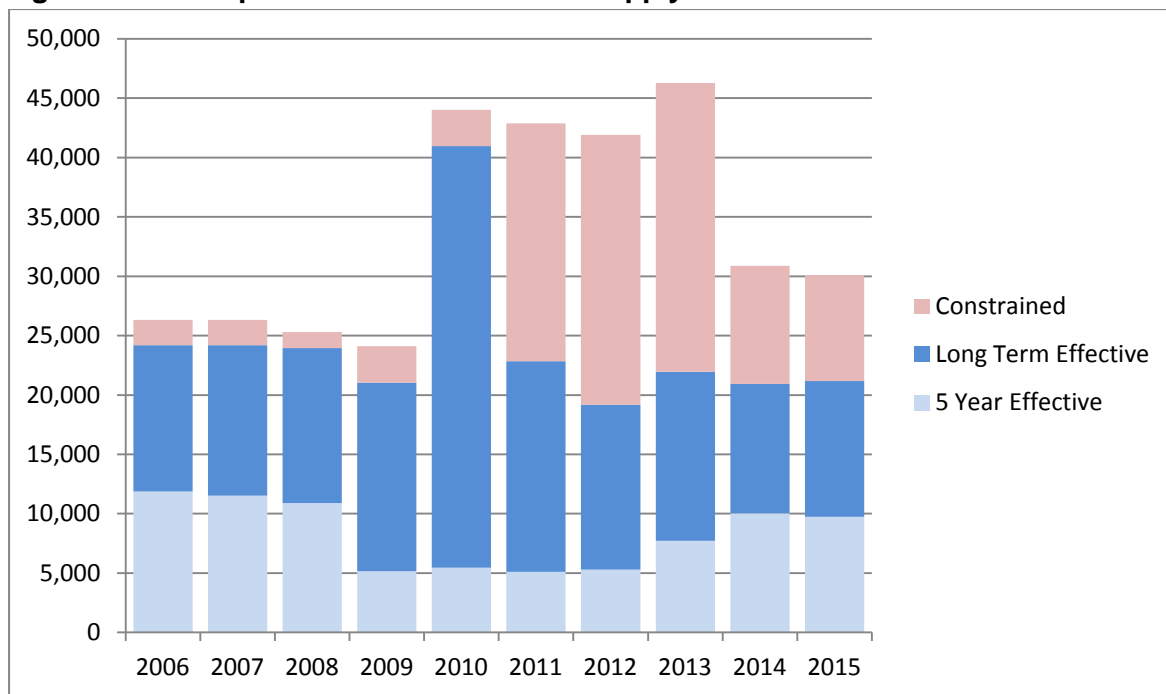
Established Land Supply

In order for a housing site to be considered **effective**, it must be free of all constraints that would prevent development. Sites are considered against a range of criteria set out in Planning Advice Note 2/2010 “Affordable Housing and Housing Land Audits”. These criteria include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use. The five-year effective land supply is that portion of the overall effective land supply, measured in number of housing units, that are programmed for development over the following five-year period.

The five-year effective land supply for the City of Edinburgh Council area at 31st March 2015 was 9,743. There was capacity for a further 11,430 units on sites classified as effective but programmed beyond the initial five-year period. Sites that are not classified as effective (**constrained**) under the criteria set out in PAN2/2010 and are thus not programmed at all, have a total capacity of 8,907 units. The five-year effective supply, the longer term effective supply and the constrained supply together make up the ‘**established land supply**’. At 31 March 2015, the established land supply in Edinburgh was 30,090 units.

Figure 1 below shows how the established land supply in Edinburgh has changed over the last ten years.

Figure 1: Make-up of the established land supply



The effective land supply and especially the five-year effective land supply fell dramatically following the credit crunch in 2008/09. As reduced credit availability affected both the development industry and house buyers, the rate of development slowed, reducing the five-year programme of development intentions. Fewer new applications were submitted on windfall land resulting in the reduction of the overall land supply as completions on land already partially developed, outstripped new land entering the supply. Between 2009 and 2012, the five-year effective supply fell to around 5,200 (1,050 per year) – around half the level of the previous three years. Over the last three years, the five-year effective supply has risen again but not quite to the pre credit crunch levels – 9,753 in 2015 compared to 11,870 in 2006.

The graph shows a large increase in land supply in 2010 caused by an application for around 18,000 units at Leith Docks. As the consent was not issued, the site was moved from the long term effective supply into constrained in 2011. Following a change in Forth Ports' intentions to concentrate on port-related activities, a large part of the area around Leith Docks was removed from the housing land supply entirely in 2014, reducing the capacity from 18,000 to around 5,600.

Land Use

Excluding small sites, 6,718 units of the remaining capacity (20,906) of effective sites are categorised as being on greenfield land. This represents 32% of the total. Almost all of the

constrained land (98%) is brownfield. The proportion of effective greenfield sites is higher than it has ever been. Ten years ago, only 7% of the effective land supply was greenfield. The first proposed local development plan allocated 4,800 units on greenfield land and this has been a major factor in increasing the overall proportion of greenfield sites in the city. Further greenfield allocations were made in the second proposed plan but these are not yet included in the audit.

Completions

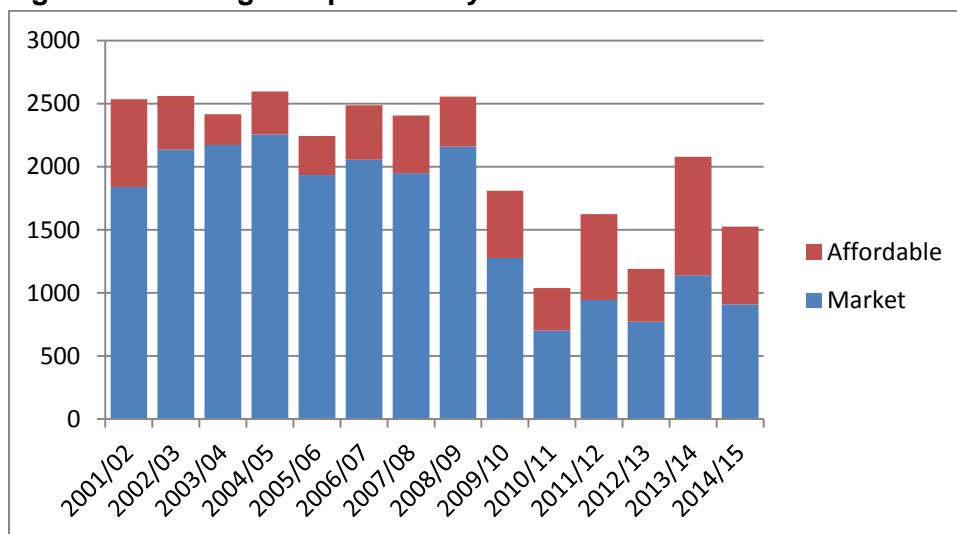
Mirroring the situation with the effective land supply, the effect of the credit crunch and subsequent recession was followed by a steep decline in the annual number of completed dwellings. While there has been an increase in completions over the last 2 years, the rate is still considerably lower than pre-recession years. Figure 2 below charts the number of completions over the last 15 years in Edinburgh.

Affordable Housing

Affordable housing tenures account for 23% of the established land supply (7,000 units). The proportion is similar for constrained sites and effective sites reflecting the application of the council's affordable housing policy.

Whilst the remaining land supply reflects the 75/25 split intended by the affordable housing policy, historical completion rates have varied. Between 2001 and 2011, affordable tenures accounted for 18% of all dwellings completed in Edinburgh. Over the last few years, affordable completions have accounted for a much higher proportion, averaging over 40% of all houses completed since 2011. Numerically, affordable housing completions have increased in recent years but the large proportional shift is more a consequence of a reduction in market completions.

Figure 2: Housing Completions by Tenure



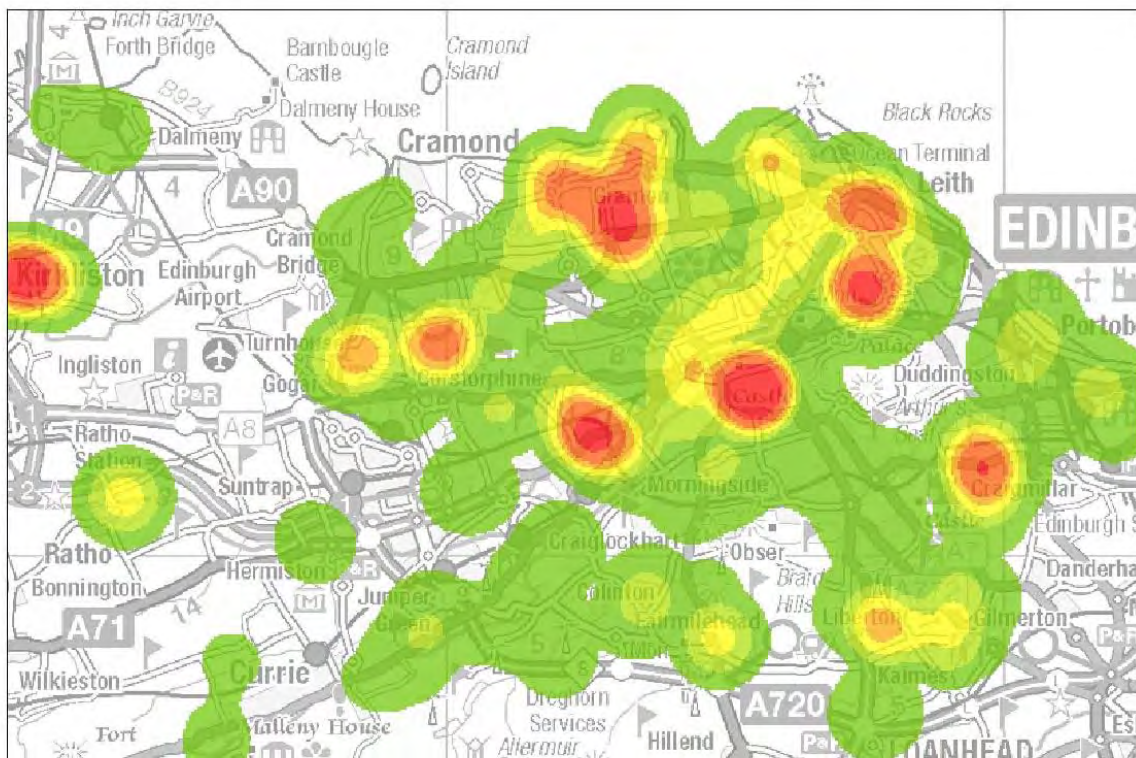
Location of Housing Completions

Map 1. Below shows the broad location of housing completions over the last five years in the City of Edinburgh. The map shows density of development based upon a 1km radius – green areas are areas where there have been fewer completions nearby and red areas are those with the greatest density of local completions.

The map clearly shows a number of hot spots where development has been concentrated in the last five years;

- Kirkliston
- Quartermile
- Ferry Road (Telford North and South, Pilton Drive)
- Lochend Butterfly
- Craigmillar
- Gorgie/Westfield Avenue
- Leith

Map 1. Density of Housing Completions 2010 to 2015

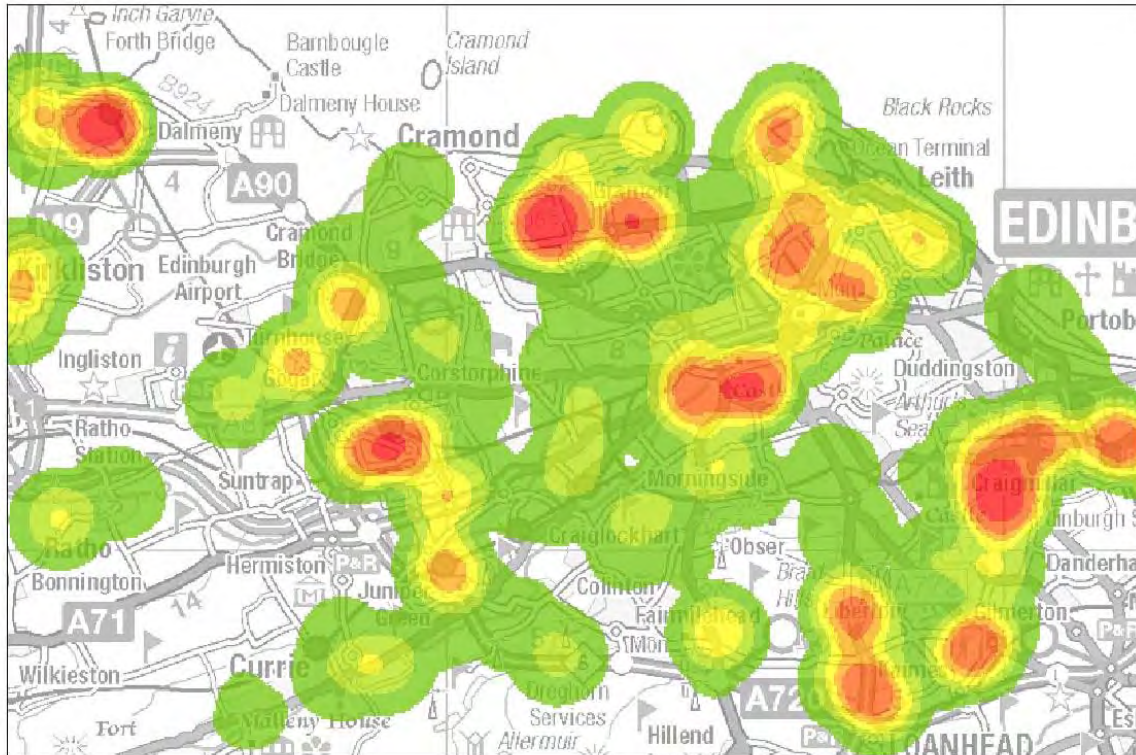


The density of programmed housing completions over the next five years has a slightly different pattern from past completions and is shown in map 2 below.

New LDP allocation in the West and South East Edinburgh show up as hotspots along with 21st Century Homes developments at Muirhouse and increasing outputs at Greendykes. The

map only displays programming for the next five years as development of new LDP allocations pick up, the pattern will shift further to the West and South East of the City.

Map 2: Density of future development 2015 to 2020.



Housing Land Requirement

The housing land requirement for the City of Edinburgh is set by the approved 2013 Strategic Development Plan (SDP) and its supplementary guidance on housing land (SG). The SG set the housing land requirement for the city at 22,300 units for the period to 2019 and a further 7,210 for the period to 2024 – a total requirement of 29,510. The base date for considering the requirement is 2009, the base date of the Housing Need and Demand Study.

Assessing the effective supply against requirements by plan period

The annual average requirement for the first period is considerably higher than for the second. This is due to two factors:

- The Housing Needs and Demand Study identified a significant backlog of households currently in need of affordable housing which should be addressed early. This backlog is on top of newly arising need and demand and is all added to the housing land requirement of the first period.
- House building during the first period has been affected by the credit crunch and subsequent recession resulting in lower completion rates than required. The shortfall

is added to the remaining requirement of the first period raising the annual average needed even further, to a level 11% above the highs achieved in the early 2000s.

Table 1 below assesses the effective land supply recorded in housing land audit 2015 against the housing land requirements set by the SG.

Table 1: five-year effective housing land supply against requirement by period

| | |
|---|---------------|
| (A) Requirement 2009 to 2019 | 22,300 |
| (B) Completions 2009 to 2015 | 9,266 |
| Requirement 2015 to 2019 (A-B) | 13,034 |
| (C) Annual Average (A-B)/4 | 3,259 |
| Requirement 2019 to 2024 | 7,210 |
| (D) Annual Average | 1,442 |
| Requirement 2015 to 2020 (C x 4 + D) | 14,476 |
| Annual Average | 2,895 |
| Effective land supply (From HLA) | 9,753 |
| % Requirement | 67 |
| Shortfall | 4,723 |

The table shows that when assessed against the requirement for the two periods separately, there is a significant shortfall in the effective land supply of some 4,700 units. In order to meet the five-year requirement on this basis, an average completion rate of 2,900 units would have to be programmed – a rate over 10% above the highs achieved in the early 2000s.

Assessing the effective supply against the total requirement

The Local Development Plan has allocated a generous supply of land for housing sufficient to meet the housing land requirement for the period to 2024. The allocations do not have any planning constraint limiting when development can take place.

Table 2 below assesses the effective land supply against the housing land requirement to 2024, without consideration of the separate requirements by period.

The table shows that even when considered against the total land requirement, the five-year effective supply is still below the requirement, though by a considerably narrower margin than when considered against the two periods separately.

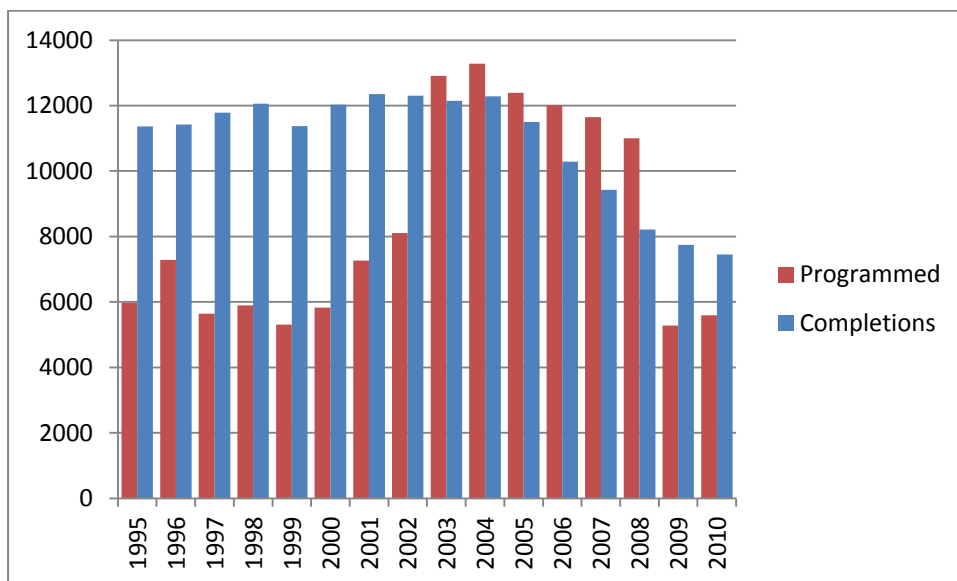
Table 2: five-year effective housing land supply against total requirement

| | |
|---|---------------|
| (A) Requirement 2009 to 2024 | 29,510 |
| (B) Completions 2009 to 2015 | 9,266 |
| Requirement 2015 to 2024 (A-B) | 20,244 |
| (C) Annual Average (A-B) / 9 | 2,249 |
| Requirement 2015 to 2020 (C x 5) | 11,247 |
| five-year effective land supply | 9,753 |
| % Requirement | 87 |
| Shortfall | 1,494 |

Housing Land Audit accuracy

Programming the housing land audit is not an exact science – some sites will be built out faster than anticipated and some slower. Further, some sites may not be developed at all or be developed for uses other than housing and additional windfall sites will provide completions not anticipated at the base date of the audit. Figure 3 below compares the amount of completions programmed for the five year period to the number of completions that actually occurred for historical audits back to 1995.

Figure 3: programming and actual completions for year periods



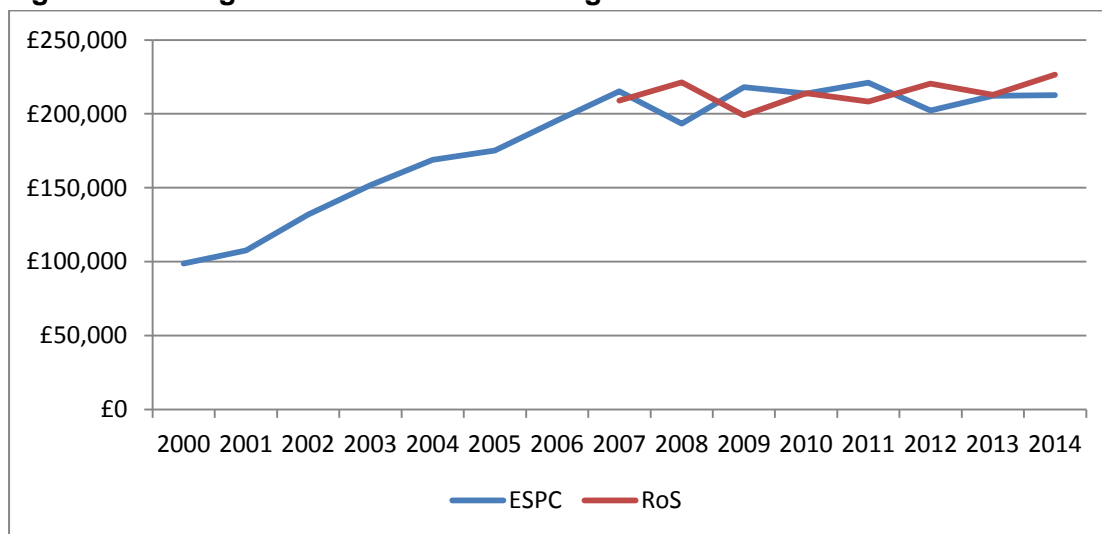
During the mid 1990s to early 2000s, far fewer units were programmed than the number of completions that actually took place. This may be due to development taking place at a faster pace with many windfall sites gaining consent and being built out in the five year period in question. From 2003 until 2008, the audit programme was much closer to completions; the programme was actually slightly higher than completions, with the difference increasing up to 2008. This period of time included the credit crunch which caused a steep decline in completions which wasn't anticipated when the audits were programmed. The opposite effect can be seen for 2009 and 2010 when anticipated completions were low, but as recent completion rates have started to increase once more, the five year completions count is higher than was anticipated at the base date of the audits.

Part B - Issues Surrounding House Building and Land Supply

House price trends

The trend in house prices in Edinburgh over the last fifteen years is divided into two distinct periods. As shown in Figure 4, The period from 2000 to 2007 saw an increase in the average price from £98,732 to £215,168, a rise of 118%, whilst 2008 to 2014 saw a 'plateauing' in the broad range of £195,000 to £220,000 with the average price at the end of 2014 standing at £212,690.

Figure 4: Average House Prices - Edinburgh

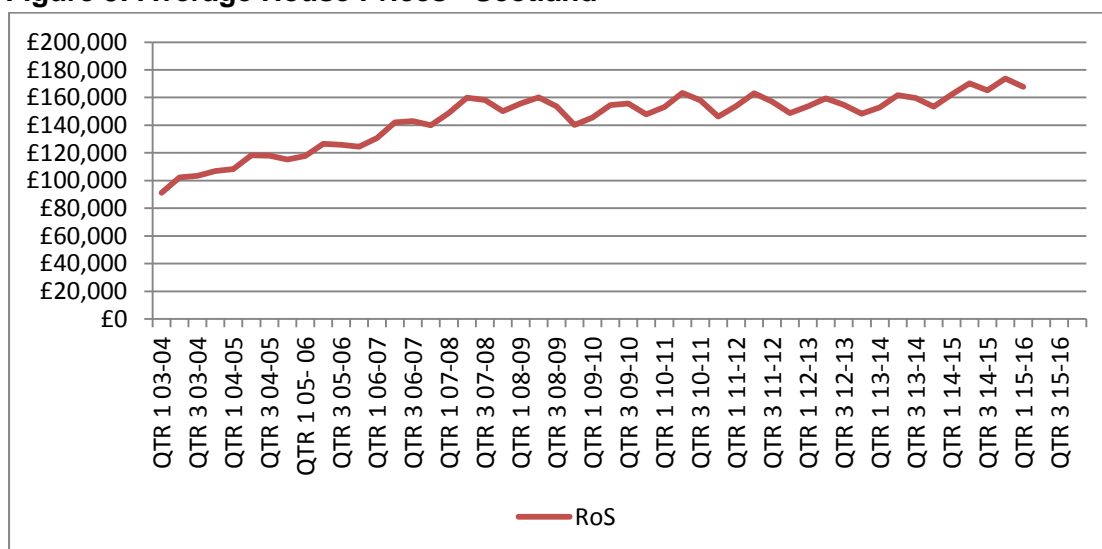


ESPC - records all transactions through their members (c. 90% of all Edinburgh transactions in early 2000s - likely to be lower now). Mainly second-hand sales.

RoS - records all transactions (new and second-hand) in Edinburgh. Most authoritative data although only goes back to 2007. Previously recorded on a Lothians basis.

Edinburgh's pattern is a stronger reflection of the Scottish trend which saw average house prices peak at £159,953 in 2008 before falling back to end 2014 at £153,364.

Figure 5: Average House Prices - Scotland



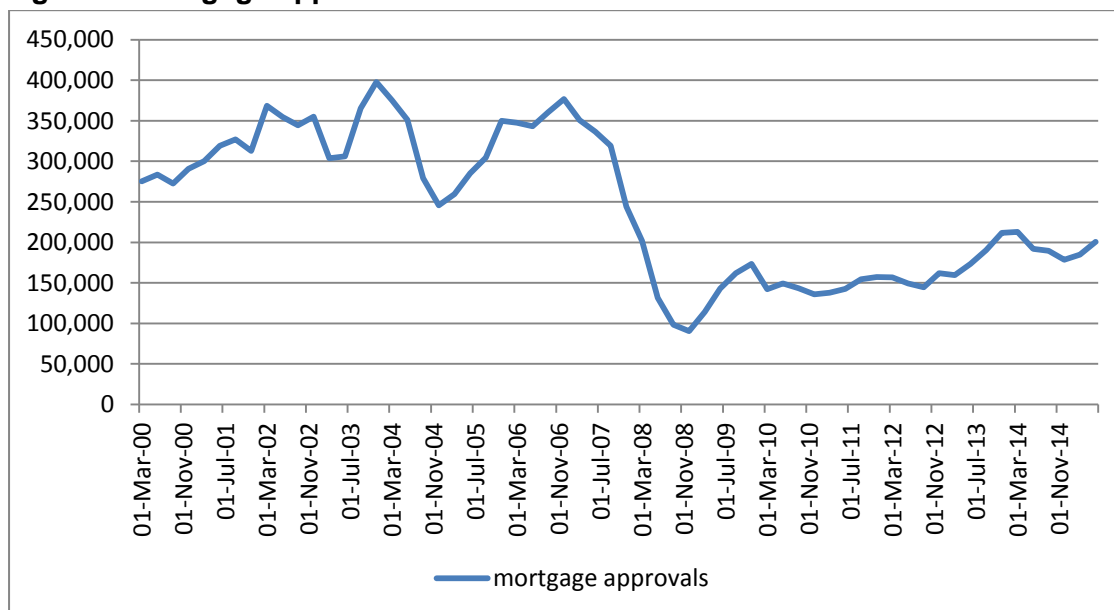
The increase in house prices has not been matched by an increase in people's purchasing power. The average house price in Edinburgh in 2000 represented 4.4 times the average income of a person working in Edinburgh. This had risen to 6.5 in 2008 and declined slightly to 5.9 in 2014.

The residential property market sector is forecasting a significant rise in house prices in Edinburgh over the next four years up to 2019. Estimates from larger real estate agents range from +17.5% to +28%.

Mortgage approvals

The trend in the number of mortgages approved in the United Kingdom also reflects the impact of the 'credit crunch' in 2007/2008 and subsequent events. Mortgage approvals suffered a precipitous 52% decline from 2007/2008 to 2014 and although approvals have increased again over the last few years, it will take another decade to reach the pre-credit crunch levels if this rate of increase continues.

Figure 6: Mortgage approvals - UK

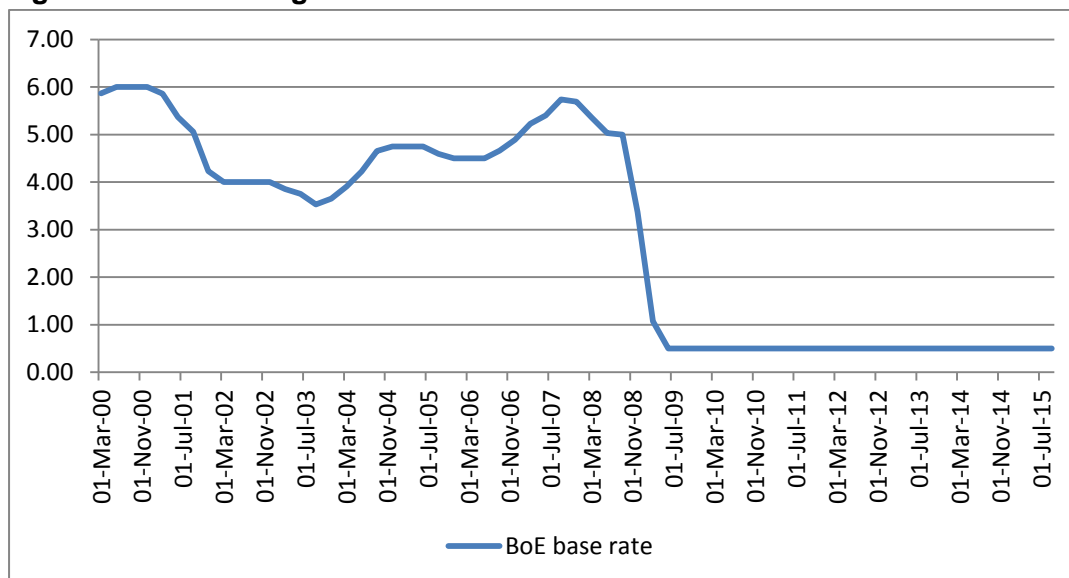


Interest rates

The Bank of England base rate has been set at a record low of 0.5% since March 2009. This has defied the forecasts of many economists who predicted rate rises within this period. Any forecasts of future interest rates should therefore be treated with caution. Having said that, the current prevailing opinion is that there will be a rise in the base rate in the second half of 2016.

However, as shown above, this historic low interest rate has not translated into a conversely high level of mortgage approvals. This is due to the more rigorous affordability checks introduced by mortgage lenders in the aftermath of the credit crunch and the continuation of high house prices, effectively constraining demand for market housing.

Figure 7: Bank of England base interest rates



Land values

A report to the Health, Social Care and Housing Committee on housing affordability and supply in Edinburgh (8 September 2015) found that residential land values in Edinburgh have been steadily increasing over the past five-years, although they were still below pre-recession levels. Greenfield residential values were estimated at around £1 million per acre, while brownfield residential values were estimated at around £1.75 million per acre, although there was significant variation between sites.

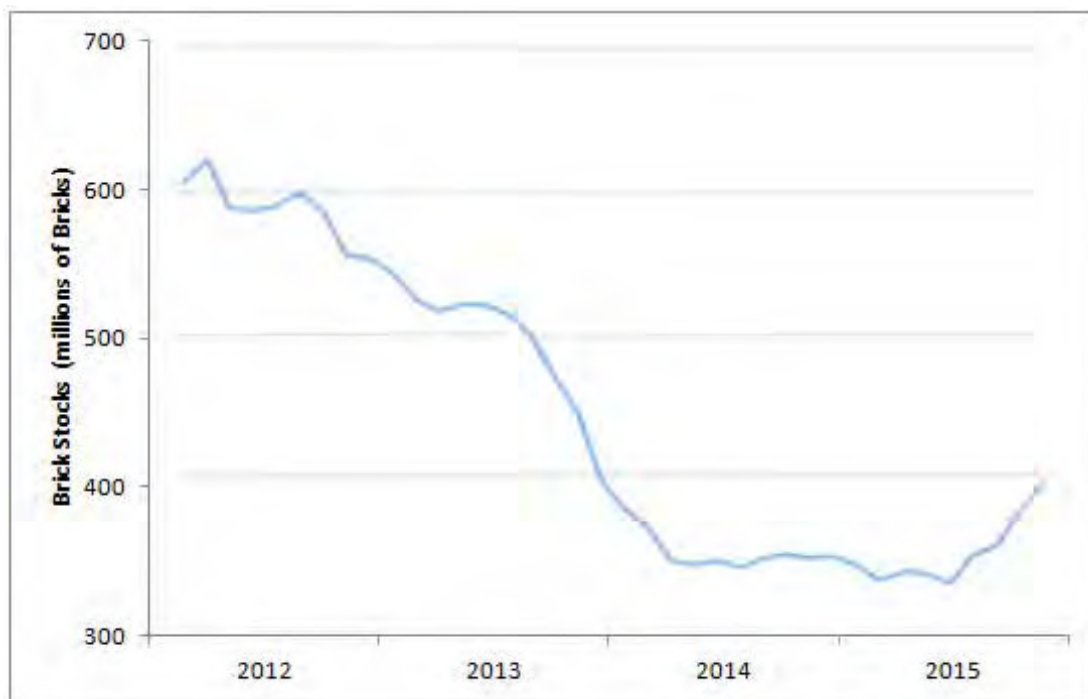
Since 2009, the value of urban residential land in Edinburgh has more than doubled. Much of this increase in Edinburgh land values has taken place more recently, with prices rising by 17% in the last 12 months alone. Residential land values in Edinburgh are the highest in Scotland. The value of brownfield land is estimated to be 75% higher in Edinburgh than Glasgow or Aberdeen, consistently maintaining that position over the past decade.

Capacity constraints

The ability to build new houses is ultimately constrained by the availability of skilled workers and raw materials. In this regard, there are concerns in the house-building industry. The latest State of Trade survey by the Federation of Master Builders showed that half of all small and medium sized (SME) construction firms were having difficulties in recruiting bricklayers, and over 40% in recruiting carpenters.

Almost two-thirds of construction SMEs were also facing a two-month wait for new brick orders, with almost a quarter facing a four-month wait. This is a result of the reduced stock of bricks, which has fallen by almost half since 2012.

Figure 8: Brick Stocks



Source: Department for Business, Innovation and skills

The high demand and reduced supply in building materials generally has served to push up prices. Since 2010, the cost of bricks has risen by 24%, cement by 19%, particle board by 38% and plastic doors and windows by 13%.

Demand for Housing

Paragraph 115 of SPP states:

*“Plans should address the supply of land for all housing. They should set out the housing supply target (**separated into affordable and market sector**) for each functional housing market area, based on evidence from the HNDA. The housing supply target is a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements such as the aims of National Parks. The target should be reasonable, should properly reflect the HNDA estimate of housing demand in the market sector, and should be supported by compelling evidence.”*

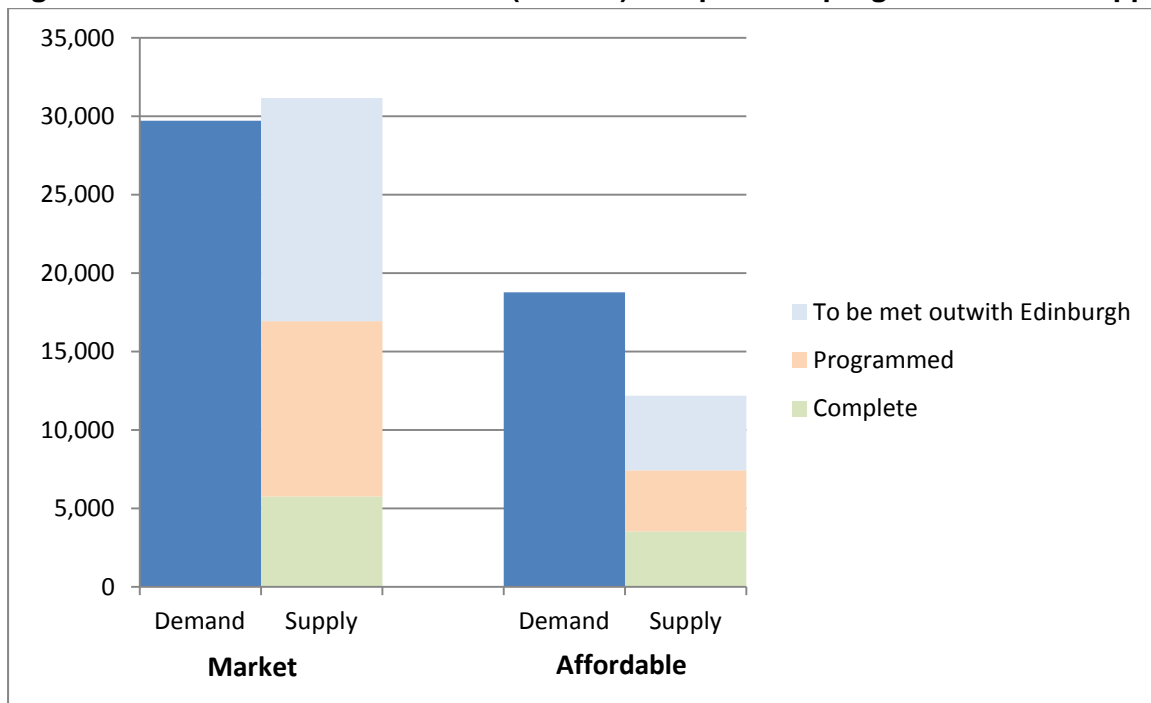
The housing supply target, with an addition for generosity, is used to set the overall housing land requirement. The housing land requirement that is set in the SG, however, is not based upon housing supply targets for market and affordable tenures separately but is based upon

the total figure for need and demand from the HNDA. No recognition is made of the tenure split that was identified by the study.

SESPLAN Housing Need and Demand Study March 2010 (Revised May 2011) was used to set the overall housing land requirement for SESPLAN as a whole. The entire SDP area was considered a functional housing market area, meaning that demand generated by one part of the area could in principle be met anywhere within the SESPLAN area. Analysis revealed that there was insufficient sustainable capacity within City of Edinburgh’s boundary for all of the need and demand identified in the study to be met. The SDP therefore planned for a significant portion of demand generated by Edinburgh to be met elsewhere in SDP area – approximately 19,000 units. The SDP makes no statement about the tenures of Edinburgh’s need and demand that will be met elsewhere in the SDP area. Assuming that 75% will be market demand and 25% will be affordable, there is sufficient land in Edinburgh programmed to meet the remaining market demand to 2024 but there is a significant shortfall in land programmed for affordable completions. It should be noted that land programmed only includes sites currently agreed as effective in HLA2015. It is anticipated that additional sites will contribute to meeting the housing land requirement including constrained sites becoming effective, windfall sites and additional sites allocated in the proposed LDP, not yet included in the audit.

Figure 9 below compares need and demand by tenure against programming in the audit, extended to 2024

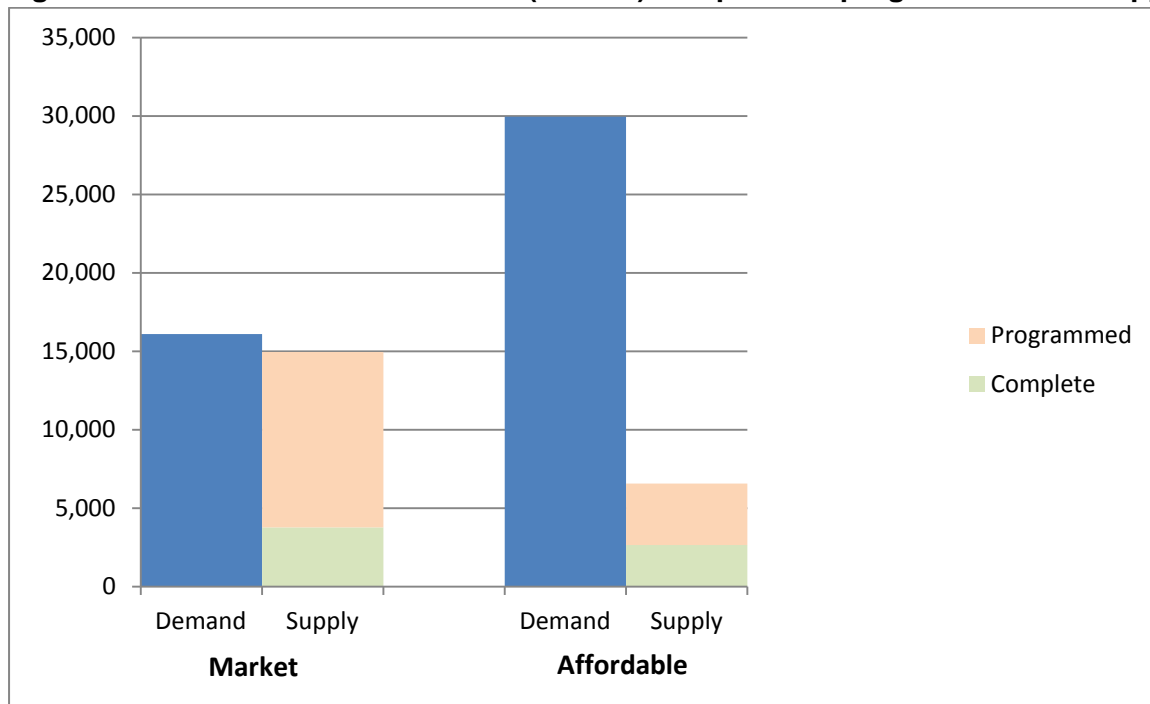
Figure 9: Need and Demand to 2024 (HNDA1) compared to programmed land supply



HNDA2

The comparison above is based upon the HNDA prepared to support the current SDP. The study is based upon dated information from pre-credit crunch years and may not be an accurate assessment of current and future demands. A second HNDA has been prepared to support preparation of the second strategic development plan. Estimates from the latest HNDA are very similar to the previous HNDA in terms of the total need/demand for housing in Edinburgh. However, the tenure split is significantly different with far higher estimates of affordable need. A comparison of the programmed land supply by tenure with the latest estimates of need and demand is given in Figure 10 below.

Figure 10: Need and Demand to 2024 (HNDA2) compared to programmed land supply



The table illustrates that there is a slight shortfall in the amount of land programmed for market completions up to 2024 when compared to the HNDA estimate of demand and a considerable shortfall in affordable completions compared to need. Programming up to 2024 does not include all sites allocated in the second proposed LDP – only those that were allocated in the first proposed LDP. In addition is expected that there will also be around 5,000 completions on windfall sites and a contribution of around 2,300 units from sites currently considered constrained. This would suggest there is currently sufficient effective housing land to meet market demand once all LDP sites are included, although a considerable shortfall in meeting affordable need exists.

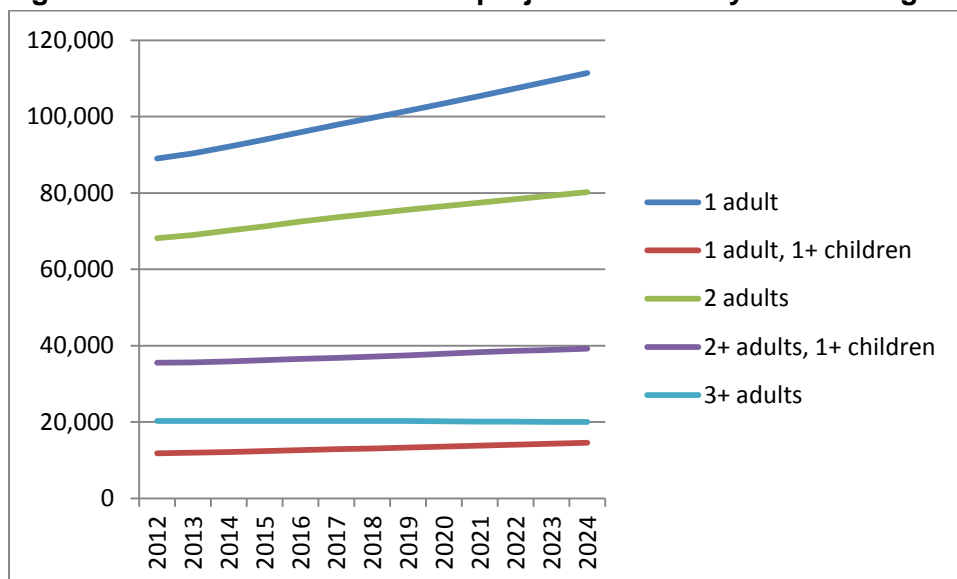
Housing size

The overall need and demand figures in the HNDA are derived from the household projections that are prepared by National Records of Scotland (NRS). The projections are a trend based series based and take no account of policy or changes in the economy.

Projections are firstly made for changes in population based upon trends in births, deaths and migration. 'Headship rates' are applied to the population projections to calculate the number of households required to account of the changing population. The projections are made for different household types and summed to get the overall projected change in households.

Although the HNDA does not give specific estimates of need and demand by household type, the overall need/demand for new houses is based upon the sum of the projected change in the different household types and the as such, there is an inherent assumption that newly arising households will be of the types projected. Figure 11, below details the projected change in household types from the principal 2012 household projections.

Figure 11: 2012 based household projections for City of Edinburgh



The graph demonstrates that growth in households in Edinburgh is projected to be concentrated in the smaller household types. Single adult households are projected to increase the most (25%) followed by single adult with children (23%) and 2 adults only households (18%). In total, single person households and 2 adult without children households account for 85% of household growth between 2012 and 2024.

The projected increase in small, childless households would suggest that the demand within the City will be mainly for small dwellings and flatted accommodation will be suitable to meet the majority of this demand.

Planning applications

The credit crunch and subsequent recession caused a lowering of confidence in the house building industry. Sites which were already under construction continued to be developed but the number of new applications reduced. During 2004/05 there were 400 planning applications for new housing seeking consent to build a total of over 11,000 new dwellings,

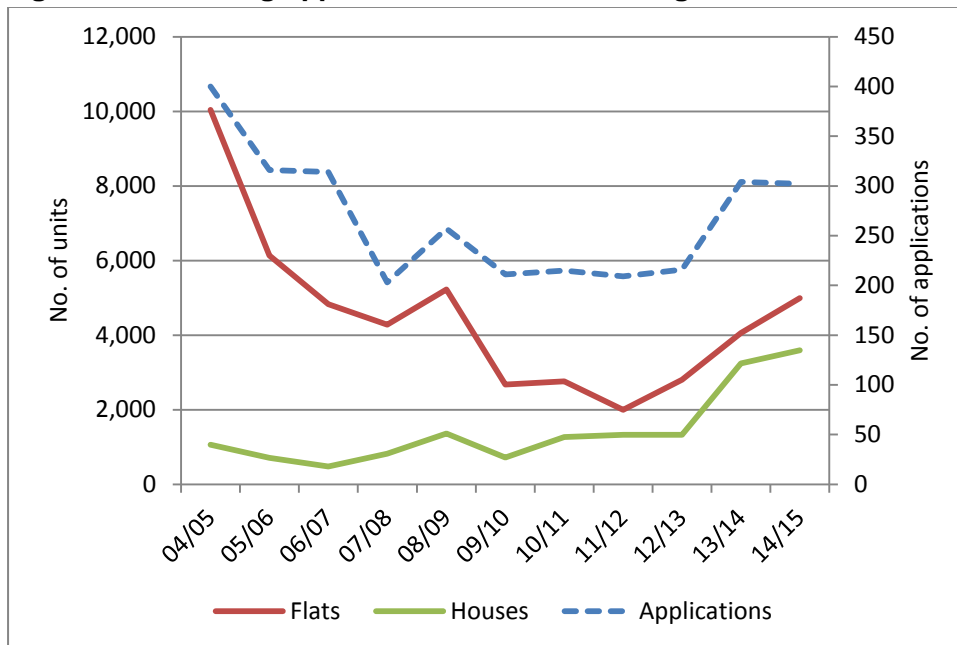
the vast majority (10,000) being flatted units. This number fell dramatically over the following three years and in 2007/08, there were only 203 application for a total of 5,100 dwellings.

From 2008 until 2013, the number of new applications remained fairly constant averaging 220 per year accounting for an average of 4,450 dwellings. Over the last two years, the number of new applications has started to rise, though not to the pre credit crunch level.

The reduction in units applied for affected flatted accommodation to a much greater degree than houses. The purchase of houses in the city, normally more expensive than flats and less likely to appeal to first time buyers were not so severely affected by the reduction of easily available credit.

Figure 12 below shows recent trends in planning applications for new housing in terms of number of applications made and numbers of houses and flats applied for.

Figure 12: Planning applications for new housing



Housing Land Audit Analysis

The forward programme within the housing land audit represents an estimate of likely completions from each housing site over the next seven years and in the longer term. The estimates are discussed and agreed, where possible, with the house building industry through consultation with Homes for Scotland (HfS).

Programming methodology

The programming of housing sites is based upon consideration of many factors. In many cases, the programme will be supplied by the developer but where this is not the case, some programming defaults are applied.

Firstly a date for first completions is estimated (if completions haven't already occurred).

- Is site under construction? If yes, first completions in year 1.
- Is site being developed by known volume house-builder? If yes, first completions in years 2 or 3 (depending on size of site/infrastructure issues etc.)
- Is site in hands of smaller developer? If yes, first completions in year 3
- Does site only have planning permission in principle? if yes, first completions in year 4
- Is there any evidence of activity such as site clearance/demolition etc. If yes, first completions in year 2.
- Is there any advertising, signs etc. indicating a start date?

Completions per year are then estimated

- Is site being developed for affordable housing? If yes, site will usually be completed within two years, depending on size.
- Is site greater than 50 units? If yes, programme as 25, 50, 50 ... etc. per year
- Is site greater than 500 units? if yes, programme as 25, 50, 50, 75, 75 per year
- Is site for flats of <50 units, programme over two years.

These programming defaults are only a starting point and are not universally applied. Other consideration may also influence the programming on an ad hoc basis:

- Is site similar in nature/location to another recently completed site?
- What rate of development has the developer achieved elsewhere?
- What programming was agreed on site in previous audits?

Finally, the programme is discussed with members of HfS and adjusted accordingly.

As discussed above, the type of site affects the programming expectations of the effective land supply. The sites making up housing land audit 2015 can be broken down into 7 broad categories based upon ownership:

- Volume House builder
- RSL
- Small private builder
- Development company / Real estate agent

- Small land owner
- Large land owner
- Council owned (including EDI)

Figures 13 and 14 show the distribution of Edinburgh’s effective and constrained land supplies according to ownership/control of sites.

The greatest proportion of the five-year effective supply is controlled by the volume house building industry, accounting for over half of all programmed completions. In the case of constrained land, including the long term effective supply programmed beyond year 5, most of the land is held by the landowner. Much of this land is accounted for by Waterfront land at Leith and Granton.

Figure 13: Effective supply by ownership

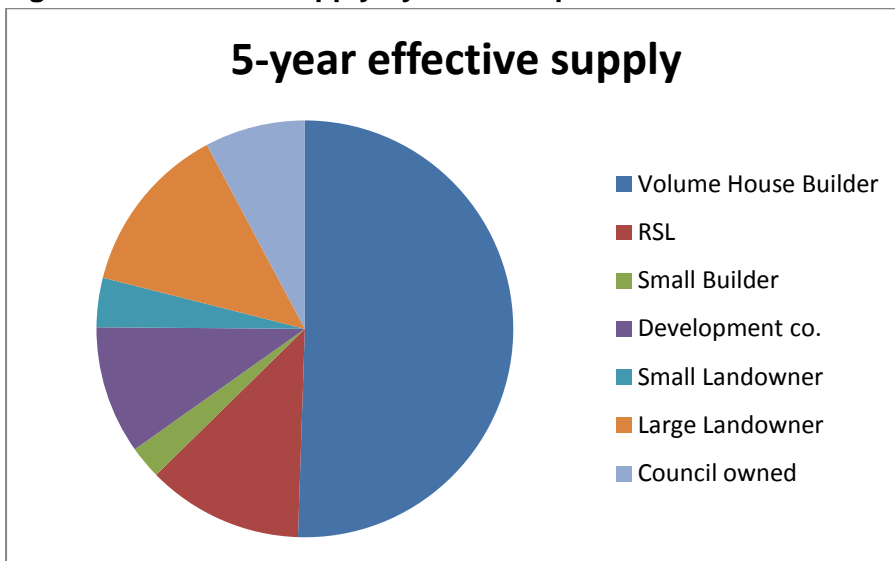
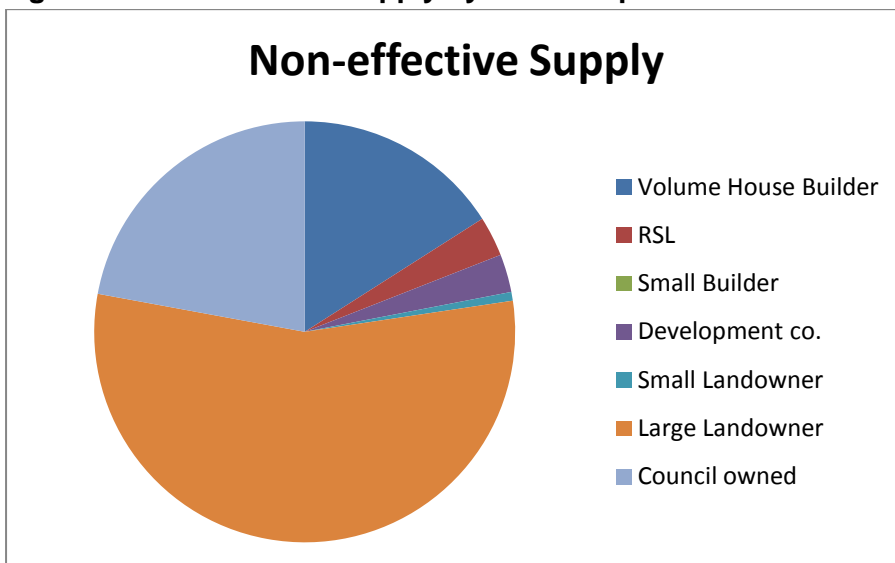


Figure 14: Non-effective supply by ownership



Alternative measure of the effective land supply

The five-year effective land supply is defined as the expected number of completions on all effective sites over the following five-year period (the definition of effective is covered by PAN 2/2010). As such, the contribution to the effective land supply of a particular site is dictated to a large extent by the marketing strategy of the developer in question. It is not such an issue on small sites that can be built out with a year or two as they will be either effective or non-effective. Large sites, however, can be completely clear of any form of planning or physical constraint but if, for marketing or other reasons, a developer intends to limit the pace of development, only a fraction of the site contributes to the effective supply.

PAN 2/2010 paragraph 56 says *“The contribution of any site to the effective land supply is that portion of the **expected** output from the site which can be completed within the five-year period.”* However, Paragraph 55 says *“To assess a site or a portion of a site as being effective, it must be demonstrated that within the five-year period beyond the date of the audit the site **can** be developed for housing.”* These two statements may be seen as contradictory as there is an underlying assumption that what **can** be developed **will** be developed and that sites will be built out at the maximum rate possible. This isn't always the case.

Expected completions will drop (or increase) in reaction to market forces. Assessing the extent of the effective land supply purely on expected completions takes no account of shifts in the economy and market demand. If demand drops, completion rates will decrease lowering the supply of effective land. This then has the seeming contradictory effect of requiring additional land to be identified and allocated.

An alternative to assessing the effective supply according to programmed completions is to estimate the development potential of the land supply; to measure the contribution of a site to the five-year effective land supply according to what **can** be developed rather than what **will** be developed.

Theoretical Maximum

A study of completion rates over the last twenty years revealed that many large sites were developed at up to 200 units in a single year. The average of the fastest developed 20% of all large sites (100+ units) is 110 units per year. A slightly lower figure of 100 units per year is used as a theoretical maximum for assessing the potential of sites to contribute to the effective land supply. Very large sites (500+ units) are assumed to be developed by 2 developers at the same time at the theoretical maximum rate. It is understood that in reality, all sites could not be delivered in parallel at the maximum rates due to market demand and capacity of the house building industry but such considerations need not be taken into account in assessing the capacity of the effective land supply.

Table 5 below shows an assessment of the effective land supply programmed at the theoretical maximum rate against the housing land requirement.

The schedule of sites programmed at the maximum rate is attached as an annex to this report.

Table 5: Housing land requirement and effective land supply (theoretical maximum programme)

| | |
|---|---------------|
| Requirement 2009 to 2019 | 22,300 |
| Completions 2009 to 2015 | 9,266 |
| Requirement 2015 to 2019 | 13,034 |
| Annual Average | 3,259 |
| Requirement 2019 to 2024 | 7,210 |
| Annual Average | 1,442 |
| Requirement 2015 to 2020 | 14,476 |
| Effective land supply (Theoretical Maximum) | 15,601 |
| % Requirement | 108 |

The table demonstrates that if all sites were developed at the maximum rate, the current land supply is sufficient to meet the five-year requirement. There is sufficient land free of planning and physical constraints sufficient for a five-year effective land supply.

Proposed Local Development Plan

The second proposed LDP was submitted to ministers on 29 May 2015 and an examination is currently underway. The proposed plan allocates sufficient land so meet the requirement to 2024 set by the SDP supplementary guidance on housing land. The plan does not specifically allocate land to meet the separate requirements to 2019 and 2019 to 2024, but there are no timing/phasing constraints or conditions on the allocated land preventing development in either period.

Meeting the housing land requirement

Effective land supply

Although the housing land audit only programmes sites for the next 7 years, the programming can be continued to the end of the plan period.

Constrained land

By definition, constrained sites are not programmed within the HLA. However, in many cases, the constraint is to do with market conditions rather than a physical or planning constraint and many constrained sites are expected to contribute to the housing land requirement in the longer term.

Windfall sites

An assessment of the likely impact of additional windfall sites was carried out as part of the housing land study that supported the LDP. Some of the specific sites identified in the windfall study have already become effective and now part of the audit. The windfall assumption has been reassessed accordingly for the period 2015 to 2024.

LDP allocations.

In response to a request for further information from the reporter carrying out the LDP examination, the expected output from LDP allocations has been assessed for the period from 2015.

Table 6 below compares the expected output from all sources of housing land against the housing requirement to 2024.

Table 6. Meeting the LDP Housing Land Requirement

| | 2009- 2019 | 2019- 2024 | 2009- 2024 |
|--|-----------------------|-----------------------|-----------------------|
| Setting the LDP Housing Land Requirement | | | |
| The city of Edinburgh Council Housing Land Requirement | 22,300 | 7,210 | 29,510 |
| 10% to ensure generosity | 2,230 | 721 | 2,951 |
| LDP Housing Land Requirement | 24,530 | 7,931 | 32,461 |
| Meeting the LDP Housing land Requirement | | | |
| Effective Supply | 6,463 | 4,721 | 11,184 |
| Constrained supply coming forward | 0 | 2,324 | 2,324 |
| Housing completions 2009 - 2015 | 9,266 | | 9,266 |
| Windfall* | 2,540 | 1,270 | 3,810 |
| Demolitions | -2,000 | 0 | -2,000 |
| Total Supply from Existing Sources | 16,269 | 8,315 | 24,584 |
| LDP Housing Land Requirement | 24,530 | 7,931 | 32,461 |
| Total Supply from existing sources | 16,269 | 8,315 | 24,584 |
| Target to be met through new LDP allocations | 8,261 | -384 | 7,877 |
| New LDP Allocations | | | |
| New brown field allocations | 221 | 519 | 740 |
| Sites in West Edinburgh Strategic Development Area | 175 | 1,400 | 1,575 |
| Sites in South East Edinburgh Strategic Development Area | 756 | 1,596 | 2,352 |
| Sites elsewhere in the City | 162 | 1,080 | 1,242 |
| Total New LDP Allocations | 1,314 | 4,595 | 5,909 |
| Difference | 6,947 | -4,979 | 1,968 |

The table demonstrates that under current agreed programming, the land supply will be insufficient to meet the requirement. However, if the effective supply is assessed using the theoretical maximum programme assumptions, the requirements could be met for both periods separately and together.

Additional Allocations

In answer to a request for further information from the reporter appointed to the LDP examination, an assessment was made of other sites promoted by representations to the LDP consultation. This assessment examined the impact that allocating the sites would have on the effective land supply and meeting the requirement. The sites were programmed very optimistically with a lead-in time before completions of only two years. This, however, would mean that there would be only two years of completions contributing to the requirement of the first period to 2019. The graphs below show how the addition of extra allocations would impact on meeting the housing land required if assessed against a single requirement period and separate requirements.

The graphs demonstrate that there is sufficient land already allocated to meet the requirement of the entire plan period. However, if the two periods 2009 to 2019 and 2019 to 2024 are treated as separate requirements, even allowing for substantial new allocations, the requirement for first period cannot be met. Further, there would be significant over provision for the second period.

Figure 15a: Assessing the supply against a single requirement

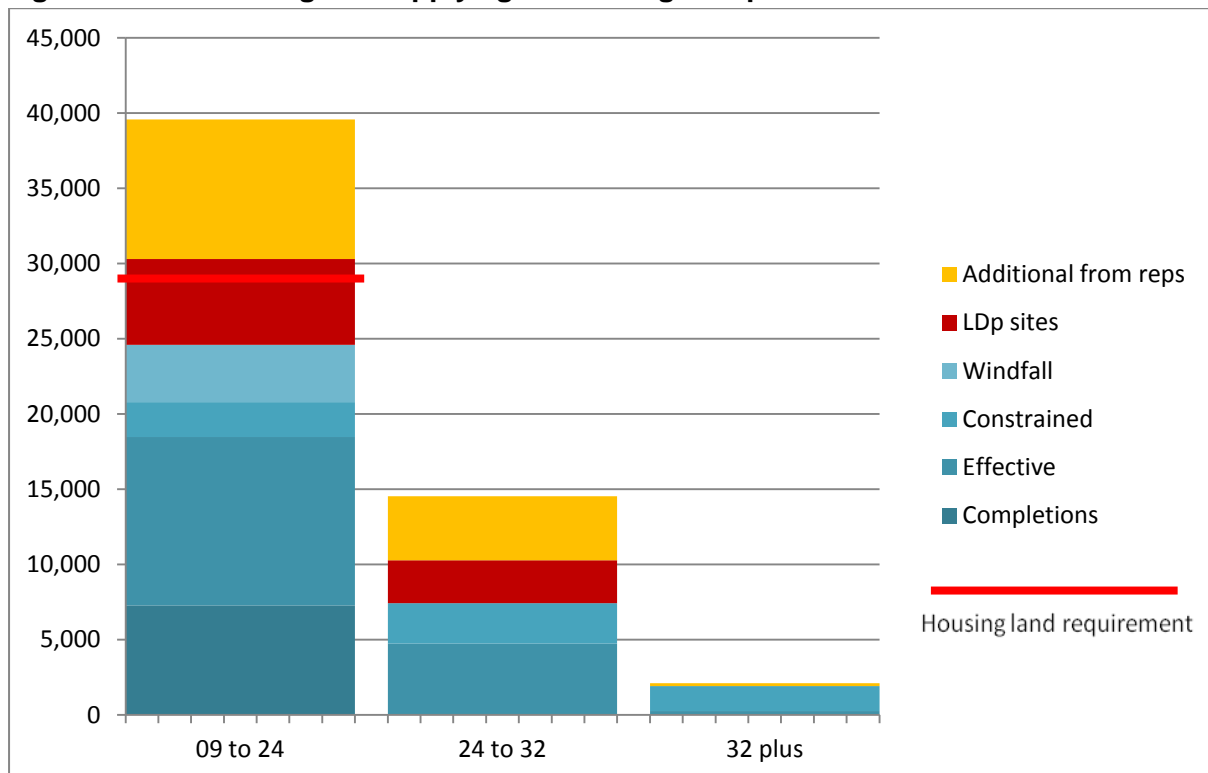
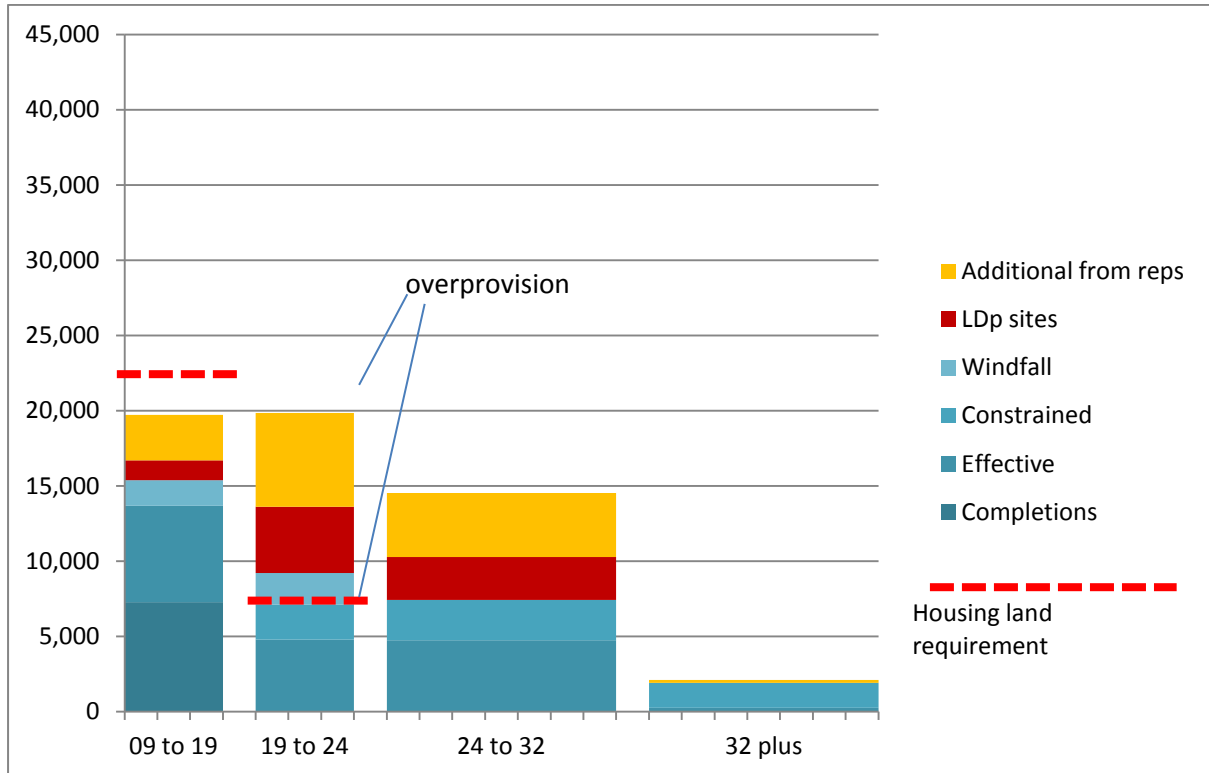


Figure 15b: Assessing the supply against two separate requirements



Planning Committee

10am, Thursday, 3 December 2015

Developer Contributions and Affordable Housing Guidance – finalised version

| | |
|-------------------|-----|
| Item number | 6.1 |
| Report number | |
| Executive/routine | |
| Wards | All |

Executive summary

Following the approval of an update to the Second Proposed Action Programme (May 2015) which accompanies the Proposed Local Development Plan (LDP June 2014), the Council's approach to developer contributions and affordable housing has been revised. The purpose of this report is to seek the Committee's approval of finalised guidance on Developer Contributions and Affordable Housing (Appendix 1) for use in determining planning applications.

Links

| | |
|--------------------------|--|
| Coalition pledges | P2 , P4 , P8 , P15 , P17 , P18 |
| Council outcomes | CO7 , CO8 , CO16 , CO18 , CO19 , CO22 , CO23 |
| Single Outcome Agreement | SO1 , SO2 , SO3 , SO4 |

Developer Contributions and Affordable Housing Guidance – finalised version

Recommendations

- 1.1 It is recommended that the Committee approves finalised Guidance on Developer Contributions and Affordable Housing (Appendix 1) for use in determining planning applications.

Background

- 2.1 The Second Proposed Local Development Plan (LDP June 2014) sets out a new approach to developer contributions and infrastructure provision, linked closely with the second proposed Action Programme. Policies Del 1 (Developer Contributions) and Del 2 (Retrospective Developer Contributions) require developer contributions from any development if:
- it will have a net impact on infrastructure capacity; and
 - it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure.
- 2.2 The second proposed Action Programme sets out the actions required to help mitigate the impact of strategic and planned growth and to deliver the proposals identified within the Plan. To support the new approach, planning guidance on Developer Contributions and Affordable Housing was reviewed in February 2014.
- 2.3 In approving the Second Proposed LDP, in June 2014, Committee noted a requirement to have in place sufficient infrastructure to facilitate the level of housing development set out in the LDP and that the required infrastructure be identified and costed with a budget provision and delivery date identified through the Action Programme. In order to allow for timely delivery of infrastructure, Committee agreed on 2 October 2014 to use the Second Proposed Action Programme in advance of the adoption of the LDP.
- 2.4 An update to the Second Proposed Action Programme was approved by Committee in May 2015. This report also set out an update on strengthened governance arrangements for delivery, costing and financial modelling of actions, and progress on feasibility and early design work.

- 2.5 Following the approval of the update to the Second Proposed Action Programme revised draft guidance on Developer Contributions and Affordable Housing was approved by Committee, in August 2015, for consultation purposes.
- 2.6 The second Proposed LDP was approved by Planning Committee in May 2015 and submitted to the Directorate of Planning and Environmental Appeals (DPEA) for examination in June 2015. The examination is now underway and expected to conclude in February 2016. An update to the Second Proposed Action Programme was approved the Planning Committee in May 2015 and submitted to the DPEA in support of the Plan.
- 2.7 A financial appraisal of the LDP and accompanying Action Programme was reported to Finance & Resources Committee on 29 October 2015. The report sets out the estimated costs associated with the delivery of the LDP with specific regard to transport and education infrastructure requirements and provides an initial estimate of the amount of developer contributions achievable. The report sets out the Council's options for funding infrastructure associated with the LDP.

Main report

Revised guidance on Developer Contributions and Affordable Housing

- 3.1 Following the approval of an update to the Second Proposed Action Programme (May 2015) which accompanies the Proposed Local Development Plan (LDP June 2014), the Council's approach to developer contributions and affordable housing has been revised. Draft revised guidance on Developer Contributions and affordable housing was approved by Committee for consultation in August 2015.

Summary of consultation responses

- 3.2 The consultation ran for 6 weeks between 10 August and 25 September 2015. 33 responses were received to the consultation and are summarised in Appendix 2. A summary of the responses is provided below with the Council's response and proposed changes, if required.

General Developer Contributions Approach

- 3.3 With regards to the general approach to developer contributions (as set out on Page 3 of the guidance in Appendix 1), responses were received on the following topics:
 - use of the policy in advance of the adoption of the LDP;
 - that the guidance should be approved as statutory Supplementary Planning Guidance;
 - the cumulative approach;
 - how infrastructure is funded; and,

- the use of a standard development charge (citywide pot or tariff).

Use of the policy in advance of the adoption of the LDP

- 3.4 The Council has published the Second Proposed LDP and Action programme as its plan-led response to housing development pressures facing the city. The finalised guidance has been prepared to support the revised policy context for funding infrastructure provision set out in the Local Development Plan (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners by the Council. It is therefore appropriate for the Council to provide detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the Development Management Sub-Committee. No change is proposed to the finalised guidance.

Supplementary Planning Guidance

- 3.5 The draft guidance was approved for consultation purposes as non-statutory planning guidance, and consulted upon accordingly. As part of its response to representations on the Second Proposed Local Development Plan, the Council has signalled that it sees merit that, following the adoption of the LDP and approval of the Action Programme, that the Developer Contributions and Affordable Housing Guidance be prepared as Supplementary Guidance. If this is accepted by the Reporter, the guidance will be formally prepared and consulted upon at this stage.

Cumulative approach

- 3.6 Cumulative assessment is supported by Scottish Planning Policy, Circular 3/2012 Planning Obligations and the adopted Strategic Development Plan. The finalised guidance sets out how costs relate to developments. No change is proposed to the finalised guidance.

Funding of Infrastructure

- 3.7 A financial appraisal of the LDP and accompanying Action Programme was reported to the Finance & Resources Committee on the 26th October 2015. The report sets out the estimated costs associated with the delivery of the LDP with specific regard to transport and education infrastructure requirements and the likely amount of developer contributions achievable.
- 3.8 The report also sets out the Council's options for funding infrastructure associated with the LDP, which include those identified by consultees, with the addition of borrowing costs. The Committee agreed the possible funding solutions that may be considered to deliver the infrastructure identified within the Action Programme, and agreed that the Council will engage with the Scottish Government in moving forward with alternative funding sources.

Standard development charge (city wide pot or tariff)

- 3.9 Current legislation in Scotland does not allow for Planning authorities to implement a standard development charge (or a development tariff) to feed in to a citywide pot for infrastructure delivery. However, with the move towards statutory action programming and infrastructure planning through local development plans, an amendment to national policy and legislation is currently being considered.
- 3.10 The Council is engaging with the Scottish Government on the appropriateness of using a standard development charge within Edinburgh. No change is proposed to the finalised guidance.

Education Contributions

- 3.11 With regards to guidance on education contributions, responses were received on the following topics and are summarised in Appendix 2, pages 2-16.
- the use of contribution zones and the two-tier system applying to windfall development;
 - the use of illustrative maps of the contribution zone boundaries;
 - contributions thresholds and exemptions;
 - how housing site capacities are determined;
 - that standard cost of school infrastructure are not set out in the guidance, the inclusion of inflation and contingency, and that a delivery timetable is not provided;
 - that the land costs are too high and the mechanisms for land transfer are not set out by the guidance; and,
 - the principle of unacceptable impact.
- 3.12 The method set out within the guidance for calculating education infrastructure has been amended in response to this consultation. This is now set out pages 4-5 and page 21-26 of the finalised guidance in Appendix 1. The main changes to the guidance are summarised below:

Contribution zones

- 3.13 The contribution zones set out in the draft guidance were developed to deliver the education infrastructure associated with LDP sites and did not assess the impact of all housing land capacity (i.e. windfall development) within the zones. The approach set out within the finalised guidance now takes cognisance of all potential for housing development, assesses the cumulative impact on education infrastructure, using established pupil generation factors, and identifies actions and related costs to mitigate the impact. This approach is city-wide.

- 3.14 The method used to determine the potential for housing development within each contribution zone is set out on pages 21-26 of the guidance in Appendix 1.

Contribution zone boundaries

- 3.15 To ensure that actions are directly linked with the development which requires them, contribution zones are to be based on high school catchment areas associated with areas of cumulative predicted housing development. This meets the test set out in Circular 3/2012 which requires contributions to be related to the development being proposed. A map of the contribution zones is provided on page 21 of the guidance in Appendix 1.

Development thresholds and exemptions

- 3.16 The finalised guidance has been updated (pages 3-5) to reflect that all development which is considered to have (a) a net impact on infrastructure, and (b) where this impact requires to be mitigated will be required to contribute to education infrastructure. The exemptions are purpose built student housing, housing specifically for older people (where occupancy is controlled by a legal agreement) and/or where a proposal will result in less than one new pupil. The reasons for these exemptions are set out in paragraph 3.34 below.

Housing site capacities

- 3.17 The draft guidance assessed the impact of the housing development based on the upper capacities of housing sites set out in the LDP, as per the Education Appraisal (updated September 2014) which accompanies the Local Development Plan. The finalised guidance has been updated to use the housing capacities as set out in the 2015 Housing Land Audit, including the split of houses to flats which has an impact on pupil generation from development. This meets the test set out in Circular 3/2012 which requires contributions to be related in scale and kind to the proposed development.

Inflation, contingency and standard costs of infrastructure

- 3.18 The base capital costs of education infrastructure set out in the draft guidance were uplifted to include estimated inflation up to the point when delivery of the new infrastructure is estimated to be required. This allows the capital cost of education infrastructure to be understood across the lifetime of the project. However it does not take into account the point at which contributions were received.
- 3.19 The finalised guidance has been amended to remove inflation from modelling and to require contributions to be index linked (BCIS). Inflation will continue to be used to model the costs to the Council to deliver education infrastructure to support the LDP. Costs of school infrastructure include contingency set at 7.5%. This provision enables the Council to manage the risk of the developer contributions received not meeting construction costs due to inflation uplift. Revised capital costs of infrastructure are set out on page 24 of the guidance in Appendix 1.

Land Costs

- 3.20 Within Contribution Zones, land costs are included to ensure that the cost of the required land for schools is distributed proportionally across housing sites. Where developers and landowners are required to work together to bring forward development in step with the delivery of school infrastructure, the Council will help facilitate these discussions. Details of land costs are set out on page 24 of the guidance in Appendix 1.

Unacceptable impact of development

- 3.21 Policy Del 1 - Developer Contributions of the LDP outlines that Developer contributions will be required from any development if: a) it will have a net impact on infrastructure capacity; and b) it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure. Development that has a net impact, and cannot be mitigated would have an unacceptable impact on infrastructure and therefore would be contrary to policy Del 1 of the LDP. No change is proposed to the guidance.

Transport and Tram

- 3.22 With regards to guidance on transport contributions, responses were received on the following topics. These responses are summarised in Appendix 2, pages 17-22.

- how the tariff based approach is calculated,
- the extent of the tram contribution zone, and,
- contributions towards major development outwith the Tram Contribution Zone.

- 3.23 In response, the guidance has been amended to take account of consultation comments. This is now set out on pages 7-14 and pages 27-28 of the finalised guidance in Appendix 1. The main changes are summarised below:

Calculating the tariff based approach

- 3.24 The guidance has been updated to specify, in detail, how the tariff-based approach to calculating developer contributions for transport infrastructure improvements identified within the Action Programme has been applied. Page 28 of the guidance in Appendix 1 sets out the costs of the transport actions and how these have been apportioned between development sites.

Tram Contribution Zone

- 3.25 Guidance on tram contributions applies to all new developments requiring planning permission within the defined proximity of the proposed and completed tram lines. A Tram Contribution Zone Map is provided on page 13 of the guidance. In response to consultation comments querying the extent of the contribution zone, the map has been updated to remove sections of tram where the policy currently does not apply, as agreed at Planning Committee 16 May

2013. This removes tram lines to Kirkliston and Granton Square. This will be kept under review.

Major development outwith the tram contribution zone

- 3.26 Major developments, as defined as within scale factor 15 (Table 1 on page 14 of the Guidance) on land outwith the defined zone 3 will be considered in regards to their net impact on transport infrastructure. Where there is a net impact on infrastructure, specifically in relation to trip generation on public transport, and the tram will help to meet or offset this impact, developments may be required to make a contribution to the tram system.

Public Realm

- 3.27 Consultees noted that the process by which priorities are identified for public realm investment is being updated and that until this methodology is complete, strategic public realm contributions will not be pursued. Consultee responses on public realm are summarised in Appendix 2, page 23.

Open Space

- 3.28 Scottish Natural Heritage has requested the guidance be amended to include a requirement setting open space provision in the context of multi-functional green infrastructure. LDP Policy Env 20 Open Space in New Development requires development to include appropriate open space provision and, where the opportunity arises, contribute to Edinburgh's green network. Policy Env 20 adequately covers this requirement. No change is proposed to the finalised guidance.

Affordable housing

- 3.29 With regards guidance on Affordable Housing (Pages 17-18 and pages 29-35 of the guidance in Appendix 1) responses were received on the following topics. Consultee responses on affordable housing are summarised in Appendix 2, page 24-27.

- the use of income thresholds,
- golden share purchase price.

Income thresholds

- 3.30 The Council has set criteria to ensure that the affordable homes meet an identified housing need. Because of high rents and high house prices in Edinburgh, people on average and below average incomes are more likely to experience difficulty in finding suitable, affordable housing and therefore more likely to be in an affordable housing need. No change is proposed to the guidance.

Golden share

3.31 When proposing Golden Share or setting proposed Golden Share values, sales values in the area are taken into account and final values independently assessed to ensure these are representative and affordable. A maximum figure applies across the city, where values vary significantly, so flexibility is required. It should be noted that the majority of Golden Share homes sold to date were priced below the maximum figure. The maximum initial sale value of Golden Share homes (based on average house price) will be reviewed on a twice yearly basis to reflect changes in housing market valuations. Golden share prices for each development are reviewed by the district valuer and the Council to assess the open market value of the homes to ensure they reflect the local market prices. No change is proposed to the guidance.

Inclusions and Exemptions

3.32 A number of inclusions and exemptions were put forward by consultees. In summary these were:

- affordable housing and the private rented sector be excluded from developer contributions;
- student housing should contribute towards education infrastructure; and
- development should contribute towards flood prevention and outdoor sports facilities (playing fields).

Affordable Housing and the Private Rented Sector

3.33 In planning terms, purpose-built affordable and private rented sector accommodation is classed as residential development. Affordable and private rented homes have an impact on services and infrastructure. No change is proposed to the finalised guidance.

Student Housing

3.34 In planning terms purpose-built student accommodation is not classed as residential development. Purpose-built student accommodation does not fall within class 9 or any of the other specified use classes and is regarded as *sui generis*. Individuals living in student accommodation are classified as living in communal establishments, which means that they are excluded from the government's household projections. It is considered that it would be unreasonable to require such developments to fund a need to which they are unrelated. No change is proposed to the finalised guidance.

Flood risk

3.35 Policy Env 21 of the Proposed LDP states that proposals will only be favourably considered if accompanied by a flood risk assessment demonstrating how adequate compensating measures are to be carried out, both on and off the site. These are usually expected to be fully funded by the developer. No change is proposed to the finalised guidance.

Outdoor sports facilities

- 3.36 The loss of sports pitches to development is protected by Policy Env 19 of the Proposed LDP. Policy ENV 19 states that development of sports pitches cannot be justified in principle. However, where proposals which do result in the loss of playing fields are being considered, an alternative playing field, in an equally convenient location, with at least the equivalent sporting value should be provided, or existing provision significantly improved to compensate for the loss. This is expected to be fully funded by the developer. Policy Env 19 adequately covers this requirement. No change is proposed to the finalised guidance.

Retrospective Contributions

- 3.37 Consultees queried the Council's approach to seeking retrospective contributions as set out on page 19 of the guidance. The principle of seeking retrospective contributions in certain circumstances was established in the Edinburgh City Local Plan. It has been applied since the first phase of the tram line was completed in 2014. This policy is in addition to, and in support of, Policy Del 1. It ensures that, where a completed section of the tram network will support a new development, the development will contribute to the cost of constructing that section of the network.
- 3.38 The same principle applies to other high cost infrastructure which has been delivered through borrowing. Planning permission for development on these sites will be granted subject to legal agreements securing contributions. High cost infrastructure may not often be fundable upfront solely by developer contributions. Forward and/or gap funding is likely to be required. The Council may decide to provide this and may need to borrow in order to do so.
- 3.39 The Council's Action Programme and guidance provide details of the contribution amounts and the amount of money borrowed by the Council against future contributions. It is this position that allows the Council to deliver infrastructure in advance of development. No change is proposed to the finalised guidance.

Development viability

- 3.40 The finalised guidance sets out the Council's approach to viability assessments in the Special Considerations section of the guidance on page 19 of the guidance in appendix 1. While viability is considered on a case by case basis, the Council's approach is to assess impact cumulatively and equitably distribute education infrastructure costs. No change is proposed to the finalised guidance.

Payment timings

- 3.41 The Council needs to ensure that contributions are received in good time to allow the necessary infrastructure to be delivered in step with new development. However, the Council appreciates that the timings of payments may have implications in terms of project cash flow and will take this into account in agreeing terms. In the interests of facilitating such discussions, the Council is

updating a Model Legal Agreement. No change is proposed to the finalised guidance.

Review of Guidance

- 3.42 The circumstances in which updates to Contribution Zones will be made are set out in the Audit and Review section of the guidance on page 20. In this regard, updates to the Action Programme, including actions or costs will be reported to Committee on annual basis.
- 3.43 Following the conclusion of the LDP examination, expected in February 2016, the policies and proposals within the plan, the Action Programme and this guidance may require to be updated. Any changes will be reported for approval to both the Planning and the Finance and Resources Committee at this time.

Measures of success

- 4.1 A measure of success is an efficient and effective approach to land use planning, which ensures that new developments are suitably served by supporting infrastructure.

Financial impact

- 5.1 There is no direct negative financial impact arising from the approval of this report. The finalised developer contribution guidance aims to provide clarity to all parties involved in the Section 75 agreement process.
- 5.2 As highlighted in the Financial Assessment approved by Finance & Resources Committee on 26 October 2015, that gross infrastructure costs associated with the predicted housing land requirements within LDP currently are expected to be £296,443,000. Although alternative supplementary income streams are being investigated to reduce the overall net cost to the Council (currently projected at £152,293,000 based on against S.75 developer contribution income of £144,150,000), there will still likely be an overall large funding requirement falling to the Council as a result of infrastructure provision.
- 5.3 It should be noted, that following the outcome of the LDP examination, infrastructure requirements and costs may change. An update on the financial impact will be provided at this stage.
- 5.4 With the exception of £905,000, provided in 2015/16 for feasibility and early design works on likely transport and education infrastructure, no allowance has been provided for this likely future pressure in the current capital programme or within the indicative five year capital plan 2019-2024.

Risk, policy, compliance and governance impact

- 6.1 The risks associated with this area of work are significant in terms of finance, reputation, and performance in relation to the statutory duties of the Council as Planning Authority, Roads Authority and Education Authority.
- 6.2 The Action Programme governance arrangements are designed to minimise all of these risks and ensure compliance. The Action Programme is included in the Council's risk register. Monitoring of progress and risk reporting will be through the Action Programme Board and the Oversight Group. This will provide a clear understanding of progress and whether or not the funding gap, as identified, is being closed.

Equalities impact

- 7.1 No equalities or rights issues have been identified in relation to this report.

Sustainability impact

- 8.1 There are no direct sustainability impacts arising from this report although the ability of the Council to mitigate successfully the impacts arising from the growth of the city is critical to achieving sustainable development. The proposed governance arrangements are seen as a means of managing impact on sustainability.

Consultation and engagement

- 9.1 Draft guidance was published for a period in which interested parties could make representations on the Consultation Hub. The consultation ran for 6 weeks between 10 August and 25 September 2015. 33 responses were received. These included responses from Sarah Boyack MSP, The Scottish Government, SEPA, NHS National Services Scotland, Homes for Scotland, Scottish Property Federation, Spokes, SportScotland, Scottish Natural Heritage and Scottish Water. Responses were received from three community organisations Cramond & Barnton Community Council, Queensferry & District Community Council (QDCC) and the Old Town Association and one member of the public, as well as 19 housing developers, landowners and housing associations. Discussion with relevant Council services and developers with land within the Contribution Zones also took place during the consultation period. A summary of responses to the consultation is provided in Appendix 2.

Background reading/external references

Local Development Plan: Aims & Delivery – [Report to Corporate Policy & Strategy Committee 4 December 2012](#)

Proposed Local Development Plan – [Report to Planning Committee 19 March 2013](#)

Tram Developer Contributions: Application of Policy and Guidance – [Report to Planning Committee 16 May 2013](#)

Developer Contributions and Affordable Housing – finalised version – [Report to Planning Committee 27 February 2014.](#)

Second Proposed Local Development Plan – [Report to Planning Committee 19 June 2014](#) (www.edinburgh.gov.uk/localdevelopmentplan) and [Second Proposed Action Programme](#)

Local Development Plan: Action Programme Update – [Report to Planning Committee 2 October 2014.](#)

Local Development Plan: Submission to Examination – [Report to Planning Committee 14 May 2015](#)

Local Development Plan: Action programme Update – [Report to Planning Committee 14 May 2015](#)

Local Development Plan – Action Programme: Financial Assessment and Next Steps – [Report to Finance and Resources Committee 29 October 2015](#)

Planning Guidance - [Developer Contributions and Affordable Housing](#)

Developer Contributions and Affordable Housing Guidance – [update for consultation](#) 6 August 2015.

Planning Obligations and Good Neighbour Agreements - [Circular 3/2012](#)

John Bury

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Links

Coalition pledges

P2 - Hold the maximum P1 class size ratio at 25 and seek to reduce class sizes in line with Scottish Government recommendations

P4 - Draw up a long term strategic plan to tackle both overcrowding and under use in schools

P8 Make sure the city's people are well-housed,

including encouraging developers to build residential communities, starting with brownfield sites

P18 Complete the tram project in accordance with current plans

P15 - Work with public organisations, private sector and social enterprise to promote Edinburgh to investors

P17 - Continue efforts to develop the city's gap sites and encourage regeneration

P28 - Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the City

P30 - Continue to maintain a sound financial position including long term financial planning

Council outcomes

CO7 Edinburgh draws in new investment in development and regeneration

CO8 Edinburgh's economy creates and sustains job opportunities

CO16 Well-housed – People live in a good quality home that is affordable and meets their needs in a well-managed neighbourhood

CO18 Green – We reduce the local environmental impact of our consumption and production

CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm

CO22 Moving efficiently – Edinburgh has transport system that improves connectivity and is green, healthy and accessible

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community

Single Outcome Agreement

SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all

SO2 Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health

SO3 Edinburgh's children and young people enjoy their childhood and fulfil their potential

SO4 Edinburgh's communities are safer and have

improved physical and social fabric

Appendices

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Appendix 1 – Guidance on Developer Contributions and Affordable Housing – finalised version

Appendix 2 – Summary of Consultation Responses

DEVELOPER CONTRIBUTIONS AND AFFORDABLE HOUSING GUIDANCE

Finalised Version

DECEMBER 2015

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DEVELOPER CONTRIBUTIONS AND AFFORDABLE HOUSING GUIDANCE

Finalised Version

DECEMBER 2015

INTRODUCTION

Who is this guidance for?

This guidance applies to all new development throughout Edinburgh. More detailed guidance on the circumstances in which policies apply is provided in the following sections.

What does it do?

This guidance sets out the contributions that developers will be required to make in order to ensure that necessary mitigation is delivered with new development, and that the housing, economic and mixed use developments listed within the Second Proposed Local Development Plan (June 2014) are timeously delivered.

Relevant Edinburgh City Local Plan (ECLP 2010) Policies:

| | |
|------------------------------------|---|
| Policy Hou 7 – Affordable Housing | Policy Des 3 – Development Design |
| Policy Com 2 – School Contribution | Policy Des 7 – New Pedestrian Routes in the City Centre |
| Policy Tra 2 – Planning Agreements | Policy Ca 1 – The Central Area |
| Policy Tra 3 – Tram Contributions | |

The Rural West Edinburgh Local Plan (2006, altered 2011) Policy Imp 2 Planning Agreements (read in conjunction with Schedule 2 of the Action Plan) sets out equivalent policy provision.

Relevant Second Proposed LDP (June 2014) Policies:

| | |
|--|--|
| Policy Del 1 - Developer Contributions | Policy Del 2 - Retrospective Developer Contributions |
| Policy Des 8 – Public Realm and Landscape Design | Policy Env 18 – Open Space Protection |
| Policy Env 20 – Open Space in New Development | Policy Env 19 – Playing Fields Protection |
| Policy Hou 3 – Private Open Space in Housing Development | Policy Hou 6 – Affordable Housing |

This guidance also refers to contributions towards open space. The relevant local plan policies are interpreted in the Council's Open Space Strategy (2010). This guidance takes account of Circular 3/2012 and other relevant government advice on contributions and legal agreements.

How does it relate to other guidance?

This document is part of a suite of non-statutory planning guidance: *(insert images of suite of guidance documents in final draft)*

GUIDANCE

General Developer Contributions Approach

The Second Proposed Local Development Plan (LDP June 2014) sets out a new approach to developer contributions and infrastructure provision linked closely with the Proposed Action Programme. Local Development Plan Policies Del 1 (Developer Contributions) and Del 2 (Retrospective Developer Contributions) require developer contributions from any development if:

1. It will have a net impact on infrastructure capacity; and
2. It is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure.

Where any development proposal fails to meet Policies Del 1 or Del 2, or any other LDP policy requirements or is likely to give rise to unacceptable impacts, the Council will consider whether a legal agreement can be used to mitigate those impacts or offset any failure in order to comply with policy. However, it should be noted that in cases where it is not possible to do so, planning permission may be refused.

In line with national policy, developer contributions will only be required where they are necessary, proportionate and directly related to the impact(s) of a proposed development.

Action Programme Requirements

The Action Programme sets out actions to help mitigate the impact of strategic and planned growth and to deliver the proposals identified within the Plan. For the proposals listed within the Local Development Plan, contributions will be secured towards actions identified within the Action Programme. These include road and junction improvements, public transport provision, open space and school facilities.

Infrastructure requirements or priorities may be revised through the Action Programme process and the contributions required will reflect this. The Action Programme will be updated annually to take account of any changing circumstances and to include further details, where available, on each action.

Contribution Zones

Where cumulative impacts of development on education or transport infrastructure have been identified, a Contribution Zone has been established. Part 1 and Annex 1 set out methodology for determining Education Contribution Zones, Part 2 and Annex 2 set out the methodology for determining Transport Contribution Zones. Within Contribution Zones, legal agreements will be used to secure developer contributions cumulatively and pro-rata across a wide area.

PART 1 – EDUCATION

General Principle - This guidance applies to all new housing developments requiring planning permission within Edinburgh. Where new development (a) has a net impact on education infrastructure and (b) it is necessary to mitigate that impact; an appropriate contribution will be sought.

Assessing the impact of new housing development

A cumulative assessment of the additional education infrastructure required to support new housing development within the city is being carried out progressively, on a city-wide, area by area basis. This builds on the Local Development Plan Revised Education Appraisal June 2014 (corrected September 2014). This assessment considers the impact of predicted levels of housing development on existing primary and secondary schools taking into account existing education capacity and the growing pressure on the school estate relating to rising school rolls. The methodology for the assessment is set out in **Annex 1**.

Education Contribution Zones

Where cumulative impacts of new housing development on education infrastructure have been identified by the city-wide assessment, an Education Contribution Zone is established. Education Contribution Zones are based on the relevant high school and feeder primary school catchments for each assessment area. The Education Contribution Zones are set out in **Annex 1**.

Within Education Contribution Zones, contributions are collected by the mechanism set out below.

Scheme Principles

- A. Where new housing development (a) has net impact on education infrastructure and (b) it is necessary to mitigate that impact; an appropriate contribution will be sought.
- B. The level of contribution required depends on the following factors:
 1. The Education Contribution Zone within which the site falls (see map and table in Annex 1)
 2. The size of development
 3. The type of development (houses and flats)
- C. Within Contribution Zones, Developer Contributions will not be required:
 - Where a proposal will result in less than one new ND pupil
 - For purpose built student housing
 - For housing built for older people, where occupancy is controlled by a legal agreement.
- D. The level of contribution will be calculated as follows. Using Annex A:
 1. Establish which Contribution Zone the development falls within.
 2. Using the pupil generating factors establish whether the development proposed will be classed as pupil generating, i.e. above 1 ND pupil.

3. Confirm the site has been assessed as being part of the predicted levels of housing development within the zone. If the site has been assessed, move to step 4. If it is a new, or larger, site then see section E.
 4. Generate the developer contribution for size and type (flats / houses) of development.
- E. Where a development is not included within the predicted levels of housing development, the impact on the identified education actions will be assessed.
1. Where a development will result in the requirement for a classroom extension/s or a new school to accommodate pupils generated from the development, it is likely that these additional costs will be required to be borne by the additional site or developer(s). The costs of infrastructure are set out in Annex 1 of this guidance.
 2. Where a development proposal is likely to give rise to an impact on education infrastructure which cannot be mitigated, it should be noted that planning permission may be refused.
 3. The establishment of any proposed new school (both the intended site and catchment area), would be subject to a statutory consultation and could only be implemented following that process, if approved by the Council.
 4. Pre-application discussions should be held with the Council to establish the impact of proposals on education infrastructure and any additional costs arising.
 5. The circumstances in which updates to Contribution Zones will be made are set out in the Audit and Review section of the guidance.

PART 2 – TRANSPORT AND TRAM

Part 2 a - Action Programme Transport Requirements

General Principle - This policy applies to proposals listed in the Second Proposed LDP and shown on the proposals map, or that fall within a Transport Contribution Zone. Where new development (a) has a net impact on transport infrastructure and (b) it is necessary to mitigate that impact; an appropriate contribution will be sought.

Assessing the impact of new development

A cumulative assessment of the additional transport infrastructure required to support new development within the city is set out in the Local Development Plan Transport Appraisal (Addendum June 2014). This assessment considers the impact of predicted levels of development on existing transport infrastructure.

Transport Contribution Zones

Where cumulative impacts of new development on transport infrastructure have been identified by the Transport Appraisal, a Transport Contribution Zone has been established. Within Transport Contribution Zones, legal agreements will be used to secure developer contributions cumulatively and pro-rata across the zone. The Transport Contribution Zones are set out in **Annex 2**.

Within Transport Contribution Zones, contributions are collected by the mechanism set out below.

Scheme Principles

- A. Where new development (a) has a net impact on transport infrastructure and (b) it is necessary to mitigate that impact; an appropriate contribution will be sought.
- B. The level of contribution within Contribution Zones will be calculated as follows:
 - 1. Establish if the development site falls within a Transport Contribution Zone.
 - 2. Confirm the site has been assessed as contributing towards the actions for the relevant zone. If it is a new, or larger, site then see section C.
 - 3. Confirm the contribution for the site.
- C. It is expected that other development will also take place with the Transport Contribution Zones areas and the Council will also seek to accommodate this development where desirable. These proposals will be considered against the policies in the LDP and an assessment will be carried out in terms of their impact on infrastructure.

Part 2b – Outwith Contribution Zones

General Principle - Where new development (a) has a net impact on transport infrastructure and (b) it is necessary to mitigate that impact; an appropriate contribution will be sought. This will be assessed on a case by case basis.

Scheme Principles

- A. The Council will consider the condition and capacity of the road and pedestrian, cycle and public transport network and the existing access arrangements in relation to any proposal. Each application will be considered on its individual merits, taking into account these factors and any identified site specific transport requirements set out in the current Action Programme.
- B. Where a Transport Assessment is necessary this will be used to inform decisions on the need for supporting infrastructure.
- C. The following infrastructure requirements will be used as a checklist to be considered in connection with any development proposal. While it is not exhaustive, this provides a clear starting point for discussions between developers and the Council.

General Transport Requirements

- Whether or not there is a requirement for major improvements it is likely that the surrounding network will require upgrading to accommodate the development proposal.
- The Council has prepared the Edinburgh Street Design Guidance (October 2015). This is consistent with the Scottish Government Policy, *Designing Streets*, which requires local street design guidance to be developed to inform the policy agenda at a local level. The Street Design Guidance sets out a hierarchy of street types seeking to define the type of improvements and quality of improvements expected. A range of new approaches to street design and maintenance will be sought, including provision for improved sustainable urban drainage solutions.

Unless otherwise stated these requirements apply in principle to all development types. The types of improvements required are as follows:-

1. Road Improvements (Carriageway and Footways)

Where new access arrangements are required to service a new development, the Council will seek improvements to footways and carriageways adjacent to the new development. These should be designed as an integral part of the proposals for on-site external space.

2. Traffic Signals

New development often changes travel patterns and can place new demands on the road network. As a result the installation of new traffic signals or controlled pedestrian crossings, or significant upgrading/refurbishment of existing installation, is often required. Exceptionally, minor upgrading or reprogramming will suffice.

3. Traffic Calming Measures

The introduction of new development often generates the need for traffic calming measures, which may include new shared surfaces approaches and more traditional interventions such as speed bumps, pinch points and new signage.

4. Cycle/Pedestrian Routes

Developers are required to provide safe and accessible cycle/pedestrian routes and connections to existing cycle networks/public transport. These may be segregated or on road facilities.

5. Bus Stops/Shelters/Real Time Information/Bus Boarders/Buildouts/Bus Priority

New and upgraded facilities are often required to deal with added demand on public transport created by new development and/or can be a means of offsetting the traffic implications of a development by improving the public transport offer.

6. Car Sharing Scheme

Car sharing schemes such as the City Car Club provide a more sustainable option to individual car ownership and is often required where full parking provision cannot be provided or it is undesirable to do so. The provision of City Car Club spaces or equivalent car sharing scheme along with a contribution towards vehicles is often required.

7. Traffic Regulation Orders (TROs)/Stopping-up Orders

Where the Council needs to promote Orders to facilitate development, developers are required to meet the Council's administration costs in addition to paying for the infrastructure to support the TRO. This could include bollards at a road closures or yellow lines and signage.

Transport Indicative Costs Tables

Indicative table of costs and applicability (prices at February 2009)

The purpose of this table is to provide developers with an indication of the costs involved in meeting the transport infrastructure requirements set out above. The requirements and costs will vary from site to site, and developers are expected to provide and meet, in full, the cost of all external works identified in a Transport Assessment and/or through the planning process. A guarantee cannot be given as to the actual costs arising from the assessment of individual proposals. Early discussion with the Council is encouraged. The tables below set out the costs of specific items of infrastructure for information.

| Table 20 - TRANSPORT REQUIREMENTS | | |
|--|---|--|
| Infrastructure Requirement | Applicability | Cost |
| Road Improvements (Carriageway and Footways) | This requirement will apply in principle to all developments. | The developer will be required to carry out these works. The costs can vary significantly depending on the extent of works and the materials required. |
| Traffic Signals | This requirement will apply in principle to all developments. | The cost will vary depending on what is required. A single pedestrian crossings costs approximately £50,000 whereas signalling a four arm |

| | | |
|--|--|---|
| | | junction costs approximately £250,000. There may also be design costs to be met. |
| Traffic Calming Measures | Where any new development is likely to increase traffic movements on surrounding residential streets this will be a requirement. | The developer will normally be required to provide these improvements. A traffic calming feature costs approximately (road hump or cushion) costs approximately £2000 per feature and they are required at 80 metre intervals. An entrance treatment for a 20mph zone costs £5000. |
| Cycle Routes | This requirement will apply in principle to all developments. | In addition to providing cycle routes/facilities on roads within new developments developers will be required to fund external links to connect with the wider cycle network. The developer will normally be required to provide these improvements. The estimated cost for such works is in the region of £50,000 per kilometre to be provided. |
| City Car Club (or CAR SHARING SCHEME) | This requirement will apply in principle to all developments. | For 3-7 Units £7000 and one parking space on road (prospectively adopted). For 8-15 Units £12,500 and two parking spaces on road (prospectively adopted). For 16-50 Units £18,000 and three parking spaces on road (prospectively adopted). Over 50 units will be individually assessed. City Car Club contributions will entitle the first purchaser of every residential unit to one year's free membership. Office and other commercial development will be individually assessed. |
| Traffic Regulation Orders/Stopping-up Orders | All development potentially | Approximately £2,000 per Order required. |

PART 2c - TRAM

General Principle - Where the proposed tram network will help to address the transport impacts of a development, a contribution will be sought towards its construction and associated public realm works.

This guidance applies to all new developments requiring planning permission within the defined proximity of the proposed tram lines as shown in the plan below, and throughout the city with regard to major (as defined within this guidance) developments.

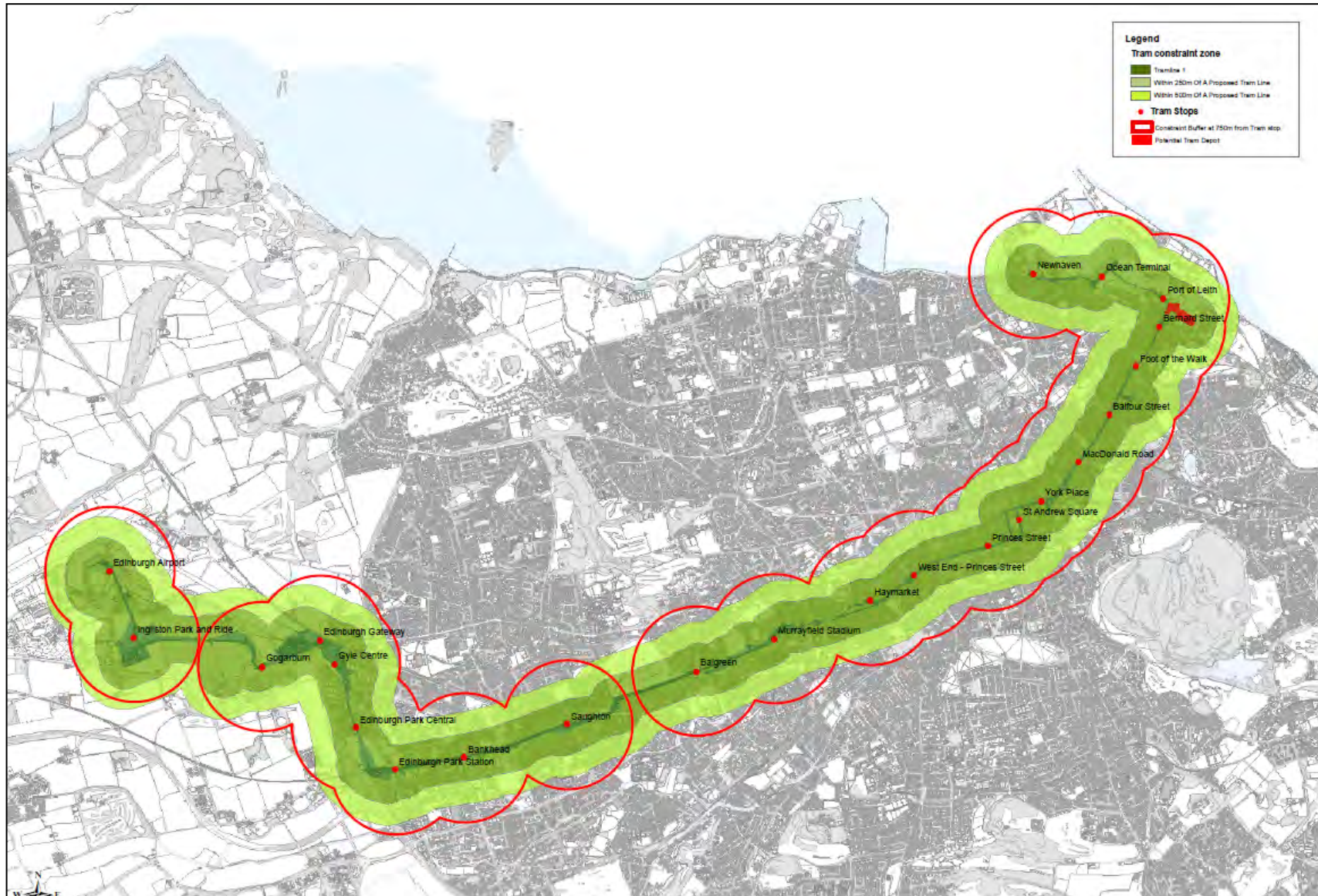
The Council has constructed the tram line and its associated public realm from Edinburgh Airport to York Place. As part of the funding strategy money has been borrowed against future contributions from developers. Given the amount of public money that has been spent and the fact that many developers have already contributed towards the project this approach is considered appropriate. The Council in constructing the tram network has provided a necessary piece of transport infrastructure to allow future development to proceed. LDP Policy Del 2 therefore applies.

Scheme Principles

- A. All developments should make an appropriate contribution towards the construction costs of the tram system and associated public realm to ensure the necessary transport infrastructure is in place in time to take account of the impacts of these new developments in the City.
- B. The level of contribution required depends on the following factors:
 - i. type of development,
 - ii. distance from tram route, and
 - iii. size of development.
- C. The level of contribution will be calculated as follows:
 - i. Firstly, from Table 1 below establish scale-factor (1-15) by type of and size (GEA) of development proposed.
 - ii. Secondly, choose appropriate zone within which the development lies. Determination of the zone will be based on the shortest walking distance between any part of the site and the nearest edge of the constructed tram corridor. If the development lies within different zones, the zone closest to the tram will be used. Sites within 250 metres are Zone 1 and sites lying between 250 metres and 500 metres are Zone 2.
 - iii. Thirdly, those sites based on the shortest walking distance between any part of the site and the nearest part of a tram stop lying between 500 metres and 750 metres are Zone 3. (The Plan below gives an indication of these Zones).
 - iv. Fourthly, using the Zone appropriate to the particular development, move along Table 2 to the column numbered as the scale factor obtained from Table 1. The figure shown is the amount in £'000s to be contributed towards the tram project by that particular development.
 - v. Fifthly, the contribution, once agreed, will be index-linked from the date of agreement until date of payment on the basis of the BCIS All-in Tender Price Index.

- D. Proposals for change of use will also require to be calculated with regard to a potential contribution. This will be based on the tram contribution based on the proposed planning use(s) for the building(s)/land, minus the tram contribution based on the lawful planning use of the existing building(s)/land. Where, the resultant contribution is positive then that will be the contribution that is required to be paid for that development. Changes of use or subdivision falling below the thresholds shown in Table 1 will not normally be expected to provide a contribution.
- E. Where development proposals are in excess of Tables 1 and 2, these tables will be applied on a pro rata basis to calculate the minimum level of contribution required.
- F. Major developments, defined as within scale factor 15 in Table 1, on land outwith the defined zone 3 will also be considered in regards to their net impact on transport infrastructure. Where there is a net impact on infrastructure, specifically in relation to trip generation on public transport, and the tram will help to meet or offset this impact, developments may be required to make a contribution to the tram system. In such cases, the Transport Assessment submitted with the application should address fully the potential role which could be played by tram in absorbing the transport impacts of the development.
- G. The construction of the tram system infrastructure from Edinburgh Airport to York Place was completed in 2014. The Council has borrowed £23 million to fund the construction of the tram system and intends to repay this amount through developer contributions. This guideline will continue to apply in relation to development along the tram route until the amount of borrowing, including costs, highlighted above has been repaid. This provision relates to Phase 1A of the construction of the tram route as shown in the plan below.
- H. Policy Exemptions are as follows:
 - i. Small developments falling below the thresholds shown in the Table will not be expected to provide a contribution unless they are clearly part of a phased development of a larger site. In such cases the Council will seek to agree a pro-rata sum with the applicant.
 - ii. In the event of a developer contributing land towards the development of the tram system, the amount of the contribution required under this mechanism may be reduced. Each application will be considered on its individual merits, taking into account factors such as the value of the land, its condition, and the location of existing and proposed services.

TRAM CONTRIBUTION ZONE MAP



| TABLE 1 - IDENTIFICATION OF SCALE FACTOR | | | | | | | | | | | | | | | |
|---|-------------|-------------|-------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------|
| PROPOSALS BY LAND USE (Gross External Floor Area) | | | | | | | | | | | | | | | |
| scale factor | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| Rebil (sqm) | 250-499 | 500-999 | 1,000-1,499 | 1,500-1,999 | 2,000-2,499 | 2,500-2,999 | 3,000-3,499 | 3,500-3,999 | 4,000-4,499 | 4,500-4,999 | 5,000-5,999 | 6,000-6,999 | 7,000-7,999 | 8,000-8,999 | 9,000+ |
| Offices (sqm) | 250-499 | 500-999 | 1,000-1,499 | 1,500-1,999 | 2,000-2,499 | 2,500-2,999 | 3,000-3,499 | 3,500-3,999 | 4,000-4,499 | 4,500-4,999 | 5,000-5,999 | 6,000-6,999 | 7,000-7,999 | 8,000-8,999 | 9,000+ |
| Residential (units) | 5-19 | 20-34 | 35-69 | 70-104 | 105-139 | 140-174 | 175-209 | 210-244 | 245-279 | 280-314 | 315-349 | 350-384 | 385-419 | 420-459 | 460+ |
| Pubs and Restaurants (sq m) | 100-199 | 200-499 | 500-799 | 800-1,099 | 1,100-1,399 | 1,400-1,699 | 1,700-1,999 | 2,000-2,299 | 2,300-2,599 | 2,600-2,899 | 2,900-3,199 | 3,200-3,499 | 3,500-3,799 | 3,800-4,099 | 4,100+ |
| Business Park (sq m) | 250-499 | 500-999 | 1,000-1,499 | 1,500-1,999 | 2,000-2,499 | 2,500-2,999 | 3,000-3,499 | 3,500-3,999 | 4,000-4,499 | 4,500-4,999 | 5,000-5,999 | 6,000-6,999 | 7,000-7,999 | 8,000-8,999 | 9,000+ |
| Industry (sq m) | 500-999 | 1,000-1,999 | 2,000-2,999 | 3,000-3,999 | 4,000-4,999 | 5,000-5,999 | 6,000-6,999 | 7,000-7,999 | 8,000-8,999 | 9,000-9,999 | 10,000-10,999 | 11,000-11,999 | 12,000-12,999 | 13,000-13,999 | 14,000+ |
| Warehousing (sq m) | 1500-2,999 | 3,000-5,999 | 6,000-8,999 | 9,000-11,999 | 12,000-14,999 | 15,000-17,999 | 18,000-20,999 | 21,000-23,999 | 24,000-26,999 | 27,000-29,999 | 30,000-32,999 | 33,000-35,999 | 36,000-38,999 | 39,000-41,999 | 42,000+ |
| Hotels (bedrooms) | 5-9 | 10-24 | 25-40 | 41-60 | 61-75 | 76-90 | 91-105 | 106-120 | 121-135 | 136-150 | 151-165 | 166-180 | 181-195 | 196-210 | 211+ |
| Hospitals/Residential Institutions (sq m) | 1,000-1,499 | 1,500-2,999 | 3,000-4,499 | 4,500-5,999 | 6,000-7,499 | 7,500-8,999 | 9,000-10,499 | 10,500-11,999 | 12,000-13,499 | 13,500-14,999 | 15,000-16,499 | 16,500-17,999 | 18,000-19,499 | 19,500-20,999 | 21,000+ |
| Non-residential institutions (sq m) | 1,000-1,999 | 2,000-2,999 | 3,000-4,499 | 4,500-5,999 | 6,000-7,499 | 7,500-8,999 | 9,000-10,499 | 10,500-11,999 | 12,000-13,499 | 13,500-14,999 | 15,000-16,499 | 16,500-17,999 | 18,000-19,499 | 19,500-20,999 | 21,000+ |
| Medical/Health Services (sq m) | 200-299 | 300-599 | 600-899 | 900-1,199 | 1,200-1,499 | 1,500-1,799 | 1,800-2,099 | 2,100-2,399 | 2,400-2,699 | 2,700-2,999 | 3,000-3,299 | 3,300-3,599 | 3,600-3,899 | 3,900-4,199 | 4,200+ |
| Multiplexes (sq m) | 250-499 | 500-999 | 1,000-1,499 | 1,500-1,999 | 2,000-2,499 | 2,500-2,999 | 3,000-3,499 | 3,500-3,999 | 4,000-4,499 | 4,500-4,999 | 5,000-5,499 | 5,500-5,999 | 6,000-6,499 | 6,500-6,999 | 7,000+ |
| Other Leisure Uses (sq m) | 1,000-1,499 | 1,500-2,999 | 3,000-4,499 | 4,500-5,999 | 6,000-7,499 | 7,500-8,999 | 9,000-10,499 | 10,500-11,999 | 12,000-13,499 | 13,500-14,999 | 15,000-16,499 | 16,500-17,999 | 18,000-19,499 | 19,500-20,999 | 21,000+ |

Larger Developments will be negotiated separately (The application of these tables on a pro rata basis, will be used as a starting point.)

| TABLE 2 - AMOUNT OF CONTRIBUTION IN £000s | | | | | | | | | | | | | | | |
|---|-------|-------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------|
| scale factors | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| Zone 1 (up to 250m) | 17-45 | 46-91 | 92-137 | 138-183 | 184-230 | 231-274 | 275-322 | 323-368 | 369-414 | 415-461 | 462-507 | 508-553 | 554-599 | 600-645 | 646+ |
| Zone 2 (up to 500m) | 12-33 | 34-68 | 69-102 | 103-137 | 138-172 | 173-206 | 207-231 | 232-276 | 277-310 | 311-345 | 346-380 | 381-414 | 415-449 | 450-484 | 485+ |
| Zone 3 (up to 750m) | 7-22 | 20-34 | 46-68 | 69-91 | 92-114 | 115-137 | 138-160 | 161-183 | 184-206 | 207-230 | 231-253 | 254-276 | 277-299 | 300-322 | 323+ |

*Zones refer to those on appendix 1 plan

Notes

The amount of contribution attributable to any development will depend on the exact size of the development (sqm/number of units, etc). This table provides the range of financial contribution in each scale factor, which relates to the range of development sizes in each scale factor shown in the map in Annex 1. This table is provided to assist in calculating the level of contribution that will be sought. The exact amount will be confirmed during the planning application process.

PART 3 – PUBLIC REALM

General Principle - Where a strategic public realm action has been identified within the Public Realm Strategy, which will help address a deficiency in the public realm requirements of a development, a contribution will be sought towards its construction.

The Edinburgh Public Realm Strategy was approved by the Planning Committee in December 2009. It set out objectives for the delivery of public realm within Edinburgh and identified a list of public realm project priorities.

A new process is being developed which will help set priorities for public realm investment. Projects will be assessed against a limited number of high level criteria to produce a priority list. By setting out the criteria and a simple scoring system, transparency will be ensured. This process also needs to complement the approach used to determine priorities for the footway and carriageway capital programme.

The methodology will be reported to Committee in due course. This Annex will be updated following the approval of the methodology.

Until this methodology is complete and the Public Realm Strategy Updated, strategic public realm contributions will not be pursued. Developments will still be required to provide public realm within their sites and site environs.

PART 4 – OPEN SPACE

General Principle - Where development proposals are unable to deliver any required open space as part of the development, or involve loss of open space, contributions will be sought to deliver improvements off-site.

Open Space – Contributions to Improvements

Local policies set out requirements for provision of open space in new housing development (Policy Hou 3 in the ECLP and LDP) and other development (Policy Os 3 in ECLP, Policy Env 20 in LDP), and identify the limited circumstances in which loss of open space will be permitted (ECLP Policies Os 1 and 2, LDP Policies Env 18 and 19).

The Council's Open Space Strategy sets out analysis and actions which helps interpretation of those policies. Contributions towards the actions identified in the Strategy will be sought where the above requirements for new open space are not to be met fully within a development site or where development involves loss of open space and the relevant policies require off-site enhancement or provision of open space.

Open Space – Ongoing Maintenance

Where development will establish new publicly accessible open space, there should be adequate arrangements for ongoing management and maintenance. These can be:

- Factoring on behalf of the private landowner(s)
- Adoption by the Council

In the case of adoption by the Council, this will result in an additional maintenance burden which the Council will need to pay for using its revenue budget. The Council will only adopt a significant open space if financial contributions towards these ongoing revenue costs are provided.

The cost of this will depend on the size and quality of the open space. Some open space features cost more to maintain per unit area than others. If a developer is interested in transferring an open space to the Council by adoption, early discussion of the landscaping proposals with the relevant Council's service is advised.

PART 5 – AFFORDABLE HOUSING

General Principle - Planning permission for residential development, including conversions, consisting of 12 or more units should include provision for affordable housing amounting to 25% of the total number of units proposed. For proposals of 20 or more dwellings, the provision should normally be on-site. Whenever practical, the affordable housing should be integrated with the market housing. The detail of how developers will be expected to deliver this is provided below:

Affordable Housing Approach

Affordable housing is defined in the practice note in Appendix 1. In all cases planning applications should clearly set out proposed mechanisms for contributing to local affordable housing need.

Where a proposal is fewer than 12 units but is clearly part of a phased development of a larger site which would be subject to an affordable housing requirement, an affordable element will be required at an appropriate stage in the development of the site as a whole.

On-Site/ Off-Site Provision

The affordable element should normally be provided on-site. However, provision may be acceptable on an alternative site where the total number of dwellings is below 20, or where all of the following criteria apply:

- There are exceptional reasons to avoid on-site provision, such as the site being poorly located for affordable provision, where conversions do not lend themselves to affordable provision, or there are other advantages to the Council in accepting off-site provision such as achieving more, higher quality or better-located affordable units elsewhere; and
- An agreed mechanism for delivering the requisite number of affordable units (e.g. through an agreement with a Registered Social Landlord (RSL) at an alternative location elsewhere within the same area of the city is in place; and
- The proposed alternative site makes an equally satisfactory contribution to meeting unmet local housing needs as the principal development site.

Commuted Sums

The payment of commuted sums in lieu of on-site provision will only be acceptable where the total number of dwellings is below 20, or all of the following criteria are met:

- There are exceptional reasons to avoid on-site provision, such as the site being poorly located for affordable provision, where conversions do not lend themselves to affordable provision, where it is evidenced to be unviable or unfeasible or where there are other advantages to the Council in accepting a commuted sum such as achieving more, higher quality or better-located affordable units elsewhere; and
- The Council is confident that that the commuted payments can be spent on providing affordable units within the same area of the city within five years of the payment being made; and
- The proposal is for less than 50 dwellings or is for a conversion.

Housing Mix

The proportion of housing suitable for families with children included within the affordable element should match the proportion of such housing on the wider site and a representative mix of house types and sizes should be provided.

Integration

Social rented housing should be situated close to local amenities, services and public transport. It should be tenure blind and well integrated with housing for sale. Large groupings of the same tenure type should be avoided.

Therefore no more than 0.5 ha of social rented housing should generally be located together.

Further information on the detailed implementation of the Council's affordable housing policy is set out in Annex 1. Among other things, this sets out the priority clients for affordable housing and the calculation of commuted sums.

RETROSPECTIVE CONTRIBUTIONS

Developer contributions will continue to be sought towards the construction of infrastructure identified in the Action Programme, after the construction works are completed and until the associated borrowings have been repaid. The same principle applies to other high cost infrastructure which has been delivered through borrowing.

Where the Council intends to borrow money to deliver infrastructure improvements and then recover, either in part or full, this money through continuing to seek contributions from developers, the details of the amount being borrowed will be identified in the Action Programme.

SPECIAL CONSIDERATIONS

Where it can be demonstrated that there are such abnormally high site preparation costs that addressing the provisions of this guideline threatens the financial viability of developing the site, the requirement to make a contribution towards physical and social infrastructure may be varied or even waived.

Such costs could include remediation of contamination or unusual infrastructure requirements, but not normally the cost of land purchase. It is accepted that for a development to be viable an appropriate site value needs to be achieved by the landowner and an appropriate return for the developer, taking account of market conditions and risk, needs to be achieved. However, developers should take account of the Council's policies in bidding for land. The Council will not accept over-inflated land values as a reason for reducing contribution requirements.

The level of any reduced requirement will be based upon an appraisal of the relevant financial information, which must be made available to the Council. However, if it is not financially viable to meet the requirements of this guideline it may be that the development proposal will be refused.

Alternatively, it may be that in order for development in a particular location to be approved with a lower level of contribution, the scale or intensity of the development itself may have to be reduced, if alternative means of funding necessary infrastructure cannot be identified.

AGREEMENT MECHANICS

The Annexes attached to this guideline provide further advice on the way in which contributions are calculated. Once these requirements are agreed, the timescales for delivery will be agreed between the Council and the applicant. A Section 75 agreement will normally be required, although other arrangements may be made where smaller contributions are to be paid up front.

The Council needs to ensure that contributions are received in good time to allow necessary infrastructure to be delivered in step with new development. However, the Council appreciates that the timings of payments may have implications in terms of project cash flow and will take this into account in agreeing terms. In the interests of facilitating such discussions, the Council has prepared a Model Legal Agreement, which can be downloaded from the Council's website.

It is anticipated that planning applications will be submitted and construction started at varying timescales. Whilst collecting cumulative contributions, the Council may apportion monies received to deliver the infrastructure needed to support the first phases of development on the ground. Developers will be required to demonstrate that a site can proceed in the short term prior to the delivery of other infrastructure projects that the site would be expected to contribute to.

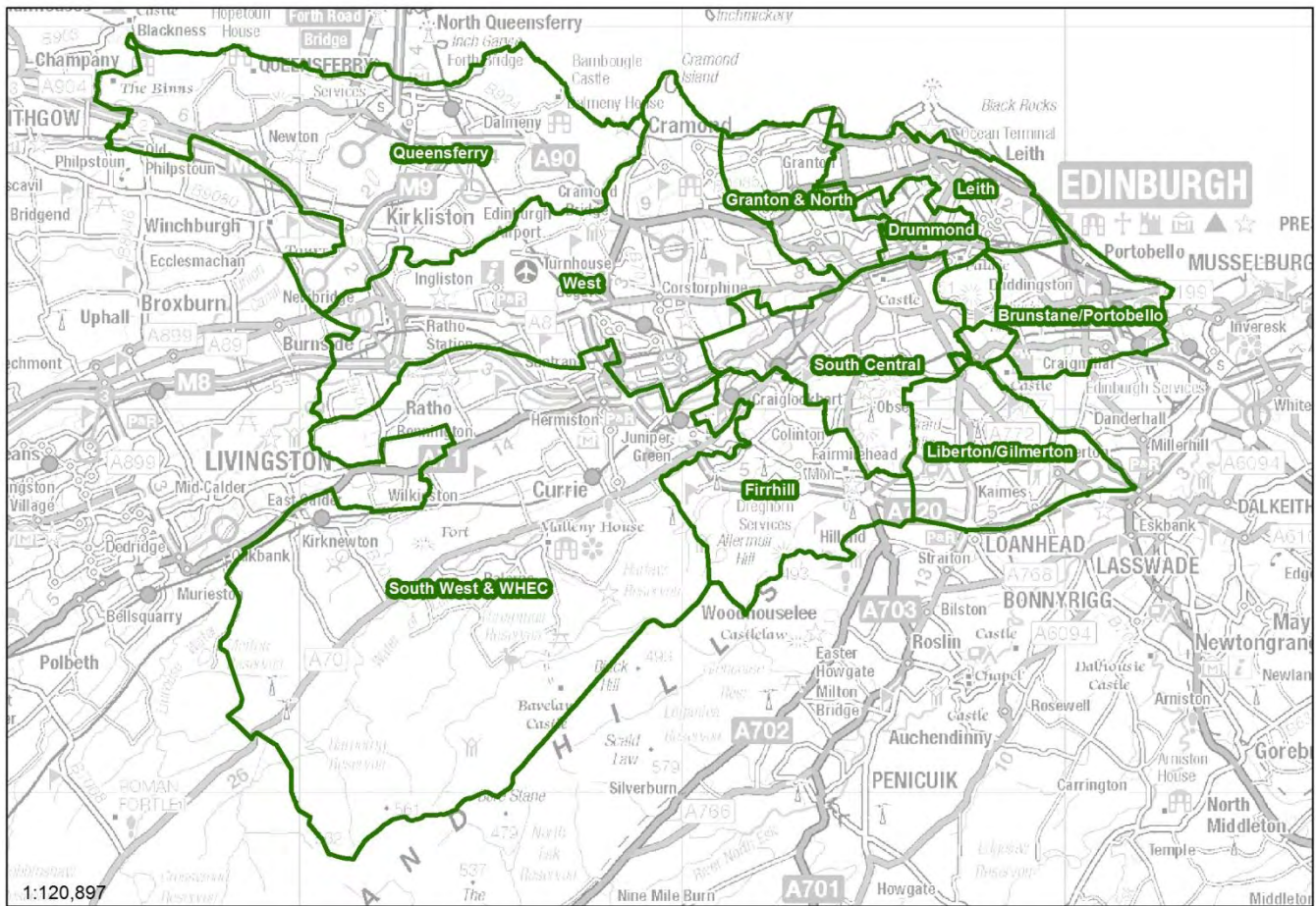
Within Contribution Zones, any remaining contributions will be held and be put towards other actions within the contribution zone that the site lies within as and when required. Future iterations of the Action Programme will provide details of the phasing and delivery of the infrastructure needed to support strategic growth.

AUDIT AND REVIEW PROCEDURES

This guidance will be kept under review and will be revised in the light of any changes to the development plan or the review of the Action Programme, annual Housing Land Audits, affordable housing provision, site-specific transport requirements, the Public Realm Strategy or Open Space Strategy.

In addition, on-going assessment will be carried out to ensure that policies are only applied where it is necessary to do so and revisions to this guidance will be made accordingly. Applicants also have the statutory right to apply to the Council for the modification or discharge of a Section 75 agreement.

ANNEX 1 EDUCATION CONTRIBUTION ZONES



Education Contribution Zone Map

NOTES ON CONTRIBUTION ZONES

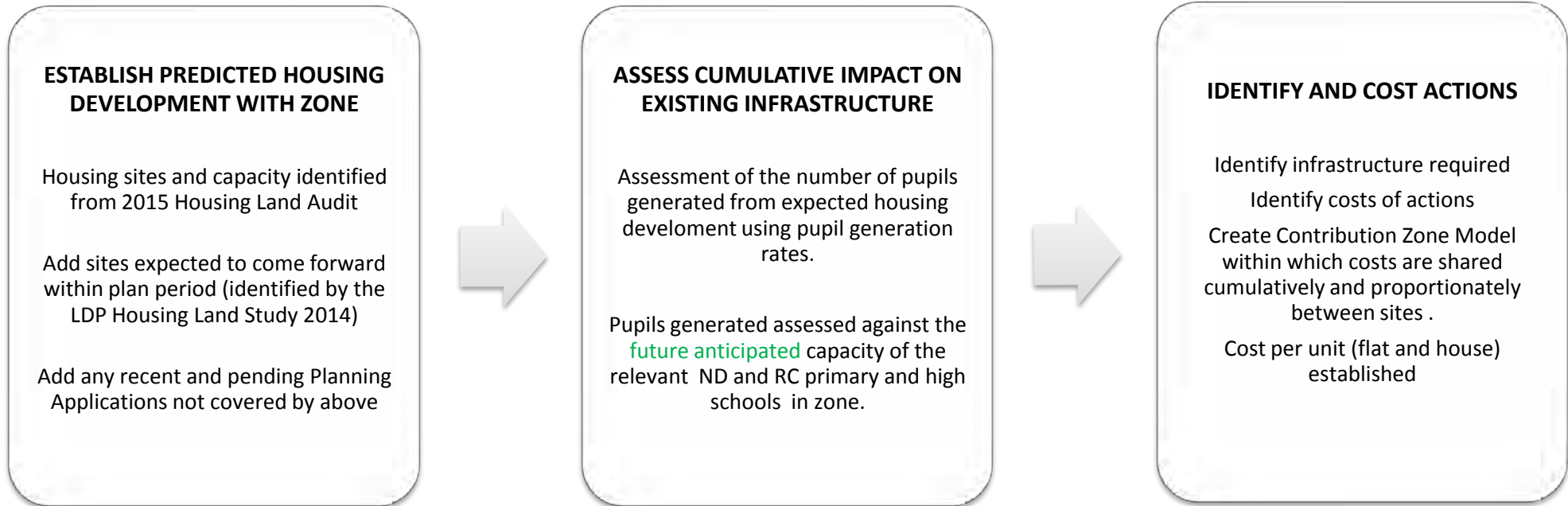
- Contribution Zones are based on the relevant high school and feeder primary school catchments for each assessment area.
- In some cases, a Contribution Zone takes in several high school catchment areas, to allow flexibility in the delivery of actions.
- Contributions towards RC actions are split proportionally between the relevant RC catchment area, as shown below.

APPENDIX 1

| EDUCATION CONTRIBUTION ZONES | | | |
|-------------------------------------|------------------------|---|-----------------------------|
| Zone Name | | ND High Schools Catchment | RC School Catchments |
| 1 | Liberton / Gilmerton | Gracemount, Liberton | Holy Rood |
| 2 | Granton & North | Craigroyston, Broughton | St Augustine's, St Thomas |
| 3 | Leith | Leith Academy, Trinity | Holy Rood |
| 4 | South Central | Boroughmuir, James Gillespie's, Tynecastle | St Thomas of Aquin's |
| 5 | Queensferry | Queensferry | St Augustine's |
| 6 | Brunstane / Portobello | Castlebrae, Portobello | Holy Rood |
| 7 | West | Craigmount, Forrester, Royal High | St Augustine's |
| 8 | South West and WHEC | Balerno, Currie, Wester Hailes Education Centre | St Augustine's |
| 9 | Firhill | Firrhill High School | St Thomas of Aquin's |
| 10 | Drummond | Drummond Community High School | Holy Rood |

| Pupil Generation Rates | | |
|-----------------------------------|-------------|--------------|
| Type of School | Flat | House |
| Non denominational (ND) Primary | 0.06 | 0.26 |
| Non denominational (ND) Secondary | 0.026 | 0.17 |
| Roman Catholic (RC) Primary | 0.01 | 0.04 |
| Roman catholic (RC) Secondary | 0.004 | 0.03 |

Assessing the impact of predicted new housing development on education infrastructure



Education Infrastructure Costings (June 2015)

Notes

- Base capital costs have been uplifted to include 7.5% contingency
- These costs are stated as at Q1 2015 and exclude any provision for future cost inflation.
- Costs will be linked to the BCIS All in Tender Price Index (Forecast) from Q1 2015.
- Land costs (value, remediation and servicing) set at £7.4M per site (3.7 per ha) of which: £1.5M per hectare for land value, £2.2M per hectare for servicing, remediation, access and utilities.

| PROPOSED SECOND LOCAL DEVELOPMENT PLAN | | | | | | | | | | | | | | | | | | |
|---|---|-----------|-----------|--------------------|-----------|------------|-----------|---------|--------|-----------------|--------------------|----------------|--------|---------------|--------------------|------------------|--------------------|--|
| Revised Educational Infrastructure Costings Action Plan Costings as at 30 June 2015 | | | | | | | | | | | | | | | | | | |
| Action Required | Reference Source | Base Date | Area (m2) | Additional for 2's | Area (m2) | Base Cost/ | Base Date | Q1 2015 | Uplift | Current Cost/m2 | Net Current Cost | Abnormal Costs | FF&E | Internal Fees | Total Current Cost | Contingency 7.5% | Total Cost | |
| New Primary School | | | | | | | | | | | | | | | | | | |
| New 21 class primary school and 60/60 nursery | SFT Cost Metric for new Primary Schools | Q2 2012 | 4,900 | 120 | 5,020 | £2,350 | 230 | 257 | 11.74% | £2,626 | £13,181,865 | 0 | 0 | 0 | £13,181,865 | £988,639.89 | £14,170,505 | |
| New 14 class Primary School and 40/40 nursery | SFT Cost Metric for new Primary Schools | Q2 2012 | 3,700 | 120 | 3,820 | £2,350 | 230 | 257 | 11.74% | £2,626 | £10,030,822 | 0 | 0 | 0 | £10,030,822 | £752,311.63 | £10,783,133 | |
| New 13 class Primary School and 40/40 nursery | SFT Cost Metric for new Primary Schools | Q2 2012 | 3,640 | 120 | 3,760 | £2,350 | 230 | 257 | 11.74% | £2,626 | £9,873,270 | 0 | 0 | 0 | £9,873,270 | £740,495.22 | £10,613,765 | |
| New 11 class primary school and 40/40 nursery- | SFT Cost Metric for new Primary Schools | Q2 2012 | 3,520 | 120 | 3,640 | £2,350 | 230 | 257 | 11.74% | £2,626 | £9,558,165 | 0 | 0 | 0 | £9,558,165 | £716,862.39 | £10,275,028 | |
| New 9 class Primary School and 40/40 nursery | SFT Cost Metric for new Primary Schools | Q2 2012 | 2,910 | 120 | 3,030 | £2,350 | 230 | 257 | 11.74% | £2,626 | £7,956,385 | 0 | 0 | 0 | £7,956,385 | £596,728.86 | £8,553,114 | |
| New 7 class Primary School and 30/30 nursery | SFT Cost Metric for new Primary Schools | Q2 2012 | 2,440 | 120 | 2,560 | £2,350 | 230 | 257 | 11.74% | £2,626 | £6,722,226 | 0 | 0 | 0 | £6,722,226 | £504,166.96 | £7,226,393 | |
| Primary School Extension | | | | | | | | | | | | | | | | | | |
| 1 Class Extension | Updated estimated cost based on Rising Rolls Phase 3 | Q1 2015 | | 0 | | | | | | | £325,581 | 0 | 0 | 0 | £325,581 | £24,418.58 | £350,000 | |
| 2 class extension | Updated estimated cost based on Rising Rolls Phase 3 | Q1 2015 | 213 | 0 | 213 | £2,171 | 257 | 257 | 0.00% | £2,171 | £462,505 | 165,742 | 20,000 | 7,853 | £656,100 | £49,207.50 | £705,308 | |
| 3 class extension | Updated estimated cost based on Rising Rolls Phase 3 | Q1 2015 | 276 | 0 | 276 | £2,290 | 257 | 257 | 0.00% | £2,290 | £632,001 | 108,856 | 30,000 | 9,261 | £780,118 | £58,508.88 | £838,627 | |
| 4 class extension | Updated estimated cost based on Rising Rolls Phase 3 | Q1 2015 | 412 | 0 | 412 | £2,006 | 257 | 257 | 0.00% | £2,006 | £826,447 | 100,702 | 40,000 | 11,589 | £978,738 | £73,405.37 | £1,052,144 | |
| Secondary School Requirements | | | | | | | | | | | | | | | | | | |
| Additional capacity @ 10m2 per pupil | Cost plan for 1,160m2 extension to Liberton (Option 2b) | Q3 2014 | 10 | 0 | 10 | £2,864 | 248 | 257 | 3.63% | £2,968 | £29,679 | 0 | 0 | 0 | £29,679 | £2,225.95 | £31,905 | |
| Land Requirements for new primary schools | | | | | | | | | | | | | | | | | | |
| Two hectare, cleared and remediated with service | | | | | | | | | | | | | | | | | £7,414,150 | |

Education Contribution Zone – Cost Model

Assessment Area **Example**

| Actions | Cost | Infrastructure Required |
|---------------------------|-----------------------|--|
| ND Primary Contribution | £15,714,439.85 | 21 Class Primary School, 3 class extension, 2 class extension |
| Land Cost | £7,414,150.00 | Two he care cleared and remeadiated site with service connection |
| RC Primary Contribution | £705,307.51 | 2 class extension |
| Land Cost | £0.00 | Not required |
| ND Secondary Contribution | £13,296,350.97 | Extension for 448 pupils |
| Land Cost | £0.00 | Not required |
| RC Secondary Contribution | £2,285,307.51 | Extension for 77 pupils |
| Land cost | £0.00 | Not required |
| Total | £39,415,558.65 | |

EXAMPLE

| Sites | Capacity | House Ratio | Flats | Houses |
|--------------------|-------------|-------------|-------------|-------------|
| Example site 1 | 2000 | 0.8 | 400 | 1600 |
| Example site 2 | 600 | 0.8 | 480 | 120 |
| Example site 3 | 700 | 0.2 | 140 | 560 |
| Example site 4 | 400 | 0.2 | 80 | 320 |
| Total units | 3700 | | 1100 | 2600 |

| | Total | ND Primary Contribution | RC Primary Contribution | ND Secondary Contribution | RC Secondary Contribution | Total per unit | Check |
|--------------|-------------|-------------------------|-------------------------|---------------------------|---------------------------|-------------------|-----------------------|
| Flats | 1100 | £1,870.24 | £61.33 | £734.61 | £110.94 | £2,777.11 | £3,054,820.87 |
| Houses | 2600 | £8,104.36 | £245.32 | £4,803.19 | £832.03 | £13,984.90 | £36,360,737.77 |
| Total | 3700 | | | | | | £39,415,558.65 |

£10,652.85per unit

| | | |
|----------------|-----|------------|
| Example site 1 | | |
| Flats | 0 | £0 |
| Houses | 100 | £1,398,490 |

LDP Action Programme May 2015 Education Infrastructure

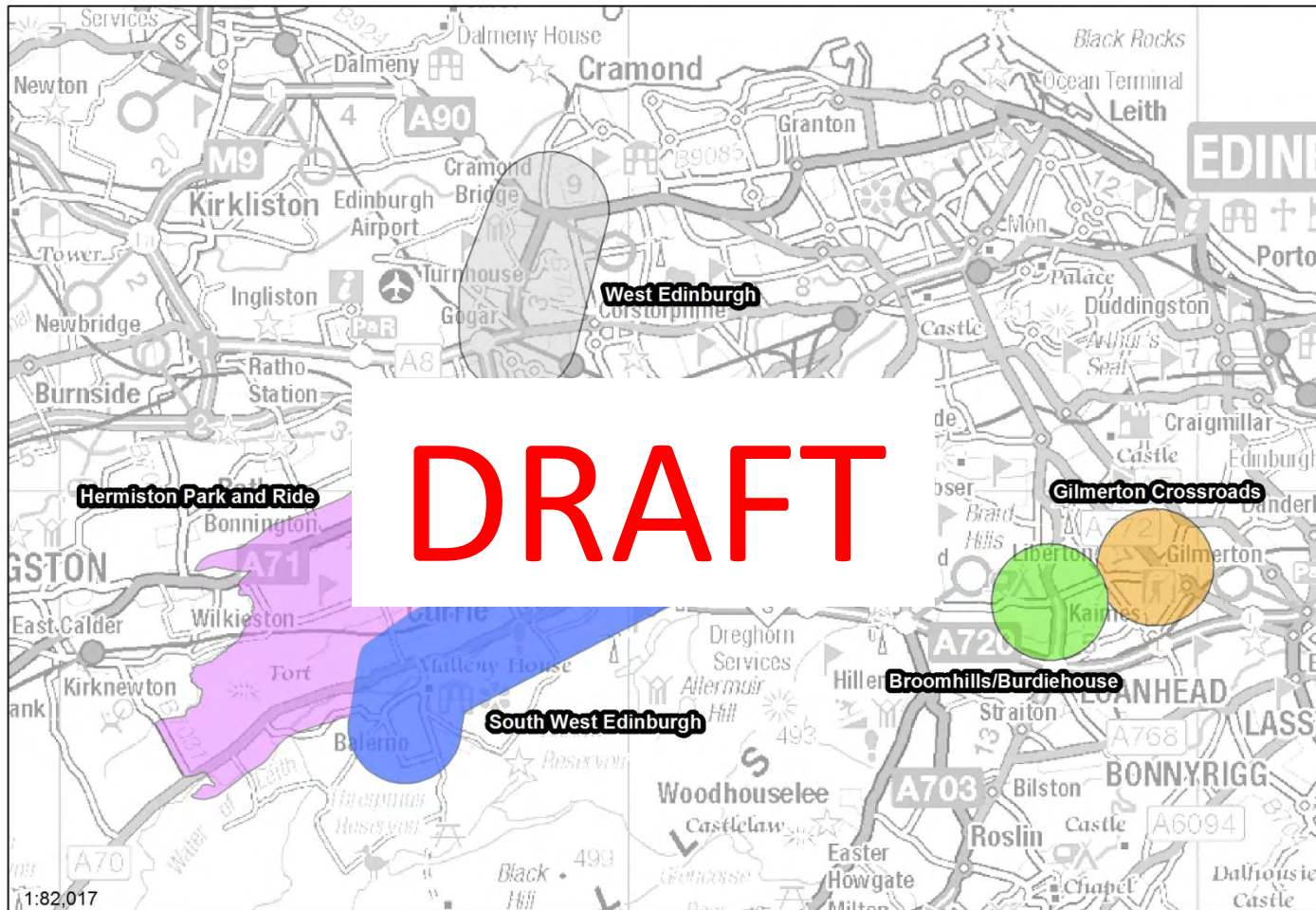
DRAFT Delivery

| LDP Action Programme (May 2015) | Delivery |
|---|-----------|
| New 7 class Primary School and 30/30 nursery - Gilmerton | June 2018 |
| 1 Class Extension to St John Vianney RC Primary School | June 2018 |
| 4 class extension (including 1 GP space) to Gylemuir Primary School | June 2019 |
| New 9 class Primary School and 40/40 nursery - Broomhills | June 2019 |
| 3 Class Extension to St Catherine's RC Primary School | June 2019 |
| Additional capacity in Liberton or Gracemount High School - 260 pupils | June 2019 |
| 2 class extension at Newcraighall Primary School | June 2019 |
| 5 class extension at Currie Primary School | June 2019 |
| 3 class extension to Hillwood Primary School | June 2020 |
| New 21 class primary school and 60/60 nursery - Maybury | June 2021 |
| 2 class extension to Fox Covert RC Primary School | June 2021 |
| Additional capacity in Royal High, Craigmount or Forrester High School - 441 pupils | June 2021 |
| Additional capacity at St Augustine's RC High School - 77 pupils | June 2021 |
| New 14 class primary school and 40/40 nursery- Builyeon Road | June 2021 |
| 2 class extension to St Margaret's RC Primary School | June 2021 |
| Additional capacity in Queensferry High School - 232 pupils | June 2021 |
| Additional capacity in St Augustine's RC High School - 17 pupils | June 2021 |
| New 14 class Primary School and 40/40 nursery - Brunstane | June 2022 |
| Additional capacity in Castlebrae High School - 255 pupils | June 2022 |

Notes

- This is the current anticipated programme, as set out in the LDP Action Programme (May 2015). This may be revised following the completion of the LDP examination.
- For purposes of above, new infrastructure is estimated to be required at the point 30% of expected pupils are generated. Delivery of education infrastructure is based on 2015 Housing Land Audit programming of development.
- This is a draft programme and is likely to change based a) the update to Contribution Zones set out in this guidance and b) on actual housing delivery.

Annex 2 Transport Contribution Zones Transport Contribution Zone Map



TRANSPORT CONTRIBUTION ZONES

| | |
|-------------------------------|--|
| • Barnton / Maybury Junctions | • Hermiston Park & Ride |
| • Broomhills Crossroads | • Leith waterfront (under preparation) |
| • Gilmerton Crossroads | • Granton waterfront (under preparation) |
| • Gillespie Crossroads | |

Transport Contribution Zone Requirements

| | | | |
|--|-----------------------|----------------|---------------------|
| BARNTON / MAYBURY | | | |
| Total units 3700 | | | |
| Joint Traffic Signal Action (3) | | | |
| Maybury Junction | | | £1,500,000 |
| Craigs Rd/Maybury Rd | | | £500,000 |
| Barnton | | | £500,000 |
| Total | | | £2,500,000 |
| Site | Capacities | % share | Contribution |
| Maybury | 2,000 | 77% | £1,899,832 |
| Cammo | 700 | 23% | £600,168 |
| BROOMHILLS JUNCTION | | | |
| Total units 675 | | | |
| MOVA | | | £500,000 |
| Site | Capacities | % share | Contribution |
| Broomhills | 633 | 63% | £375,000 |
| Burdiehouse | 211 | 37% | £125,000 |
| GILLESPIE CROSSROADS | | | |
| MOVA | | | £500,000 |
| Site | Capacities | % share | Contribution |
| Newmills Rd | 245 | 74% | £368,976 |
| Curriehill Rd | 70 | 28% | £140,000 |
| Riccarton Mains Rd | 17 | 7% | £34,000 |
| GILMERTON CROSSROADS | | | |
| MOVA | | | £500,000 |
| Site | Capacities | % share | Contribution |
| Gilmerton Dykes Road | 61 | 7% | £36,483 |
| Gilmerton Station Rd | 600 | 72% | £358,852 |
| The Drum | 175 | 21% | £104,665 |
| HERMISTON PARK AND RIDE | | | |
| All sites | £1000 per unit | | |

Notes

- Unit numbers updated as per 2015 Housing Land Audit, planning applications or appeal decisions.

ANNEX 3 –Affordable Housing

This practice note is not planning guidance but it provides further information explaining how the policy and guidance is implemented by the Services for Communities Department. It should be read in conjunction with the policy and guidance and the Scottish Government circular Planning Advice Note (PAN) 2/2010 on Affordable Housing.

Contents:

- 1) Requirements, aims & objectives of the Affordable Housing Policy (AHP)
- 2) On-site affordable housing provision
- 3) Nine types of affordable housing tenure
- 4) Three flexibilities within the policy – Commuted Sums, Off-site land and Unsubsidised affordable housing tenures
- 5) Five considerations: tenure blind requirement, availability of public subsidy, viability, land valuations & AHP for major developments
- 6) Priority clients
- 7) Contact Details

SECTION 1 - Requirements, aims and objectives of the AHP:

- The main requirement of the AHP is that applicants are required to provide land to the Council or a third party of the Council's choice, (normally a Registered Social Landlord / RSL).
- This land ought to be sufficient to provide 25% of the residential units contained within the application
- By convention in Edinburgh, such land transfers will be transacted for no monetary or other consideration
- Land is secured in a Section 75 legal agreement. Edinburgh has a Model Legal Agreement which outlines the standard terms, conditions and trigger points for this land transfer
- It is the Council's stated preference that the affordable housing contribution should be made on-site, in whole or in part. This is in the interests of meeting identified affordable housing needs and developing mixed, sustainable communities in the city
- Without the affordable housing policy, there would be a significant restriction on the amount of land that was available for RSLs to deliver affordable housing

There are three other flexible alternatives to on-site land provision.

- the delivery of unsubsidised affordable housing units on-site;
- providing the Council with a plot of off-site land;
- Or making payment of a commuted sum in lieu of on-site affordable housing

There are conditions and restrictions on how these three flexible options may be agreed, and the circumstances in which they may be acceptable. The procedures for these options are contained in Section 4. Council officials will be happy to discuss these with you should you wish your site to be considered for such an arrangement.

SECTION 2 - On-site affordable housing:

On-site affordable housing is the Council's stated preference for the delivery of any given affordable housing contribution. This will typically involve either:

- 1) A land transfer for no monetary or other consideration. The land must be capable of providing at least 25% of the proposed residential units. It will be transferred to the Council

or a third party nominated by the Council for no monetary or other consideration. The land will be serviced land. The trigger points for the land transfer will be clearly laid out in a Section 75 Agreement. The Council's model agreement anticipates the land transfer will take place before 30% of the market units are completed (to ensure the affordable housing is not back-loaded). To satisfy the test of acting reasonably, there is a time limit of 60 months for the Council to agree contracts for the delivery of the affordable housing, on a "use it or lose it" basis. If, within this timescale, the Council cannot arrange for delivery on-site (or for an alternative flexible affordable housing solution to be agreed with the developer, all parties acting reasonably) the land will revert to the applicant as land for market housing.

- 2) Delivery of on-site unsubsidised units. There are a range of unsubsidised affordable housing tenures, which all meet an identified affordable housing need in Edinburgh. Rather than gifting land for no monetary consideration, the developer may build out the units, and will be free to rent or sell them. The price and tenure of the units will be governed by a Deed of Conditions, which is agreed by both the developer and the Council within the Section 75 legal agreement. There is more information on each tenure type in the next section and the Council would encourage applicants to meet with officials at the earliest opportunity to discuss these arrangements in detail to help find the most suitable solution for both parties, on a case-by-case basis.

SECTION 3 - Tenure Types:

There is a broad range of approved affordable housing tenures. These are contained within Scottish Government Circular PAN 2/2010 paragraph 5 (or such future updated equivalent documents, as guidance may be updated from time to time).

The Council encourages applicants to meet with officials at the earliest opportunity to discuss the most suitable affordable housing contribution for their site.

Currently affordable housing of all tenures, types and sizes is required in Edinburgh, according to the Housing Need & Demand Assessment. Any affordable housing contribution must clearly meet an identified affordable housing need. City of Edinburgh Council officers will be happy to discuss the range of needs that can be met through the use of different tenures to making an affordable housing contribution.

The Nine Approved Tenure types:

Social Rent

Housing provided at an affordable rent and usually managed locally by an RSL such as a Housing Association, Housing Co-operative, local authority or other housing body regulated by the Scottish Housing Regulator.

Mid Market Rent (MMR)

Private rented accommodation, subsidised, available at rents below market rent levels in the city, usually around 80% of Local Housing Allowance (LHA) levels, and which may be provided either over the medium or long term.

Intermediate Rent (Unsubsidised MMR)

Private rented accommodation, unsubsidised, available at rents below market rent levels in the city (ie at a point below 100% of LHA) and which may be provided either over the medium or long term.

To provide certainty for developers and to allow for meaningful viability appraisals to take place, whilst ensuring such proposed developments meet an affordable housing need at the point where planning consent is issued, the Council is willing to agree to set rent levels using the LHA figures on the date of the appraisal, even though the LHA figure is recalculated and changed monthly.

Subsidised Low Cost Home Ownership (1) Shared Equity

The owner pays for the majority share in the property with an RSL, local authority or Scottish Government holding the remaining share under a shared equity agreement. Unlike shared ownership, the owner pays no rent and owns the property outright.

Subsidised Low Cost Home Ownership (2) Shared Ownership

The owner purchases part of the dwelling and pays an occupancy payment to a RSL on the remainder.

Subsidised Low Cost Home Ownership (3) Discount Sale (subsidised)

A subsidised dwelling sold at an affordable level (calculated as 3.5 times median income levels in the city at the time the property is first advertised on the housing market). Discounted serviced plots for self build can contribute. A legal agreement can be used to ensure that subsequent buyers are also eligible buyers

Unsubsidised LCHO (1) Discount Sale

A dwelling without public subsidy sold at an affordable level.

This is defined and calculated as 3.5 times median income levels in the city at the time the property is first advertised on the housing market.

A Deed of Conditions will be attached to the missives in order to maintain the house as an affordable unit to subsequent purchasers. Edinburgh has developed this type of tenure (and the required Deed of Conditions) in the past. The conditions are agreed and codified between the developer and the Council within the Section 75 agreement. They include the following:

- Eligible purchasers must not earn more than the median income level in the city. The Council sources this data annually from Scottish Government (CACI).
- Current updated figures are available from affordable.housing@edinburgh.gov.uk
- A Maximum Disposal Price (MDP) is fixed for the property through the formula 3.5 times the average income level in the city at the time the property is first advertised on the market. In 2013 this was currently £136,735 (3.5 x £39,067).
- Developers and subsequent purchasers may not accept a figure higher than the MDP for the property, though they are at liberty to accept a lower figure.
- The property must be advertised to the majority of the Edinburgh market (currently through advertising on ESPC), for a period of a year and a day. If following this period an eligible purchaser has not been found (all parties acting reasonably) the property may revert to being a market housing unit.
- The eligible purchaser must live in the property as their sole residence and may not let or sublet the property. Proof of identity plus the previous three bank statements and payslips will be required to prove eligibility status.
- As no public subsidy is involved, there are no additional restrictions on the building sizes or standards of Discount Sale units.

Unsubsidised LCHO (2) Golden Share

Similar to Discount Sale, except with different criteria around pricing and eligibility:

The purchase price is set at 80% of market value in perpetuity, the market value being set by an independent or district valuer to the satisfaction of the Council. The purchase price should not exceed £214,796, the average property price in Edinburgh. Purchasers must be able to evidence local connection and an inability to finance the purchase of the full market value of the property.

Unsubsidised LCHO (3) Unsubsidised Shared Equity

The owner purchases part of the dwelling, usually 60 to 80% of value, with the remaining stake held by a developer.

The maximum price paid for the purchaser's stake must not exceed 3.5 times the average income level in the city (a maximum purchase price of £136,735). –).

The property may therefore be valued anywhere up to £227,891 (in which case the £136,735 purchase price would give the purchaser a 60% stake in the property).

SECTION 4 - Flexibilities & How they work procedurally:

Where on-site, subsidised affordable housing is not viable or feasible there are three other possibilities which may be explored i.e. unsubsidised affordable housing tenures, off-site land provision, and commuted sum payments.

Unsubsidised on-site affordable housing – see above sections on Golden Share and Unsubsidised Shared Equity. The Council is happy to discuss delivery options.

Off-site land provision (wording as agreed in Planning Committee report 6 August 2009)

When an application proposes off-site affordable housing provision, it must be demonstrated that the alternative location:

- is a location where housing is supported in principle
- is capable of delivering more than the number of affordable units required on the principal site (usually 25% of the total)
- is delivered to the Council, or directly to an RSL at no consideration, quicker than the affordable housing would have been delivered if located on-site, and typically no later than when the first building or demolition works take place on the principal site; and
- is within an area where there is not already a concentration of social rented accommodation

A concentration of affordable housing would be present where there is a locality with more than 50% of the housing as social-rented tenure, including localities where the introduction of the proposed off-site arrangement would create more than 50% social-rented tenure within the locality area.

A locality area is normally the datazone within which the alternative site is found and the adjoining datazones. Datazones are the key small-area statistical geography in Scotland. Datazones are compiled by the Scottish Neighbourhood Statistics (SNS) Department of the Scottish Government.

The affordable housing clauses within the Section 75 legal agreement will be discharged immediately upon the transfer of title of the off-site location by a Developer to the Council (or an RSL).

A primary consideration within this approach is to ensure the AHP contributes to the Council's commitment to create mixed, sustainable communities.

Commuted Sums (wording as agreed in Planning Committee report 13 May 2010)

Commuted sums may be considered for local developments and, where justified, in exceptional cases may be considered for major developments.

The commuted sum is a financial sum, paid by a developer to the Council.

The commuted sum is paid in lieu of serviceable land which would have been delivered to the Council or to an RSL nominated by the Council for the purpose of developing affordable housing.

The principal site should be valued assuming it benefits from planning permission, it is serviceable, there is no affordable housing contribution to be made and there is no commuted sum payable.

The land value per unit should be derived by dividing the land value by the total number of units proposed on the site.

The affordable housing contribution should be calculated by applying the AHP percentage (i.e. 25%) to the total number of units proposed.

The commuted sum should be arrived at by multiplying the land value per unit by the number of affordable housing units required.

The Council rounds down the number of affordable housing units required to the nearest lower whole number of units when those units are provided on-site. However, for the commuted sum formula the Council employs a direct percentage calculation in order to reflect the precise affordable housing contribution generated by the application.

For example, a 15 unit proposal would generate a 3 unit contribution on-site or a 3.75 unit (15/4) contribution if a commuted sum is agreed. In practice, in this example, the developer would pay 3.75 x agreed land value per unit. Land value would be based on a DV Independent valuation.

The commuted sum is expected to be paid upon signing the Section 75 legal agreement thereby delivering more affordable housing more quickly than if on the principal site..

SECTION 5 - Five considerations associated with on-site affordable housing:

1) “Tenure blind” requirement: In the interests of delivering mixed, sustainable communities the AHP units will be expected to be identical in appearance to the market housing units, an approach often described as “tenure blind”.

2) Availability of subsidy: Availability of subsidy will be a key determining factor around the eventual tenure mix. Given that subsidy arrangements are considered annually, but a planning consent is typically between 2 and 5 years, the Council prefers to set at planning stage and within Section 75 agreements that 25% of the residential units in the application will be of approved affordable housing tenures, with the precise tenure mix to be determined at the delivery stage. This is acceptable in policy terms and allows for viability, financial and deliverability considerations to be fully taken into account. There are a range of unsubsidised tenures which have been developed in Edinburgh in the event that public subsidy is not available.

There has been a long-held aspiration that, where sufficient public subsidy is available, there will be a majority of social rented units within the AHP contribution, and where possible an aspirational mix of 70:30 should be achieved between social rented units and other approved affordable housing tenures

Developers should note that the provision of subsidy is not guaranteed, and where subsidy is not available, the policy's requirement to deliver affordable housing remains.

- 3) Viability considerations: There are two types of viability consideration taken into account when discussing on-site affordable housing contributions.
 - i) Viability for the Council / RSL – The developer and RSL may calculate the construction price equivalent (excluding land) for a tenure blind 2 bed property if delivered on-site using the same materials & construction techniques as the market housing units proposed.
 - ii) If the construction cost calculated is a sum more than 3.5 times average income levels (which is sometimes the case in conservation areas where external materials are more costly), then by definition such on-site units could not be described as affordable which acts as a justification to explore one of the three other flexible approaches to AHP: off-site land, a commuted sum payment, or development of unsubsidised affordable housing.
 - iii) Viability for the developer / open book – If a developer wishes to demonstrate that their development contains exceptional costs which make the affordable housing contribution non-viable on-site, then a full assessment of costs will be required based on an “open book” approach i.e. the developer will be expected to make all of the relevant cost information available to the Council and/or relevant partner housing association. This is most often applied where there is a renovation of an existing listed building or where there are demonstrable exceptional site preparation and decontamination costs which the developer will incur.
- 4) Valuing AHP land By convention nil value as codified in a number of Section 75 agreements. Valuing AHP land differs from valuing sites for affordable housing, which valuations tend to carry a positive but lower than market value
- 5) Major developments, Planning Permission in Principle (PPP) applications and phased developments

When such applications go before the Planning Committee, Services for Communities will seek as a minimum commitment that the applicant is committed to providing 25% of the residential units as approved affordable housing tenures. The Department's preference is that these should be delivered on-site, though Section 4 covers other approved flexible affordable housing solutions. Where the development is to be phased, the department seeks a commitment that the specific affordable housing plots are identified at the time of application (and that these locations are acceptable to the Council), or alternatively that each phase of the development will contain 25% affordable housing. This is to ensure the development does not either overly concentrate or “back-load” the affordable housing contribution.

At the point where Committee consider the application the department is content to seek a commitment that 25% of the units will be approved affordable housing tenures. This reflects recent experience in Edinburgh where, on occasion, an RSL has experienced difficulty in delivering a specifically-defined tenure (explicitly contained within the planning consent) when other approved affordable tenures would have been more viable. By keeping the specific tenure mix open at the point of planning consent, the Council is able to secure the affordable housing as approved forms of affordable tenure, while allowing flexibility of tenure for the RSL or other delivery agent.

SECTION 6 - Definition of Priority clients

Priority clients for affordable housing tenures in Edinburgh are people in housing need who cannot afford to access accommodation through the regular functioning of the housing market, whether for rental or home ownership tenures. **Housing need** refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance and who earn less than the MEAN average household income (£39,067).

SECTION 7 - Contact details:

If you would like to discuss any of the content of this practice note please contact:

The City of Edinburgh Council, Services for Communities, Investment Team,
Waverley Court, Business Centre 1.4
4 East Market Street, Edinburgh, EH8 8BG
Email: housinginvestment@edinburgh.gov.uk
Telephone: 0131 529 2253

Responses

| | |
|---|--|
| The Scottish Government | West Craigs Ltd |
| SEPA | International Business Gateway Stakeholders (Murry Estates, New Ingliston, Frogmore Real Estate) |
| NHS National Services Scotland | New Ingliston Ltd |
| Homes for Scotland | Barratt David Wilson Homes |
| Scottish Property Federation | Mrs N. Bowlby's 1992 Trust |
| Spokes | The Dalrymple Trust |
| SportScotland | The EDI Group Ltd |
| Scottish Natural Heritage | Persimmon Homes |
| Scottish Water | Mactaggart & Mickel Homes Ltd |
| Cramond & Barnton Community Council | Taylor Wimpey East Scotland |
| Queensferry & District Community Council (QDCC) | Crammond and Harthill Trust |
| Old Town Association | South East Edinburgh Development Company Limited |
| Sarah Boyack MSP | Cruden Homes |
| Kate Watt | CALA Homes (East) Limited |
| | Gladman Developments |
| | Dunedin Canmore Housing |
| | Port of Leith Housing Association |
| | Link Group Ltd |

Summary of responses grouped by question

Part 1 - Education

Q1: Do you agree with the Council's approach to the costing of education infrastructure?
Q2: Do you agree with the Council's approach to contributions where there is a cumulative impact from development sites?
Q3: Do you agree with the Council's approach to other housing development which falls within a contribution zone?
Q4a: Do you agree with the list of where developer contributions are not required?
Q4b: Do you agree with the approach to education developer contributions outwith contribution zones?
Q5: Do you agree with the illustrated costs of school infrastructure?

Part 2 - Transport Infrastructure

Q6: Do you agree with the Council's approach to transport contributions where there is a cumulative impact from development sites?
Q7: Do you agree with the Council's approach to tram contributions from major developments located out with the Contribution Zone?

Part 3 - Public Realm

Q8: Do you agree with the Council not taking contributions towards strategic public realm until the revised approach is complete?

Part 5 - Affordable Housing

Q9: Do you agree with the amendments to the Affordable Housing Guidance in respect of income thresholds and Golden Share properties?

General

Q10: Do you have further comments?

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q1: Do you agree with the Council's approach to the costing of education infrastructure? | | |
|--|--|---|
| Response | Summary of response | Council's response |
| West Craigs Ltd | <ul style="list-style-type: none"> Developer contributions are excessive and do not directly relate to the impacts of individual developments. eNote there is no information on how new education infrastructure will be delivered, or when. Council need clear commitment that it will deliver the schools and provide a timescale for delivery. No consideration that development will be phased over a number of years. The guidance should state that if adjustments are made, the council will review concluded agreements and refund any overpayments that are not needed due to the receipt of additional contributions. | <ul style="list-style-type: none"> Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP for each defined area. Cumulative assessment is supported by Scottish Planning Policy, Circular 2/2013 Planning Obligations and the Strategic Development Plan. Finalised guidance sets out how costs are to be shared proportionately in terms of scale and kind. Annex 1 of the guidance now provides an assumed timetable for delivery of the education infrastructure identified within the current Action Programme (May 2015) however these are best estimates and need to be flexible to take account of changes to housing build out rates. This will be updated following the completion of the city-wide assessment. Phasing of payments is provided in the Special Considerations section of the finalised guidance. The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. |
| IBG and New Ingliston Ltd | <ul style="list-style-type: none"> There will be instances where the level of any such financial contribution could be different to that set out in the draft guidance and Action Programme. Illustrative costs for assumed developments are set out, trust that this process will allow for all relevant parties e.g. Council and landowner / developer to contribute to that assessment. | <ul style="list-style-type: none"> The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> Value attributed to land for education infrastructure is too high., A breakdown in terms of land value, remediation and servicing is necessary. The method for calculating development contributions should allow developers to conduct accurate cost feasibilities. Figures calculated on notional site densities which have been overstated. Contribution zones should be identified at the outset. Information regarding the cost of school extensions should be included within the guidance A 'city-wide pot' provides a more equitable situation for sites within the Contribution Zones'. They advise an appendix to show the substantial sums involved and associated impact on development viability could be useful. | <ul style="list-style-type: none"> Clarification in regards to land is provided in Annex 1 of the finalised guidance. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. The guidance has been updated to include the contribution zones across the city with a map of the boundaries provided in Part 1 of the guidance. Current legislation in Scotland does not allow for Council's to implement a standard development charge (or a development tariff) to pay for infrastructure delivery. However, with the move towards statutory action programming and infrastructure planning through local development plans, an amendment to policy and legislation is being considered. The Council is engaging with the Scottish Government on the appropriateness of using a standard development charge within Edinburgh. |
| Mrs N. Bowlby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> Not appropriate for the education infrastructure costs to include a 7.5% contingency Land costs will differ across the city. Every application should be determined on its own merits as every site will differ. The SPG cannot be based on assumptions as this does not meet the Policy Tests of paragraph 14 of Circular 3-2012. The Council does not know what the final solution for new primary school education provision is so cannot calculate accurately. | <ul style="list-style-type: none"> Clarification in regards to contingency and land is provided in Annex 1 of the finalised guidance. While viability is considered on a case by case basis, the Council's approach is to assess impact cumulatively and equitably distribute education infrastructure costs. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP for each defined area. Cumulative assessment is supported by Scottish Planning Policy, Circular 2/2013 Planning Obligations and the Strategic Development Plan. Finalised guidance sets out how costs are to be shared proportionately in terms of scale and kind. |
| The EDI Group Ltd | <ul style="list-style-type: none"> Believe the guidance should be further consulted once completed to meet the necessary policy tests of Circular 3/2012. There will be instances where the level of any such financial contribution could be different to that set out in the draft guidance and Action Programme. What provisions are being made to allow for the guidance to be updated? The assumptions used in the guidance relating to the costing of education should be set out. What is the basis for allowing a 7.5% contingency? If it transpires that 7.5% is not required, what provision is made within the guidance to ensure this is appropriately reflected in any planning obligation that follows? Both the land costs (at £1.5M per acre) and contingency (at 7.5%) make an allowance for remediation/abnormal or other site specific costs. Where a new primary school will be located on the Brunstane site itself, this amount should either be deducted from the developer contribution sum in the guidance, or it made clear that a 'credit' will be applied in due course. What funding mechanisms and sources is the Council considering? | <ul style="list-style-type: none"> The Council sees merit that following the adoption of the LDP and approval of the Action programme, that the Developer Contributions and Affordable Housing Guidance is prepared as Supplementary Guidance. The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Clarification in regards to contingency and land and how the value of land is accounted for in the calculation of developer's contributions is provided in Annex 1 of the finalised guidance. A financial appraisal of the LDP and accompanying Action Programme has been prepared. This was reported to Finance & Resources Committee in October 2015. The report sets out the identified costs, expectations of developer contributions and agrees the Council's options for funding infrastructure associated with the LDP. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q1: Do you agree with the Council's approach to the costing of education infrastructure? | | |
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| Response | Summary of response | Council's response |
| Persimmon Homes | <ul style="list-style-type: none"> Approach it is not justified and is unreasonable as no evidence provided, i.e. doubling of capital costs. Further explanation of the calculations, including future cost inflations should be set out and opportunity should be given to challenge these assumptions, given that current rates of inflation are extremely low. Contingency of 7.5% is not justified in the document and seems to be unreasonable; this should be set out and consulted on. Land cost assumptions need to be set out and consulted upon. There is no justification provided for the stated rate. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. Clarification in regards to contingency and land is provided in Annex 1 of the finalised guidance. |
| NHS National Services Scotland | <ul style="list-style-type: none"> The cost of education infrastructure needs to be established. Costs should be open to interrogation at application stage. There should be an affordability assessment in terms of how the costs are apportioned. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. The finalised guidance sets out the Council's approach to viability assessments. . |
| Mactaggart & Mickel Homes Ltd | <ul style="list-style-type: none"> In sufficient information and transparency been produced to understand how the figures have been calculated. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. |
| Taylor Wimpey East Scotland | <ul style="list-style-type: none"> Education contributions fall solely or predominantly on developers, with no regard to other potential sources of funding - asset management/disposal; Scottish Futures Trust, City Deal. A mechanism should be available to deal with both changes in housing numbers on sites, and impacts from developments outwith catchment areas. If either the Council or Reporters conclude that significant additional housing land is needed in the LDP, then that will trigger a further review of education capacity and provision across the Council area. Policy does not address the impacts of placement requests on capacity and the effect that would have on the need for additional capacity. The merits of contributions based on square metres of development has not been explored. The issue of existing capacity, and how this might be managed across different schools within a catchment zone, has not been discussed. Developers are entitled to some degree of certainty about future obligations. Fundamental questions around the approach to secondary school capacity provision remain unanswered in three of the catchment areas. | <ul style="list-style-type: none"> A financial appraisal of the LDP and accompanying Action Programme has been prepared. This was reported to Finance & Resources Committee in October 2015. The report sets out the identified costs, expectations of developer contributions and the agrees the Council's options for funding infrastructure associated with the LDP. The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. Assessment of the required education infrastructure for any development is based on the pupils generated by that development. Out of catchment places are only granted if there is spare capacity after catchment pupils have been accommodated and if accepting the placement request would not involve employment of additional teachers. As the LDP education infrastructure assessments are designed to ensure there is adequate accommodation to meet catchment demand pupils from new developments would have priority over out of catchment pupils. Contribution should be based on the population generated by a development and not on 'an area' basis. Any existing capacity has been and will continue to be taken into account in any education infrastructure assessment carried out by Children and Families. This guidance has been prepared in advance of the adoption of the LDP and Action programme to enable facilitation of development with regards to infrastructure. Feasibility studies to determine the best location(s) for delivery of the required additional secondary school capacity still required to be carried out for the West and South East cumulative assessment areas. |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> Provide more clarity in terms of the construction costs associated with the education contributions. A standardised design and specification be created. Future cost inflation is accepted as a useful guide, however, more important is a competitive tender process along with good project and cost management during construction. The contingency should be a maximum of 5% to cover any increase in the assumed cost inflation figure and any changes to the delivery timescales. Any abnormal costs are already allowed for in the £1.5m per acre that CEC have assumed as part of the land cost. The land cost of £1.5m per acre is significantly above where values currently stand even when allowing for the potential costs of servicing and remediating the land. It is also considered an issue that CEC have published this figure as any landowner's aspiration will now be set at this level. Most other Councils within Scotland require land for schools to be provided at nil land value. CEC have assumed that each school site is to extend to 2 hectares, however, in meetings have agreed that a single stream school (7 class) would only require approx 1.1 hectares. The additional 0.9 hectares is understood to allow for "future proofing". | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. Clarification in regards to contingency and land is provided in Annex 1 of the finalised guidance. All of the sites safeguarded for primary schools in the Local Development Plan are 2 hectares and it is a reasonable strategic planning approach to cater for future expansion. The size of site for any new school is prescribed in the School Premises (General Requirements and Standards) (Scotland) Regulations 1967 and the 1973 and 1979 amendments to those regulations. For a new school with a primary school capacity of 451 or more (double stream) and capacity for a further 40 pupils in the nursery the total site the total site size should be 1.9 hectares comprising two elements for which the appropriate sizes are defined separately: A main school site on which the actual school buildings are located of not less than 1.3 hectares; and an area for playing fields of not less than 0.6 hectares. For a single stream school with a similar sized nursery the requirements are: A main school site on which the actual school buildings are located of not less than 0.7 hectares; and an area for playing fields of not less than 0.3 hectares. |
| Cruden Homes | <ul style="list-style-type: none"> Land value is inflated and not current market rate. Contingency at 7.5% is higher than industry average. Evidence is needed to show the cost plan is robust and given the length of time this has taken a complete tendering exercise could have been carried out to ensure costs are reasonable. Not reflective on when inflation contributions are received. | <ul style="list-style-type: none"> Clarification in regards to contingency and land is provided in Annex 1 of the finalised guidance. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q1: Do you agree with the Council's approach to the costing of education infrastructure? | | |
|--|---|---|
| Response | Summary of response | Council's response |
| Dunedin Canmore Housing | <ul style="list-style-type: none"> A fair and reasonable contribution towards education is acceptable; the figures are excessive, peaking at over £23,487 per property. Planning for Infrastructure Research has identified that £11,000 is high. CEC has recently closed primary schools it appears an injustice that new home owners in specific areas are penalised due to this miscalculation. There should be a cap on the total Section 75 demands in order to facilitate much needed home building. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. The school closure programme involved several schools and the reasons for closure were varied. The rationalisation of the primary school estate has resulted in significant savings and more efficient use of the remaining operational properties. All the additional educational infrastructure required as a result of the Local Development Plan will serve sites which were not promoted for development at the time of the school closures. A financial appraisal of the LDP and accompanying Action Programme has been prepared. This was reported to Finance & Resources Committee in October 2015. The report sets out the identified costs, expectations of developer contributions and agrees the Council's options for funding infrastructure associated with the LDP. |
| Port of Leith Housing Association | <ul style="list-style-type: none"> Consultation is premature linked to the Second Proposed LDP which had not yet been formally adopted Information on where these costs originated and how they evolved needs to be provided. Costs need to be identifiable for each site otherwise developers are not able to estimate viability or adequately estimate what to bid for particular sites. The levels of the proposed Education thresholds included in other areas of Edinburgh gives the Association cause for concern. | <ul style="list-style-type: none"> The Council has published the Second Proposed LDP and Action programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. |
| Link Group Ltd | <ul style="list-style-type: none"> Providers of affordable subsidised homes should not have to subsidise education infrastructure on wholly affordable housing sites. The increase cost in educational infrastructure could impact on scheme viability. | <ul style="list-style-type: none"> Purpose-built affordable housing is classed as residential development. Houses are classified as Class 9 in The Town and Country Planning (Use Classes) (Scotland) Order 1997 Order. Flatted accommodation while being sui generis, which literally means of its own kind or unique in its characteristics, is clearly housing development in the context of the Housing Needs and Demand Assessment and therefore developer contributions apply. |
| CALA Homes (East) Limited | <ul style="list-style-type: none"> Guidance is premature; work is still in progress on certain of the Action Programme zones and the outcome of the current Examination of the LDP2, this will affect whether this guidance will be Statutory SG or non-Statutory. Greater transparency on the assumptions made and the calculations for the education capital expenditure at Secondary and Primary levels are needed. Whether figures stated for school projects are the likely total cost or a calculation has been made of the developer contributions to these total costs need to be clear. Has account been taken of the necessary contributions by the Council to enhancing its Education estate? | <ul style="list-style-type: none"> The Council has published the Second Proposed LDP and Action Programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. The costs are those required to provide the necessary education infrastructure to accommodate pupils generated from future development. The Council funds infrastructure required to meet pupil growth from the indigenous population through its rising rolls programme. |
| Places for People | <ul style="list-style-type: none"> Greater information how figures have been arrived at, including how inflation been estimated. The level of contribution may impact on the viability of delivering affordable housing within the contribution zones. The Affordable housing Practice Note states that delivery shall be through "a land transfer for no monetary or other consideration" and that the land shall be "serviced land". Does education infrastructure capacity requirements calculated for the contribution zone allows for spare capacity? This will allow transparency in calculating additional requirements. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. The principle of nil value land transfer is that the land would be used for affordable housing in perpetuity. The convention of nil value land transfer has been proven to be workable since 2006, delivering over 2,000 affordable homes and is not part of this consultation. The education infrastructure requirements are based on the estimated pupil generation from future development and no spare capacity is included. |
| Gladman Developments | <ul style="list-style-type: none"> A 7.5% contingency is excessive and overly cautious to the point it creates an unreasonable additional financial burden to developers. | <ul style="list-style-type: none"> Clarification in regards to contingency is provided in the finalised guidance. |
| Scottish Property Federation | <ul style="list-style-type: none"> Agree with general approach of defining developer contributions in a committed Action Programme but do not agree with the approach to the level of costing of education infrastructure in all Contribution Zones. Concerned proposal set at 7.5% contingency. Disappointed with the following statement "within Contribution Zones, any remaining contributions will be held and be put towards other actions within the contribution zone that the site lies within as and when required". | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. Clarification in regards to contingency and land is provided in Annex 1 of the finalised guidance. The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. |
| Sarah Boyack MSP | <ul style="list-style-type: none"> Right that the contribution made by developers both increases in order to ensure that adequate investment into Edinburgh's schools can be made. | <ul style="list-style-type: none"> Noted |
| Kate Watt | <ul style="list-style-type: none"> Believes it seems reasonable and fair. | <ul style="list-style-type: none"> Noted |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q2: Do you agree with the Council's approach to education contributions where there is a cumulative impact from development sites? | | |
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| Response | Summary of response | Council's response |
| IBG | <ul style="list-style-type: none"> The guidance is consistent with paragraph 20 of circular 3/2012. In terms of establishing the cumulative impact, paragraph 5.19 of the LDP Education believe the reality might be different and assume costs will be reviewed to reflect each development. This process will allow for all relevant parties e.g. Council and landowner / developer to contribute to that assessment as appropriate. | <ul style="list-style-type: none"> Noted The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. |
| New Ingliston Ltd | <ul style="list-style-type: none"> Guidance is consistent with paragraph 20 of circular 3/2012. Reality might be different and therefore assume that costs will be reviewed to reflect whatever development is ultimately granted planning permission. Greater emphasis should be made to instances where land is to be or can be made available for new education infrastructure. | <ul style="list-style-type: none"> Noted The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. This is a matter for the LDP examination. |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> Further detail is required on the break-down of separate cost for capital costs, future cost inflation, contingency and land (itemised as land value, remediation and servicing). | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. |
| Mrs N. Bowlby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> Education contributions must be based on school catchment areas as per current policy and guidelines. There is no need for a contribution zone for a school as suggested by the SPG because the schools are fixed points and the catchment areas have fixed boundaries. The council should ensure schools affected by a development proposal have capacity, or such capacity can be made available, to accommodate the development proposed. All development proposals would make a pro-rata contribution to school infrastructure required as a direct consequence of that development. It is inappropriate to consult on supplementary guidance where the geographical and / or financial implications are unknown- premature and does not comply with the requirements for Supplementary Guidance as set out in legislation. | <ul style="list-style-type: none"> Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP. Cumulative assessment is supported by Scottish Planning Policy, Circular 2/2013 Planning Obligations and the Strategic Development Plan. Finalised guidance sets out how costs are to be shared proportionately in terms of scale and kind. The finalised guidance is prepared as non-statutory guidance. However, the Council sees merit that following the adoption of the LDP and approval of the Action programme, that the Developer Contributions and Affordable Housing Guidance is prepared as statutory Supplementary Guidance. |
| The EDI Group Ltd | <ul style="list-style-type: none"> Supports the Council's general approach to education contributions where there is a cumulative impact from development sites (consistent with paragraph 20 of circular 3/2012). Reality might be different and therefore assume that costs will be reviewed to reflect whatever development is ultimately granted planning permission. As the LDP Proposed Plan shows a housing unit number range for each site, it might equally be sensible to reflect a similar education infrastructure cost range for each site within the identified zones. | <ul style="list-style-type: none"> Noted The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. The method has been amended to use the 2015 housing land audit instead of the upper capacities for sites as set out in the LDP. It not considered appropriate to provide a range of Education infrastructure costs as the requirements are based on the best estimates of future housing numbers. It is also necessary for any statutory consultations which require to be completed before infrastructure can be delivered to be as specific as possible about the actual size, catchment areas and costs of the infrastructure to be delivered. |
| Persimmon Homes | <ul style="list-style-type: none"> Cumulative contribution zone must be related to existing or new catchment areas linked to school extensions or the proposed development of new schools. Proposed boundaries are not precise and are not related to school catchment areas. Without the contribution zones being linked to the catchment areas within which the development sits it is unclear how Circular 3/2012 tests can be satisfied. Range of costs attributed to LDP allocation sites is 'huge' (£3600 up to £23500 per new home) with no calculations provided to support or justify these numbers. Assumptions in terms of costs of new education provision should be part of the consultation process so they can be scrutinised and challenged. Cost per pupil than a cost per house as would be a simpler and more transparent calculation. Developer contributions would then be fairly related to the number of pupils generated by development and the mix proposed. Pupil yields can be amended over time and still fair contributions to be made. Needs a clear set of exemptions within contribution zones. The consultation is premature as work incomplete of 3 out of 5 zones is therefore not being consulted on these zones. There should be a mechanism for review linked to the number of actual units being delivered against the assumption made by CEC in the LDP and supporting documents. | <ul style="list-style-type: none"> Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP. Cumulative assessment is supported by Scottish Planning Policy, Circular 2/2013 Planning Obligations and the Strategic Development Plan. Finalised guidance sets out how costs are to be shared proportionately in terms of scale and kind. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. |
| NHS National Services Scotland | <ul style="list-style-type: none"> Believe it will impact on the sites viability. No consideration of affordability or viability. Does not appear to be a clear way of determining how the cost is apportioned amongst the sites in the contribution zone. | <ul style="list-style-type: none"> The finalised guidance sets out the Council's approach to viability assessments. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q2: Do you agree with the Council's approach to education contributions where there is a cumulative impact from development sites? | | |
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| Response | Summary of response | Council's response |
| Mactaggart & Mickel Homes Ltd | <ul style="list-style-type: none"> Do not agree that it is necessary to bring together the need for two primary schools in one area and share the costs across the contribution zone, simply because the sites fall within the same secondary school catchment area. If one of the schools is more expensive than the other that sites outwith that catchment area will be paying for a school that will not house pupils from the development. | <ul style="list-style-type: none"> Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP. Cumulative assessment is supported by Scottish Planning Policy, Circular 2/2013 Planning Obligations and the Strategic Development Plan. Finalised guidance sets out how costs are to be shared proportionately in terms of scale and kind. |
| Taylor Wimpey East Scotland | <ul style="list-style-type: none"> The definition of catchment zones does not fully capture issues such as external placing requests and other funding sources. Information is not yet available on education requirements in three areas of the city because of revised development proposals and such revisions are inevitable for other parts of the city too. Consistency of approach in different sections of the Guidance is necessary to conform to the Circular. The average contribution would exceed £20000 per unit in some of the zones resulting in a significant burden on development, without taking account of any other requirements. A mechanism for assessing site viability and considering relaxations of obligations is needed, which could include independent assessment or arbitration. | <ul style="list-style-type: none"> Any catchment areas changes required in line with the provision of new education infrastructure would have to be proposed through a statutory consultation and would only come into affect if approved by Council at the end of the statutory consultation period. The placement policy between catchment areas would remain the same for any new catchment areas created. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. The finalised guidance sets out the Council's approach to viability assessments. |
| Crammond and Harthill Trust | <ul style="list-style-type: none"> There are issues with provision of new schools to serve future developments when a proposed school site is outwith a developer's control and relies on another scheme coming forward. Recent discussions with the Council have indicated that officers are committed to open and continuing dialogue regarding future development contributions and subsequent negotiations (this approach is welcomed). | <ul style="list-style-type: none"> The preferred Education Infrastructure options are outlined in the Action Programme however if these cannot be delivered for any reason then the Council still has a statutory duty to provide education for every child. In such circumstances the solutions may be far from ideal and this is why the Council would encourage developers with large development sites in the same contribution zones to work in partnership to ensure the delivery of the required education infrastructure particularly the release of any land required to deliver any new primary school which may be required. Noted and agreed. |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> CEC should either: consider education contributions on a city wide basis, in order to have a standardised contribution for every development, or they should look at individual catchment areas for the schools as developments should in theory not require to contribute to other school catchments if children will not be placed in these schools. | <ul style="list-style-type: none"> Current legislation in Scotland does not allow for Council's to implement a standard development charge (or a development tariff) to pay for infrastructure delivery. However, with the move towards statutory action programming and infrastructure planning through local development plans, an amendment to policy and legislation is being considered. The Council is engaging with the Scottish Government on the appropriateness of using a standard development charge within Edinburgh. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. |
| Cruden Homes | <ul style="list-style-type: none"> The council has yet to provide evidence on school capacity and future expansion plans. | <ul style="list-style-type: none"> The capacity of the all the schools in the Council's estate is reported to the Scottish Government annually in the Core Facts return and available on the Scottish Government website: http://www.scotland.gov.uk/Topics/Statistics/Browse/School-Education/schoolestatestats/schestate2014. The best summary of the Council's current expansion plans is available in the Children and Families Asset Management Plan 2014 which was approved by Committee in December 2014 |
| Dunedin Canmore Housing | <ul style="list-style-type: none"> A standard education contribution would be a more equitable approach. The proposed method could result in making sites identified in the Council's own Local Plan to meet housing needs unviable. | <ul style="list-style-type: none"> Current legislation in Scotland does not allow for Council's to implement a standard development charge (or a development tariff) to pay for infrastructure delivery. However, with the move towards statutory action programming and infrastructure planning through local development plans, an amendment to policy and legislation is being considered. The Council is engaging with the Scottish Government on the appropriateness of using a standard development charge within Edinburgh. |
| Port of Leith Housing Association | <ul style="list-style-type: none"> Fair to share the costs within zones, however, the level of the proposed contributions is concerning. Non-profit making entities should not have to pay any s75 contributions at all, either on sites which they themselves are developing, or on sites which have been offered to them under the developers' s75 agreements. How the proposed education contributions have been arrived at requires to be clarified. | <ul style="list-style-type: none"> Noted All developments generate the same numbers of pupils and the cost of infrastructure to accommodate these pupils should be factored in to the business plans for all development sites. It is the responsibility of developers of all kinds to ensure the funding is available from whatever source to meet any required developer contributions. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. |
| Link Group Ltd | <ul style="list-style-type: none"> Difficult to comment fully without the methodology being clearly articulated. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q2: Do you agree with the Council's approach to education contributions where there is a cumulative impact from development sites? | | |
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| Response | Summary of response | Council's response |
| CALA Homes (East) Limited | <ul style="list-style-type: none"> Needs to be transparent supporting evidence of the method by which any contributions secured are justified, how these will be protected for the projects for which they are identified, when these extensions or new schools will be provided in line with anticipated construction programmes. A better explanation of how Contribution Zones that straddle a number of school catchment areas will be resolved equitably is needed and to an extent, the same applies outwith Contribution Zones although there, the relationship of a development site to its appropriate SS and PS should be more clear. A developer and the purchasers of properties must have the confidence that there will be no impediment to access to appropriate schools if that is their choice. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. The action programme has been created to ensure the necessary education infrastructure is delivered to serve the development sites in the Local Development Plans. The schools which will serve any new housing will be determined by the City of Edinburgh Council. Developers can support the Council by working together to ensure the necessary infrastructure is deliverable The circumstances in which the guidance will be reviewed is now provided in the finalised guidance. |
| Queensferry & District Community Council (QDCC) | <ul style="list-style-type: none"> Present school catchment areas should be reviewed and the community consulted whether present primary schools are extended before a new primary school is built. | <ul style="list-style-type: none"> All options for extending existing infrastructure have or will be considered as part of the process of delivering the action programme. Many of the preferred actions are extensions to existing infrastructure and new schools are only proposed where extensions are not feasible or where assessments to determine whether they are feasible have not yet been completed. |
| Gladman Developments | <ul style="list-style-type: none"> Where there is a cumulative impact from a number of development sites it is reasonable for developer contributions to be sought on a pro-rata basis. | <ul style="list-style-type: none"> Noted |
| Scottish Property Federation | <ul style="list-style-type: none"> Developers have restricted access to property finance in the new lending norm and planning obligations should not be used to resolve existing deficiencies in infrastructure provision or to secure contributions to the achievement of wider planning objectives, which are not strictly necessary to allow permission to be granted for the particular development. Some members have noted that funding is generally available on an annual basis to Councils from Scottish Government for the improvement and replacement of existing schools premises both within and outwith development growth areas. Developers do not have access to such funds directly from Government or other sources. Cognisance should be made by the Council of the receipt or the potential receipt of this form of funding in the calculation of developer contributions. Concerned with refusing applications with 'unacceptable' impacts. The phasing of contributions would be helpful and where possible the support of public sector covenants for development purposes would be a more flexible approach and would reduce upfront pressures on developers. Guidance should provide more certainty about the likely level of developer contributions that need to be taken into account in considering the viability of future development projects. Members would particularly welcome the proposal to phase contributions to assist with the viability of development. Members have strong concerns at the level of education contributions for example South East 1 Zone which attracts some £23.5k per unit and with the level of contributions required for transport particularly developments around the tram network which taken together are likely to make projects unviable. | <ul style="list-style-type: none"> The Council already funds additional infrastructure required as a result of growth in the indigenous population through its rising rolls programme. All of the contributions requested to deliver actions in the action programme relate to the infrastructure required for LDP development sites. A financial appraisal of the LDP and accompanying Action Programme has been prepared. This was reported to Finance & Resources Committee in October 2015. The report sets out the identified costs, expectations of developer contributions and agrees the Council's options for funding infrastructure associated with the LDP. |
| Sarah Boyack MSP | <ul style="list-style-type: none"> It is critical that investment is secured through the Contribution Zones where development takes place. Additional funding specifically in the zones prescribed will ensure that resources are pinpointed to the areas where greatest demand will occur, allowing grant funding to be invested in existing assets. The viability of new developments will be enhanced where investment in educational provision is provided. | <ul style="list-style-type: none"> Noted. |
| Kate Watt | <ul style="list-style-type: none"> Approach seems fair. | <ul style="list-style-type: none"> Noted. |

| Q3: Do you agree with the Council's approach to other housing development which falls within a contribution zone? | | |
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| Response | Summary of response | Council's response |
| West Craigs Ltd | <ul style="list-style-type: none"> Guidance is contrary to circular 3/2012 (states: "Any obligation should be acceptable to all parties involved") as no consultation with developers or landowners on the establishment of contribution zones based on the Action Programme requirements. The assumptions in Action Programme not been tested through the LDP examination or subject to any independent assessment. | <ul style="list-style-type: none"> The Council has published the Second Proposed LDP and Action Programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q3: Do you agree with the Council's approach to other housing development which falls within a contribution zone? | | |
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| Response | Summary of response | Council's response |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> The Council's methodology for calculating developer contributions should be contained within the Guidance to make the process transparent. More information is required, i.e. in South East Edinburgh, the associated LDP Education Appraisal still refers to two options (new-build or extensions) and therefore the potential difference in costs is not factored into the one 'global' figure stated in the Guidance for sites within this zone. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Para X of the guidance. A map of the contribution zones is provided in Annex 1. The study to assess the appropriateness of option 2 still requires to be completed. If actions costs require to be changed as a result of this assessment then this will be reflected in the following update of the action programme. Illustrative costs of schools are now set out in Part 1 and Annex 1 of the finalised guidance. |
| Mrs N. Bowby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> Agree with the approach to other housing development but only on a school catchment area basis where a net impact on the school infrastructure arises. This allows for a consistent approach to developer contributions throughout the city regardless of whether a site is allocated in the LDP or not. | <ul style="list-style-type: none"> Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP. It considers the impact of new housing on existing primary and secondary schools taking into account existing capacity and the growing pressure on the school estate relating to rising school rolls. The Action Programme sets out actions to help mitigate the impact of strategic and planned growth and to deliver the proposals identified within the Plan. This guidance sets out how costs are to be shared proportionately in terms of scale and kind. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. A map of the contribution zones is provided in Annex 1. |
| Persimmon Homes | <ul style="list-style-type: none"> An allowance should be made in the calculations for windfall sites in any of the contribution areas. These assumptions should be clearly set out for each contribution zone and should be consulted on. Question how bullet point 2 will be administered and what are the triggers that would ensure an adjustment? Unclear what the policy support is for the assertion in this guidance that "Where any development proposal is likely to give rise to an unacceptable impact on education infrastructure planning permission may be refused." For this to be included it must be directly related to a policy in the ECLP/LDP. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. A map of the contribution zones is provided in Annex 1. The method now takes into account windfall sites. Clarification in regards to the review of the guidance is provided in the finalised guidance. The Strategic Development Plan (SDP) in Paragraph 123 highlights that developer contributions will be required to assist in delivery and to address any shortfalls in infrastructure that arise as a direct result of new developments. SDP Policy 7 part c) which states that greenfield sites within Strategic Development Areas (SDA) may be allocated in LDPs or granted planning permission to maintain a 5 year effective housing supply subject to a number of criteria including c) any additional infrastructure required as part of the development is either committed or to be funded by the developer. Policy Del 1 - Developer Contributions of the LDP states that Developer contributions will be required from any development if: a) it will have a net impact on infrastructure capacity; and b) it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure. |
| Mactaggart & Mickel Homes Ltd | <ul style="list-style-type: none"> Seems sensible however have concerns about how the contributions have been calculated. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. A map of the contribution zones is provided in Annex 1 |
| Taylor Wimpey East Scotland | <ul style="list-style-type: none"> This section recognises that all development, including windfall, has an impact on education. However, it seems to introduce a permanent review mechanism, and contribution levels will therefore constantly change. Question whether such changes be applied retrospectively, if it can be shown that a developer has paid too much in contributions in the light of newer information? | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. Clarification in regards to the review of the guidance is provided in Para X of the finalised guidance. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q3: Do you agree with the Council's approach to other housing development which falls within a contribution zone? | | |
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| Response | Summary of response | Council's response |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> There is uncertainty on housing numbers as SPLDP not adopted hence infrastructure calculations inaccurate. The only time that a development proposal is likely to give rise to an unacceptable impact on education infrastructure is where a school is at capacity and there is no room for expansion or location to build a new school. CEC require to provide transparency on the existing school capacities within contribution areas including pupil numbers generated from outwith catchment areas. A regular system for reviewing capacities of schools and assessing the ability/cost of expanding schools would be of benefit in determining locations for future development. | <ul style="list-style-type: none"> The Council has published the Second Proposed LDP and Action Programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. The Strategic Development Plan (SDP) in Paragraph 123 highlights that developer contributions will be required to assist in delivery and to address any shortfalls in infrastructure that arise as a direct result of new developments. SDP Policy 7 part c) which states that greenfield sites within Strategic Development Areas (SDA) may be allocated in LDPs or granted planning permission to maintain a 5 year effective housing supply subject to a number of criteria including c) any additional infrastructure required as part of the development is either committed or to be funded by the developer. Policy Del 1 - Developer Contributions of the LDP states that Developer contributions will be required from any development if: a) it will have a net impact on infrastructure capacity; and b) it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure. The capacities of existing schools are recorded in the Education Infrastructure Appraisal and any changes to capacities will be reported to the Education, Children and Families Committee and become publically available. Historic and current year out of catchment placements numbers are available for all schools. A review of primary capacities in line with the revised Scottish Government guidance published in October 2014 is currently being progressed and the outcomes of the review will be reported to a future Education, Children and Families committee. |
| Cruden Homes | <ul style="list-style-type: none"> What happens when a new development site comes forward in 3 years time but the new school has already been paid for by other developers who have come forward as part of the LDP process on the assumption that the previous figures (circa 40% of were current costs are) published by the council were correct? | <ul style="list-style-type: none"> Clarification in regards to the review of the guidance is provided in Para X of the finalised guidance. Policy Del 2 of the Proposed LDP sets out that developer contributions will continue to be sought towards the construction of the tram network and other infrastructure identified in the Action Programme, after the construction works are completed and until the associated borrowings have been repaid. This policy is in addition to, and in support of, Policy Del 1. It ensures that, where a completed section of the tram network will support a new development that development will contribute to the cost of constructing that section of the network. The same principle applies to other high cost infrastructure which has been delivered through borrowing. Planning permission for development on these sites will be granted subject to legal agreements securing contributions. |
| Dunedin Canmore Housing | <ul style="list-style-type: none"> A standard education charge or roof tax would be a more equitable approach. | <ul style="list-style-type: none"> Current legislation in Scotland does not allow for Council's to implement a standard development charge (or a development tariff) to pay for infrastructure delivery. However, with the move towards statutory action programming and infrastructure planning through local development plans, an amendment to policy and legislation is being considered. The Council is engaging with the Scottish Government on the appropriateness of using a standard development charge within Edinburgh. |
| Port of Leith Housing Association | <ul style="list-style-type: none"> The size of the education contribution requires to be clear at the viability stage otherwise an informed decision with regard to the viability of a development proposal cannot be made and could impact on smaller development proposals. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. The method now takes into account windfall sites. |
| CALA Homes (East) Limited | <ul style="list-style-type: none"> Disagree that refusal of planning permission could occur, as set out in the third bullet. The Council's statutory obligation to anticipate developments, the effect which these might have on its schools estate and the requirement to educate pupils, requires to be considered alongside the punitive assertions. | <ul style="list-style-type: none"> The Strategic Development Plan (SDP) in Paragraph 123 highlights that developer contributions will be required to assist in delivery and to address any shortfalls in infrastructure that arise as a direct result of new developments. SDP Policy 7 part c) which states that greenfield sites within Strategic Development Areas (SDA) may be allocated in LDPs or granted planning permission to maintain a 5 year effective housing supply subject to a number of criteria including c) any additional infrastructure required as part of the development is either committed or to be funded by the developer. Policy Del 1 - Developer Contributions of the LDP states that Developer contributions will be required from any development if: a) it will have a net impact on infrastructure capacity; and b) it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure. In certain circumstances where it is not possible to deliver the required education infrastructure it may be necessary to recommend refusal of planning applications. |
| Old Town Association | <ul style="list-style-type: none"> Sanctions should be stronger. The approach indicates that it is 'likely' that additional costs required by any impact on school infrastructure due to other housing development should be borne by additional site or developers. It should be that additional costs will be borne by additional site or developers. The approach also indicates that if development proposals are likely to give rise to negative impact on the education infrastructure planning permission 'may' be refused. It should be that planning permission 'will' be refused in this situation. | <ul style="list-style-type: none"> The Strategic Development Plan (SDP) in Paragraph 123 highlights that developer contributions will be required to assist in delivery and to address any shortfalls in infrastructure that arise as a direct result of new developments. SDP Policy 7 part c) which states that greenfield sites within Strategic Development Areas (SDA) may be allocated in LDPs or granted planning permission to maintain a 5 year effective housing supply subject to a number of criteria including c) any additional infrastructure required as part of the development is either committed or to be funded by the developer. Policy Del 1 - Developer Contributions of the LDP states that Developer contributions will be required from any development if: a) it will have a net impact on infrastructure capacity; and b) it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q3: Do you agree with the Council's approach to other housing development which falls within a contribution zone? | | |
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| Response | Summary of response | Council's response |
| Gladman Developments | <ul style="list-style-type: none"> Where there is a demonstrable need for additional housing development and a site is proven to be acceptable in planning terms, the Council has a duty under its statutory obligations as the education authority to provide education services to meet demand and this should not be used as a reason for refusal. | <ul style="list-style-type: none"> The Strategic Development Plan (SDP) in Paragraph 123 highlights that developer contributions will be required to assist in delivery and to address any shortfalls in infrastructure that arise as a direct result of new developments. SDP Policy 7 part c) which states that greenfield sites within Strategic Development Areas (SDA) may be allocated in LDPs or granted planning permission to maintain a 5 year effective housing supply subject to a number of criteria including c) any additional infrastructure required as part of the development is either committed or to be funded by the developer. Policy Del 1 - Developer Contributions of the LDP states that Developer contributions will be required from any development if: a) it will have a net impact on infrastructure capacity; and b) it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure. |
| Scottish Property Federation | <ul style="list-style-type: none"> Does not agree with the Council's approach to other housing development which falls within a contribution zone. | <ul style="list-style-type: none"> Noted |
| Sarah Boyack MSP | <ul style="list-style-type: none"> It is crucial that educational success is maintained across the city and that existing schools are rightly compensated by developers to meet the costs of increased demand. Where gap and windfall sites are developed, it is entirely right that a contribution is made to the already functional and settled community which may be impacted by any increased demand on public services. | <ul style="list-style-type: none"> Noted |

| Q4a: Do you agree with the list of where developer contributions are not required? | | |
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| Response | Summary of response | Council's response |
| IBG and New Ingliston Ltd | <ul style="list-style-type: none"> Any proposals will still require to be considered on a case by case basis. | <ul style="list-style-type: none"> While viability is considered on a case by case basis, the Council's approach is to assess impact cumulatively and equitably distribute education infrastructure costs. |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> Student accommodation should contribute towards education infrastructure. BDW have demonstrated in previous consultation responses that student accommodation carries twice the land value compared to general sale residential because the level of contributions associated with student accommodation considerably less. | <ul style="list-style-type: none"> We consider that it would be unreasonable to require such developments to fund a need to which they are unrelated. The revised Student Housing guidance seeks to balance the pressures for student accommodation and housing, particularly in respect of brownfield sites. The revised Student Housing guidance is currently out for consultation. |
| Mrs N. Bowlby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> Housing proposals of 12 units will generate potentially significant numbers of pupils of school age and it is therefore realistic to expect developments of this scale to have a net impact on education infrastructure. This exemption is an adaptation of the Council's affordable housing policy exemptions. Whilst this is appropriate in relation to affordable housing contributions it is not appropriate in relation to education infrastructure contributions. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. This removes the 12 units threshold and sets out exemptions. |
| <ul style="list-style-type: none"> Persimmon Homes | <ul style="list-style-type: none"> Discussions with CEC (25/09/15) a new contribution zone around Drummond High School is being proposed which is in addition to those set out in this document. This guidance does not suggest that there will be other zones in addition to those stated. Clarity on bullet point 1 is sought. The CEC Design Guidance sets a threshold of 66sqm for a 2 bed unit so it should follow that units of less than 66sqm regardless of the number of bedrooms should be said to be non pupil generating. It would be useful to add that in some circumstances some additional pupils can be accommodated before a school reaches capacity and contributions should only be sought for the balance of homes and the pupils they would generate that could not be accommodated. These tests should be applied within the contribution zones too. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. Two bedroom properties irrespective of size can accommodate families while in theory one bedroom properties will not accommodate school age children without breaching multiple occupancy regulations. The contributions are only requested for circumstances where there is no available capacity within existing infrastructure |
| Mactaggart & Mickel Homes Ltd | <ul style="list-style-type: none"> There is no evidence of why the threshold of 12 units has been chosen. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. This removes the 12 units threshold and sets out exemptions. |
| Taylor Wimpey East Scotland | <ul style="list-style-type: none"> According to the Pupil Generation Rates table on page 8, a house might be expected to generate 0.5 pupils; hence a 10-house development could generate 5 pupils. It is not clear why this scale of impact would be exempt from contributions and the burden passed on disproportionately to larger developments. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. This removes the 12 units threshold and sets out exemptions. |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> It would be more equitable and deliverable system if contributions were sought from all residential developments (exception of student housing or development specifically for older people) in order to provide schools throughout the city. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. This removes the 12 units threshold and sets out exemptions. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q4a: Do you agree with the list of where developer contributions are not required? | | |
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| Response | Summary of response | Council's response |
| Dunedin Canmore Housing | <ul style="list-style-type: none"> Affordable Housing is provided with the benefit of public grant should not be required to divert the public subsidy for housing to education, transport or other areas of funding shortfall. Affordable Housing for rent should be added to the list of exemptions. | <ul style="list-style-type: none"> Purpose-built affordable housing is classed as residential development. Houses are classified as Class 9 in The Town and Country Planning (Use Classes) (Scotland) Order 1997 Order. Flatted accommodation while being sui generis, which literally means of its own kind or unique in its characteristics, is clearly housing development in the context of the Housing Needs and Demand Assessment and therefore developer contributions apply. |
| Port of Leith Housing Association | <ul style="list-style-type: none"> RSLs should not have to pay any s75 contributions at all, either on sites which the RSLs themselves are developing, or on sites which have been offered to them by developers as free land under the developers' s75 agreement. | <ul style="list-style-type: none"> Purpose-built affordable housing is classed as residential development. Houses are classified as Class 9 in The Town and Country Planning (Use Classes) (Scotland) Order 1997 Order. Flatted accommodation while being sui generis, which literally means of its own kind or unique in its characteristics, is clearly housing development in the context of the Housing Needs and Demand Assessment and therefore developer contributions apply. |
| Link Group Ltd | <ul style="list-style-type: none"> 1 bedroom households should generally to be excluded. | <ul style="list-style-type: none"> Noted |
| <ul style="list-style-type: none"> CALA Homes (East) Limited | <ul style="list-style-type: none"> The twelve unit threshold requires to be explained and justified. Support is given for the principle of dedicated student and older persons' housing being exempt provided that this tenure endures. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. This removes the 12 units threshold and sets out exemptions. |
| Old Town Association | <ul style="list-style-type: none"> Demography is an inexact science and figures that are current today may not be correct in later years. | <ul style="list-style-type: none"> Noted |
| Scottish Property Federation | <ul style="list-style-type: none"> Agrees with the list of where developer contributions are not required. | <ul style="list-style-type: none"> Noted |
| Sarah Boyack MSP | <ul style="list-style-type: none"> Where development is considered not to create a demand for a public service there is still need to ensure educational success is maintained across the city and that existing schools are rightly compensated by developers as it cannot be presumed that no demand may be created in the longer term. It is patently clear that where a developer chooses to apply to develop a gap or windfall site, so too could a developer have chosen to propose development which would create additional direct demand for educational services, as such that development may indirectly reduce investment to existing local schools or education centres which the community may have previously anticipated. These contributions will in turn relieve other budgetary pressures on the local authority. | <ul style="list-style-type: none"> Noted |
| Kate Watt | <ul style="list-style-type: none"> This is reasonable. | <ul style="list-style-type: none"> Noted |

| Q4b: Do you agree with the approach to education developer contributions outwith contribution zones? | | |
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| Response | Summary of response | Council's response |
| IBG and New Ingliston Ltd | <ul style="list-style-type: none"> Development proposals will be required to be considered on a case by case basis. | <ul style="list-style-type: none"> While viability is considered on a case by case basis, the Council's approach is to assess impact cumulatively and equitably distribute education infrastructure costs. |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> The rate per household is accepted, but sites outwith the contribution zones should contribute to a city-wide pot using the flat rate provided in the guidance. | <ul style="list-style-type: none"> Current legislation in Scotland does not allow for Council's to implement a standard development charge (or a development tariff) to pay for infrastructure delivery. However, with the move towards statutory action programming and infrastructure planning through local development plans, an amendment to policy and legislation is being considered. The Council is engaging with the Scottish Government on the appropriateness of using a standard development charge within Edinburgh. |
| Mrs N. Bowlby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> All development proposals must be expected to contribute pro-rata to infrastructure improvements required as a direct consequence of that development. Such contributions must meet the Policy Tests of paragraph 14 of Circular 3-2012. It unreasonable to refuse planning permission if a developer cannot meet more than their fair share of an infrastructure cost. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. The Strategic Development Plan (SDP) in Paragraph 123 highlights that developer contributions will be required to assist in delivery and to address any shortfalls in infrastructure that arise as a direct result of new developments. SDP Policy 7 part c) which states that greenfield sites within Strategic Development Areas (SDA) may be allocated in LDPs or granted planning permission to maintain a 5 year effective housing supply subject to a number of criteria including c) any additional infrastructure required as part of the development is either committed or to be funded by the developer. Policy Del 1 - Developer Contributions of the LDP states that Developer contributions will be required from any development if: a) it will have a net impact on infrastructure capacity; and b) it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q4b: Do you agree with the approach to education developer contributions outwith contribution zones? | | |
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| Response | Summary of response | Council's response |
| Persimmon Homes | <ul style="list-style-type: none"> A clear methodology for the Education Impact Assessment should be set out and consulted on. Bullet point 2 would fail a fairness test. Costs per pupil should be applied in these circumstances too. Windfall sites should not be liable for more costs than allocated sites. It is important that CEC are not seen to give greenfield sites an advantage over brownfield sites. Unclear what the policy support is for bullet point 4. For this to be included it must be directly related to a policy in the ECLP/LDP. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. The method now takes into account windfall sites. The Strategic Development Plan (SDP) in Paragraph 123 highlights that developer contributions will be required to assist in delivery and to address any shortfalls in infrastructure that arise as a direct result of new developments. SDP Policy 7 part c) which states that greenfield sites within Strategic Development Areas (SDA) may be allocated in LDPs or granted planning permission to maintain a 5 year effective housing supply subject to a number of criteria including c) any additional infrastructure required as part of the development is either committed or to be funded by the developer. Policy Del 1 - Developer Contributions of the LDP states that Developer contributions will be required from any development if: a) it will have a net impact on infrastructure capacity; and b) it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure. |
| Taylor Wimpey East Scotland | <ul style="list-style-type: none"> Acknowledged that this section recognises the potential for cumulative impact assessments and pooled contributions. It also rightly notes that catchment reviews are a possible response to education capacity management, and it is not clear why this option does not extend to all schools across the City as a potentially-cheaper way of maximising existing capacity before spending money on new capacity. | <ul style="list-style-type: none"> Noted Where it is a possible solution catchment change has been and would be considered to address accommodation requirements |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> CEC should have up-to-date education infrastructure assessments at all times e.g. there is a current failure in the system whereby CEC have proposed two options for the Gilmerton area with option 1 being a new 7 class school and Option 2 the expansion of the existing Gilmerton PS to a 4 stream school. No assessment of Option 2 has been undertaken due to a lack of resources, whereas the assessment should have been done prior to LDP2 being finalised in order to assist in determining the opportunities available for housing development in the area. | <ul style="list-style-type: none"> The maximum analysis in the time available was carried out before the publication of the second proposed Local Development Plan. New options can be considered at a later date as mechanisms are in place for the Action Programme to be updated. New assessments require to take account of present circumstances including sites which have been the subject of successful appeals by developers |
| Cruden Homes | <ul style="list-style-type: none"> Each and every site has its own characteristics and issues and as such should not be grouped into a contribution zone. The current published documents presume the entire cost of education requirements are funded by developers | <ul style="list-style-type: none"> While viability is considered on a case by case basis, the Council's approach is to assess impact cumulatively and equitably distribute education infrastructure costs. A financial appraisal of the LDP and accompanying Action Programme has been prepared. This was reported to Finance & Resources Committee in October 2015. The report sets out the identified costs, expectations of developer contributions and the agrees the Council's options for funding infrastructure associated with the LDP |
| Dunedin Canmore Housing | <ul style="list-style-type: none"> Proposal does fit in with the approach proposed by this document. A standard education charge would be simpler to administer and provide the predictability that developers require when considering the feasibility of a new site. The process proposed does not offer any timescales and could slow the provision of new homes. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. The method now takes into account windfall sites. Current legislation in Scotland does not allow for Council's to implement a standard development charge (or a development tariff) to pay for infrastructure delivery. However, with the move towards statutory action programming and infrastructure planning through local development plans, an amendment to policy and legislation is being considered. The Council is engaging with the Scottish Government on the appropriateness of using a standard development charge within Edinburgh. This guidance has been prepared in advance of the adoption of the LDP and Action programme to enable facilitation of development with regards to infrastructure. |
| Port of Leith Housing Association | <ul style="list-style-type: none"> Costs need to be set in the guidance with a contingency allowed for The Council should still carry out the infrastructure assessment and any overpayment should be re-imbursed to the developer/payee. It is understood there may be 'exceptional' circumstances where a catchment review may be required or where the application may require to be refused. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. A financial appraisal of the LDP and accompanying Action Programme has been prepared. This was reported to Finance & Resources Committee in October 2015. The report sets out the identified costs, expectations of developer contributions and the agrees the Council's options for funding infrastructure associated with the LDP Where it is a possible solution catchment change has been and would be considered to address accommodation requirements |
| Link Group Ltd | <ul style="list-style-type: none"> There needs to be a balance, not just financial but economic considerations, in communities where the introduction of new housing has a positive regeneration or even stabilisation of existing communities. | <ul style="list-style-type: none"> Noted. |

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| Q4b: Do you agree with the approach to education developer contributions outwith contribution zones? | | |
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| Response | Summary of response | Council's response |
| CALA Homes (East) Limited | <ul style="list-style-type: none"> Clear that so much uncertainty surrounds the operation of this 'policy', that Guidance at this stage cannot be clear and will be subject to such potential change that attempting to anticipate is fraught with challenges. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Queensferry & District Community Council (QDCC) | <ul style="list-style-type: none"> Needs to be a sound set of ground rules so that no development that adds value in a community but is cost constrained should not be refused. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Old Town Association | <ul style="list-style-type: none"> Planning permission should be refused where there is no possible solution or the cost cannot be met by the developer and there is no opportunity to create a contribution zone or to phase development. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Gladman Developments | <ul style="list-style-type: none"> Where there is a demonstrable need for additional housing development and a site is proven to be acceptable in planning terms, the Council has a duty under its statutory obligations as the education authority to provide education services to meet demand and this should not be used as a reason for refusal. | <ul style="list-style-type: none"> The Strategic Development Plan (SDP) in Paragraph 123 highlights that developer contributions will be required to assist in delivery and to address any shortfalls in infrastructure that arise as a direct result of new developments. SDP Policy 7 part c) which states that greenfield sites within Strategic Development Areas (SDA) may be allocated in LDPs or granted planning permission to maintain a 5 year effective housing supply subject to a number of criteria including c) any additional infrastructure required as part of the development is either committed or to be funded by the developer. Policy Del 1 - Developer Contributions of the LDP states that Developer contributions will be required from any development if: a) it will have a net impact on infrastructure capacity; and b) it is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure. |
| Scottish Property Federation | <ul style="list-style-type: none"> Does not agree with the approach to education developer contributions outwith contribution zones. Planning obligations should not be used to resolve existing deficiencies in infrastructure provision or to secure contributions to the achievement of wider planning objectives, which are not strictly necessary to allow permission to be granted for the particular development. | <ul style="list-style-type: none"> Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP. Cumulative assessment is supported by Scottish Planning Policy, Circular 2/2013 Planning Obligations and the Strategic Development Plan. Finalised guidance |
| Sarah Boyack MSP | <ul style="list-style-type: none"> It is crucial that educational success is maintained across the city with existing schools rightly compensated by developers even where there is considered there net increase in demand, regardless of whether that development is located in a specific contribution zone. Where a developer chooses to apply to develop a gap or windfall site, the pressures on existing services and infrastructure can be more acute than within specific development and contribution zones. Contributions must be made to ensure the continued function of local services for both new and existing residents. It is entirely right that the local community may have previously anticipated increased demand from the development of these sites and established a view on the level of support and investment which may be derived from the development of a site. These contributions will in turn relieve other budgetary pressures on the local authority. | <ul style="list-style-type: none"> Noted. |
| Kate Watt | <ul style="list-style-type: none"> This is reasonable. | <ul style="list-style-type: none"> Noted |

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| Q5: Do you agree with the Council providing illustrative costs of infrastructure? | | |
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| Response | Summary of response | Council's response |
| West Craigs Ltd | <ul style="list-style-type: none"> Paragraph 21 of the circular states "Planning obligations should not be used to resolve existing deficiencies in infrastructure provision or to secure contributions to the achievement of wider planning objectives which are not strictly necessary to allow planning permission to be granted for the particular development". Education action in the Action Programme are a 'wish list' funded by developers not a strategic solution and there is no indication in the EA any consideration to most cost-effective way providing education infrastructure required. Contrary to the circular- developers make contributions to the delivery of new schools where there may not be necessary for particular developments. Needs to be a definition of a 'net' impact in terms of Policy Del1 and should explain contribution sought where demonstrated proposed development would have negative impact on existing infrastructure that cannot be accommodated within existing schools. Furthermore, information on existing nursery capacity and how it has been calculated is needed. | <ul style="list-style-type: none"> Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP. Cumulative assessment is supported by Scottish Planning Policy, Circular 2/2013 Planning Obligations and the Strategic Development Plan. Net Impact is intended to reflect the fact that some developments may bring a net <u>reduction</u> in demands upon infrastructure capacity. For example, depending on densities, redevelopment of a former office site for residential use may result in overall fewer trips to/from the site on the transport network. Additional nursery capacity is currently being provided to ensure the Council can cater for existing statutory requirements therefore further capacity is also needed to cater for growth in the population resulting from new developments. The standard nursery capacity provided with a single or double stream school is a 40:40 nursery while for a three stream school a 60:60 nursery is required |
| IBG and New Ingliston Ltd | <ul style="list-style-type: none"> Costs will ultimately need to be established on a case by case basis subject to the actual proposal approved and the appropriate level of contributions required, with regards to Circular 3/2012. See response at Q1 and Q2. | <ul style="list-style-type: none"> While viability is considered on a case by case basis, the Council's approach is to assess impact cumulatively and equitably distribute education infrastructure costs. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> Developer contributions outwith contribution zones is accepted as per Q4b albeit an illustrative example for both new-build and extension should be included within the guidance. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Mrs N. Bowlby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> Do not agree with the Council's illustrative cost implications of education infrastructure. Development costs should be either calculated in general terms (not illustrative but actual development costs) at the start and then pro-rata shared between development based on a fixed per unit cost with the Council taking risk on any shortfall or calculated as and when development proposals come forward to give certainty to the developer, landowner and community. They believe the cost per unit should not vary depending on mix either as a house or flat will produce the same number of children regardless of mix. | <ul style="list-style-type: none"> Noted The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. The house and flat pupil generation numbers are based on monitoring of actual pupil numbers generated from completed developments over the last 10 to 15 years. |
| Persimmon Homes | <ul style="list-style-type: none"> Unclear how this helps with understanding CECs approach. Unhelpful for small or windfall sites. Rather than an illustration and explanation of the methodology to be applied and the means for calculating the contributions would be a better approach. This would of course need to be consulted upon. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Mactaggart & Mickel Homes Ltd | <ul style="list-style-type: none"> Guidance is misleading, the example does not include cost inflation. Why? Should be clear as to how wish to deal with inflation. Suggest that a figure should be produced at today's prices and then indexed upwards at the point of payment. | <ul style="list-style-type: none"> The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Taylor Wimpey East Scotland | <ul style="list-style-type: none"> Illustrative cost options for different mixes of houses and flats are confusing, and raise questions about consistency and conformity to the principles of the Circular. It is evident in the two tables that the different mixes of houses and flats lead to different contribution levels for houses and for flats. It is not consistent with the Circular that houses on two different sites contributing to the same school issue should face two different charges. The illustrations are also inconsistent in that they produce very different costs per pupil generated between the two examples. The mix with 80 houses of course produces more pupils – 46 as opposed to 19. Yet it is the latter that seeks higher costs per house and flat, and a higher average contribution per pupil (cost per pupil c. £31000 as opposed to £19000). This is fundamentally at odds with the Circular. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. The illustrations are only examples. A specific assessment would be carried out for any application received and the contributions requested would be justified within the assessment |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> Details of how Illustrative costs are reached in order to provide transparency. It is difficult to understand how developments outwith a contribution area would pay substantially less than some developments within, this could result in developers focussing on areas outwith contribution areas going forward. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q5: Do you agree with the Council providing illustrative costs of infrastructure? | | |
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| Response | Summary of response | Council's response |
| Cruden Homes | <ul style="list-style-type: none"> The previous LDP illustrations should a contribution of circa £4,000 per unit for Education and this has increased significantly. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Dunedin Canmore Housing | <ul style="list-style-type: none"> Clarity on anticipated payment requirements of the Local Authority needed (preferably a fixed figure). The scale of the higher contributions is excessive and a more proactive business plan approach by the Local Authority towards both facilitating and partially funding social infrastructure at an early stage is an alternative approach that would be welcomed. | <ul style="list-style-type: none"> A financial appraisal of the LDP and accompanying Action Programme has been prepared. This was reported to Finance & Resources Committee in October 2015. The report sets out the identified costs, expectations of developer contributions and the agrees the Council's options for funding infrastructure associated with the LDP. |
| Places for People | <ul style="list-style-type: none"> The two examples provided for 100 unit developments are not of much assistance given the likely variance in scale of project and therefore again developers/housebuilders will have great difficulty in assessing likely contribution levels. Projects of over 100 units have no guidance and that such projects will require to be subject of pre-application discussions. Hence, it is likely then that all development is likely to require discussion with the Council to ascertain contribution levels. Within the examples provided the contribution for flats is much lower. This may result in RSLs requiring to deliver flats to make projects viable as a result much needed family accommodation will not be provided. In assessing scheme viability this information is likely to be required will in advance of any planning submission and may be required at relatively short notice. To assist developers/ housebuilders the guidance should set out clear timescales for the Council to respond to requests for assessments. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. The approach taken by the Council aims to enable facilitation of development with regards to infrastructure. The protocol for consultations on planning applications is being updated in respect of the finalised guidance. |
| Port of Leith Housing Association | <ul style="list-style-type: none"> Costs require to be more transparent to enable realistic feasibility appraisals. In addition, these proposed education contributions are significant and could render a smaller development (of more than 12 units) unviable. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Link Group Ltd | <ul style="list-style-type: none"> Clarity at the outset is especially required in appraising development viability. | <ul style="list-style-type: none"> Noted and agreed. The approach taken by the Council aims to enable facilitation of development with regards to infrastructure. |
| CALA Homes (East) Limited | <ul style="list-style-type: none"> No justification has been demonstrated on the calculation of these figures, The land value assessment and the contingency require to be explained, although these are in the Notes for the Contribution Zone calculations, not on page 12. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. |
| Gladman Developments | <ul style="list-style-type: none"> Agrees with the principle of providing applicants with information that will allow them to have a greater understanding of the potential cost implications of education infrastructure in advance of submitting an application. The illustrative costs provided in the draft guidance do not provide enough clarification as to the assumptions that have been made. Do the illustrations assume that every catchment school is at capacity and therefore all pupils generated would require school extensions? If so this should be made clear. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. Where existing capacity is available to accommodate all or some of the pupils generated by new development this will be taken into account in the assessment of required infrastructure and contributions will only be sought for any additional infrastructure required. The illustrations assume no capacity is available within existing capacity in order to give developers an indication of the maximum contributions which may be required. |
| Sarah Boyack MSP | <ul style="list-style-type: none"> It is right that the contribution made by developers increases in order to ensure that adequate investment into Edinburgh's schools can be made. The planning authority's highly prescriptive methodology should ensure that any contribution is calculated fairly to secure investment. The replacement and overhaul of existing facilities out of existing budgets must be complemented by improved contributions as proposed if the city is to achieve continued educations excellence for future generations. | <ul style="list-style-type: none"> Noted |
| Kate Watt | <ul style="list-style-type: none"> Not everyone will understand this and some will think the money is directly for the local community. | <ul style="list-style-type: none"> The guidance clearly sets out that developer contributions will be collected only for delivery of new infrastructure. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Education further comments on received under Q10: | | |
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| Response | Summary of response | Council's response |
| IBG and New Ingliston Ltd | <ul style="list-style-type: none"> It would be more appropriate to progress the guidance once the examination has concluded and the ELDP has been adopted. The guidance incomplete pending further work in relation to certain Contribution Zones (CZs) (Craigmillar, Leith and Granton). Presumably the guidance will require to be reviewed once these CZs have been progressed. There is also a lack of information contained within the guidance regarding agreement mechanics. Full regard should be given to the site specific considerations including associated studies under preparation / in place e.g. (emerging West Edinburgh Transport Study) and the relevant guidance set out in Circular 3/2012. | <ul style="list-style-type: none"> The Council has published the Second Proposed LDP and Action Programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. The guidance has been updated in respect of agreement mechanics in the finalised guidance. While viability is considered on a case by case basis, the Council's approach is to assess impact cumulatively and equitably distribute education infrastructure costs. |
| Mrs N. Bowlby's 1992 Trust | <ul style="list-style-type: none"> States such contributions must be in line with Scottish Planning Policy and supporting legislation. | <ul style="list-style-type: none"> Noted. |
| Persimmon Homes | <ul style="list-style-type: none"> Believe the approach to education contributions in particular is not precise enough and not well evidenced. The contributions being sought for education appear to be up to £24,000 per house. They believe this an enormous amount particularly when you consider that this amount is being requested within a postcode where average house prices are £160,000. To be reasonable allowances need to be made for capacity that exists in the school catchment areas within which the development sits and so the contribution zones need to be explicitly linked to these catchment areas. A planning agreement should be reasonable in the particular circumstances of the case. In the case of financial payments, these should contribute to the cost of providing necessary facilities required as a consequence of or in connection with the development. | <ul style="list-style-type: none"> Noted. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Illustrative costs of schools are now set out in Annex 1 of the finalised guidance. A map of the contribution zones is provided in Part 1 of the guidance. While viability is considered on a case by case basis, the Council's approach is to assess impact cumulatively and equitably distribute education infrastructure costs. |
| Cruden Homes | <ul style="list-style-type: none"> Believe more work should be carried out regarding the Education contribution otherwise land owners shall not make their sites available and hence we will not have an effective 5 year land supply. | <ul style="list-style-type: none"> This guidance has been prepared in advance of the adoption of the LDP and Action programme to enable facilitation of development with regards to infrastructure. The Council has published the Second Proposed LDP and Action Programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. |

| Q6: Do you agree with the Council's approach to transport contributions where there is a cumulative impact from development sites? | | |
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| Response | Summary of response | Council's response |
| West Craigs Ltd | <ul style="list-style-type: none"> Need to specify in detail how tariff-based approach to calculating developer contributions for transport infrastructure improvements has been applied. Need cost against all actions and how costs have been calculated and how apportioned between development sites. Need to specify how transport infrastructure for which contributions are required will actually be delivered, how monies will be held, how they will be used and how they will be returned to development if they are not required. Outwith contribution zones, guidance appears to assume any impact on transport will necessarily be adverse and that all impacts will require mitigation. For example change of use of buildings may not require any improvements to the transport network. This needs to be clarified in the guidance. | <ul style="list-style-type: none"> The guidance has been updated to set out in detail the transport actions required and the method for calculating them in response to this consultation guidance. The method is set out in Part 2 of the guidance. The sites which fall within each Contribution Zone are set out within the guidance. No standard methodology -however if a new junction, for example, is required to allow more than one site in LDP to proceed it is probable that the council will take the lead in delivery. Following the conclusion of the required legal agreement and the release of the planning permission, the legal agreement is forwarded to the recipient function (i.e. Transport or Children & Families for example) and to Finance. On the receipt of the contribution, these are held in an interest bearing account. The receipt and applicable use period is forwarded to the relevant function for drawn down as required. The trigger points for the payment of the contribution(s) are monitored within planning. Any remaining funds are returned after delivery, repayment of borrowing and a suitable period of monitoring/ adjustment. Outwith transport contribution zones, where development has a net impact on transport infrastructure, contributions may be required to mitigate this impact. This is set out in X in the finalised guidance. No change has been made to this guidance. |
| IBG and New Ingliston Ltd | <ul style="list-style-type: none"> The basis upon which contributions will be sought from IBG towards the WETCZ and Barnton/Maybury contribution zone is not clear. An appropriate scope of Transport Study has been progressed to support emerging proposals at IBG. Nevertheless, through the normal route of pre-application discussions with planning and transport staff within City of Edinburgh Council (CEC). This will ensure that the appropriate scale and kind of contributions are sought, in line with Circular 3/2012. Need for a distinction between the specific developer contributions set out in CEC guidance and agreed Transport Studies Expect a balanced contribution towards transportation infrastructure as a whole, taking cognisance of the existing tram route, ability to support modal shift and the wider road network infrastructure interventions that may be required. | <ul style="list-style-type: none"> The guidance has been updated to set out in detail the transport actions required and the method for calculating them in response to this consultation guidance. The method is set out in Part 2 of the guidance. The sites which fall within each Contribution Zone are set out within the guidance. The IBG falls within the West Edinburgh Transport Contribution Zone. Scope of Study for IBG phase 2 not yet agreed (19 Oct 2015) Noted. |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> State more information is required on the share of payments towards infrastructure within Contribution Zones. Do additional sites contribute towards the specified transport infrastructure improvements and allow for the costs to be redistributed proportionately? And whether the developers of the allocated sites receive reimbursement? | <ul style="list-style-type: none"> The guidance has been updated to set out in detail the transport actions required and the method for calculating them in response to this consultation guidance. The method is set out in Part 2 of the guidance. The sites which fall within each Contribution Zone are set out within the guidance. Transport Actions have been identified to deal with the net impact of development set out within the LDP. Policy Del 2 of the LDP sets out the circumstances in which contributions can be collected retrospectively. |
| Mrs N. Bowlby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> Agree with approach to transport contributions. Inappropriate to consult on supplementary guidance where the geographical and / or financial implications are unknown. This is premature and does not comply with the requirements for Supplementary Guidance as set out in legislation. | <ul style="list-style-type: none"> Noted The Council has published the Second Proposed LDP and Action programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q6: Do you agree with the Council's approach to transport contributions where there is a cumulative impact from development sites? | | |
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| Response | Summary of response | Council's response |
| Persimmon Homes | <ul style="list-style-type: none"> Justification for these costs and the methodology used to calculate and attribute them needs to be set out and consulted on. Need to be clear contributions are to mitigate the direct impacts of these developments and not to resolve existing infrastructure deficiencies. Justification needed why a park and ride scheme is required at Hermiston Part 2b – Outwith Contribution Zones - mentions consideration of the condition of the road network. Contributions should not be sought to resolve existing maintenance problems but rather be directly linked to mitigating the impact that the new development will have. | <ul style="list-style-type: none"> The Council has published the Second Proposed LDP and Action programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. This facility currently operates close to capacity and new housing in the vicinity will increase the demand on it. The council has designed an expansion and it considered reasonable, and in accordance with Local Transport Strategy policies, for nearby developments to make a small contribution to this expansion. Outwith transport contribution zones, where development has a net impact on transport infrastructure, contributions may be required to mitigate this impact. This is set out in part 2 in the finalised guidance. No change has been made to this guidance. |
| Mactaggart & Mickel Homes Ltd | <ul style="list-style-type: none"> Sensible way to approach the contributions as they specifically relate to the development sites. | <ul style="list-style-type: none"> Noted |
| Taylor Wimpey East Scotland | <ul style="list-style-type: none"> Agrees that consideration of cumulative impacts on transport infrastructure is reasonable. Too simplistic to assume that only developments within catchment zones generate impacts on capacity. Traffic modelling always considers background traffic growth over a modelling period, and always considers how flows over a wide area impact on junctions and key routes. It is not possible to state that all traffic impacts will derive from a relatively-small geographic area and only from new development. This is a principle which has been established in recent times through successful appeals against developer transport obligations. There is no obvious acknowledgement from the Council of any detailed modelling or assessments of transportation impacts. It is disappointing that on page 12 the Council still seems to be using estimated transport costs on a 2009 price base. | <ul style="list-style-type: none"> Noted As part of the process of preparing the Local Development Plan, the Council commissioned the preparation of a Transport Appraisal. The purpose of the appraisal, and its associated addendum, was to assess, at an appropriate level, the impact of the LDP strategy on the transport network and to identify and outline the transport interventions that will be required to ensure that the strategy does not have an unacceptable negative impact on the transport network. These transport interventions have been identified in the LDP and inform its Action Programme. Background traffic growth from committed residential sites and projected growth in traffic levels were taken into account as part of the methodology of the appraisal. The Action Programme sets out actions to help mitigate the impact of strategic and planned growth and to deliver the proposals identified within the Plan. This guidance sets out how costs are to be shared proportionately in terms of scale and kind. |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> Agree that transport issues tend to be more localised and therefore contribution zones appear to be appropriate. | <ul style="list-style-type: none"> Noted |
| Dunedin Canmore Housing | <ul style="list-style-type: none"> Zoning for contributions is acceptable. Active participation by the Council to drive the transport solutions is required; this has not been the current experience in West Edinburgh. | <ul style="list-style-type: none"> Noted |
| Port of Leith Housing Association | <ul style="list-style-type: none"> Cumulative approach makes sense, however, though these costs do not appear to vary as much as the education contributions it would be preferable to have set amounts per unit within and without the contribution zones - it is understood that there may be 'exceptional situations'. | <ul style="list-style-type: none"> Noted. The impact of development on transport infrastructure is different across the city. Actions have been identified to mitigate this impact. This guidance sets out how costs are to be shared proportionately in terms of scale and kind. |
| Link Group Ltd | <ul style="list-style-type: none"> Inappropriate for providers of affordable subsidised homes to potentially use government subsidy to further subsidise transport infrastructure on wholly affordable housing sites. The increase cost in educational infrastructure could impact on scheme viability. | <ul style="list-style-type: none"> In planning terms, purpose-built affordable housing is classed as residential development. Houses are classified as Class 9 in The Town and Country Planning (Use Classes) (Scotland) Order 1997 Order. Flatted accommodation while being sui generis, which literally means of its own kind or unique in its characteristics, is clearly housing development in the context of the Housing Needs and Demand Assessment and therefore developer contributions apply. No change is proposed to the finalised guidance. |
| CALA Homes (East) Limited | <ul style="list-style-type: none"> The calculations and equitable application of the resultant figures require to be explained as the approach presented appears to be arbitrary. Much of the thinking applied to Education contributions has been applied on this topic also. | <ul style="list-style-type: none"> Noted. |
| Queensferry & District Community Council (QDCC) | <ul style="list-style-type: none"> There should be a plan for South Queensferry. | <ul style="list-style-type: none"> The Action Programme sets out all transport actions, including junction improvements and active travel required to mitigate the impact of development. Contribution zones have been identified where multiple developments are required to contribute towards actions. Site specific transport actions, where required, are identified in the Action Programme for each site. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q6: Do you agree with the Council's approach to transport contributions where there is a cumulative impact from development sites? | | |
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| Response | Summary of response | Council's response |
| Scottish Natural Heritage | <ul style="list-style-type: none"> Welcome the requirement to fund external links with the wider cycle network as well as within the development. Less clear from Part 2a whether the whole suite of transport infrastructure is included or not. Reading of the Action Programme and Tra1-24 is that they would be and they therefore recommend that this is more clearly set out in Part 2a. This would avoid the risk represented by setting out road infrastructure as the 'big ticket item' and therefore losing the necessary focus on public transport, cycle routes and cycle parking, walking connections and wayfinding. This risk was identified in Scottish Government's Planning for Infrastructure Research Project: Final Report, which re-emphasised the transport hierarchy set out in Scottish Planning Policy. | <ul style="list-style-type: none"> The Action Programme sets out all transport actions, including junction improvements and active travel required to mitigate the impact of development. Contribution zones have been identified where multiple developments are required to contribute towards actions. Site specific transport actions, where required, are identified in the Action Programme for each site. This has been clarified in the guidance in Part 2. |
| Gladman Developments | <ul style="list-style-type: none"> States where there is a cumulative impact from a number of development sites it is reasonable for developer contributions to be sought on a pro-rata basis. | <ul style="list-style-type: none"> Noted |
| Scottish Property Federation | <ul style="list-style-type: none"> Agrees in part with the Council's approach to transport contributions, insofar as the principle of defining Transport Contribution Zones is addressed. The test of contributions being necessary, proportionate and directly related to impact of development may not be fully complied with in the Council's current approach. | <ul style="list-style-type: none"> As part of the process of preparing the Local Development Plan, the Council commissioned the preparation of a Transport Appraisal. The purpose of the appraisal, and its associated addendum, was to assess, at an appropriate level, the impact of the LDP strategy on the transport network and to identify and outline the transport interventions that will be required to ensure that the strategy does not have an unacceptable negative impact on the transport network. These transport interventions have been identified in the LDP and inform its Action Programme. Background traffic growth from committed residential sites and projected growth in traffic levels were taken into account as part of the methodology of the appraisal. The Action Programme sets out actions to help mitigate the impact of strategic and planned growth and to deliver the proposals identified within the Plan. This guidance sets out how costs are to be shared proportionately in terms of scale and kind. |
| Sarah Boyack MSP | <ul style="list-style-type: none"> States transport and connectivity planning can have a substantial impact on the quality of life of new and existing residents who choose to make Edinburgh their home, thus it is critical that the success of these zones is secured through the Contribution Zones. The growth of the city through development must ensure that residents are able to travel in an active manner (i.e. on foot or bike) to commute to school, work and within their community. This active travel must be aided with the availability of high quality affordable public transport provision in order to promote healthier lifestyle choices. While it is to be expected that a degree of those who live in the zones will rely on motor vehicles, it is key that active and public travel is fully integrated into developments. The viability of these options would be enhanced by the inclusion of cumulative contributions which can improve connectivity over time as developers and applications come forward. | <ul style="list-style-type: none"> Noted and agreed. |
| Kate Watt | <ul style="list-style-type: none"> States road traffic necessitates major upgrading and costs have to be covered somehow. It is better to do this on a planned basis than ad hoc on each development. | <ul style="list-style-type: none"> Noted. |

| Q7: Do you agree with the Council's approach to tram contributions from major developments located out with the Contribution Zone? | | |
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| Response | Summary of response | Council's response |
| West Craigs Ltd | <ul style="list-style-type: none"> If no tram service within reasonable walking distance of such developments then the developments will derive no benefit from the tram and should not be required to make a contribution. Guidance should make clear if the Transport Assessment does not conclude the tram could provide any significant mitigation of the transport impacts, no tram contribution will be required. In such cases- other forms of public transport more appropriate. In addition, no regard being had to the tests in the Circular- contributions should be assessed on a case by case basis against the tests in the Circular. It penalises developers who design schemes to maximise connectivity with the tram network. | <ul style="list-style-type: none"> It is considered that where major developments, as defined in The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, on land outwith the defined zone 3 have a net impact on infrastructure, specifically in relation to trip generation on public transport, and this requires mitigation, developments may be required to make a contribution to the tram system. In such cases, the Transport Assessment submitted with the application should address fully the potential role which could be played by tram in absorbing the transport impacts of the development. |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> A moderate contribution should be requested by CEC for every development within the city. Current transportation contributions per unit are stated as £500. This could be replicated city-wide as a further contribution towards the trams. The plan within Part 3 – Transport – Tram of the draft supplementary guidance shows the tram contribution zone extending to Newhaven and the text claims phase 1A has been completed. The tram does not extend to Newhaven, therefore tram contributions should not be sought from development adjacent to Leith Walk. Text and plan should be amended & timescales of future expansion included within the guidance. | <ul style="list-style-type: none"> Current legislation in Scotland does not allow for Council's to implement a standard development charge (or a development tariff) to pay for infrastructure delivery. In relation to Phase 1A of the project the Council has constructed the tram line and its associated public realm from Edinburgh Airport to York Place. This guidance applies to all new developments requiring planning permission within the defined proximity of the proposed tram lines as shown in the map of the Tram Contribution Zone, and throughout the city with regard to major developments. The guidance has been updated in this regard. |

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| Q7: Do you agree with the Council's approach to tram contributions from major developments located out with the Contribution Zone? | | |
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| Response | Summary of response | Council's response |
| Mrs N. Bowby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> Do not agree with approach to tram contributions for major development outwith the contribution zone. Contributions should only be sought where a proposed development will have a direct impact on infrastructure which then requires investment as a result of that development as per the Town & Country Planning (Scotland) Act 1997 (as amended) and Circular 3-2012. If there is no relationship between a development proposal and the Tram then no contribution can, reasonably, be levied from that development. | <ul style="list-style-type: none"> Noted. However, it is considered that where major developments, as defined in The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, on land outwith the defined zone 3 have a net impact on infrastructure, specifically in relation to trip generation on public transport, and this requires mitigation, developments may be required to make a contribution to the tram system. In such cases, the Transport Assessment submitted with the application should address fully the potential role which could be played by tram in absorbing the transport impacts of the development. |
| Persimmon Homes | <ul style="list-style-type: none"> The text set out above is not consistent with the Guidance documents which states that "All developments should make an appropriate contribution." Unclear why proximity to the line should determine the level of contribution. Only by being proximate to a tram stop will there be a positive benefit. | <ul style="list-style-type: none"> Noted. Contributions towards the tram network are required based on the level of contribution required depends on the following factors: i. type of development, ii. distance from tram route, and iii. the size of development. This is set out in the guidance. |
| Mactaggart & Mickel Homes Ltd | <ul style="list-style-type: none"> Sensible approach and takes into account the possible effect the tram can have on travel patterns of new development. | <ul style="list-style-type: none"> Noted |
| Taylor Wimpey East Scotland | <ul style="list-style-type: none"> Not clear why developers should be asked to deal with the financial consequences of the management of the project. For those developers within the catchment zone of the completed line, there is now no justification for seeking further contributions. For developers within the catchment zones of potential future phases, then contributions should be subject to clear mechanisms for repayment, with interest, should the future lines not be built within a specified timescale. The proposal to extend contributions to major developments outwith the catchment zone distances is opposed. The point of the catchment zones is that the propensity to use a public transport service declines with distance from a stop, and beyond 750 metres usage of a service tends to be minimal. The scale of a housing development makes no difference to the individual behaviour of people in relation to public transport usage. | <ul style="list-style-type: none"> Policy Del 2 of the Proposed LDP sets out that developer contributions will continue to be sought towards the construction of the tram network and other infrastructure identified in the Action Programme, after the construction works are completed and until the associated borrowings have been repaid. This policy is in addition to, and in support of, Policy Del 1. It ensures that, where a completed section of the tram network will support a new development that development will contribute to the cost of constructing that section of the network. The same principle applies to other high cost infrastructure which has been delivered through borrowing. Planning permission for development on these sites will be granted subject to legal agreements securing contributions. Contributions will be held in an interest bearing account by CEC and drawn down as required. Any remaining funds will be returned after delivery and a suitable period of monitoring/adjustment as identified required. Noted. It is considered that where major developments, as defined in The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, on land outwith the defined zone 3 have a net impact on infrastructure, specifically in relation to trip generation on public transport, and this requires mitigation, developments may be required to make a contribution to the tram system. In such cases, the Transport Assessment submitted with the application should address fully the potential role which could be played by tram in absorbing the transport impacts of the development. |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> Where it can be shown that occupiers of a development would benefit from the proximity of a tram halt, whilst being outwith a contribution zone, then potentially a contribution should be sought. | <ul style="list-style-type: none"> Noted |
| Port of Leith Housing Association | <ul style="list-style-type: none"> This section is not clear so they are unable to respond fully, however, clarity at the outset is required for the developer - an unexpected contribution required after acquisition is unfair. | <ul style="list-style-type: none"> Policy Del 2 of the Proposed LDP sets out that developer contributions will continue to be sought towards the construction of the tram network and other infrastructure identified in the Action Programme, after the construction works are completed and until the associated borrowings have been repaid. This policy is in addition to, and in support of, Policy Del 1. It ensures that, where a completed section of the tram network will support a new development that development will contribute to the cost of constructing that section of the network. The same principle applies to other high cost infrastructure which has been delivered through borrowing. Planning permission for development on these sites will be granted subject to legal agreements securing contributions. |
| Link Group Ltd | <ul style="list-style-type: none"> As a provider of affordable subsidised homes believe inappropriate to potentially use government subsidy to further subsidise tram contributions on wholly affordable housing sites. The increase cost in educational infrastructure could impact on scheme viability. | <ul style="list-style-type: none"> In planning terms, purpose-built affordable housing is classed as residential development. Houses are classified as Class 9 in The Town and Country Planning (Use Classes) (Scotland) Order 1997 Order. Flatted accommodation while being sui generis, which literally means of its own kind or unique in its characteristics, is clearly housing development in the context of the Housing Needs and Demand Assessment and therefore developer contributions apply. No change is proposed to the finalised guidance. |
| Queensferry & District Community Council (QDCC) | <ul style="list-style-type: none"> Do not agree at all, the Trams should be self funding. | <ul style="list-style-type: none"> Policy Del 2 of the Proposed LDP sets out that developer contributions will continue to be sought towards the construction of the tram network and other infrastructure identified in the Action Programme, after the construction works are completed and until the associated borrowings have been repaid. This policy is in addition to, and in support of, Policy Del 1. It ensures that, where a completed section of the tram network will support a new development that development will contribute to the cost of constructing that section of the network |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q7: Do you agree with the Council's approach to tram contributions from major developments located out with the Contribution Zone? | | |
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| Response | Summary of response | Council's response |
| Scottish Natural Heritage | <ul style="list-style-type: none"> The Tram Contribution Zone is clearly intended to relate to those developments which may be required to make a contribution to the tram system itself. The tram should be considered in the context of Edinburgh's existing and emerging multi-modal transport network and suggest that the tram will more effectively absorb transport impacts of development if walking and cycling links are included. In some respects, the Action Programme sets this out. For example, transport actions for the International Business Gateway (Emp 6) include: New footpath / cycle path along A8 Glasgow Road; Upgrade bus facilities along A8 Glasgow Road; Bus only access via Edinburgh Gateway station, tram interchange; and, Tram stop within Development. These actions clearly relate to one another and, in the wider sense, to the delivery of a high quality public realm. While items A; and C.ii), iii) of Part 3 reference the public realm and walking distances respectively, it is not clear whether contributions would be used to deliver links away from the working corridor of the tram network. They recommend that this is clarified. | <ul style="list-style-type: none"> Guidance on Tram contributions sets out that all developments within the tram contribution zone should make an appropriate contribution towards the construction costs of the tram system and associated tram public realm. In addition, as part of the process of preparing the Local Development Plan, the Council commissioned the preparation of a Transport Appraisal. The Appraisal outlines the transport interventions that will be required to ensure that new development does not have an unacceptable negative impact on the transport network. These transport interventions include new public transport and active travel actions. These actions are identified in the Action Programme and will be required as part of development sites. If an action has been identified because it deals with a cumulative impact then a contribution zone is established. |
| Scottish Property Federation | <ul style="list-style-type: none"> Concerned at the level of contributions required for transport particularly developments around the tram network which taken together are likely to make projects unviable. Disappointed to note that "within Contribution Zones, any remaining contributions will be held and be put towards other actions within the contribution zone that the site lies within as an when required". An example of this is the contributions made by developers within the original proposed tram network which ultimately did not go forward. Property finance remains restrictive and often needs to be sourced outwith Scotland and even outside of the UK or EU. | <ul style="list-style-type: none"> Viability is considered on a case by case basis. The finalised guidance sets out the Council's approach to viability assessments. The Contribution Zone approach aims to give flexibility to the Council in how contributions are used to deliver the infrastructure required based on the expected level of development. The current Action Programme and the finalised Guidance set out the current actions to be funded. The actions will be reviewed on an annual basis, based on the Housing Land Audit. Noted. |
| Sarah Boyack MSP | <ul style="list-style-type: none"> Where public and privates finances allow, it is crucial that the current tram line is extended to ensure its initial success is maintained. This system will increasingly benefit residents and developments well beyond the immediacy of any extended lines delivering regeneration to Leith waterfront and Granton. The benefits of the tram to Edinburgh's environment will extend well beyond the adjacency of the line; due to the nature of the tram producing zero emissions, it can help improve air quality on key transit routes which are currently of substantial concern, i.e. Leith Walk. | <ul style="list-style-type: none"> Noted |
| K ate Watt | <ul style="list-style-type: none"> Unless there is easy access to trams it is unfair to put the costs on the developments and therefore new householders | <ul style="list-style-type: none"> Noted. Contributions towards the tram network are required based on the level of contribution required depends on the following factors: i. type of development, ii. distance from tram route, and iii. the size of development. |

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| Q10: Do you have further comments? Transport comments | | |
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| Response | Summary of response | Council's response |
| Gladman Developments | <ul style="list-style-type: none"> Believe there is insufficient evidence in the guidance document to demonstrate how the costs set out have been calculated and how these costs relate to specific works necessary to mitigate the site specific impact arising from a particular development. By way of example, Table 20 of the draft guidance suggests that the signalling of a four arm junction will cost approximately £250,000 and yet the cost attributed to the upgrading of existing traffic signals at Gillespie Crossroads is estimated to cost twice that at £500,000, split proportionately between the housing allocations in the South West Edinburgh Transport Contribution Zone. There should be a detailed breakdown of the work involved in this upgrade otherwise it appears entirely unjustified. Without evidence in the draft guidance document, the same is true for all the other costs stipulated. Wish to express its concern at the timing of publishing the draft guidance and the inclusion of 'Transitional Arrangements'. The draft guidance is directly linked to the Second Proposed Local Development Plan (LDP) and yet the LDP is currently under examination with Scottish Ministers and has not been approved for adoption. | <ul style="list-style-type: none"> The guidance has been updated to set out in detail the transport actions required and the method for calculating them in response to this consultation guidance. The method is set out in Part 2 of the guidance. The sites which fall within each Contribution Zone are set out within the guidance. The draft costs include an estimate for provision of changes to the road network on approach to the signals to ensure that buses can get maximum benefit from the improved signals (bus lanes etc). Any cost below £500K- and contribution thereof- will be returned to the developer after 10 years The Council has published the Second Proposed LDP and Action programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. |
| Spokes | <ul style="list-style-type: none"> The ongoing creation of smaller supermarkets in the centre of the city have often happened with no cycle parking provision, which contravenes the Council's own Parking Standards. On enquiring about this they have been told it is because the development does not include appropriate land on which to provide parking. Instead of the current situation where it appears developers are able to escape their cycle parking obligations, they propose that in such situations the options are either - 1. require that the appropriate number of parking spaces (usually only one space each for staff and customer parking due to the scale of development) is provided within the shop, or 2. require the developer to make a contribution to the Council, to enable appropriate cycle parking to be provided locally at an appropriate place and time as determined by the Council. These options ensure developers contribute to a more cycling oriented culture that the Council is working towards. | <ul style="list-style-type: none"> Where planning permission is required for a change of use of land or premises for class 1 use (inc supermarkets) and the application shows significant uplift in traffic generation to the site, as a direct result of the development, then this will required to be mitigated. This could include cycle infrastructure. However, contributions would require to be tested against the 5-tests of circular 3/2012, including whether a contribution would be reasonable. Due to many small scale supermarkets not requiring planning permission and where they do, the small scale of development and impact, a contribution towards cycle infrastructure is usually not appropriate. |

| Q8: Do you agree with the Council not taking contributions towards strategic public realm until this approach is complete? | | |
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| Response | Summary of response | Council's response |
| West Craigs Ltd | <ul style="list-style-type: none"> Agree not appropriate to pursue strategic public realm contributions until the updated Public Realm Strategy is completed and has been subject to public consultation. Given the guidance will need to be updated if and when the strategy approved by the Planning Committee – little point including reference to potential requirements for strategic public realm contributions in the current guidance. No justification for requiring all developers to provide public realm within their sites and site environments. Should only be required when impacts of the development meet the tests in Circular 3/2012. | <ul style="list-style-type: none"> Noted. It is the Council's intention to set out a contribution policy for strategic public realm improvements, where contributions would meet the policy tests set out in Circular 3/2012. Public realm and open space within and within the environ of development sites are required under separate policies within the ECLP and proposed LDP and non-statutory Edinburgh Design Guidance. |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> Given that the greatest financial burden is passed to the Council, BDW support the Council delaying contributions towards Public Realm until the approach is finalised. Public realm contributions should also be sought from non-residential schemes. | <ul style="list-style-type: none"> Noted Noted and agreed |
| Mrs N. Bowlby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> Agree that it is only appropriate for the Council to require strategic public realm contributions once a Public Realm Strategy is in place-should apply to all Supplementary Guidance set out by the Council in line with legislation. | <ul style="list-style-type: none"> Noted |
| The EDI Group Ltd | <ul style="list-style-type: none"> As the intention is that the methodology will presumably form part of the guidance, they assume that separate consultation will follow at a later date. On this basis, they may make further comments. | <ul style="list-style-type: none"> Noted |
| Persimmon Homes | <ul style="list-style-type: none"> Believe this methodology and any subsequent charging schedule should be properly consulted upon. Again the lack of completeness here demonstrates the prematurity of this consultation. | <ul style="list-style-type: none"> Consultation on guidance on developer contributions and pupil realm will be carried out following the approval of a public realm strategy. |
| Mactaggart & Mickel Homes Ltd | <ul style="list-style-type: none"> Would question why the development industry should ever have to pay for offsite public realm works not specifically relating to the development site in question. | <ul style="list-style-type: none"> It is the Council's intention to set out a contribution policy for strategic public realm improvements, where contributions would meet the policy tests set out in Circular 3/2012. |
| Taylor Wimpey East Scotland | <ul style="list-style-type: none"> In the previous version of the Guidance no link was shown between the projects identified at that time and development proposals either in the defined city centre area or more widely, and hence no compliance with the Circular. Remains a concern new guidance will simply try to reintroduce a variation on the theme at a later stage. Taylor Wimpey remains of the view that there is no justification for strategic public realm contributions. | <ul style="list-style-type: none"> It is the Council's intention to set out a contribution policy for strategic public realm improvements, where contributions would meet the policy tests set out in Circular 3/2012. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q8: Do you agree with the Council not taking contributions towards strategic public realm until this approach is complete? | | |
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| Response | Summary of response | Council's response |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> Believe public realm contributions should take into account viability of a development having regard to costs associated with education and transport contributions. | <ul style="list-style-type: none"> Noted. |
| Port of Leith Housing Association | <ul style="list-style-type: none"> Believe this section of the guidance has not been developed to a stage that comment can be made. Once the policy has been developed it should be re-issued for consultation. | <ul style="list-style-type: none"> Consultation on guidance on developer contributions and pupil realm will be carried out following the approval of a public realm strategy. |
| Link Group Ltd | <ul style="list-style-type: none"> It is appropriate and pragmatic to delay this until the criteria is further developed | <ul style="list-style-type: none"> Noted |
| Queensferry & District Community Council (QDCC) | <ul style="list-style-type: none"> Believe it is absolutely of paramount importance for much needed improvements in South Queensferry | <ul style="list-style-type: none"> Noted. It is the Council's intention to set out a contribution policy for strategic public realm improvements, where contributions would meet the policy tests set out in Circular 3/2012. Consultation on guidance on developer contributions and pupil realm will be carried out following the approval of a public realm strategy. |
| Scottish Natural Heritage | <ul style="list-style-type: none"> State Edinburgh Public Realm Strategy should include the principal policy on place-making in Scottish Planning Policy which directs that a design-led approach should be applied at all levels of planning. The current strategy notes that Edinburgh's success is underpinned by "the quality and drama of its environment", going on to explain that the "public realm acts as a setting for the wealth of historic buildings". Agree with these points but suggest that the public realm can also act as a setting for the environment and landscape from which Edinburgh benefits. This is perhaps less related to the sensible desire to achieve greater transparency but they consider it should be recognised in the updated strategy. | <ul style="list-style-type: none"> Noted. |
| Scottish Property Federation | <ul style="list-style-type: none"> Agrees in part with the Council's proposal of not taking contributions towards public realm until new methodology is complete. It can no longer be expected that developers are simply able to pay for 'nice to have' policies such as public artworks and the Council must be aware of the cumulative cost of its requirements from developers. It is unlikely that funding institutions are likely to lend a sympathetic ear to developers faced with the prospect of funding the projects identified in the guidance. | <ul style="list-style-type: none"> Noted. It is the Council's intention to set out a contribution policy for strategic public realm improvements, where contributions would meet the policy tests set out in Circular 3/2012. |
| Sarah Boyack MSP | <ul style="list-style-type: none"> While it is appreciated that the methodology must be fully updated to meet strategy objectives, delivery of the methodology must be treated as a priority. Public realm improvements support transport choices which reduce the environmental impact of travel around the city. | <ul style="list-style-type: none"> Noted. It is the Council's intention to set out a contribution policy for strategic public realm improvements, where contributions would meet the policy tests set out in Circular 3/2012. Consultation on guidance on developer contributions and pupil realm will be carried out following the approval of a public realm strategy. |
| Kate Watt | <ul style="list-style-type: none"> Believes infrastructure needs upgraded now. However, clarity is required on Open Space since as local householders pay for maintenance; this is now proving a problem in a many areas. | <ul style="list-style-type: none"> Factoring arrangements on private land are a matter between the agent and householder. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q9: Do you agree with the amendments to the Affordable Housing Guidance in respect of income thresholds and Golden Share properties? | | |
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| Response | Summary of response | Council's response |
| West Craigs Ltd | <ul style="list-style-type: none"> Guidance should allow for the payment of commuted sums where there are justified reasons not to include on-site provision. There is no good reason to exclude the possible payment of commuted sums for proposals >50 housing units and it should be available for all forms of development. , paying commuted sums upfront would make many developments unviable – no justification for this/ developers may not implement permission immediately. The payments should be linked to actual development There is no timescale on the provision of onsite affordable housing. The timing of payments of commuted sums should be a matter for negotiation between the Council and developers on a case by case basis but there should never be a requirement to pay a contribution before development starts unless the developer agrees that their development can bear the cost of upfront payments. It is not appropriate to seek contributions from affordable housing for other forms of infrastructure – proposed approach threatens delivery of affordable housing. The guidance should allow for offsetting of affordable housing units when negotiating planning agreements. If developer provided >25% affordable housing requirement within previous development in council's area – no. Of addition units should be taken into account so as to reduce the no. of affordable housing units developers provide for other developments. | <ul style="list-style-type: none"> The Council's policy requires on site affordable housing for mixed tenure communities. A commuted sum payment would only be considered in exceptional circumstances and would be subject to an open book assessment establishing that on site housing cannot be provided. In no circumstances will the council consider waiving the affordable housing contributions for eligible housing developments. Developments of fewer than 50 housing units have been delivering on-site affordable housing for years. Only in exceptional circumstances would a commuted sum could be considered, following an open book assessment, if it is established that on site delivery of affordable homes was not viable. The AHP is essential to sustain the delivery of land for the purposes of affordable housing. It has been successful in delivering over 2,200 affordable homes since its inception in 2004. Timing of a commuted sum payment may be varied if agreed by the Council, subject to an open book assessment of finances. Commuted sums paid upon signing of the s.75 agreement fund affordable housing in the same area as the proposed development. Infrastructure requirements are low on brownfield sites. New housing developments do have an impact on the area in which they are built and services are required for these developments. Residents from both private and affordable homes will require many of these services and therefore it would not be acceptable to waive these costs for RSLs and not private developers. 25% affordable housing per site is effective in creating mixed tenure communities. Offsetting affordable housing could lead to oversupply or increased concentration of affordable housing in some areas and undersupply in other areas. |
| IBG and New Ingliston Ltd | <ul style="list-style-type: none"> Are not aware of the statutory planning and legal basis upon serviced land is to be transferred at 'nil value'. Paragraph 129 of SPP articulates that a proportion of the serviced land within a development site to be made available for affordable housing but does not state that this should be at 'nil value' which is the 'convention' suggested in the guidance at Annex 3, section 1 (3rd bullet point). Integration (p27): need for an evidence based argument in relation to the need to avoid groupings. For example, emerging view that social housing providers often prefer to be closely located in a 'cluster' to take advantage of shared services and other amenities. Furthermore, RSLs may in the course of site specific discussions confirm the type of housing unit (e.g. house, flat) for the site and/or an alternative location i.e. offsite where contributions will be better utilised. Should these factors emerge as preferred options by the RSL once detailed discussions as part of a planning application have progressed, this should be taken into consideration accordingly. Ultimately, the deliverability should not be compromised by a policy that does not reflect affordable housing provider requirements. The Private Rented Sector (PRS) requires to be considered as part of the affordable housing policy. They understand that further guidance from Scottish Government is expected to be published and the CEC guidance should reflect this accordingly. | <ul style="list-style-type: none"> The principle of nil value land transfer is that the land would be used for affordable housing in perpetuity. The convention of nil value land transfer has been proven to be workable since 2006, delivering over 2,000 affordable homes and is not part of this consultation. Mixed tenure communities are created through the application of Affordable Housing Policy. A range of affordable housing tenures can be provided on sites to minimise grouping of affordable housing. Management and maintenance considerations taken into account by registered social landlords enable practical delivery of affordable housing and assist in ongoing management and factoring of homes. Early negotiation between the developer and affordable housing provider is always encouraged in order to deliver a solution that is cost effective and beneficial to both parties. Management and maintenance considerations taken into account by registered social landlords enable practical delivery of affordable housing and assist in ongoing management and factoring of homes. PRS at market rent is not affordable for people in Edinburgh. Affordable rented tenures are social rent and mid market rent, both of which offer rents below market rent levels, meaning that these are affordable to the tenants. The affordable housing policy allows for flexibility in delivering a range of affordable housing, so there is no justification not to provide accepted affordable tenures at below market rent levels. |
| Barratt David Wilson Homes | <ul style="list-style-type: none"> Are a major contributor to the provision of affordable housing in Edinburgh and continue to support City of Edinburgh Council's approach. | <ul style="list-style-type: none"> The Council notes and is encouraged that leading house builders in the UK support the City of Edinburgh's approach to affordable housing policy. |
| Mrs N. Bowlby's 1992 Trust and The Dalrymple Trust | <ul style="list-style-type: none"> There is no justification provided in planning policy to allow for such thresholds to be applied and, given that the need for affordable is not means tested, no need to apply such a test. The ability to access affordable housing is not geographically restricted in Scotland, it is therefore inappropriate to require evidence of a local connection from purchasers. | <ul style="list-style-type: none"> The Council have a set criteria to ensure that the affordable homes meet an identified housing need and such thresholds are consistent the South East Scotland Housing Needs and Demand Assessment. Because of high rents and high house prices in Edinburgh, people on average and below average incomes are more likely to find it difficult to find suitable, affordable housing and therefore more likely to be in affordable housing need. The proximity of family, education or work in the area helps establish a person's housing need in relation to that area. The affordable housing policy helps create mixed tenure communities, which are stronger if people have family, education and work in the area, reducing the cost and need to travel. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q9: Do you agree with the amendments to the Affordable Housing Guidance in respect of income thresholds and Golden Share properties? | | |
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| Response | Summary of response | Council's response |
| The EDI Group Ltd | <ul style="list-style-type: none"> Not aware of the statutory planning and legal basis upon which serviced land is to be transferred at 'nil value'. Paragraph 129 of SPP articulates that a proportion of the serviced land within a development site to be made available for affordable housing but does not state that this should be at 'nil value' which is the 'convention' suggested in the guidance at Annex 3, section 1 (3rd bullet point). Integration (p27): there is a need for an evidence based argument in relation to the need to avoid groupings. For example, there is an emerging view that social housing providers often prefer to be closely located in a 'cluster' to take advantage of shared services and other amenities. Should this emerge as the preference once detailed discussions as part of a planning application have progressed, this should be taken into consideration accordingly. Ultimately, the deliverability should not be compromised by a policy that does not reflect affordable housing provider requirements. The guidance at sub section B) above states that the purchase price is set at 80% of market value in perpetuity and then goes onto say that it should not exceed £214,796, being the current average property price in Edinburgh. As property prices are obviously subject to market fluctuations, they presume this latter part of sub section has therefore been drafted in error and will be deleted. | <ul style="list-style-type: none"> The principle of nil value land transfer is that the land would be used for affordable housing in perpetuity. The convention of nil value land transfer has been prove to be workable since 2006, delivering over 2,000 affordable homes and is not part of this consultation. Mixed tenure communities are created through the application of Affordable Housing Policy. A range of affordable housing tenures can be provided on sites to minimise grouping of affordable housing. Management and maintenance considerations taken into account by registered social landlords enable practical delivery of affordable housing and assist in ongoing management and factoring of homes. The maximum initial sale value of Golden Share homes (based on average house price) will be reviewed on a twice yearly basis to reflect changes in housing market valuations. Golden share prices for each development are reviewed by the district valuer and the Council to assess the open market value of the homes to ensure they reflect the local market prices. |
| Persimmon Homes | <ul style="list-style-type: none"> The evidence or reference to the evidence that supports this position has not been provided-to consult on this properly the basis for the calculations and the evidence that supports the conclusions needs to be provided. | <ul style="list-style-type: none"> Income thresholds are based on 3.5x average income in the city. People with below average incomes are more likely to be in housing need as rents and house prices in the city are high. |
| South East Edinburgh Development Company Limited | <ul style="list-style-type: none"> Believe the Golden Share purchase price should reflect the average purchase price within the immediate locality of the development and type of property rather than an average purchase price across the city. Affordable housing policy states that the viability of a development should be taken into account, however, it may be beneficial if more detailed parameters were set as there continually appears to be debate as to what level of viability would result in a reduction in the affordable housing requirement, which leads to protracted negotiations. | <ul style="list-style-type: none"> Average purchase prices will vary in different localities within the city. The single city-wide average ensures that Golden Share properties would be affordable across the region. An open book assessment will determine whether the delivery of affordable housing in line with the policy guidelines would impede on the viability of a project. |
| Dunedin Canmore Housing | <ul style="list-style-type: none"> Clarification is needed in the document that the mean household income now applies to single people. | <ul style="list-style-type: none"> Noted, this will updated. |
| Port of Leith Housing Association | <ul style="list-style-type: none"> The increase in MMR income threshold to £39k, while welcomed, is not enough, especially for larger sized housetypes. This income level has not been reviewed since 2011, with rents and benefits continually changing, this requires to be reviewed much more frequently. | <ul style="list-style-type: none"> The income thresholds for MMR and eligible purchasers for LCHO will be reviewed on a two yearly basis and adjusted accordingly. |
| Places for People | <ul style="list-style-type: none"> Believe the number of tenure options may make it difficult to deliver affordable rented accommodation as developers seek to meet their requirements through the over use of unsubsidised discount sale, golden share and shared equity. Suggest the guidance sets out maximum levels of unsubsidised tenures to satisfy the affordable housing contribution of any project. The over provision of unsubsidised tenures may also make it difficult for older people to access affordable housing. Average income levels should be reviewed to align with current average income levels within the city (been set at £39,067 based on 2013 figures). Discount sale values are calculated at 3.5 times median income levels, however, mortgage providers are no longer basing mortgage levels on salary multiples but looking at affordability of the applicants. Does the guidance need to do something similar as the salary multiplier is less relevant? Note there is an aspiration for 70/30 split between affordable rent and other tenures. They question whether this is still appropriate given the reducing availability of grant and continuing demand for housing in the middle market i.e. mid- market rent and subsidised shared equity. | <ul style="list-style-type: none"> On site social rented homes are prioritised through the AHP. The guidance (p36) sets out the aspiration that a majority of social rent is delivered and an aspirational mix of affordable housing is 70:30 social housing/other affordable tenures. Income thresholds will be reviewed on a two yearly basis and adjusted accordingly. Both points noted. Mortgage affordability for applicants would vary, so a maximum has been set based on 3.5 times income. There is increasing need for social rented homes and so the aspiration of 70:30 split between social rent and other tenures remains. |
| Queensferry & District Community Council (QDCC) | <ul style="list-style-type: none"> Believe the purchase price should be lower £200k max or lower if possible (present figures don't deliver sustainability). | <ul style="list-style-type: none"> When proposing Golden Share or setting proposed Golden Share values, sales values in the area are taken into account and final values independently assessed to ensure these are representative and affordable. A maximum figure applies across the city, where values vary significantly, so flexibility is required. It should be noted that the majority of Golden Share homes sold to date were priced below the maximum figure. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q9: Do you agree with the amendments to the Affordable Housing Guidance in respect of income thresholds and Golden Share properties? | | |
|--|---|---|
| Response | Summary of response | Council's response |
| Old Town Association | <ul style="list-style-type: none"> 'Affordable' is a relative term. A mean household income of nearly £40,000 and an average purchase price of nearly £215,000 seem very high figures. | <ul style="list-style-type: none"> When proposing Golden Share or setting proposed Golden Share values, sales values in the area are taken into account and final values independently assessed to ensure these are representative and affordable. A maximum figure applies across the city, where values vary significantly, so flexibility is required. It should be noted that the majority of Golden Share homes sold to date were priced below the maximum figure. The relationship between average income and sale value also allows for a family who wish to save towards a deposit to not be penalised for this. |
| Scottish Property Federation | <ul style="list-style-type: none"> Agrees with the amendments to the Affordable Homes Guidance in respect of income thresholds and Golden Share. | <ul style="list-style-type: none"> Noted. |
| Sarah Boyack MSP | <ul style="list-style-type: none"> States across the city need more housing that is affordable, accessible and available to ensure that residents can stay within their community as their family grows or grows up. Over the coming years critical decisions will have to be made about how we incentivise and use brownfield land, how we accommodate a growing, ageing population. Growth of the city, and its communities, must be achieved in a sustainable fashion. While it is welcome that applicants must be able to evidence local connection, there must be provision for talented workers come to the city without being priced out due to the cost of accommodation. | <ul style="list-style-type: none"> Noted. Noted. Applicants can apply for Low Cost Home Ownership provided they can evidence that they have family, educational or work related connections in Edinburgh or the Lothians. For example they do not have to be a current resident in Edinburgh if they are moving to Edinburgh for a job. |
| Kate Watt | <ul style="list-style-type: none"> States more access to affordable housing is required. | <ul style="list-style-type: none"> Noted. |

| Q10: Do you have further comments? Affordable Housing responses | | |
|---|---|--|
| Response | Summary of response | Council's response |
| Dunedin Canmore Housing | <ul style="list-style-type: none"> For a successful flow of affordable housing the Section 75 funding demands should not become an obstacle to private development. In particular the logic of applying the charges to affordable housing for rent is questionable and impedes delivery. The sums for some education contributions at over £10,000 per home are excessive and question the viability of sites already identified within the Local Plan as the means of meeting housing demand. | <ul style="list-style-type: none"> New housing developments do have an impact on the area in which they are built and services are required for these developments. Residents from both private and affordable homes will require many of these services. Infrastructure requirements are relatively low on brownfield sites. The Council appreciates that there are many constraints to securing land to develop new homes, and costs of developing Greenfield sites are higher. |
| Port of Leith Housing Association | <ul style="list-style-type: none"> Non-profit making entities should not have to pay any s75 contributions at all, either on sites which they are developing, or on sites which have been offered to them by developers as free land under the developers' s75 agreement. Moreover, housing association developments tend to be smaller and are disproportionately hit by these developer contribution costs. They would like the Council to take a more proactive role, either through the guidance, the s75 legal agreements, or otherwise, in ensuring that developers bring in RSL partners at a far earlier stage so that they have the opportunity to influence designs. | <ul style="list-style-type: none"> Infrastructure requirements are relatively low on brownfield sites. New housing developments do have an impact on the area in which they are built and services are required for these developments. Residents from both private and affordable homes will require many of these services and therefore it would not be acceptable to waive these costs for RSLs and not private developers. The sites developed do have an impact on the area and require infrastructure such as schools, transport, etc. The Council take on board that infrastructure costs may significantly impede on smaller sites. However the land is granted at nil value and new residents will be able to benefit from the infrastructure provided in the city. The council actively engages with developers to encourage open dialogue with RSLs as early as possible. |
| Link Group Ltd | <ul style="list-style-type: none"> As a provider of affordable subsidised homes believe inappropriate to potentially use government subsidy to further subsidise infrastructure on wholly affordable housing sites. The increase cost in educational infrastructure could impact on scheme viability. | <ul style="list-style-type: none"> Noted. |
| The Scottish Government | <ul style="list-style-type: none"> It would be helpful if the final version of the guidance included some background and justification of how the 25% affordable housing requirement figure is considered to be deliverable. | <ul style="list-style-type: none"> Housing need and demand in Edinburgh is high. The South East Scotland Housing Need and Demand Assessment 2 estimates that between 38,000 and 46,000 homes are required in Edinburgh over the next ten years, with the majority of this need being for affordable homes. High housing costs and insufficient supply of homes forces many households, especially families with children, to move out of the city to seek cheaper housing. In 2012, it is estimated that only 21% of households in Edinburgh had children, compared to the Scottish average of 25%; 31% in West Lothian, 29% in Midlothian and 28% in East Lothian. (National Records of Scotland 2012-based Household Projections). In 2014/15 there were 3,980 homelessness presentations in Edinburgh, 28% of these were households with children (Scottish Government Homelessness Statistics). Of the 3,980 households who presented as homeless, 53% were provided with temporary accommodation. Edinburgh has the highest average house prices when compared to other Scottish cities and is 29% higher than the Scottish average. The average house price in Edinburgh in 2014/15 was £235,566 (Registers of Scotland). Rent levels in the private rented sector have risen by 25% since 2009. Citylets reported that the |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q10: Do you have further comments? Affordable Housing responses | | |
|---|---------------------|---|
| Response | Summary of response | Council's response |
| | | <p>average rent for a two bedroom property in the private rented sector was £850 in the second quarter of 2015, an increase of 8.8% on the year before.</p> <ul style="list-style-type: none"> • Only 13% of homes in Edinburgh are in the social rented sector, which is significantly lower than the Scottish average of 24% (Scottish Household Survey 2014). • EdIndex is the common housing register for the Council and 20 of the social housing landlords in the city. There are approximately 27,000 applicants registered with EdIndex at any one time. The Council and 16 of the 20 social housing landlords use EH-Your Key to Choice (Choice) to let their homes. In 2014/15 there was an average of 144 bids for each home advertised through Choice. • The average stay in temporary accommodation is continuing to increase due to a lack of suitable permanent accommodation for people to move on to. |

| Q10: Do you have further comments? Other issues | | |
|--|---|--|
| Response | Summary of response | Council's response |
| Mactaggart & Mickel Homes Ltd | <ul style="list-style-type: none"> • Question why is this proposed guidance not proposed to be Statutory Guidance and submitted to Ministers for approval? It carries very little weight as non-statutory guidance and will, in their view, be the source of much disagreement between the Council and the Development Industry as it will not be subject to the scrutiny of Scottish Ministers. A technical document would allow proper scrutiny of the document by an independent Reporter. | <ul style="list-style-type: none"> • The finalised guidance is prepared as non-statutory guidance. However, the Council has signalled as part of the LDP examination that it sees merit that following the adoption of the LDP and approval of the Action programme, that the Developer Contributions and Affordable Housing Guidance is prepared as statutory Supplementary Guidance. |
| Queensferry & District Community Council (QDCC) | <ul style="list-style-type: none"> • Concerned that Education takes a large chunk of the development gain funds leaving little fund improvements to the infrastructures of South Queensferry. | <ul style="list-style-type: none"> • Noted |
| Scottish Natural Heritage | <ul style="list-style-type: none"> • As written, the draft Open Space text in Part 5 appears to deal with open space on a site by site basis. A requirement setting open space provision in the context of multi-functional green infrastructure would support delivery of the green network as set out in paragraph 48 of the second Proposed Plan which identifies an inter-connected network of natural, semi-natural and man-made open spaces in relation to improving accessibility and setting of the urban area and new development. • There is an opportunity for a more comprehensive and integrated consideration of issues within the document and thereby a better set of outcomes for all issues, including the natural heritage, to be delivered by development. Setting the developer contributions for walking, cycling and open space more firmly within a wider context of delivering green infrastructure should lead to more efficient use of land and developer contributions. • As noted in their comments on Part 2 of the draft guidance, relating active travel and open space to one another in the planning guidance should help to deliver infrastructure requirements and enhancements that are likely to arise through delivery of allocations. They recommend that the guidance sets out this multiple benefits, integrated approach to delivery. | <ul style="list-style-type: none"> • LDP Policy Env 20 Open Space in New Development requires development includes appropriate open space provision and, where the opportunity arises, contribute to Edinburgh's green network. Policy Env 20 adequately covers this requirement. No change is proposed to the finalised guidance. |
| Scottish Water | <ul style="list-style-type: none"> • Fully supports the Council on the revisions outlined within the guidance. | <ul style="list-style-type: none"> • Noted |
| Scottish Property Federation | <ul style="list-style-type: none"> • Believe city deal initiatives for the Edinburgh/South East Scotland regions should be discussed as, if successful, then they could unlock significant economic growth with attendant improvements on tax revenue required to support additional public services. In their view this promises a better and more evenly spread outcome than simply levying development taxes on the property industry which struggles to cope with the weight of contributions expected. • Lack of housing supply- Some members have suggested that private rented sector build to rent projects should also be addressed in the developer contributions guidance and should either be exempt from most developer contributions to support their viability or with certain conditions applied could count towards the 25% affordable housing allocation. The Private Rented Sector (PRS) can provide the opportunity to deliver the required volume and supply of new housing quickly, which would ease this pressure. The multiplier effect of new investment would bring economic benefits and should, be actively encouraged and incentivised. The models being proposed by their members could contribute to communities and the public realm in the longer term. The PRS currently operates at a disadvantage to traditional private for sale development because it is valued less favourably. If the development of the PRS sector is to be encouraged therefore it needs favourable support via the planning system. | <ul style="list-style-type: none"> • A financial appraisal of the LDP and accompanying Action Programme has been prepared. This was reported to Finance & Resources Committee in October 2015. The report sets out the identified costs, expectations of developer contributions and agrees the Council's options for funding infrastructure associated with the LDP. • In planning terms, purpose-built private rented sector accommodation is classed as residential development. Houses are classified as Class 9 in The Town and Country Planning (Use Classes) (Scotland) Order 1997 Order. Flatted accommodation while being sui generis, which literally means of its own kind or unique in its characteristics, is clearly housing development in the context of the Housing Needs and Demand Assessment and therefore developer contributions apply. No change is proposed to the finalised guidance. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q10: Do you have further comments? Other issues | | |
|---|--|--|
| Response | Summary of response | Council's response |
| Sarah Boyack MSP | <ul style="list-style-type: none"> At present student accommodation developers are not required to make any provision for developer contributions and affordable housing. Contributions should be applicable when the authority determines an application for purpose built student accommodation. Many of the Brownfield sites selected by student accommodation developers in recent applications in the Southside, Fountainbridge, and Leith Walk, would have also been highly suitable for the provision of affordable housing. Due to market conditions and the level of Scottish Government grant the City of Edinburgh Council and registered social landlords have found opportunities highly prohibitive. This modification to the policy and guidance would ensure that developers can make an ongoing contribution to the local area in which their development is constructed. | <ul style="list-style-type: none"> In response, in planning terms purpose-built student accommodation is not classed as residential development. Purpose-built student accommodation does not fall within class 9 or any of the other specified use classes and is also regarded as <i>sui generis</i>. Individuals living in student accommodation are classified as living in communal establishments, which means that they are excluded from the government's household projections and the need for student accommodation does not form part of the Housing Needs and Demands Assessment. It is considered that it would be unreasonable to require such developments to fund a need to which they are unrelated. No change is proposed to the finalised guidance. |
| Crammond and Harthill Trust | <ul style="list-style-type: none"> The Guidance will provide a useful tool in assisting in the future negotiation of Section 75 agreements for future major developments in the city. It has identified more precisely related costs so that prospective developers have a much clearer idea of likely future contributions. The Circular 3/2012 is critical in consideration of the negotiation of resultant Section 75 agreements. | <ul style="list-style-type: none"> Noted |
| The Scottish Government | <ul style="list-style-type: none"> Where S75 planning obligations are being used to secure developer contributions, it is important that the approach used is consistent with the tests of Circular 3/2012. They highlight they have an outstanding representation to the SPLDP in relation to Policies Del 1 and Del 2; this representation addresses the type of information, in relation to developer contributions, which they consider should be provided in the Plan and Supplementary Guidance respectively. Contribution Zones- Annex 1 of the guidance sets out the extent of the Contributions Zones in very broad terms (appears to be indicative zones), whereas the Action Programme and Revised Education Appraisal (June 2014) sets out the zones in more detail. In the interests of certainty and transparency, they would suggest that the guidance is as accurate as possible with regards to the exact boundaries of the Contribution Zones. In addition, the guidance could contain a clearer explanation of how the various Contribution Zones were devised. Level of Contributions- In terms of education contributions they believe it would be useful if an indicative breakdown of these figures could be provided, either in the guidance or via a link, to demonstrate the cost assumptions / assessment behind them. This could involve building on the information presented in the LDP Education Appraisal, which sets out indicative costs for the education requirements. Other Developer Contributions- They suggest that greater detail on what the contributions will be used for and should assure that there is legal provision for seeking developer contributions towards stopping up orders and traffic regulation orders on page 18. | <ul style="list-style-type: none"> Noted. Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP. Cumulative assessment is supported by Scottish Planning Policy, Circular 2/2013 Planning Obligations and the Strategic Development Plan. Finalised guidance sets out how costs are to be shared proportionately in terms of scale and kind. The finalised guidance is prepared as non-statutory guidance. However, the Council has signalled as part of the LDP examination that it sees merit that following the adoption of the LDP and approval of the Action programme, that the Developer Contributions and Affordable Housing Guidance is prepared as statutory Supplementary Guidance. A map of the Contribution Zones with defined boundaries is set out in the finalised guidance. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. Where either a Traffic Regulation Order or a Stopping Up Order (s207 of the Act) is required for planning purposes as part of the determination of a planning application then it is usual for the costs of these (usually around £2 to £3,000 each) to be sought through the provisions of a legal agreement (usually s75). They are only required where they are necessary to permit the development proposed and they meet the five tests of Circular 3/2012. |
| SEPA | <ul style="list-style-type: none"> The revised guidance should consider the role of developer contributions in securing this infrastructure for flood risk avoidance and drainage, especially in some areas of the city where flood risk is of particular concern, e.g. South East Edinburgh and West Edinburgh. | <ul style="list-style-type: none"> Policy Env 21 of the Proposed LDP states that proposals will only be favourably considered if accompanied by a flood risk assessment demonstrating how adequate compensating measures are to be carried out, both on and off the site. These are usually expected to be fully funded by the developer. No change is proposed to the finalised guidance. |
| Places for People | <ul style="list-style-type: none"> The consultation process being adopted by the City of Edinburgh Council to be flawed in that they are being requested to comment on guidance relating to a Local Development that has no status and guidance that is substantially incomplete. | <ul style="list-style-type: none"> The Council has published the Second Proposed LDP and Action programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. |

Appendix 2 - Draft Guidance on Developer Contributions and Affordable Housing – Summary of Consultation Responses and Reply

| Q10: Do you have further comments? Other issues | | |
|---|--|---|
| Response | Summary of response | Council's response |
| Homes for Scotland | <ul style="list-style-type: none"> It is unreasonable that the guidance is being implemented prematurely prior to the adoption of the LDP. The Council is already seeking to delay the determination of some planning applications until the guidance has been approved. This is unreasonable and unacceptable: the current approved guidance should remain the basis for determining applications. Believe the guidance should be statutory supplementary guidance rather than as non-statutory supplementary guidance. This would give it proper weight and a proper link to the development plan. The Council's consultation fails to meet all the tests for consultation - 1. It must be undertaken at a time when proposals are still at a formative stage, 2. It must include sufficient reasons for particular proposals to allow those consulted to give intelligent consideration and an intelligent response, 3. Adequate time must be given for this purpose; and 4. The product of the consultation must be conscientiously taken into account when the ultimate decision is taken. As clearly stated in the consultation draft the document is not complete and there is further analysis underway of the education infrastructure (and land) requirements for the following areas: Craigmillar, Leith waterfront, Granton waterfront. Believe the consultation, and then implementation of this document should wait until: i. The 2nd Proposed LDP has been examined and the Reporters have written their conclusions, and ii. All the Contribution Zones can be fully detailed and therefore properly understood by stakeholders. They believe there is a lack of information within the document to vouch for the figures that have been set out for the contribution zones and how this relates to the impacts of proposed development (as required by the test set out in the Circular 4/1998). Acknowledge the City of Edinburgh Council may be taking a new approach to meeting the strategic educational infrastructure need, however, this strays from the basis of established national policy and legal requirements whereby developer contributions must be directly linked to the site specific detriment arising from a particular development. Not clear what modelling work has been undertaken to assess the likely financial burden of its implementation on individual housing developments or the home-building industry as a whole. Whilst viability is something that can be considered at the decision-taking stage, through development management negotiations, it seems sensible and reasonable to consider this issue before the guidance is adopted. It is not possible to provide full comments on the reasonableness of a draft document where the basis for the proposed costings are not provided. If the Council has undertaken work to model what the guidance would mean on a range of types of housing sites (based upon sites allocated in the proposed plan or likely to come forward as windfall sites) it should publish those in a technical background document. It should also publicise what other (if any) approaches it considered, and why the proposed guidance was considered most appropriate, including in the context of affordability for home builders. | <ul style="list-style-type: none"> The Council has published the Second Proposed LDP and Action programme as its plan-led response to housing development pressures facing the city. It includes a revised policy context for funding infrastructure provision (Policies Del 1 and 2). A number of applications for major housing development are currently being progressed by developers and landowners. It is therefore appropriate for the Council to provide the detailed guidance on how the new policy context will be applied to those applications in time for them to be determined by the sub-committee. The finalised guidance is prepared as non-statutory guidance. However, the Council has signalled as part of the LDP examination that it sees merit that following the adoption of the LDP and approval of the Action programme, that the Developer Contributions and Affordable Housing Guidance is prepared as statutory Supplementary Guidance. Consultation has been carried out in line with the Planning & Building Standards Draft Customer Engagement Strategy. Infrastructure enhancement needs arising from the LDP have been assessed by the Education Infrastructure Appraisal (June 2013, revised September 2014) which accompanies the LDP and inform its Action Programme. The appraisal provides a cumulative assessment of the additional education infrastructure required to support the scale of the new housing development identified within the LDP. Cumulative assessment is supported by Scottish Planning Policy, Circular 2/2013 Planning Obligations and the Strategic Development Plan. Finalised guidance sets out how costs are to be shared proportionately in terms of scale and kind. The method for calculating the education actions required has been amended in response to this consultation guidance. The method is set out in Part 1 and Annex 1 of the guidance. A financial appraisal of the LDP and accompanying Action Programme has been prepared. This was reported to Finance & Resources Committee in October 2015. The report sets out the identified costs, expectations of developer contributions and the agrees the Council's options for funding infrastructure associated with the LDP. Viability is considered on a case by case basis, the Council's approach is to assess impact cumulatively and equitably distribute education infrastructure costs. The finalised guidance sets out the Council's approach to viability assessments. |
| SportScotland | <ul style="list-style-type: none"> Where outdoor facilities are to be lost due to development proposals, sportscotland seeks to apply the provisions of SPP paragraph 226. In such instances; the delivery of the replacement facilities will often be secured by way of a Section 69 payment (although other mechanisms may be used). The rationale for monies paid in such cases comes from SPP paragraph 226. However this does not always seem to have been picked up by developers – they may be aware of developer contribution requirements (such as those covered by your Policy), but not of this requirement to replace outdoor sports facilities (subject to the other caveats of SPP). To confirm, the requirement to replace outdoor sports facilities is in addition to any developer contribution requirements. Whilst this has clear backing from SPP, given that it is not always picked up by developers, would suggest that it may help if this is clarified somewhere in your Guidance note. | <ul style="list-style-type: none"> The loss of sports pitches to development is protected by Policy Env 19 of the Proposed LDP. Policy ENV 19 states that development of sports pitches cannot be justified in principle. However, where proposals which do result in the loss of playing fields, an alternative playing field, in equally convenient location, with at least the equivalent sporting value in a no less convenient location, or existing provision is to be significantly improved to compensate for the loss. This is expected to be fully funded by the developer. Policy Env 19 adequately covers this requirement. No change is proposed to the finalised guidance. |

Planning Committee

10am, Thursday 3 December 2015

Supplementary Guidance: Bruntsfield/Morningside and Leith Town Centres – drafts for consultation

| | |
|-------------------|--|
| Item number | 6.2 |
| Report number | |
| Executive/routine | |
| Wards | Meadows/Morningside Leith Walk Leith |

Executive summary

The purpose of this report is to seek Committee approval of draft Supplementary Guidance (SG) for Bruntsfield/Morningside Town Centre and Leith Town Centre for consultation. The SGs, when finalised and adopted, will guide the balance of uses in town centres. They will be used to determine planning applications for the change of use of shop units to non-shop uses and help deliver the wider placemaking agenda.

Links

| | |
|--------------------------|---|
| Coalition pledges | P15 |
| Council outcomes | CO7 , CO8 , CO19 , CO21 |
| Single Outcome Agreement | SO1 , SO4 |

Supplementary Guidance: Bruntsfield/Morningside and Leith Town Centres – drafts for consultation

Recommendations

- 1.1 It is recommended that the Committee:
- approves for consultation the draft Supplementary Guidance for Bruntsfield/Morningside Town Centre (Appendix 1)
 - approves for consultation the draft Supplementary Guidance for Leith Town Centre (Appendix 2).

Background

- 2.1 The Second Proposed Local Development Plan (LDP) was approved on June 2014. The SGs aim to deliver two objectives in Chapter 6 (Shopping and Leisure) of the LDP;
- to maintain the existing and proposed distribution of centres throughout the city and sustain their vitality and viability; and
 - to improve the appearance, quality and attractiveness of all centres of the development.
- 2.2 The LDP identifies nine town centres with their boundaries shown in the Proposals Map. It devolves the detailed policy to separate supplementary guidance. This new approach was consulted on in the Main Issues Report as a preferred option to allow a more flexible approach to meet the particular needs and characteristics of each town centre. The programme for their preparation is set out in the report on the Annual Review of Guidance to Planning Committee on 27 February 2014.
- 2.3 Statutory SG is prepared under Section 22 of the Planning etc (Scotland) Act 2006.
- 2.4 When the SGs are finalised they can be considered as material considerations in the determination of planning applications for the change of use of shop units. Once adopted, they will form part of the statutory development plan. This will take place after the LDP is adopted in 2016.
- 2.5 Of the nine town centres, four have Supplementary Guidance finalised (City Centre, Corstorphine, Gorgie/Dalry, and Tollcross) and a further three are

programmed for preparation in 2016 (Nicolson Street/Clerk Street, Portobello and Stockbridge).

- 2.6 It is intended to review the guidance every two years to take account of changes of use over time, resources permitting.
- 2.7 The SGs will demonstrate the Council's requirement to apply the Scottish Government's Town Centre First Policy and the desire to promote the town centres as the heart of the community and a hub for a range of activities.

Main report

Draft Guidance

- 3.1 The overall aim of the SGs is to deliver the Council's strategic priorities to improve the quality of life, ensure economic vitality and build excellent places.
- 3.2 The process of preparation has included:
 - Analysing the results of the 1986, 1996, 2004, 2010 and 2015 Shop Surveys, including trends in the proportion of non-shop uses and vacancy rates;
 - Assessing effectiveness of existing policies in the Edinburgh City Local Plan; and
 - Meetings with the relevant Neighbourhood Teams, the Transport and Economic Development services and community councils.
- 3.3 Unlike other draft SGs, these drafts include options and accompanying questions.
- 3.4 Based on the evidence above, the draft SGs contain options for:
 - identifying shopping frontages;
 - a policy on the change of use of units within defined shopping frontages; and
 - a policy on the change of use of units elsewhere within the town centre.
- 3.5 The draft SGs also identify opportunity areas and sites in and around the town centres and options for how they can be developed.
- 3.6 An analysis map shows the results of the 2015 Shop Survey, proposals and safeguards as identified in the Local Development Plan, and any other relevant features.
- 3.7 The preferred option for both SGs is to increase flexibility and provide greater scope for non-shop uses, which includes food and drink.

Ongoing research

- 3.8 The Council has commissioned Edinburgh-based urban designers, HERE + NOW, to carry out a 'Public Life Street Assessment' which will feed into and inform how these town centres should evolve to maximise the potential for benefiting public life. The study is influenced by the philosophy of Jan Gehl, a Danish architect and urban design consultant, who focuses on improving the quality of urban life by re-designing more pedestrian and cycle friendly cities. The assessment is based on Gehl's '12 quality criteria' to help understand how each of the town centres function in terms of place and movement.

Measures of success

- 4.1 The vitality and viability of the two town centres are preserved and enhanced. A clear, consistent and adaptable policy context is provided to communities and businesses.

Financial impact

- 5.1 There are no direct financial impacts arising from this report.
- 5.2 The 'Public Life Street Assessment' is 100% funded by part of the Scottish Government's contribution to the Smarter Choices Smarter Places programme. The Smarter Choices, Smarter Places initiative was developed to encourage more people to reduce their car use in favour of more sustainable alternatives such as walking, cycling and public transport.
- 5.3 The funding for the assessment is secured and confirmed and the consultants fee for Bruntsfield/Morningside and Leith, including the remaining three town centres is £24,880.

Risk, policy, compliance and governance impact

- 6.1 There are no perceived risks associated with this report.

Equalities impact

- 7.1 The impacts of this report in relation to the Public Sector Equalities Duty and the ten key areas of rights have been considered. The report has no significant direct impact on the Council's three equalities duties. The SG will have positive impacts on rights. The process of preparing the SG enhances the rights to participation, influence and voice by allowing people to participate in the

formation of policy. The Guidance will enhance the rights to health, physical security and standard of living.

Sustainability impact

- 8.1 The proposals in this report will:
- reduce carbon emissions because they support and provide local services in sustainable locations, reducing the need for travel;
 - increase the city's resilience to climate change impacts because supporting town centres reduces the need to travel for services;
 - help achieve a sustainable Edinburgh because town centres are places for social and economic interaction, and fostering their vitality and viability will protect their identity within our communities;
 - help achieve a sustainable Edinburgh because it supports the town centres where many local businesses choose to locate; and
 - help achieve a sustainable Edinburgh because they promote the continued use of shop units in beneficial use.
- 8.2 All the SGs are subject to a Strategic Environment Assessment (SEA) screening process.

Consultation and engagement

- 9.1 The principle of preparing SG for town centres was consulted on through the LDP process. Nine representations relating to the issue are being considered through the LDP examination. The SGs are being prepared in anticipation of the LDP, and they will not be formally adopted until the LDP examination outcome is known.
- 9.2 Pre-draft engagement has taken place with the relevant Neighbourhood Teams, the Transport and Economic Development services, and community councils.
- 9.3 Further consultation on the draft SGs will take place prior to their finalisation and before they can be used as a material consideration for planning purposes. The following groups and organisations will be consulted: community councils, city-wide amenity bodies, property investors, commercial property letting agents, traders associations and the local residents and businesses.
- 9.4 The intention is to hold public engagement events for residents and local businesses in each of the town centres.
- 9.5 The draft SGs will be available on the Council's Consultation Hub for a minimum of six weeks. This will include the questions on the options included in the draft SGs.

Background reading/external references

[Annual Review of Guidance report](#) to Planning Committee (27 February 2014)

Edinburgh Local Development Plan [Main Issues Report](#) (October 2011)

[Local Development Plan - Second Proposed Plan](#) (June 2014)

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Links

| | |
|---------------------------------|---|
| Coalition pledges | P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors |
| Council outcomes | CO7 Edinburgh draws in new investment in development and regeneration CO8 Edinburgh's economy creates and sustains job opportunities CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm CO21 Safe – Residents, visitors and businesses feel that Edinburgh is a safe city. |
| Single Outcome Agreement | SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all SO4 Edinburgh's communities are safer and have improved physical and social fabric |
| Appendices | Appendix 1: Draft Town Centre Supplementary Guidance – Bruntsfield Morningside Appendix 2: Draft Town Centre Supplementary Guidance - Leith |



Appendix 1

Bruntsfield/Morningside Town Centre

Draft Supplementary Guidance

December 2015

CONTENTS

- 1. Definitions**
 - 2. Introduction**
 - 3. Bruntsfield/Morningside Town Centre**
 - 4. Policy Options**
 - 5. Opportunities for Change**
 - 6. Other Relevant Information**
- Map 1**
- Map 2**

1. DEFINITIONS

What is a shop use?

A unit used for the sale of goods (not hot food), e.g. post office, sale of tickets, travel agency, cold food for consumption off the premises, hairdressing, funeral parlour, laundrette or dry cleaners. All where the sale, display or service is principally to visiting members of the public. These types of use are grouped together and collectively called Class 1 Shops.

What is a shop unit?

Premises opening directly onto the street and designed primarily for shop use. In some locations the shop unit can be above street level or at basement level but still have direct access and be visible from the street.

Types of non-shop use

Changing a shop to a non-shop use is known as a 'change of use' and will always require an application for planning permission. Examples of non-shop uses are:

- Service Uses – lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets. These types of use are grouped together and collectively called Class 2 financial, professional and other services. Other services may also include tanning salons, betting shops and pawn brokers.
- Food and Drink consumed on premises – restaurant, cafe, snack bar (not a public house or hot food take-away). These types of use are grouped together and collectively called Class 3 food and drink.
- Pubs – sale and consumption of alcoholic beverages on premises. This type of use is Sui Generis.
- Hot-food takeaways – consumption of hot-food off premises. This type of use is Sui Generis.

Some changes of use are permitted development, for example, a cafe (Class 3) being turned into a shop unit (Class 1). The Scottish Government Circular 1/1998 contains guidance on use classes.

2. INTRODUCTION

Bruntsfield/Morningside is one of Edinburgh's nine town centres, within which the Council is committed, in line with Scottish Planning Policy, to encourage a mix of uses to support its vibrancy, vitality and viability. One way it can do this is by guiding when a shop unit can change from a shop use to a non-shop use. This Supplementary Guidance (SG) will help deliver the Council's requirement to apply the Scottish Government's Town Centre First Policy and the desire to promote the town centre as the heart of the community and a hub for a range of activities.

The SG is being prepared in accordance with Policy Ret 8: Alternative Use of Shop Units in Defined Centres, in the Second Proposed Local Development Plan (LDP) and applies to all shop units within the town centre. It aims to deliver two LDP objectives set out in Chapter 6 (Shopping and Leisure) of the Plan:

- To maintain the existing and proposed broad distribution of centres throughout the city and sustain their vitality and viability; and,
- To improve the appearance, quality and attractiveness of all centres.

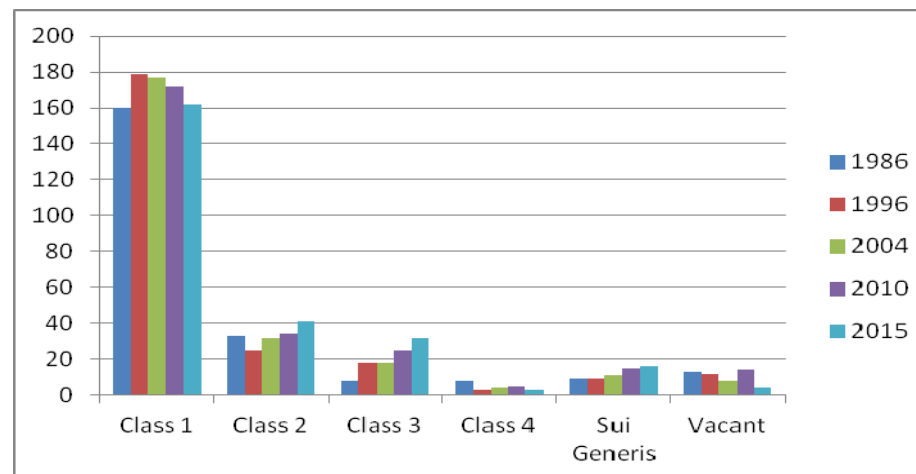
Accordingly, this draft sets out options for defining shopping 'frontages', policy options on the change of use of units within defined shopping 'frontages', policy options on the change of use of units elsewhere within the town centre, and poses questions on residential uses and the town centre boundary. Inspired by the Scottish Government's Town Centre Toolkit, the SG also includes opportunity areas for change to enhance the attractiveness, activity and accessibility of the town centre. To help establish how the town centre should evolve to maximise the potential for benefitting public life, the Council has also commissioned a 'Public Life Street Assessment' which will feed into the finalisation of the SG.

3. BRUNTSFIELD / MORNINGSIDE TOWN CENTRE

Bruntsfield/Morningside Town Centre is defined as lying within the area shown on Map 1 and 2. It is a fairly affluent, high quality and highly accessible neighbourhood located on a main arterial route leading south from the City Centre. The neighbourhood is densely populated, with a population of 10,986. This population information is obtained using the 2011 census data zones, within which a 400m walking distance has been measured from the town centre boundary. The area is historic in character, with a number of listed buildings and the majority of the town centre is within Marchmont, Meadows and Bruntsfield, Merchiston and Greenhill, and Morningside Conservation Areas.

Bruntsfield Place and Morningside Road span the length of the town centre and play host to a varied blend of retail operators and food and drink establishments. Most units are relatively small and located under traditional four storey residential flats. Where a unit is used as a shop it is necessary to get planning permission from the Council to change to another use. However, the planning system cannot control what shops sell or control which company occupies a shop. National retailers such as Boots, Superdrug, Hallmark and Specsavers are commonplace, but a modest proportion of retail units are occupied by up-market independent operators. There are also a number of supermarkets within the town centre, including Waitrose, Marks & Spencer Simply Food, Sainsbury's Local and Tesco Metro.

Ensuring that Bruntsfield/Morningside Town Centre continues to have a variety of shops is important in maintaining it as a destination for shopping. However, there are also benefits in allowing shops to change to non-shop uses that complement shop uses and make the best of the town centre's accessible location for the local community. The mix of uses, by Use Class (see Section 1 above) has been monitored in city-wide shop surveys periodically undertaken since 1986. As identified in the chart below, the survey shows a steady increase in non-shop uses (Class 2 Professional services, Class 3 food and drink and Sui Generis such as pubs and hot food takeaways). It also shows a steady decrease in the vacancy rates.



Notwithstanding the number of shop uses, the area also benefits from having a number of community, leisure and public uses located within and in close proximity, such as Bruntsfield Links, Morningside Library, Dominion Cinema, Church Hill Theatre, a number of health centres and the Eric Liddell Centre, which operates a range of caring services, educational courses, and activities for the community. As a result of the mix of uses, employment in Bruntsfield/Morningside town centre is high at 4,900. Re-letting potential is also high with vacancy rates being consistently low. Rents have increased or remained stable over recent years. The retail rent (2 years ending September 2015) is £24/sq ft; the highest of all eight town centres and double that of Leith and Portobello.

Based on the evidence above, the health of the town centre is considered to be good. The draft SG identifies and builds upon the physical strengths and assets of the town centre as identified in Map 1 and 2.

4. POLICY OPTIONS

Defining 'frontages' within the town centre

The current policy approach set out in the Edinburgh City Local Plan (2010) has been to restrict changes of use in shop units within identified shopping frontages. The Local Plan identifies ten 'primary frontages' (Map 1 and Map 2). The percentage of non-shop uses in each of the frontages is identified below.

| Frontage | % of frontage in non-shop use | % of frontage which is vacant |
|--|-------------------------------|-------------------------------|
| 20 - 104 Morningside Road | 27% | 0% |
| 145 - 177 Morningside Road | 44% | 0% |
| 179 - 235 Morningside Road | 24% | 0% |
| 200 - 372 Morningside Road | 29% | 0% |
| 237 - 265 Morningside Road | 25% | 8% |
| 78 - 130 Bruntsfield Place | 39% | 0% |
| 132 - 174 Bruntsfield Place & 2 Bruntsfield Avenue | 25% | 6% |
| 176 - 206 Bruntsfield Place | 27% | 0% |
| 103 - 129 Bruntsfield Place | 33% | 0% |
| 131 - 141 Bruntsfield Place | 20% | 0% |

Of these ten identified shopping 'frontages', two exceed the one-third in non-shop threshold (highlighted in red) as set out in Edinburgh City Local Plan Policy Ret 9: Alternative Use of Shop Units – Primary Frontages in the City Centre and Town Centres.

Preferred Option

Remove two 'primary frontages' as defined in the Edinburgh City Local Plan that already exceed the one-third threshold for non-shop uses; keep restriction in the following 'frontages':

- 20 - 104 Morningside Road
- 179 - 235 Morningside Road
- 200 - 372 Morningside Road
- 237 - 265 Morningside Road
- 132 - 174 Bruntsfield Place & 2 Bruntsfield Avenue
- 176 - 206 Bruntsfield Place
- 103 - 129 Bruntsfield Place
- 131 - 141 Bruntsfield Place

Justification

This option proposes removing two frontages that are currently more than one third (33%) in non-shop use based on the 2015 shop survey. This option allows greater flexibility in permitting a change of use to a Class 2 or Class 3 use.

Options for the specific wording of **Policy BM1 – Alternative Use of Shop Units in Defined Frontages** and for **Policy BM2 – Alternative Use of Shop Units – Elsewhere** are set out in the following section.

Alternative Option – status quo

Continue to control the alternative use of shop units using all ten 'frontages'.

Options for the specific wording of **Policy BM1 – Alternative Use of Shop Units in Defined Frontages** is set out in the following section

Question: Do you agree with the Council's preferred option?

Policy BM 1 – Alternative Use of Shop Units in Defined Frontages

Preferred Option

Remove the criteria in ECLP policy Ret 9 that states ‘permitting the change of use should not result in four or more consecutive non-shop uses’. Instead, the preferred policy option would state:

In the following frontages, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) no more than **one third** of the total number of units in the frontage will be in non-shop use*
- b) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability*

Justification

This policy approach removes the need to assess the change of use against whether it will result in four or more consecutive non-shop uses, and in doing so, provides greater flexibility in where non-shop uses can be located, so long as the overall percentage remains under the one third non-shop use threshold.

Alternative Option 1 – Increasing proportion of non-shop uses within a defined ‘frontage’

Continue to designate those frontages that are over one-third in non-shop uses - **145-177 Morningside Road** and **78-130 Bruntsfield Place**, but increase the proportion of non-shop uses in criteria a) to no more than half (50%) of the total number of units in the frontage. This option also includes removing the need to assess the change of use against whether it will result in four or more consecutive non-shop uses. This policy option would state:

*In the following defined frontages **145-177 Morningside Road** and **78-130 Bruntsfield Place**, the change of use of a shop unit to a non-shop use will be permitted provided:*

- as a result of permitting the change of use, **no more than half** of the total number of units in the frontage will be in non-shop use*

- *the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability*

Justification

This option provides greater flexibility, whilst still retaining some control over the loss of shop uses in protected 'frontages'.

Alternative Option 2 – status quo

Retain the wording of ECLP Policy Ret 9. *Within the frontages, the change of use of a shop unit to a non-shop use will be permitted provided:*

- a) **no more than one third** of the total number of units in the frontage will be in non-shop use*
- b) permitting the change of use, would not result in **four or more consecutive non-shop uses***
- c) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability.*

Question: Do you agree with the Council's preferred option?

Policy BM 2 – Alternative Use of Shop Units – Elsewhere

The table below shows the proportion of Class 1, Class 2, Class 4 and Sui Generis uses outwith a frontage within the town centre:

| | |
|-------------|-----|
| Class 1 | 52% |
| Class 2 | 22% |
| Class 3 | 16% |
| Class 4 | 3% |
| Sui Generis | 6% |

The total percentage of non-shop uses is 48%. Even without the protection of a frontage designation, the dominant use within the town centre is still class 1 shop use. If the remainder of the town centre is divided roughly into five blocks, the percentage of non-shop uses in each ranges from 38-56%, all of which exceed the one-third in non-shop use policy if all became protected 'frontages'. Each block has a fairly even distribution of class 2 and class 3, with no apparent grouping of certain uses in any given location. In this regard, additional frontages are not proposed.

Preferred Option

For those locations not within a 'frontage', but elsewhere within the Bruntsfield/Morningside Town Centre boundary, a change of use from a shop use to a non-shop use will be permitted provided a proposal is:

- Class 2 – financial, professional or other services
- Class 3 – food and drink uses
- An appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability

Justification

This option provides greater flexibility by allowing more non-shop uses, and in particular, supporting additional Class 2 and Class 3 and where appropriate, a commercial or community use.

Alternative Option – status quo

Continue to use the criteria that states ‘permitting the change of use should not result in four or more consecutive non-shop uses’. This policy option would state:

For those locations not within a frontage, but within the defined Bruntsfield/Morningside Town Centre boundary, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) permitting the change of use, would **not result in four or more consecutive non-shop uses***
- b) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability.*

Question: Do you agree with the Council's preferred option?

Residential uses within the town centre

National planning policy states that planning for town centres should consider opportunities for promoting residential use where this fits with local need and demand. All of Edinburgh's town centres, including Bruntsfield/Morningside, has an already large residential population despite the boundary being tightly drawn around the main concentrations of the shopping offer. Bruntsfield/Morningside was designed with purpose built shop and commercial units at ground floor level and tenement flats above. However, there are a few tenements in 100% residential use within the town centre boundary that break up the continuity of ground floor retail/commercial uses. For placemaking purposes it is important that ground floor uses help bring activity onto the street. Generally, residential units at ground floor level tend to add little vitality to the town centre. As Bruntsfield/Morningside already has a large population living within walking distance of the main shopping streets and within the town centre itself, changes from shop use to residential is not supported. However, residential use would be supported above existing one-storey shop units as part of any future redevelopment, e.g. Post Office 265 Morningside Road, Sainsbury's Local 258-264 Morningside Road, Bank of Scotland 426 Morningside Road, Marks & Spencer and Superdrug 212-216 Morningside Road, and Tesco Metro Colinton Road.

Question: Do you agree that change of use of shop units to residential use should not be permitted within the Town Centre?

Question: Do you agree that the Council should be supporting residential use above shop units in new development?

Town Centre Boundary

Bruntsfield/Morningside town centre boundary is identified in the Local Development Plan Proposals Map (see maps 1 and 2). It is tightly drawn along the main streets - Bruntsfield Place and Morningside Road, but does take in a couple of side streets including Colinton Road and Church Hill Place. There is scope in the SG to recommend changes to the boundary for the next Local Development Plan.

Question: Do you think there are areas where there is scope and justification to amend the town centre boundary?

5. OPPORTUNITIES FOR CHANGE

Bruntsfield/Morningside has four opportunity/improvement areas located within the town centre itself. There are also three development sites outwith the town centre boundary, but within close proximity. These have been included in this draft SG to facilitate a coordinated approach to their potential redevelopment, and to explore their relationship with the town centre itself. The following section, where appropriate, will set out key development principles or relevant actions. For all the sites identified, reference should be made to the Edinburgh Design Guidance and Edinburgh Street Design Guidance (see Other Relevant Information section), and consideration should be given to the six qualities of successful places in Scottish Planning Policy:

- *Distinctive*
- *Safe and Pleasant*
- *Welcoming*
- *Adaptable*
- *Resource Efficient*
- *Easy to Move Around and Beyond*

Opportunity sites within the town centre boundary

Site A – Holy Corner Junction (Map 1)

This junction is located within the town centre boundary and presents a barrier to pedestrian movement between Bruntsfield and Morningside. As part of the 'Public Life Assessment', it is intended to observe and consult people using the junction, as it is considered that improvements are needed for both cyclists and pedestrians. Currently there are six pedestrian crossing segments within this junction, and it is often unclear who's right of way it is. Further consultation is required with the Council's Transport Service to determine what actions can be achieved to better design the spaces around people rather than vehicles.

Explore the urban realm potential for Holy Corner. Important features to consider include:

- Unlike other blocks/buildings along Bruntsfield Place and Morningside Road, the Bank of Scotland building is set back with a small semi-private area between the building frontage and the road. This currently provides off street parking for customers and staff. Opening this up to the public and making it a formal civic space with cycle parking could improve the public realm and pedestrian movement, particularly in light of the narrow pavements in this area.
- Provide a safe, convenient and direct pedestrian experience which would enhance the relationship between the town centre and Napier University along Colinton Road focusing predominantly on the quality and amenity of the public space.

Site B – Marks & Spencer Simply Food / Superdrug (Map 2)

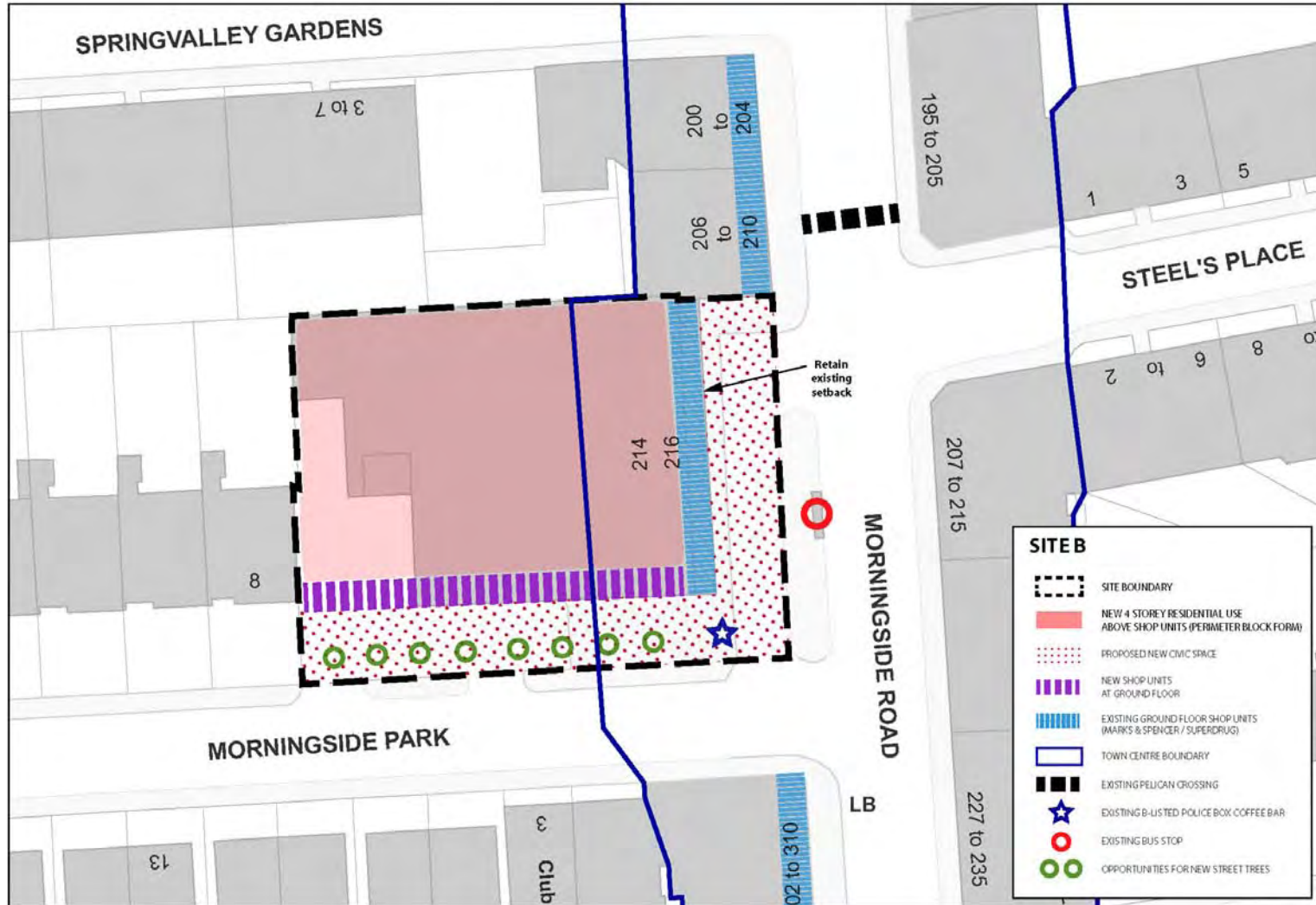
This site is located within the town centre boundary on the corner of Morningside Park and Morningside Road. The site includes a one to two-storey block occupied by Marks and Spencer Simply Food and Superdrug, with car parking/loading bays to the front and side of the building. As part of the 'Public Life Assessment', it is intended to observe and consult people at this location, as it is considered to be an opportunity site should redevelopment come forward in the future.

In order to create a successful place, new development should consider the following:

- Any proposals for this site should explore the potential to accommodate ground floor retail or class 3 use, with residential on the upper floors.
- Continuation of the tenemental form (4 storeys) and perimeter block layout, characteristic of the area.
- Retention of the set back to allow for the development of new civic space between the bus stop on Morningside Road and the building frontage.
- Pavements are narrow throughout the town centre, so a wider civic space in this location could allow for more substantial outside seating or opportunity for a second small farmers market in the town centre. A farmers market already exists in the car park behind the Merlin pub on the 3rd Saturday of every month.
- 'The Counter', a coffee bar in a listed former police box, is located adjacent to Marks and Spencer Simply Food. The location of this should be considered in any future redevelopment proposals and how it may relate and form part of the new public realm. This means continuing the set back along Morningside Park, allowing for additional outdoor seating or a continuation of the farmers market.

- It is acknowledged that nine parking spaces may be removed as part of any redevelopment, so the impact of this needs to be considered.
- Replace the existing blank facade along Morningside Park with an active frontage along Morningside Park
- Opportunity for street trees along Morningside Park.

Site B Inset Map: Development Brief



Site C – Hermitage Terrace Open Space (Map 2)

This privately owned open space is located immediately adjacent to the town centre at the southern end of Morningside Road, and is currently managed by the Council. It is bound to the east by Hermitage Terrace and to the west by Morningside Road. As part of the 'Public Life Assessment', it is intended to observe and consult people within this locality.

Accessible greenspaces are valuable parts of the network of public spaces. Pocket greenspaces, in particular, can provide cool shaded areas for pedestrians. They can benefit from being designed for flexible use; for example events and outdoor markets, as well as more casual use.

There is potential to explore the option of making the open space at Hermitage Terrace publically accessible and function as part of the town centre, taking into account its proximity to the bus stop, location between Morningside Town Centre, the civic space at Morningside Road/Cluny Gardens junction, and Comiston Road Local Centre. It has the potential to form a significant physical asset for the town centre. For it to be successful, consideration should be given to the following:

- Pedestrian desire lines, permeability and ease of movement
- Safety should be a key part of design considerations without excessive use of fencing/signage
- Integration with the streets and nearby civic spaces which might involve coordinated signage, or improved access links or the running of events and activities which use both streets/squares and greenspace as venues, for example the outdoor farmers market.
- Ongoing maintenance

Site D – Morningside Road / Balcarres Street (Map 2)

This site is located part within and part outwith the town centre at the junction between Morningside Road and Balcarres Street. The site includes a one-storey corner block occupied by Bank of Scotland and The Waiting Room (public house). The site also includes open space identified in the Open Space Strategy as a private allotment plot owned by Network Rail, which has since closed.

Opportunities for new development should consider the following:

- Any proposals for this site should explore the potential to accommodate ground floor retail or class 3 use fronting the corner, with residential on the upper floors.

- Should class 3 use be proposed in this location, there is scope for outside seating on the corner where the pavement is wider.
- Continue the 4 storey tenemental form.
- Enhance the relationship with the existing railway line, which is currently in operation for freight transport only. There is potential in the future for the South Suburban rail line to reopen, serving passengers and increasing Morningside's accessibility. A station safeguard is identified on this site, which will need to be taken into consideration in any future redevelopment.
- Incorporate into the design and layout the existing pedestrian link over the rail line from Balcarres Street to Maxwell Street to enhance quality and safety.

Opportunity sites outwith the town centre boundary

Site E – Existing Boroughmuir High School (Map 1)

This site is located outwith the town centre boundary along Viewforth, just off Bruntsfield Place. A report was taken to the Finance and Resource Committee on 13 May 2015 which approved the disposal of the existing school site to CALA Management Limited. The offer from CALA was for conversion to 100 residential apartments comprising one, two and three bedrooms. Important features to consider include:

- The B-listed status of the main schoolhouse building.
- Its location along a primary thoroughfare from the town centre along Viewforth to the new Boroughmuir School at Fountainbridge.
- There may be opportunities to develop new buildings within the existing playground, with potential for these to accommodate cultural or commercial uses, for example studios, performance areas and workshops. This would relate to the town centre and extend the activity and vitality, which will be lost with the closure of the school.

Site F – Oaklands Care Home (Map 2)

This site is located outwith the town centre boundary along Canaan Lane, a side road off Morningside Road. The site is currently owned by the Council. Options were presented to Education, Children and Families Committee on 19 May 2015 to deal with Primary School capacity pressure in South Edinburgh. All options were subject to the successful procurement of a permanent site. Early discussions with Health and Social Care

regarding the possibility of acquiring both the Deanbank Resource Centre and the adjacent Oaklands site have been positive. However, until a business case and the appropriate funding has been identified and approved for the provision of a new care home to replace the existing facility on the Oaklands site, the disposal may not take place. If the site was redeveloped for a new school, important features to consider include:

- Safe, direct and convenient access for children to and from school, taking into account the family cycle network which runs along Canaan Lane to Morningside Road and beyond.
- Vehicular access into the site for staff and parents, particularly as Canaan Lane is quite narrow.

Site G – Astley Ainslie Hospital (Map 2)

The site is located outwith the town centre boundary, bound by Grange Loan to the north and fronting Canaan Lane to the west. The existing Hospital is owned and managed by the Lothian Primary Care NHS Trust. Part, or all, of the 17ha site may be disposed in the future. In this regard, the Housing Land Study (June 2014) identifies the site as 'high' probability for development with an indicative capacity of 560 residential units based on a density of 65 dwellings per hectare. This site contributes towards the windfall estimate in the LDP.

The site presents an exceptional development opportunity in terms of its scale and location and its potential for a residential development of outstanding environmental quality. Proposals should be directed towards ensuring that its full potential is realised, the constraints of the site are fully taken into account and the character and appearance of the conservation area are preserved or enhanced. For all new development, the major determinant of building form and layout must be the landscape structure which already substantially exists. Reference should be made to the Development Brief, prepared in 2002, which sets out the key development principles, including ensuring that pedestrians and cyclists have safe, secure and direct access through the site, as reflected by the cycleway/pedestrian safeguard in the LDP.

Question: Do you agree with the Opportunities for Change A-G?

Question: Are you aware of any other development opportunities which should be identified and explored?

Other opportunities for improvement

- The provision of cycle parking and storage is as important as providing cycle routes. Some key considerations include:
 - Locating cycle parking facilities in highly visible locations close to key destinations, commercial premises and transport interchanges to maximise use, for example outside Morningside Library.
 - Locating them adjacent to the family cycle network, which cross both Morningside Road and Bruntsfield Place.
 - Potentially converting sections of existing on-street parking to cycle parking.
- There is limited scope for widening the pavement along Morningside Road/Bruntsfield Place due to the width of the road. In this regard, ease of pedestrian movement is best achieved through existing/ future de-cluttering initiatives, including:
 - Minimising signage, A-boards, barriers, bollards, bins and other street furniture to create uncluttered spaces for both movement and space functions, as per the Edinburgh Street Design Guidance.
 - Removing trade waste bins as part of the Council's new Trade Waste Policy from January 2016.
 - Avoiding the use of multiple poles for different uses.
 - Providing wall mounted street lighting as per the Council's Street Lighting Strategy.
- The town centre has the advantage of being located within close proximity to a number of attractions and important uses, including Bruntsfield Links, Blackford Hill, Church Hill Theatre, Dominion Cinema, Royal Edinburgh Hospital and universities/schools. It is considered that better, more innovative signage methods are needed to assist with navigation.

6. OTHER RELEVANT INFORMATION

Second Proposed Plan

Other relevant policies in the [Local Development Plan](#) include:

- Ret 2 Town Centres
- Ret 10 Food and Drink Establishments
- Hou 7 Inappropriate Uses in Residential Areas

Policy Ret 2 generally supports shop uses in town centres. Policies Ret 10 and Hou 7 consider the impact of proposals on nearby residents, such as public houses and hot-food takeaways.

One-Door Approach

The One Door Approach to Development Consents aims to give the customer all the information they need at the start of the development process.

Food and drink, public house and hot-food takeaway uses will often require other consents and are subject to separate controls by licensing for:

- [Alcohol](#)
- [Hours of operation](#)
- [Outdoor pavement seating](#)

For more information on these, see the Council's website on the [One Door Approach](#) to development consents, the [Council's Guidance for Businesses](#) or contact the [Business Gateway](#).

The [Guidance for Businesses](#) is Planning Guidance intended to assist businesses in preparing applications to change the use of a property or carry out physical alterations. It covers a range of relevant issues, including:

- Signage and advertisements
- Shop front alterations (design, security, canopies, and ATMs)
- Road permits

- Advertisement consent

There is scope to include guidance on A-boards and cycle parking provisions in future revisions of the Guidance for Businesses.

Edinburgh Street Design Guidance

[Edinburgh's new Street Design Guidance](#) was approved by the Planning Committee on 1 October 2015 following its approval by Transport & Environment Committee on 25 August 2015. The guidance brings together previously separate CEC guidance on street design to achieve coherence and co-ordination across the city, with the ultimate goal of providing the people of Edinburgh with a world-class network of vibrant, safe, attractive, effective and enjoyable streets. The guidance will apply to a range of Council services who manage streets for various purposes. These include the Council's Transport and Roads teams, Planning and Building Standards, Parks and Greenspaces, Waste and Fleet Services, Economic Development and Trading Standards and Licensing for events, activities and street use including tables and chairs and market stalls.

Edinburgh Design Guidance

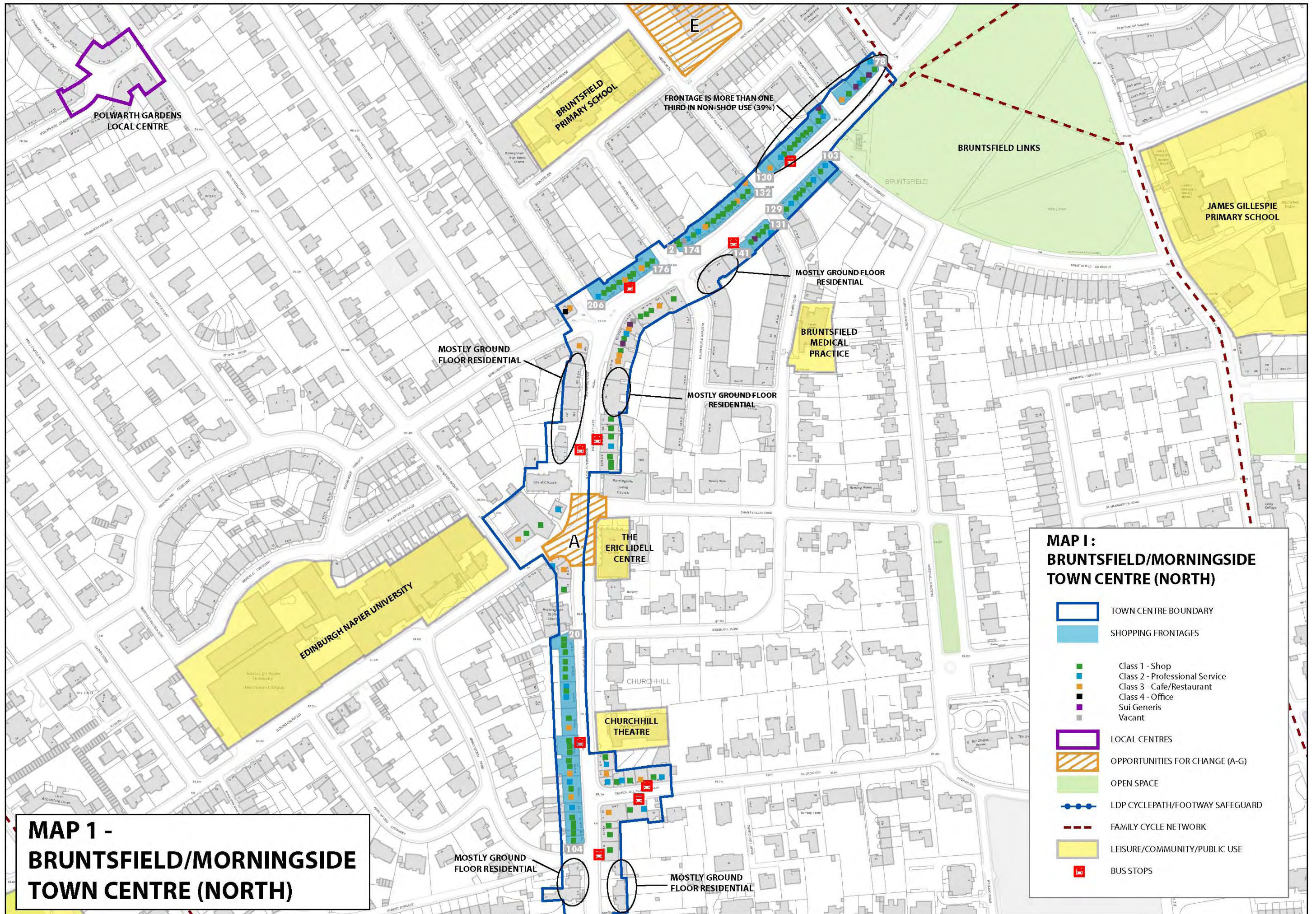
The [Edinburgh Design Guidance](#) sets out the Council's expectations for the design of new development in Edinburgh. The guidance is intended for all new buildings and should be used as a point of reference, a basis for the planning, design and communication of new development proposals and a material consideration in assessing planning applications. It aims to provide guidance on how to comply with the policies in the local plans, explain the key ideas which need to be considered during the design process, give examples of good quality design, and set out the requirements for design and access statements.

Trade Waste Policy

The Council has introduced a new [trade waste policy](#) that will mean that trade waste bins will not be allowed to be stored on roads and pavements. Bins or bags of waste may only be put out for collection on streets at specific times for up to one hour. Bruntsfield/Morningside Town Centre is in Phase 2, which will commence on 4 January 2016.

20mph Speed Limit

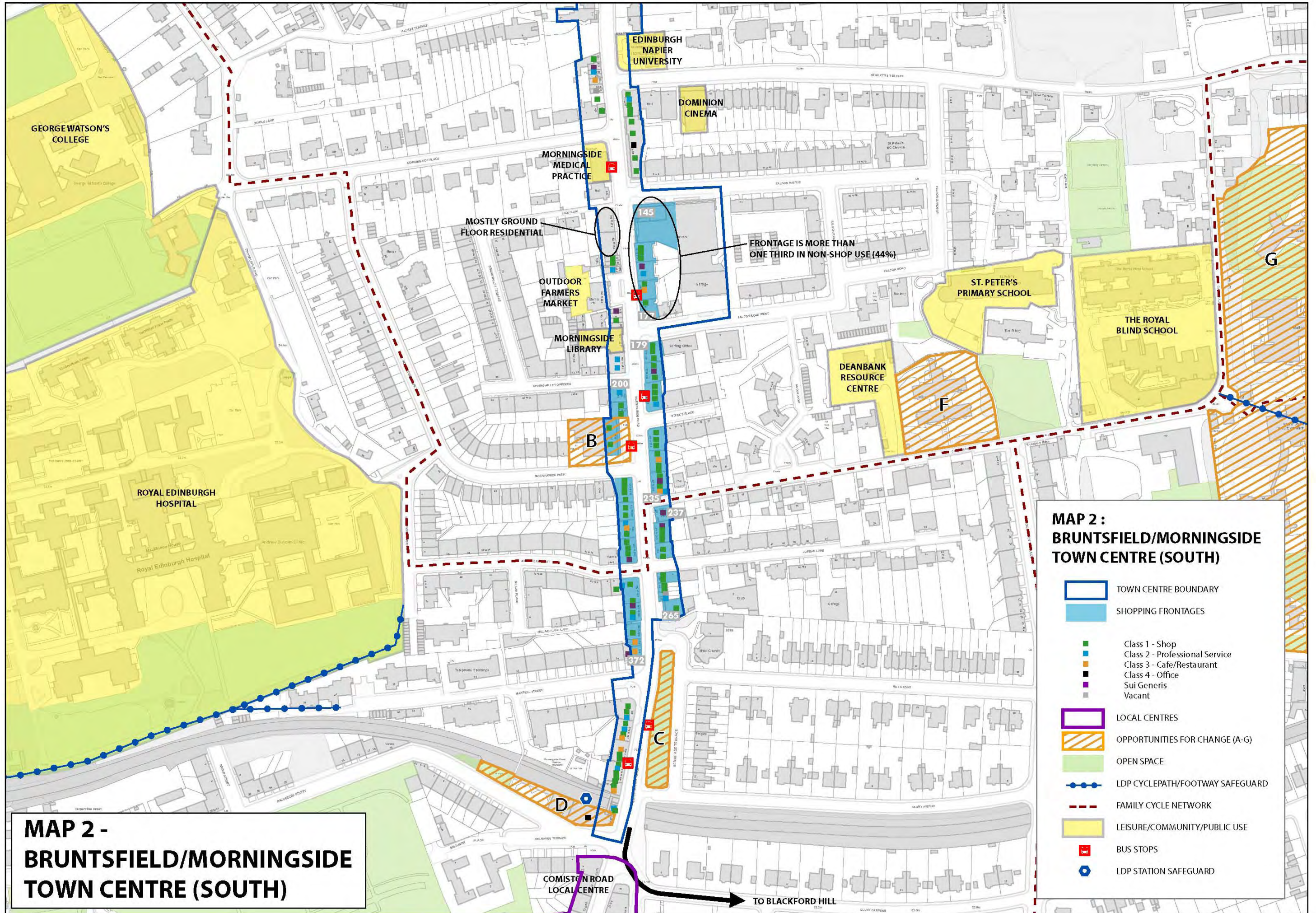
Councillors approved a new speed limit network for Edinburgh at the Transport and Environment Committee on 13 January 2015, after three years of research and public consultation. Residential roads, shopping streets as well as the city centre are now included as 20mph roads. Bruntsfield/Morningside town centre is in phase 3, commencing October 2016.



**MAP 1 -
BRUNTSFIELD/MORNINGSIDE
TOWN CENTRE (NORTH)**

**MAP 1:
BRUNTSFIELD/MORNINGSIDE
TOWN CENTRE (NORTH)**

- TOWN CENTRE BOUNDARY
- SHOPPING FRONTAGES
- Class 1 - Shop
- Class 2 - Professional Service
- Class 3 - Cafe/Restaurant
- Class 4 - Office
- Sui Generis
- Vacant
- LOCAL CENTRES
- OPPORTUNITIES FOR CHANGE (A-G)
- OPEN SPACE
- LDP CYCLEPATH/FOOTWAY SAFEGUARD
- FAMILY CYCLE NETWORK
- LEISURE/COMMUNITY/PUBLIC USE
- BUS STOPS



**MAP 2 -
BRUNTSFIELD/MORNINGSIDE
TOWN CENTRE (SOUTH)**



Appendix 2

Leith Town Centre

Draft Supplementary Guidance

December 2015

CONTENTS

- 1. Introduction**
 - 2. Definitions**
 - 3. Leith Town Centre**
 - 4. Policy Options**
 - 5. Opportunities for Change**
 - 6. Other Relevant Information**
- Map 1**
- Map 2**

1. DEFINITIONS

What is a shop use?

A unit used for the sale of goods (not hot food), e.g. post office, sale of tickets, travel agency, cold food for consumption off the premises, hairdressing, funeral parlour, laundrette or dry cleaners. All where the sale, display or service is principally to visiting members of the public. These types of use are grouped together and collectively called Class 1 Shops.

What is a shop unit?

Premises opening directly onto the street and designed primarily for shop use. In some locations the shop unit can be above street level or at basement level but still have direct access and be visible from the street.

Types of non-shop use

Changing a shop to a non-shop use is known as a 'change of use' and will always require an application for planning permission. Examples of non-shop uses are:

- Service Uses – lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets. These types of use are grouped together and collectively called Class 2 financial, professional and other services. Other services may also include tanning salons, betting shops and pawn brokers.
- Food and Drink consumed on premises – restaurant, cafe, snack bar (not a public house or hot food take-away). These types of use are grouped together and collectively called Class 3 food and drink.
- Pubs – sale and consumption of alcoholic beverages on premises. This type of use is Sui Generis.
- Hot-food takeaways – consumption of hot-food off premises. This type of use is Sui Generis.

Some changes of use are permitted development, for example, a cafe (Class 3) being turned into a shop unit (Class 1). The Scottish Government Circular 1/1998 contains guidance on use classes.

2. INTRODUCTION

Leith is one of Edinburgh's nine Town Centres, within which the Council is committed, in line with Scottish Planning Policy, to encourage a mix of uses to support its vibrancy, vitality and viability. One way it can do this is by guiding when a shop unit can change from a shop use to a non-shop use.

This Supplementary Guidance will help deliver the Council's requirement to apply the Scottish Government's Town Centre First Policy and the desire to promote the town centre as the heart of the community and a hub for a range of activities. It is being prepared in accordance with Policy Ret 8: Alternative Use of Shop Units in Defined Centres of the Second Proposed Local Development Plan (LDP) and applies to all shop units within the town centre. It aims to deliver two LDP objectives set out in Chapter 6 (Shopping and Leisure) of the Plan:

- To maintain the existing and proposed broad distribution of centres throughout the city and sustain their vitality and viability; and,
- To improve the appearance, quality and attractiveness of all centres.

Accordingly, this draft sets out options for defining shopping 'frontages', policy options on the change of use of units within defined shopping 'frontages', policy options on the change of use of units elsewhere within the town centre, and poses questions on residential uses and the town centre boundary. Inspired by the Scottish Government's Town Centre Toolkit, the SG also includes opportunity areas for change to enhance the attractiveness, activity and accessibility of the town centre. To help establish how the town centre should evolve to maximise the potential for benefitting public life, the Council has also commissioned a 'Public Life Street Assessment' which will feed into the finalisation of the SG.

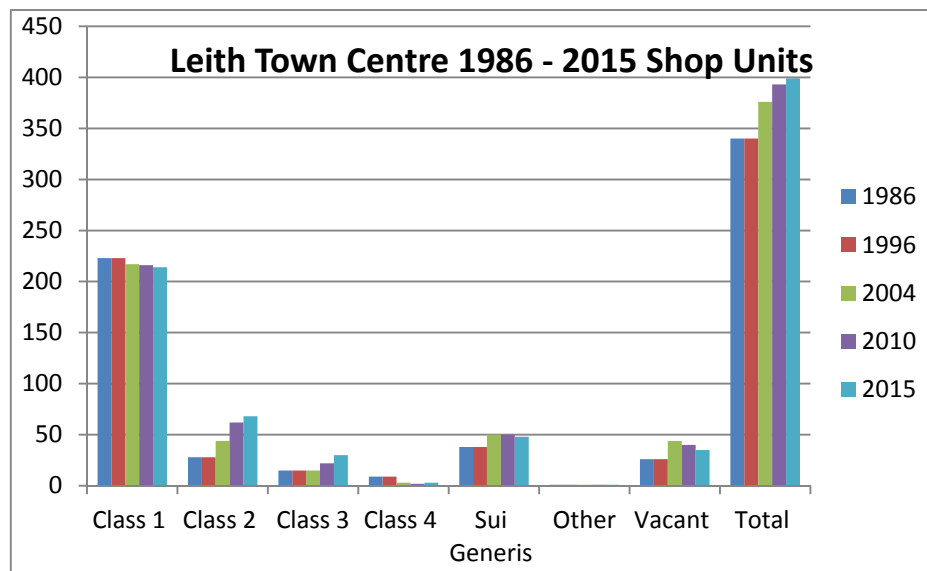
3. LEITH TOWN CENTRE

The Town Centre is defined as lying within the area shown on Maps 1 and 2. It is one of the city's more densely populated neighbourhoods with 16,453 people. This population information is obtained using the 2011 census data zones, within which a 400m walking distance has been measured from the town centre boundary. Leith Walk is an historic route leading from the Port of Leith to the city centre, and most of the town centre is within either the New Town or Leith Conservation Areas. Connections to the city centre are set to improve as the Edinburgh St James project gets underway and with the redesigned junctions at London Road and Picardy Place.

Leith Town Centre has a mix of independent shops and food and drink establishments, as well as a representation from national multiple retailers. Where a unit is used as a shop it is necessary to get planning permission from the Council to change to another use. However, the planning system cannot control what shops sell or control which company occupies a shop. Most of the shops along Leith Walk and Great Junction Street are small traditional units under tenemental blocks. Some units have been merged to accommodate larger units, often for the 'local' format national supermarkets (Tesco Metro, Scotmid, the Cooperative and other independent supermarkets). There is one large Tesco supermarket with a car park accessed from Easter Road. The Newkirkgate shopping centre provides a dedicated pedestrian shopping precinct, with Lidl and Farmfoods present with dedicated parking to the rear. The shopfront design is of varying quality across the centre.

The mix of uses, by Use Class (see definition above) has been monitored in city-wide shop surveys periodically undertaken since 1986; see the results in the table below. The survey shows a steady increase in non-shop uses (Class 2 professional services, Class 3 food and drink and sui generis uses such as pubs and hot food take-ways). It also shows a steady decrease in the vacancy rates since a high at 2004.

The continued existence of a variety of shops is seen as critical to the health of Leith and is required to serve convenience shopping to the large residential population that is within a five minutes' walk of the centre. A mix of specialist shops also serves to make the centre a shopping destination. However, there are also benefits in continuing the trend for shops to change to other uses that maximise the town centre's easily accessible location for the community and to extend activity into the evening.



In addition to shops, professional services and food and drink establishments, there are numerous community uses and leisure facilities such as Leith Links and Pilrig Park, the Omni centre, Playhouse theatre, McDonald Road library, Dalmeny Street Drill Hall, Leith Community Education Centre within or close to the town centre.

In recent years, the vibrancy of Leith Town Centre has been supported by numerous Council and community-led initiatives, including the ‘I Love Leith’ campaign, Leith Shutter Art Project, Leith Banners, Leith Shop Idol, and the annual LeithLate and Leith Festivals.

Leith Town Centre is the subject of an extensive road and public realm renewal programme, referred to as the ‘Leith Programme’. Funded by the Council and Sustrans, it is focussed on delivering high quality public realm, focussing on walking, cycling, public transport and street life along Leith’s principal street. The first three phases are complete (see Maps 1 and 2).

4. POLICY OPTIONS

Defining 'frontages' within the town centre

The current policy approach set out in the Edinburgh City Local Plan has been to restrict changes of use in shop units within identified 'shopping frontages'. The Plan identifies seven 'primary frontages' (see Amps 1 and 2). The percentage of non-shop uses in each of the frontages is shown in the table below.

| Frontage | % of frontage in non-shop use | % of frontage which is vacant |
|--|-------------------------------|-------------------------------|
| 1-23 Elm Row Primary Frontage | 42% | 0% |
| 25-75 Elm Row and 94-96 Brunswick Street | 36% | 3% |
| 229-263a Leith Walk | 63% | 0% |
| 265-295 Leith Walk | 46% | 0% |
| 2-52 Great Junction Street and 1-3 Duke Street | 17% | 10% |
| 1-67 Great Junction Street and 2-4 Leith Walk | 30% | 13% |
| Kirkgate – all units | 10% | 5% |

Of these seven identified frontages, four exceed the one third in non-shop threshold (highlighted in red) as set out in the Edinburgh City Local Plan Policy Ret 9 – Alternative Use of Shop Units – Primary Frontages in the City Centre and Town Centres. These four are all located along Leith Walk and their vacancy rate is very low: one frontage has a single vacant unit (3%); the other three frontages have no vacancies.

Conversely, the three frontages where the non-shop uses are under a third of the total, the vacancy rates are higher at 5%, 10% and 13%. Permitting more changes of use to other uses probably has been a factor in the low vacancy rate. However, in the three frontages (two along Great Junction Street and the Kirkgate units), despite the scope to allow further change of use to alternative uses, there are empty units. This could imply that there is no current market for non-shop uses in this location, at this time. Since the survey, however, one of the empty units on Great Junction Street is now operating as a dentist.

Factors including the quality of the environment, relatively narrow pavements and proximity to the junction are important for uses such as cafés. The Newkirkgate Shopping centre provides larger units for shopping and services from multiple retailers, and may not wish to pursue further alternative uses.

Preferred Option

Remove four 'primary frontages' as defined in the Edinburgh City Local Plan that already exceed the one-third threshold for non-shop uses; keep restriction in the following 'frontages':

- 2-52 Great Junction Street and 1-3 Duke Street
- 1-67 Great Junction Street and 2-4 Leith Walk
- Kirkgate – all units

This policy approach removes the need to assess the change of use against whether it will result in four or more consecutive non-shop uses, and in doing so, adds a degree of flexibility in where non-shop uses can be located, so long as the overall percentage remains under the 33% threshold.

Justification

- Support the Newkirkgate shopping centre as a shopping destination for convenience and comparison goods in larger shopping units.
- Vacancy rates in these locations are unlikely to be a result of the restrictions on change of use.

Alternative Option – status quo

Continue to control the alternative use of shop units using all seven 'frontages'.

Options for the specific wording of **Policy L1 – Alternative Use of Shop Units in Defined Frontages** and for **Policy L2 – Alternative Use of Shop Units – Elsewhere** are set out in the following section.

Question: Do you agree with the Council's preferred option?

Policy L1 – Alternative Use of Shop Units in Defined Frontages

Preferred Option

Remove the criteria in ECLP policy Ret 9 that states 'permitting the change of use should not result in four or more consecutive non-shop uses'.

Instead, the preferred policy option would state:

In the following frontages, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) no more than **one third** of the total number of units in the frontage will be in non-shop use*
- b) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability*

Justification

- Increased flexibility allows more non-shop uses to support and benefit from the pavement widening and other public realm benefits of the Leith Programme.

Alternative Option 1 – Increasing proportion of non-shop uses within a defined 'frontage'

Continue to designate those frontages that are over one-third in non-shop uses 1 – 23 Elm Row; 25-75 Elm Row, 94-96 Brunswick Street, 229-263a Leith Walk, 265-295 Leith Walk (see Maps 1 and 2) but increase the allowance of non-shop uses from one third to two-thirds. This option also includes removing the need to assess the change of use against whether it will result in four or more consecutive non-shop uses. This policy option would state:

*In the following defined frontages **1 – 23 Elm Row; 25-75 Elm Row, 94-96 Brunswick Street, 229-263a Leith Walk, 265-295 Leith Walk**, the change of use of a shop unit to a non-shop use will be permitted provided:*

- *as a result of permitting the change of use, **no more than two-thirds** of the total number of units in the frontage will be in non-shop use*
- *the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability*

Justification

- Increased flexibility allows more non-shop uses to support and benefit from the pavement widening and other public realm benefits of the Leith Programme.
- This option however still retains some control over the loss of shop uses in protected frontages.

Alternative Option 2 – Status quo

Continue to use all the previously identified frontages to control the change of use of shop uses to non-shop uses.

In defined frontages (see Maps 1 and 2), the change of use of a shop unit to a non-shop use will be permitted provided:

- as a result of permitting the change of use, no more than one third of the total number of units in the frontage will be in non-shop use
- permitting the change of use, would not result in four or more consecutive non-shop uses
- the proposal is for an appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability

Question: Do you agree with the Council's preferred option?

Policy L2 – Alternative Use of Shop Units – Elsewhere

The table below shows the proportion of Class 1, Class 2, Class 4 and Sui Generis uses outwith a frontage within the town centre:

| | |
|-------------|-----|
| Class 1 | 53% |
| Class 2 | 21% |
| Class 3 | 9% |
| Class 4 | 1% |
| Sui Generis | 15% |

The total percentage of non-shop uses is 47%. Even without the protection of a frontage designation, the dominant use within the town centre is still Class 1 shop use. If the remaining streets in the town centre are roughly divided into 15 blocks, there is a range between 22% to 61% in non-shop uses. Each block has a fairly even distribution of Class 3 and sui generis uses, with no apparent grouping of certain uses in any given location within the town centre. In this regard, additional frontages are not proposed.

Preferred Option

Within the defined boundary of Leith the change of use of a shop unit to a non-shop use will be permitted provided the proposal is:

- Class 2 Financial, professional or other services
- Class 3 Food and Drink uses
- an appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability.

Justification

- Increased flexibility allows more non-shop uses to support and benefit from the pavement widening and other public realm benefits of the Leith Programme.

Alternative Option – status quo

Continue to use the criteria that states a change of use should not result in four or more consecutive non-shop uses. This policy option would state:
For those locations not within a frontage, but within the defined Bruntsfield/Morningside Town Centre boundary, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) *permitting the change of use, would **not result in four or more consecutive non-shop uses***
- b) *the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability.*

Question: Do you agree with the Council's preferred option?

Residential uses within the town centre

National planning policy states that planning for town centres should consider opportunities for promoting residential use where this fits with local need and demand. All of Edinburgh's town centres, including Leith, has an already large residential population despite the boundary being tightly drawn around the main concentrations of the shopping offer. The principal streets in Leith, as with other town centres, were designed with purpose built shop units at ground level with tenements above. However, there are a few residential blocks that break up the contiguous ground floor commercial units along the Walk (namely 212 Leith Walk; 302-308 Leith Walk; 318-324 Leith Walk and 19 Albert Place) and the rear of the Yardheads residential block along Great Junction Street.

For placemaking purposes it is important that uses at street level help bring activity into the street, encourage passing trade and visitors to linger in the area and extend activity into the evening. Generally, residential units at ground level tend to add little vitality to shopping streets and the use of shutters or opaque glazing to achieve an acceptable level privacy further reduces the animation of the street scene.

Question: Do you agree that change of use of shop units to residential use should not be permitted within the Leith Town Centre?

Town Centre Boundary

Leith Town Centre boundary is identified in the Second Proposed Local Development Plan (see maps 1 and 2), it is tightly drawn along the main streets, Leith Walk, Great Junction St, the Kirkgate and a part of Duke St. It does not take in sections of side streets other than corner units. There is scope through the preparation of this SG to make recommendations to change the boundary in the next Local Development Plan.

Question: Do you think there are areas where there is scope and justification to amend the town centre boundary?

5. OPPORTUNITIES FOR CHANGE

Leith has three sites or areas with potential for change and improvement located within the town centre. These have been included in this draft SG to facilitate a coordinated approach to their potential redevelopment, and to explore their relationship with the town centre itself. The following section, where appropriate, will set out key development principles or relevant actions. For all the sites identified, reference should be made to the Edinburgh Design Guidance and Edinburgh Street Design Guidance (see Other Relevant Information section), and consideration should be given to the six qualities of successful places in Scottish Planning Policy:

- *Distinctive*
- *Safe and Pleasant*
- *Welcoming*
- *Adaptable*
- *Resource Efficient*
- *Easy to Move Around and Beyond*

Site A – 165 Leith Walk former depot including land to the north (Map 1)

The site and its current uses

The site includes a Council-owned B-listed building with a large derelict warehouse to the rear, previously a tram depot and more recently used as storage for construction of the Leith Programme. The two storey listed building has recently been leased for office space for a start up businesses. The northern half of the site comprises two related office blocks at 131-141 Leith Walk, Inchkeith House and Allander House, in use by NHS Lothian and its surface car park to the rear; and a further storage warehouse to the north, which has no frontage with the town centre, but takes its access from a narrow entrance way from Leith Walk.

Potential Future Uses

Any proposals for this site should explore the potential to accommodate the following uses:

- Appropriate town centre commercial units (Classes 1-3) to create an active frontage along Leith Walk that supports and benefits from the pavement widening and other public realm benefits of the Leith Programme.
- Creative industries and small business ‘incubator’ units. There is a recognised need for more small business space, particularly for the creative sector (see the findings in the [Leith Creative](#) cultural mapping research project and the [Leith Economic Framework 2014](#)).
- The space needs of the Community Planning Partners. This site presents the opportunity to co-locate key public services in the heart of the town centre, supporting Leith residents and providing an exemplar partnership centre. An initial feasibility study has been undertaken for accommodating a proposed ‘Leith Community Partnership Centre’ at 165 Leith Walk.
- Residential uses – the Housing Land Study (June 2014) identified the depot site as a ‘high’ probability for development with an indicative capacity of 100 units; while the northern section is identified as Leith Walk/Manderston St and given a ‘low’ probability for development, with an indicative capacity of 44 units. This is a highly accessible brownfield site and introducing residential uses here could be delivered to complement the other uses proposed above.

Development Principles

To guide its successful redevelopment, the following features and principles should be recognised and integrated into the site layout (see also Map 1 and extract below):

- The retention of the Listed Building, conserving and repairing its fabric and bringing it back into full use, including an area of civic space around the building to preserve and enhance its setting.
- Improved permeability across the site, and the opportunity to continue the street along Halmyre St. Vehicular access is proposed from Halmyre Street only for limited parking.
- Possible constraints on height – the sites lies within ‘Key View 9 Calton Hill monuments from north end of Constitution Street’ and Key View 11b Calton Hill across to Hub spire from Edinburgh Dock as identified in the Edinburgh Skyline Study.
- Increase the town centre activity along this section of Leith Walk. New ground floor shop units are required to create and continue the frontage
- Retain and improve the Leith Walk street trees.
- Explore the connections with the Leith ‘Green Bridge’ project, which is at an early feasibility study stage.

Site B – Annandale Street/Elm Row/Montgomery Street Junction (Map 2)

Observe and consult people using the junction as part of the Public Life Assessment. It is considered that improvements to the junction can be made for the benefit of pedestrian and cyclist safety. Currently there are six pedestrian crossing segments within this junction. Further consultation is required with the Leith Programme Team to determine what actions can be achieved. This section forms part of Phase 5 of the Leith Programme and is subject to its priorities and programming. Public consultation on this phase is intended to start in early 2016. Explore the urban realm potential for the Montgomery Street / Elm Row junction. Important features to consider include:

- Elm Row and 2 Montgomery Street is an A-listed 'palace-fronted' block, planned as part of William Playfair's Eastern New Town masterplan.
- Unlike other blocks along Leith Walk, Elm Row is set back with a small street providing direct access and on-street parking behind a tree-lined hedge and fence.
- Options to widen, improve the quality and make more use of the pavement space at this junction.
- Proximity and connections to the Elm Row bus interchange which is on the main carriageway.
- Montgomery Street leads to Montgomery Street park and the design layout should encourage a walking circuit to Easter Road Local Centre.

Site C – Stead's Place/Jane Street Development Brief (Map1)

A development brief was prepared in 2008 for the business and industry area that lies between Leith Walk and Bonnington Road, and to the north of Pilrig Park. Its purpose is to guide the introduction of non-industrial uses into the area, while still providing some flexible business space, and to connect missing links in the pedestrian/cycle network. One area within the brief's study area is currently under construction and identified in Map 1. The area identified in the brief as Area A, which includes the two storey red sandstone block at 100-154 Leith Walk, states its redevelopment should:

- seek to establish a building height that matches adjacent and opposite buildings
- consider the options for the embankment (former railway line) to be incorporated into the development layout, possibly using a ramp/steps
- incorporate a pedestrian/cycle route from Leith Walk to Pilrig Park
- connect Great Junction Street to Pilrig Park by extending Pirrie Street
- retain town centre uses along the Leith Walk frontage.

Any redevelopment of this site should reflect the relevant principles in the Stead's place/Jane Street Development Brief and explore the connections with the Leith 'Green Bridge' project, which is at an early feasibility study stage.

Other opportunities for improvements

The following small sites are identified in Maps 1 and 2 and are included in this draft SG to explore their potential to contribute to improved on-street public life:

1. **Private greenspace adjacent to Croall Place** – explore the options for making this space function as a part of the town centre, taking into account its use as a private commercial amenity space associated with the digital advertisement board, its proximity to a bus stop, a former B-Listed Police Box in active use by community groups and the safeguarded cycle/pedestrian route from Powderhall.
2. **Commercial amenity green space at entrance to rear access of units 100 – 154 Leith Walk** – explore options to improve its amenity and function.
3. **Duke Street** – explore the options available to make environmental improvements to this small derelict site.
4. Signage is needed to assist navigation and legibility in the town centre and especially between Leith and the Shore, the commercial area of Constitution Street, Leith Links, and the attractions at the waterfront/Ocean Terminal and the Cruise Liner Terminal.

Question: Do you agree with the development opportunities identified above?

Question: Do you know of any other development opportunities which should be identified?

Sites under construction

Within the town centre there are two purpose built student accommodation blocks under construction that include commercial units at ground floor: Haddington Place has 4 units (147, 138, 137 and 166 metres squared respectively) and Shrub Place there are plans for a Sainsbury's Local store and 4 smaller commercial units at ground floor. Two other commercial units have planning permission on the ground floor of Block A in the remaining Shrub Place development site.

Other sites under construction close to the Leith Town Centre boundary are shown in Maps 1 and 2.

6. OTHER RELEVANT INFORMATION

Second Proposed Plan

Other relevant policies in the [Local Development Plan](#) include:

- Ret 2 Town Centres
- Ret 10 Food and Drink Establishments
- Hou 7 Inappropriate Uses in Residential Areas

Policy Ret 2 generally supports shop uses in town centres. Policies Ret 10 and Hou 7 consider the impact of proposals on nearby residents, such as public houses and hot-food takeaways.

One-Door Approach

The One Door Approach to Development Consents aims to give the customer all the information they need at the start of the development process.

Food and drink, public house and hot-food takeaway uses will often require other consents and are subject to separate controls by licensing for:

- [Alcohol](#)
- [Hours of operation](#)
- [Outdoor pavement seating](#)

For more information on these, see the Council's website on the [One Door Approach](#) to development consents, the [Council's Guidance for Businesses](#) or contact the [Business Gateway](#).

The [Guidance for Businesses](#) is Planning Guidance intended to assist businesses in preparing applications to change the use of a property or carry out physical alterations. It covers a range of relevant issues, including:

- Signage and advertisements
- Shop front alterations (design, security, canopies, and ATMs)
- Road permits

- Advertisement consent

There is scope to include guidance on A-boards and cycle parking provisions in future revisions of the Guidance for Businesses.

Edinburgh Street Design Guidance

[Edinburgh's new Street Design Guidance](#) was approved by the Planning Committee on 1 October 2015 following its approval by Transport & Environment Committee on 25 August 2015. The guidance brings together previously separate CEC guidance on street design to achieve coherence and co-ordination across the city, with the ultimate goal of providing the people of Edinburgh with a world-class network of vibrant, safe, attractive, effective and enjoyable streets. The guidance will apply to a range of Council services who manage streets for various purposes. These include the Council's Transport and Roads teams, Planning and Building Standards, Parks and Greenspaces, Waste and Fleet Services, Economic Development and Trading Standards and Licensing for events, activities and street use including tables and chairs and market stalls.

Edinburgh Design Guidance

The [Edinburgh Design Guidance](#) sets out the Council's expectations for the design of new development in Edinburgh. The guidance is intended for all new buildings and should be used as a point of reference, a basis for the planning, design and communication of new development proposals and a material consideration in assessing planning applications. It aims to provide guidance on how to comply with the policies in the local plans, explain the key ideas which need to be considered during the design process, give examples of good quality design, and set out the requirements for design and access statements.

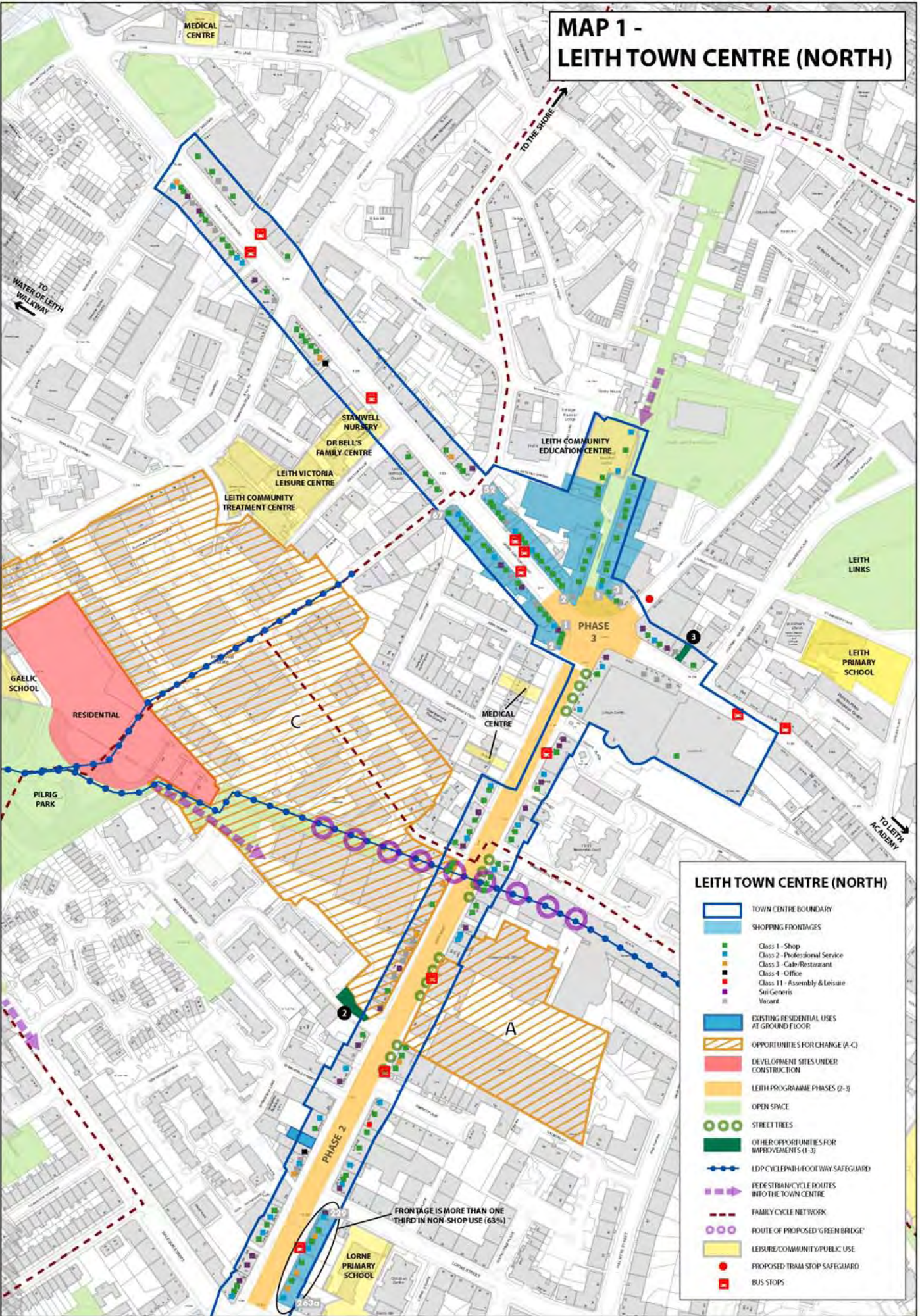
Trade Waste Policy

The Council has introduced a new [trade waste policy](#) that will mean that trade waste bins will not be allowed to be stored on roads and pavements. Bins or bags of waste may only be put out for collection on streets at specific times for up to one hour. Leith has benefited from being the first town centre to pilot the trade waste policy and has seen the positive impact of less trade waste presented on the pavements.

20mph Speed Limit

Councillors approved a new speed limit network for Edinburgh at the Transport and Environment Committee on 13 January 2015, after three years of research and public consultation. Residential roads, shopping streets as well as the city centre are now included as 20mph roads. Leith town centre is in phase 2, commencing June 2016.

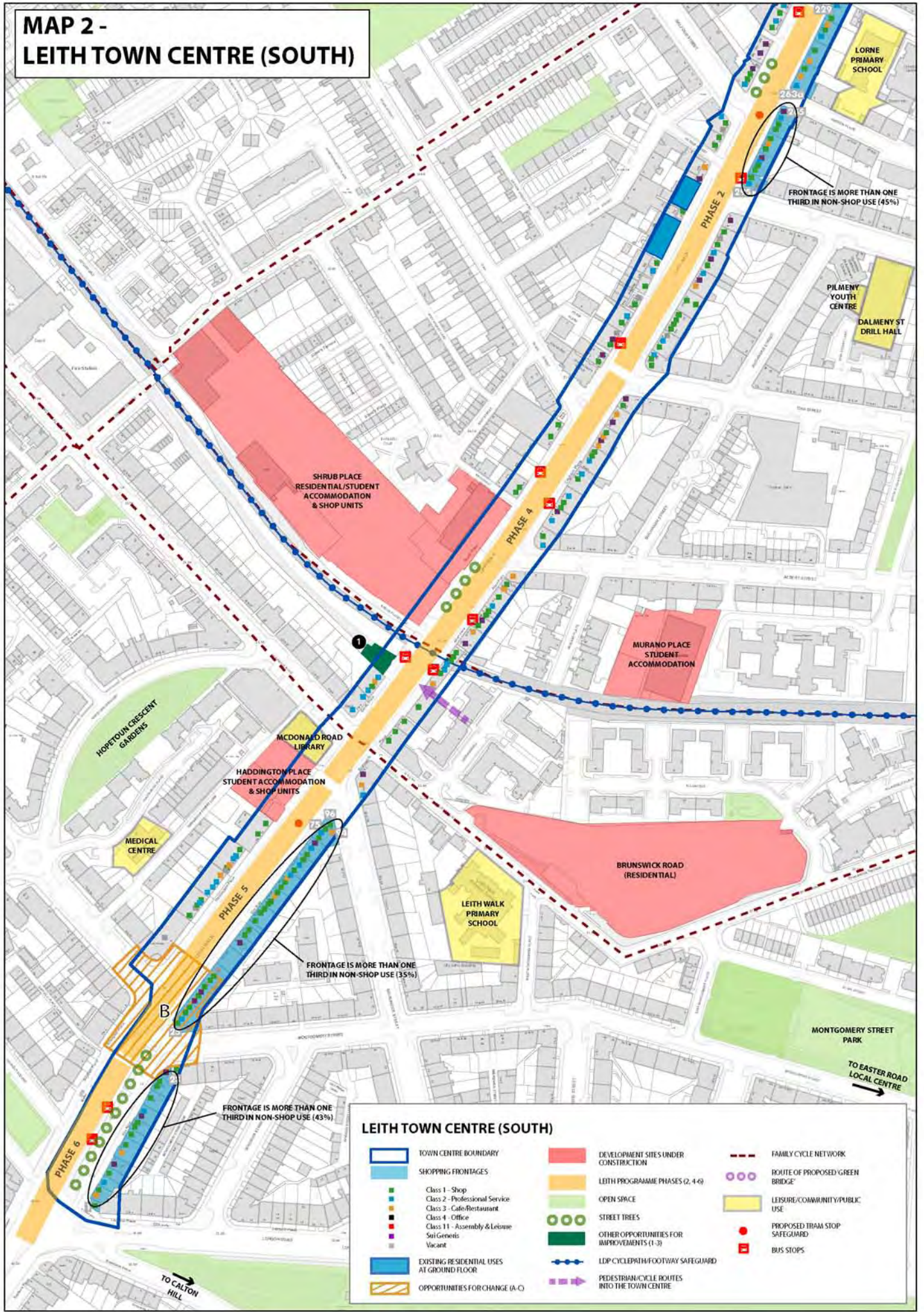
MAP 1 - LEITH TOWN CENTRE (NORTH)



LEITH TOWN CENTRE (NORTH)

- TOWN CENTRE BOUNDARY
- SHOPPING FRONTAGES
- Class 1 - Shop
- Class 2 - Professional Service
- Class 3 - Cafe/Restaurant
- Class 4 - Office
- Class 11 - Assembly & Leisure
- Sui Generis
- Vacant
- EXISTING RESIDENTIAL USES AT GROUND FLOOR
- OPPORTUNITIES FOR CHANGE (A-C)
- DEVELOPMENT SITES UNDER CONSTRUCTION
- LEITH PROGRAMME PHASES (2-3)
- OPEN SPACE
- STREET TREES
- OTHER OPPORTUNITIES FOR IMPROVEMENTS (1-3)
- LDP CYCLEPATH / FOOTWAY SAFEGUARD
- PEDESTRIAN / CYCLE ROUTES INTO THE TOWN CENTRE
- FAMILY CYCLE NETWORK
- ROUTE OF PROPOSED GREEN BRIDGE
- LEISURE/COMMUNITY/PUBLIC USE
- PROPOSED TRAM STOP SAFEGUARD
- BUS STOPS

MAP 2 - LEITH TOWN CENTRE (SOUTH)



LEITH TOWN CENTRE (SOUTH)

- | | | |
|---|--|--------------------------------|
| TOWN CENTRE BOUNDARY | DEVELOPMENT SITES UNDER CONSTRUCTION | FAMILY CYCLE NETWORK |
| SHOPPING FRONTAGES | LEITH PROGRAMME PHASES (2, 4 & 6) | ROUTE OF PROPOSED GREEN BRIDGE |
| Class 1 - Shop | OPEN SPACE | LEISURE/COMMUNITY/PUBLIC USE |
| Class 2 - Professional Service | STREET TREES | PROPOSED TRAM STOP SAFEGUARD |
| Class 3 - Cafe/Restaurant | OTHER OPPORTUNITIES FOR IMPROVEMENTS (1-3) | BUS STOPS |
| Class 4 - Office | LDP CYCLEPATH/FOOTWAY SAFEGUARD | |
| Class 11 - Assembly & Leisure | PEDESTRIAN/CYCLE ROUTES INTO THE TOWN CENTRE | |
| Sui Generis | | |
| Vacant | | |
| EXISTING RESIDENTIAL USES AT GROUND FLOOR | | |
| OPPORTUNITIES FOR CHANGE (A-C) | | |

Planning Committee

10:00am, Thursday, 3 December 2015

Policies – Assurance Statement

| | |
|--------------------------|-----------|
| Item number | 6.3 |
| Report number | |
| Executive/routine | Executive |
| Wards | All |

Executive summary

Council policies are key governance tools. They help realise the Council's vision, values, pledges and outcomes, and are critical to the Council's operations, ensuring that statutory and regulatory obligations are met in an efficient and accountable manner.

To strengthen governance arrangements, a policy framework has been developed to ensure that all current Council policies are easily accessible, and are created, revised and renewed in a consistent manner and to an agreed standard.

To ensure that Council policies remain current and relevant, all Council directorates are required to review policies on annual basis.

Links

| | |
|---------------------------------|------|
| Coalition pledges | |
| Council outcomes | CO25 |
| Single Outcome Agreement | |

Policies – Assurance Statement

Recommendations

- 1.1 To note that the Council policies detailed in this report have been reviewed and are considered as being current, relevant and fit for purpose.

Background

- 2.1 Council policies are key governance tools. They help realise the Council's vision, values, pledges and outcomes, and are critical to the Council's operations, ensuring that statutory and regulatory obligations are met in an efficient and accountable manner.
- 2.2 To strengthen governance arrangements, a policy framework has been developed to ensure that all current Council policies are easily accessible, and are created, revised and renewed in a consistent manner and to an agreed standard. This included the development of a comprehensive register of Council policies and introduction of a policy template to provide the Council with a standardised format in terms of content and style.
- 2.3 The Corporate Policy and Strategy Committee agreed the approach detailed above on 3 September 2013.

Main report

- 3.1 A critical element of the policy framework is to ensure that all Council policies are fit for purpose. This requires each directorate to review, on an annual basis, all policies relevant to their services, and to provide the necessary level of assurance that these policies are current and relevant.
- 3.2 This report confirms that the policies listed in the appendix have been reviewed by senior management and are still considered fit for purpose.
- 3.3. The policies and guidance approved by the Planning Committee are subject to annual review by the Committee, usually in February each year. The purpose of this report is not to provide any assessment of current policies or guidance and the need for review or revision. Its purpose is to set out clearly the list of policies and guidance that are currently in place, in order to meet governance requirements across the Council in terms of policy assurance.
- 3.4 All Council policies are available through an interactive directory on the Council's website.

Measures of success

- 4.1 Access to up-to-date and relevant Council policies, for internal and external stakeholders, which are quality assured and reviewed on an annual basis.

Financial impact

- 5.1 There are no direct financial impacts as a result of this report.

Risk, policy, compliance and governance impact

- 6.1 Increased accountability, transparency and efficiencies concerning Council actions and operations.

Equalities impact

- 7.1 There are no equalities impacts as a result of this report.

Sustainability impact

- 8.1 There is no sustainability impact as a result of this report.

Consultation and engagement

- 9.1 Consultation was undertaken with directorates and service areas as part of the development of a policy framework for the Council. No further consultation has been undertaken in relation to the preparation of this report.

Background reading/external references

[Corporate Policy and Strategy Committee Report 3 September 2013 – Review of Council Policy](#)

[Governance, Risk and Best Value Committee Report 22 May 2014 – Review of Council Policy: up-date](#)

John Bury

Acting Director – Services for Communities

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Links

Coalition pledges

Council outcomes

CO25 The Council has efficient and effective services that deliver on objectives.

Single Outcome Agreement

Appendices

Appendix 1: Assured Policies

Appendix 1 – Assured Policies

Green = start using Red = stop using

| Title | Status and Date | Comment |
|--|--------------------------------|--|
| Development Plan | | |
| Strategic Development Plan | Approved June 2013 | |
| SDP Supplementary Guidance | Approved Nov 2014 | On housing land. |
| Edinburgh City Local Plan | Adopted 2010 | |
| Rural West Edinburgh Local Plan | Adopted 2006 | |
| RWELP Alteration | Adopted 2011 | |
| Emerging Development Plan | | |
| SDP 2 Main Issues Report | July 2015 | |
| Edinburgh Local Development Plan | Second Proposed Plan June 2014 | At examination. Material consideration. Policies can now be referred to and are in UNiform. |
| Supplementary Guidance | | |
| City Centre Retail Core | Finalised 2014 | Consulted on and finalised. Awaiting formal adopted after LDP adopted. Use as material consideration |
| Tollcross Town Centre | Finalised 2013 | |
| Corstorphine Town Centre | Finalised 2014 | |
| Gorgie / Dalry Town Centre | Finalised 2014 | |
| Edinburgh BioQuarter & SEW Parkland | Finalised 2013 | Pilot area SG. Material consideration |
| Edinburgh Standards | | |
| Edinburgh Standards for Streets | Approved 2006 | Superseded by Street Design Guidance |
| Non-statutory Guidance | | |
| Consolidated Guidelines | | |
| Guidance for Householders | December 2012 | To be updated in February 2015 in light of monitoring feedback |

| | | |
|--|------------------------|--|
| Guidance for Businesses | December 2012 | Minor updates approved in February 2014 informed by monitoring feedback |
| Listed Buildings & Conservation Areas | December 2012 | |
| Edinburgh Design Guidance | May 2013 | To be updated in February 2015. |
| Edinburgh Street Design Guidance | Finalised October 2015 | Available as committee paper |
| Developer Contributions and Affordable Housing Guidance | Approved 2014 | Draft August 2015, for interim use prior to finalisation, due in Dec 2015. |
| Transport guidance | | |
| Parking Standards | Approved 2009 | To be reviewed after Street Design Guidance |
| Movement and Development | Approved 2000 | Superseded by Street Design Guidance |
| Bus Friendly Design Guide | Approved 2005 | |
| Tram Design Manual | Approved 2006 | Retain until no longer needed |
| Other non-statutory guidance (alphabetical order) | | |
| Advertisements, Sponsorship and City Dressing | Approved 2013 | |
| Art in Public Places | Approved 1998 | Under review |
| Communications Infrastructure | Approved 2013 | |
| Development in the Countryside & Green Belt | Approved 2008 | Will be reviewed to fit with LDP |
| Housing in Multiple Occupation | Approved 2006 | Will be reviewed to fit with LDP |
| Open Space Strategy | Approved 2010 | |
| Student Housing | Approved 2010 | Revised draft for consultation August 2015 |
| Sustainable Lighting Strategy for Edinburgh | Approved 2012 | Some sections relevant to DM decision-making. |

Planning Committee

10.00am, Thursday, 3 December 2015

Planning and Building Standards Customer Engagement Strategy and Service Charter

| | |
|--------------------------|-----------|
| Item number | 7.1 |
| Report number | |
| Executive/routine | Executive |
| Wards | All |

Executive summary

The purpose of this report is to seek Committee approval of the Planning and Building Standards Customer Engagement Strategy and Service Charter. This forms the basis of how the Planning and Building Standards Service will communicate and consult with customers and the level of service that it will provide.

The proposals have been developed to be compatible with the Council's overarching approach to transformational change and particularly 'channel shift'. The Planning and Building Standards Service is a frontline service and streamlining our delivery of services, whilst still prioritising those customers who need them, is our priority.

The draft strategy and charter were on the Council's Consultation Hub for six weeks and additional consultation events were used to discuss the changes. This report sets out the changes to the draft strategy and charter as a result of this consultation.

Links

| | |
|---------------------------------|------------------------|
| Coalition pledges | P15, P28, P40 |
| Council outcomes | CO23, CO24, CO25, CO26 |
| Single Outcome Agreement | SO1 |

Planning and Building Standards Customer Engagement Strategy and Service Charter

Recommendations

- 1.1 It is recommended that the Committee approves:
- (a) the Customer Engagement Strategy; and
 - (b) the Customer Service Charter.

Background

- 2.1 The Planning and Building Standards Service is a frontline service and interaction with a diverse range of customers is part of its core business. However, this interaction is currently delivered in the context of a service under pressure, in terms of financial resources, and the need to maintain and improve performance to meet Council and Scottish Government targets. The level of demand for non-statutory services, such as pre-application advice, challenges the service's ability to meet customer expectations and the increase in the number of planning applications and building warrants leads to conflicting priorities. The statutory work must take precedence, but the non-statutory work can also have direct benefits that aid service delivery. This report sets out how it is intended to address these challenges and proposes a number of changes to service standards and levels.
- 2.2 The Council's Transformational Change programme has been established as the overarching approach to change. The [Channel Shift business case](#) was set out in a report to the Finance and Resources Committee on 15 January 2015 and this is the approach that the Planning and Building Standards service is now seeking to implement. The aim is to encourage customers to move from direct contact to online transactions for many Planning and Building Standards services. Coupled with an improvement in online information, this shift will free up resources to improve performance on statutory functions such as processing planning and building warrant applications.
- 2.3 The draft Engagement Strategy and Service Charter was approved for consultation by the Committee on 15 June 2015. The consultation set out how Channel Shift could be achieved in the service and what level of customer service could be provided.

Consultation Process and Results

- 3.1 The draft strategy and charter were placed on the Council's Consultation Hub from 17 August to 28 September 2015, a period of six weeks. It was opened up for a further 10 days to allow professional agents more time to comment, as the response rate had been quite low from them.
- 3.2 To make the consultation documents easier to understand, the consultation focused on the key messages from the two documents and asked for comments on these key points. Over 1000 emails were sent to agents and community councils telling them about the consultation and a Planning Blog article was posted on 19 August 2015 to publicise it. Tweets were sent out at regular intervals.
- 3.3 The strategy and charter were also discussed at the Edinburgh Civic Forum and the Edinburgh Development Forum and two drop in events for agents were held, although attendance was low. Finally, staff events allowed Planning and Building Standards staff, and consultees, an opportunity to comment on the proposals.
- 3.4 71 consultation responses were received via the Consultation Hub, 40 on the engagement strategy and 31 on the charter. The details of these and the responses are set out in Appendix 1.
- 3.5 At the forums and drop in events, the main issues raised were as follows:
- pre-application advice should be available for all types of development and more resources should be put into this;
 - officers should be freely available to take phone calls from agents to assist with planning proposals;
 - online forms would be supported as they would weed out the spurious enquiries;
 - delays are common at both pre-application and application stage in both Planning and Building Standards;
 - concern that the knowledge base of experienced officers is being lost;
 - concerns about lack of consistency in advice given and concentration on minor points;
 - focus groups to discuss areas of concern would be useful;
 - civic Forum members want to be called citizens not customers;
 - more transparency of decision-making at Committee is needed; and

- major applications are a key area and changes are supported as they prioritise these applications.

3.6 At the staff consultation events, the main issues raised were as follows:

- the response times proposed for emails and phone calls are unrealistic in current context;
- councillor and other VIP enquiries cause delays in customer enquiries as they have to be prioritised;
- the standards of application submissions are declining and this causes delays; and
- support for reducing the Planning and Building Standards help desks.

Response to comments received

3.7 The comments largely relate to six main themes and the proposed responses are set out below:

- Pre-application advice. It is clear that agents and others expect a full pre-application advice service for all application types down to the smaller cases. Currently the advice is being given by the use of staff overtime but this is no longer sustainable and, in line, with the Council's transformational change strategy, there is a need to reduce the service to make better use of resources. It is therefore proposed that pre-application advice is only given on large scale proposals or unusual or contentious cases. Unusual cases may include smaller complex cases where the policy, guidance or regulations are open to interpretation. Ultimately, it will be for the team manager to decide whether the proposal should be subject to pre-application advice. There will be a requirement that all requests for pre-application advice should be made on an online form so that the necessary information can be collected.
- Planning and Building Standards Help Desks. It is recognised that customers often need to speak to a planner or a building surveyor before forming their proposals and there was general concern at the loss of the help desks. Advice given on the help desk should be general and non-site specific and it is accepted that having this service will take pressure off the teams. However, Edinburgh is one of the few Councils in Scotland to still have an all-day service providing advice and officers report that much of their time is taking messages for other members of staff rather than answering genuine enquiries. It is therefore proposed to keep the service but reduce it to 9am to 1pm every weekday. There is no need for a such a service between Christmas and New Year. It is proposed that these changes also apply to the Plan Store where paper drawings can be viewed and copied. Officers will still be available to answer enquiries on their own cases.

- Online Information. It is accepted that the current information on the Council website is difficult to find and not always easy to understand. There will be a delay in getting the new interactive website called the Knowledge Base up and running as this is dependent on discussions with the new ICT provider. In the meantime, the current information on the Council website will be reviewed to see if it can be made more accessible.
- Self-serve culture. It is accepted that not everyone is online although the majority of citizens and agents are. For those that are unable to go online, it is important that they still have full access to the advice service. The customer will firstly be advised to go to the local library or neighbourhood office to use the online facilities. If this is not possible, a paper based advice service will be provided.
- Community Engagement. The Edinburgh Planning Concordat is currently being reviewed to address concerns expressed about the pre-application consultation process. A joint meeting of the Edinburgh Development Forum and the Edinburgh Civic Forum has been arranged for December 2015 to review how the Concordat is working. The review would be reported to Planning Committee at its meeting in February 2016.
- Customer Service and Performance. It is recognised that this needs to be improved and the proposed strategy moves the customer to self-serve so that the service can rationalise and improve what is provided. By reducing the amount of pre-application advice given, a greater focus can be put on application processing and the improvement of statutory performance. This is deemed to be good customer service.

Proposed Changes to the Draft Engagement Strategy

3.8 Following the consultation, it is proposed to make the following changes to the draft engagement strategy:

- it is proposed that the Planning and Building Standards help desks will be retained but with a reduced service. The service will be available from 9am to 1pm every week day apart from public holidays and between Christmas and New Year. The help desks give general advice face to face, by phone and by email. Officers will still be available to respond to their own cases or give specific pre-application advice on some cases;
- the pre-application advice service will be restricted to major, unusual or contentious cases. On smaller complex cases where policies, guidance and regulations are open to interpretation, advice will be given. Pre-application advice will generally not be given for householders, advert, window, driveway and straightforward change of use proposals. Detailed published advice and guidance is available on these topics. All requests for pre-application advice will have to be made on online request forms;

- general telephone numbers will be removed from the website to encourage more use of online resources. Individual officers will still be available to discuss their cases with agents;
- customers unable to access online systems will be asked to visit their local library or neighbourhood office and if this is not possible, paper based advice will be offered;
- the timetable for implementing the strategy has changed as the online Knowledge Hub cannot be started till the Council's new ICT provider is in place from April 2016.

3.9 The final strategy for approval can be found in Appendix 2

Proposed Changes to the Draft Service Charter

3.10 Following the consultation, it is proposed to make the following changes to the draft service charter:

- a revision to the email contact response time to bring it into line with the Council standard. Staff felt the two day response time for first contact was not realistic. Better auto-responses will be set up to inform customers how they can find the information online.
- deletion of the service standard that the phone will be answered in five rings. The service is not a call centre and officers are answering phones at the same time as they are dealing with applications and other work. The standard cannot be guaranteed unless calls are moved to the Customer Contact Centre and this is not currently proposed.
- amendments to the registration times from four working days to five working days to take account of the neighbour notification requirements introduced in 2009 which have increased registration periods.
- Building Standards performance targets have been clarified to ensure they comply with the National Customer Charter.
- the section on seeking advice has been changed to make it clear what pre-application advice will be given on and to add in the times the Planning and Building Standards Help Desks will be available. This section also states what service can be provided for those unable to go online.
- the section on information requests makes it clear when the Plan Store will be open.

3.11 The final charter for approval can be found in Appendix 3. The Customer Service Charter now also includes the service standards from the current Tree Protection Charter. As such, it is no longer required.

Implementation of the Strategy

- 3.12 If approved, the next step is to implement the Customer Engagement Strategy. A key component of this is an enhanced Knowledge Base website. It had been hoped that work could start on this quickly, but the Council's new ICT contract means that this will be delayed until the new service provider is in place. In the meantime, improvements will be made to the current website to make it easier to find information.
- 3.13 Forms for pre-application requests will be developed in a simple format until a full online form can be designed.
- 3.14 Work has already started on initiatives such as an interactive house which will allow customers to hover over part of the house and find out if they need consent.
- 3.15 It is important that the pace of change is measured so that customers do not feel overly burdened at the start of the process. Good communication is very important and a communication plan will be needed for every aspect of the strategy.

The Customer Journey

- 3.16 Once the strategy is implemented, the customer journey of the future will be very different to the current service provided. The service will be changed for general enquiries to encourage customer to self-serve online but a full service will be provided for the developments that bring sustainable economic growth to the City.
- 3.17 The diagram below sets out how the Council will change under Channel Shift. The Planning and Building Standards Service will develop this model in the future as the engagement strategy is implemented.



*Please note the bars represent contact volumes (illustrative)

Measures of success

- 4.1 A Customer Engagement Strategy that provides certainty for customers on how the Planning and Building Standards Service will consult and communicate.
- 4.2 The delivery of service standards set out in the Customer Service Charter.

Financial impact

- 5.1 There is no direct financial impact arising from this report. However, in line with the Council's Transformational Change programme there are opportunities to deliver an improved service and cost savings by focussing resources on core business.

Risk, policy, compliance and governance impact

- 6.1 There are no perceived risks associated with this report. The report has no impact on any policies of the Council.

Equalities impact

- 7.1 The Equalities and Rights Impact Assessment indicates the following:
- The proposals will enhance participation, influence and voice as they promote better online services available to all whilst still allowing scope for direct contact where still required. They also set out what service standards the customer can expect;
 - There are no infringements of Rights under these proposals;
 - There are no identified positive or negative impacts on the duty to eliminate unlawful discrimination, harassment or victimisation;
 - The proposals promote the duty to advance equality of opportunity as they promote better and more accessible information systems which would benefit all whilst still ensuring any groups who need bespoke advice still have access to this service;
 - The proposal to ask customers to self serve online may affect some groups such as those with disabilities and those of a different race. However, the strategy states that a direct service will still be provided for those who need it; and
 - The proposals promote the duty to foster good relations as they make clear the service standards that can be expected and so promote understanding.

Sustainability impact

- 8.1 The impact of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcome is summarised below:

- The proposals in this report will have no impact on carbon emissions because the report deals with customer engagement in the planning system;
- The proposals in this report will have no effect on the city's resilience to climate change impacts because the report deals with customer engagement;
- The proposals in this report will help achieve a sustainable Edinburgh because they promote they promote equality of opportunity by making services more easy to understand and accessible;
- The proposals in this report will help achieve a sustainable Edinburgh because they will assist the economic well being of the City by concentrating our resources where they will facilitate major development.

Consultation and engagement

- 9.1 The draft proposals were consulted on between 17 August and 18 October 2015. A total of 71 responses were received. The proposals were also presented at the Civic Forum and the Edinburgh Development Forum, drop in events were held for agents and two staff events were also held to get feedback.
- 9.2 The responses have been used to inform the final Customer Engagement Strategy and Customer Service Charter.

Background reading/external references

[Organise to Deliver: Next Steps](#), The City of Edinburgh Council, 11 December 2014.

[BOLD business cases: delivering a lean and agile Council](#), Finance and Resources Committee, 15 January 2015.

[Customer Engagement Strategy – Draft for Consultation](#). Planning Committee, 15 June 2015.

John Bury

Acting Director of Services for Communities

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Links

| | |
|--------------------------|---|
| Coalition pledges | P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors P28 - Further strengthen our links with the business community by developing and implementing strategies to promote and |
|--------------------------|---|

protect the economic well being of the city
P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage

Council Outcomes

C023 – Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.
CO24 – The Council communicates effectively internally and externally and has an excellent reputation for customer care
CO25 – The Council has efficient and effective services that deliver objectives
CO26 – The Council engages with stakeholders and works in partnership to improve services and deliver agreed objectives

Single Outcome Agreement

SO1 Edinburgh’s economy delivers increased investment, jobs and opportunities for all

Appendices

Appendix 1 – Consultation Responses
Appendix 2 – Planning and Building Standards Customer Engagement Strategy.
Appendix 3 – Planning and Building Standards Customer Service Charter.

Summary of Consultation Hub responses

Main Issues Raised in Draft Customer Engagement Strategy and Service Charter Consultation

- Concerns that the move to online information will adversely impact vulnerable people who do not have the resources to go online. No consideration appears to have been given to the elderly, computer illiterate or those without computers;
- Important that staff are available via e-mail or telephone at all times. Other Councils are operating an unsatisfactory system whereby you have to make an appointment to speak to a planner. When a professional seeks advice they should be entitled to the time of an officer. Less direct contact will lead to more problematic applications;
- The simplest way to resolve differences is by face to face contact regardless of project size. Short meetings to discuss issues can vastly reduce the time spent by agents/applicants and officers. Any application is important to the applicant regardless of size and should not be denied the same rights as a "major development";
- Better online information is required if the enquirer has to self-serve. The current website can be confusing and difficult to source the correct information. Online enquiry forms will lead to more delays;
- Concerns about the loss of the planning help desk. The quality and speed of response from duty officers has been vital;
- Generally agree with the revised approaches, subject to the Council meeting the deadlines / periods described therein;
- A mindset change is required by the Council (elected chamber and administration) on consultation processes, including publication of contrary views to the Council and these are given similar prominence/weight to those of administrators/planners;
- Comments at the PAN stage are not being reported to committee. Want to see processes improved and more recognition of the community view;

APPENDIX 1 – CONSULTATION RESPONSES

- The new arrangements do not address problems with enforcement which is a very major issue for communities, particularly in conservation areas; and
- The current service gives a very poor response. We ring and get messages that the case officer is in the office but not taking calls. Calls are not returned. We suspect this is due to over-stretched staff and feel the proposals mask the lack of qualified staff.

Draft Customer Service Charter Consultation Detailed Responses (31)

| Respondent | Summary of comment | Response / action |
|----------------------------------|---|--|
| Community Council | | |
| Gilmerton Inch Community Council | You say that you are led by your communities. What about the poor, the vulnerable, people who don't have the confidence to admit to not being able to go online; what about those who are so alienated from society that they take no interest in their community? Why aren't more resources being provided for the less confident? | Noted. The Council's channel shift programme will support those who are not online and other methods will be available for those who need this help. |
| Architects/agents | | |
| Lindsay Buchan Architects | I like to e-mail people with informal queries and it is important that staff are available via e-mail or telephone at all times. Other Councils operate an unsatisfactory system whereby you have make appointment to speak to a planner. | Pre-application application advice will be focused on larger, more complex schemes due to a limit on resources. |
| T.M. Young Chartered Architect | As covered at the drop in session I fundamentally do not agree with the councils approach to handling planning and building control applications, disseminating information and giving advice. Reading the online guidance is not enough and requires interpretation. The simplest way to resolve differences is by face to face contact regardless of project size. I expect to discuss proposals with planning or building standards. Short meetings to discuss issues | Planning guidance is part of an ongoing review and with a reduction in resources not all requests for face to face meetings can be met. Officers allocated to cases will take a judgement as to whether a meeting is the most appropriate way to resolve any issues. |

APPENDIX 1 – CONSULTATION RESPONSES

| | | |
|---------------------------|---|---|
| <p>LSM architects</p> | <p>can vastly reduce the time spent by agents/applicants and officers.</p> <p>The fixation with determining projects within two months is laughable were it not so serious. Any application is important to the applicant regardless of size and should not be denied the same rights as a "major development".</p> <p>The "help desks" receive many spurious and ill informed calls from the public but I feel that when a professional seeks advice they should be entitled to the time of an officer. I am aware that the Council is under pressure to save money and improve performance but decisions made in haste are often wrong.</p> <p>Although this survey is about planning and building control there has also been a reduction in services in other departments.</p> <p>I also object to being asked my age.</p> <p>Face to face contact for smaller projects can vastly reduce time spent by both agents/applicants and officers. If there is a genuine requirement to meet a planner or building standards officer they should be available.</p> <p>Having more information online is great and I think will help. But my worry is that people will opt for the easy way out and simply refer everything to online sources, even if they aren't specific enough for the question being asked.</p> | <p>The timescales for processing applications are set by legislation and monitored by the Scottish Government. Failure to meet targets could lead to fee reductions.</p> <p>The move to the greater use of online services will allow officers time to focus on applications, improving this aspect of the service.</p> <p>This review focuses on the planning and building standards service.</p> <p>Providing your age was not obligatory.</p> <p>Pre-application application advice will be focussed on larger, more complex schemes due to a limit on resources.</p> <p>Planning guidance continues to be reviewed to address as many common enquiries as possible.</p> |
| <p>Bennett Associates</p> | <p>When banks closed branches and shifted customer service to online resources customers hated it and want to talk to a "real person". Not having a phone number for planning enquiries will</p> | <p>Although the helpdesk hours of operation will be reduced there will remain an opportunity to speak to a</p> |

APPENDIX 1 – CONSULTATION RESPONSES

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|----------------------------------|---|--|
| <p>Oliver Chapman architects</p> | <p>cause consternation and frustration.</p> <p>Customers are being asked to make their own decisions such as ‘Do I require Planning approval’ and ‘What constitutes a major application’? Mistakes may be made based on online information with little comeback. Customers investing in proposals pre-application without guidance will see appeals increasing.</p> <p>We are greatly concerned about the proposed changes to the service especially the closure of the duty planner and building control officer service for informal pre application advice at the front desk both for face to face and phone conversions.</p> <p>The quality and speed of response from duty officers has been vital. Without it, we will be less productive and risk making ill-informed decisions and taking less risk which will make the application more fraught and open to challenge.</p> | <p>planner during the new opening times.</p> <p>Information on the definition of major developments and the requirement for planning permission are widely available online.</p> <p>It is not proposed to close the helpdesks. Pre-application advice will still be available for larger, more complex proposals.</p> <p>Our online information will be improved to allow customers to self serve as much as possible.</p> |
| <p>Smith Scott Mullan</p> | <p>The increased use of online tools will only complicate matters for applicants and agents alike. The current website can be confusing and difficult to source the correct information. Much of our work is for medium to large scale projects and we must have the ability to discuss with somebody if there is a query. Generally, if we are asking, it probably isn't obvious and unlikely an online tool will be able to help. This is especially valid where the query and Council view is subjective.</p> <p>As a professional agent, I have no intention or desire to use social media to interact with the Council's personnel, although can see this may be appropriate for the general public to comment on issues.</p> | <p>Our online information will be improved to allow customers to self serve as much as possible. This will include the use of ‘knowledge base’ which allows customers to get to the information they require.</p> <p>The use of social media will be aimed at general enquiries and promoting existing online information. This may also be expanded for public use during</p> |

APPENDIX 1 – CONSULTATION RESPONSES

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| <p>Hypostyle Architects</p> | <p>Generally agree with the revised approaches, subject to the Council meeting the deadlines / periods described therein.</p> | <p>public engagement events. Noted.</p> |
| <p>Lorn Macneal Architects</p> | <p>You need to ensure that any changes made to the system do not result in undue delays to applications.</p> | <p>Noted. The intention is that we make better use of officer time focussing in dealing with applications.</p> |
| <p>Archie MacAlister Chartered Architect</p> | <p>'Face to face' should be available to small (often complex) projects not just 'significant proposals. Using an on-line enquiry form will lead to more delays.</p> | <p>Officers allocated to cases will take a judgement as to whether a meeting is the most appropriate way to resolve any issues. The use of an online form will help to get the right level of information for these enquiries.</p> |
| <p>Studio dub Architects</p> | <p>Targets in respect of admin of Planning and Warrants are one thing but very rarely in my experience of 20 years plus in practice are they adhered to. Less direct contact will lead to more problematic applications. The main reason I would call is because I've had an unsatisfactory answer to a query i.e. referring me to a document I have already digested and have a query about.</p> | <p>Noted. We will continue to apply targets for processing applications and deal with specific complaints as they arise. Agents will still be able to contact officers allocated to cases.</p> |
| <p>Halvorsen Architects</p> | <p>I think what you propose is good but I also think that face to face meetings and telephone calls direct to a building control officer are vital services that should not go and should not necessitate pre-enquiry forms to be completed.</p> | <p>Agents will still be able to contact officers allocated to cases. Officers will make a judgement as to whether a meeting is the most appropriate way to resolve any issues.</p> |
| <p>Caroline Lawlor architect</p> | <p>I understand it is difficult to respond to all enquiries that come your way but I believe it is important to have thorough pre-</p> | <p>Due to the unsustainable levels of pre-application enquiries these will</p> |

APPENDIX 1 – CONSULTATION RESPONSES

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|------------------------------------|---|--|
| <p>Somner Macdonald Architects</p> | <p>application discussion as it saves time for all involved in the planning process.</p> <p>We look at the policies and information available online prior to making contact with the Council. We feel personal responses are more meaningful and provide better clarification to our queries.</p> | <p>focus on larger, more complex cases.</p> <p>Due to the unsustainable levels of pre-application enquiries these will focus on larger, more complex cases.</p> |
| <p>MSP</p> | | |
| <p>Sarah Boyack MSP</p> | <p>Ms Boyack wrote on behalf of a constituent (a local architect) about the removal of the duty planner/building control officer.</p> <p>Ms Boyack shared her constituents concerns that this would be retrograde step for the public and professionals and ask to think again. Advice from planning staff is invaluable to a range of constituents and local businesses and as this service is used by ‘thousands of constituents’ would urge a reversal on such a proposal.</p> | <p>It is not proposed to close the helpdesks. Pre-application advice will still be available for larger, more complex proposals.</p> <p>Our online information will be improved to allow customers to self serve as much as possible.</p> |
| <p>Comments from individuals</p> | | |
| | <p>Moving more parts of the planning depts work online is only a good idea if your website works which quite often it doesn't.</p> <p>A mindset change is required by the Council (elected chamber and administration) on to consultation processes, including publication of contrary views to the Council and these are given similar prominence/weight to those of administrators/planners.</p> <p>The online hub does not always work - outside office hours and telephoning is not an option if the site is down when the office is closed. The office needs to be accessible to walk-in customers to deal with planning issues.</p> | <p>We continue to make improvements to our online services and will be creating more online transactions as part of the Council's channel shift programme.</p> <p>Responses to consultations are presented to the relevant Council committees and given the same amount of weight where they raise material planning considerations.</p> <p>Noted. The planning online services (the portal) is due to be upgraded next year which will improve functionality and reliability.</p> |

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| | <p>I'm concerned about not having a helpdesk with a planner to speak to and need re-assured online information and systems work.</p> <p>We should be able to speak to a planner at pre-application stage for smaller work like extensions. It can speed up things and fewer refusals.</p> <p>Concerns about the PAN process – it is confusing that the developer does the consultation and you have to comment again on the planning application. I also feel that comments at the PAN stage are not being reported to committee. I'm not against change but want to see processed improved and more recognition of the community view.</p> <p>The new arrangements do not address problems with enforcement which is a very major issue for communities, particularly in conservation areas.</p> <p>I'm ok to use online forms but want better online information as it can be hard to find info about applications. Portal is clunky and is rubbish on a mobile phone.</p> <p>It is unclear how enforcement enquiries will be dealt with. This online service has a long time lag before responses are received, which normally require responses as not all factors are taken into account, especially conservation area regulations. This needs to be more efficient and right first time.</p> <p>Although some developments are small scale it is invaluable to speak with a planner before we submit the applications and get an informal view.</p> | <p>The helpdesk will still be available albeit over a shorter time period. Improvements are being made to ensure our systems are reliable.</p> <p>Due to the unsustainable levels of pre-application enquires we receive we are having to reduce this service.</p> <p>The Pre-Application Notice process is set by statute and we have online information about how this operates.</p> <p>The planning enforcement charter has been reviewed. Any specific enquiries will be investigated and assessed.</p> <p>Planning online services (the portal) will be upgraded next year, improving functionality and reliability.</p> <p>The planning enforcement charter has been reviewed. Any specific enquiries will be investigated and assessed. Response times and levels of service are set in the charter.</p> <p>Due to the unsustainable levels of pre-application enquires we receive we are having to reduce this service.</p> |
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| | <p>There must still be the option of speaking to a planning official about any application not just 'more complex, significant proposals'. One way might be to limit telephone discussion to say 3 minutes and offer a public counter discussion if agreement cannot be reached. Most people realising that they're not getting anywhere won't bother to make the journey. For lay people planning consent can be a minefield and often simple enquiries can be resolved by a quick look at a drawing etc - a 'stitch in time'. There must also be a good back-up of guidance documents so that the official can quickly draw attention to a paragraph to save time. If the case looks more complex, then a formal meeting should be granted.</p> <p>I don't find this to be particularly supportive of CEC's argument encouraging the use of electronic communication. At least if I send a letter, I can be reasonably certain that it will end up on someone's desk, though I am puzzled as to why it should take longer to process. I am sure you will agree that people who give up their evening and weekend hours to deal with planning business are unlikely to be very happy when they are told by the portal (as tonight) that it is <i>"Unable to perform this task because a remote exception has occurred"</i> or <i>"Unable to run your search at this time!"</i></p> | <p>Due to the unsustainable levels of pre-application enquires we receive we are having to reduce this service. The proposed use of a 'knowledge base' is one way we will assist customers in getting to the information they require, reducing the need to contact the service. Officers will make a judgement as to whether a meeting is the most appropriate way to resolve any issues.</p> <p>Noted. There have be issues with the planning online services (the portal). The proposed upgrade next year will improve both functionality and reliability. Comments on applications can still be submitted in writing and by email.</p> |
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Draft Customer Engagement Strategy Consultation Detailed Responses (40)

| Respondent | Summary of comment | Response / action |
|---------------------------------------|--|--|
| Community Council | | |
| Gilmerton Inch Community Council | By reducing the face to face service, you risk alienating the more vulnerable in society. Whilst you say that face to face contact will be provided if necessary, you are presuming that people have the ability and the confidence to ask for that service. | Noted. The Council's channel shift programme will support those who are not online and other methods will be available for those who need this help. |
| Cramond and Barnton Community Council | It is important that there remains ready access by phone to specific officers dealing with development management issues for information on specific cases, etc. | Officers allocated to cases will be contactable and although they will be unable to discuss the merits of a case they can provide general information about the case. |
| Ratho & District Community Council | We frequently raise matters about planning permission non-compliance and enforcement issues and find that your efforts to deal with raised matters are not diligent / satisfactory. It is disappointing that your draft Charter appears to be silent on such matters. | The planning enforcement charter has been reviewed. Any specific enquiries will be investigated and assessed. Response times and levels of service are set in the charter. |
| Architects/agents | | |
| T.M. Young Chartered Architect | <p>Having using the Edinburgh planning system of 40 years the service generally has declined. Face to face contact is near essential. I am expected to establish quickly and effectively whether clients or my ideas are likely to be considered favourably.</p> <p>I understand that official cannot commit themselves without a formal application being made and that information is online however "guidelines" are open to interpretation which can be difficult.</p> | <p>Agents will still be able to contact officers allocated to cases. Officers will make a judgement as to whether a meeting is the most appropriate way to resolve any issues.</p> <p>Due to the unsustainable levels of pre-application enquires we receive we are having to reduce this service.</p> |

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| | <p>As an architect (not a planner) I make decisions on a regular basis which seem reasonable and then have my thoughts discussed and or modified by the planning system which in many instances is without any design training. These issues should be dealt with through discussion and agreement before a stand-off. It will be interesting to see what ECAN have to say about this survey.</p> | <p>Agents will still be able to contact officers allocated to cases. Officers will make a judgement as to whether a meeting is the most appropriate way to resolve any issues. In certain cases, officers with a design background provide advice to planning officers.</p> |
| Lindsay Buchan Architects | <p>Putting more information on websites is all very well if the websites are easy to use. The 'improvement' to the search facilities for planning applications made a mess of it, the mapping does not work properly/easily. Looking for information on the website sends you round in circles and never gives you the answer.</p> | <p>Our online information will be improved to allow customers to self serve as much as possible. This will include the use of 'knowledge base' which allows customers to get to the information they require.</p> |
| BPA architecture | <p>The current service gives a very poor response. We ring and get messages that the case office is in the office but not taking calls. Calls are not returned. We suspect this is due to over stretched staff and feel the proposals mask the lack of qualified staff.</p> | <p>Noted. We will be changing how we handle calls to the service and will investigate any specific instances where calls are not be being answered or returned.</p> |
| Oliver Chapman architects | <p>This suggests that duty officers won't be available to respond to phone calls and have face to face meetings for anything other than major applications. We rely on the freely available pre app service for all applications and would resist this cut.</p> | <p>It is not proposed to close the helpdesks. Pre-application advice will still be available for larger, more complex proposals and officers will make a judgement as to whether a meeting is the most appropriate way to resolve any issues.</p> |
| Zone architects | <p>This all sounds awful and will lead to the decline of the quality of the planning service over the last five years. It may be getting more efficient for service targets but decisions too slowly, are the wrong decisions, or being over-ruled by committee too frequently.</p> | <p>Although the planning and building standards service will change, the quality of the customer experience will be improved by allowing officers</p> |

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| <p>Garden People Limited (landscaping company)</p> | <p>This results in worse buildings getting built in one of the greatest urban environments in the world. The lack of a strong and knowledgeable listed building team is evident. There is a breakdown of trust between planners and the committee and a lack of leadership and championing of good design/architecture.</p> <p>Removing access to phone advice for minor issues will cause upset for small contractors as I need to get answers quickly in terms of Tree Preservation Orders, Listed building adjacent works, etc.</p> <p>When on site, I use a laptop and phone, not always with internet connection. This causes problems for reading documents and a move away from verbal or paper information towards online documents that cannot be opened cannot be feasible.</p> <p>Utility companies and home office departments are ignoring communication, not allowing telephone contact, and have autoreply emails to check a website. This alienates, and causes delays. Where telephone contact is removed enquirers are pushed to the portal.</p> | <p>more time to focus on dealing with applications. The quality of new buildings is often the subject of debate and officers receive regular training on dealing with various application types.</p> <p>Our online information will be improved to allow customers to self serve as much as possible. This will include the use of 'knowledge base' which allows customers to get to the information they require.</p> <p>Online documents can be printed off.</p> <p>Our online information will be improved to allow customers to self serve as much as possible. Direct contact with officers allocated to specific cases will remain in place.</p> |
| <p>Leslie Howson architect</p> | <p>The current `Guidance for Householders` is badly in need of updating. It is far from clear on certain aspects.</p> <p>Where can I see the interactive house/has this been set up yet? When and where will the ongoing public consultation events be held?</p> | <p>Planning Guidance is reviewed regularly. The next review in early 2016 will consider how it is formatted for ease of use.</p> <p>The use of an interactive house will be developed in 2016. The engagement events were communicated by email.</p> |

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| <p>Suzanne McIntosh planning consultant</p> | <p>Closure of the help desk needs to be well advertised, as this will be of concern to the general public not familiar with planning.</p> <p>The service varies from officer to officer. The number of part time staff means that it can be difficult to keep things moving where someone is only in certain days and lose traction. On the whole staff are professional, courteous and diligent however not all are. An awareness of the impact of delays, attitudes and actions need to be put in focus.</p> | <p>It is not the intention to close the helpdesk and any changes will be communicated to all customer groups.</p> <p>Noted.</p> |
| <p>Alistair McLaren, McLaren Associates</p> | <p>I tend not to get involved with pre-application consultation because most of my current workload is minor extensions and the like therefore I find it difficult to make a meaningful stab at this questionnaire. I have worked recently on new-build houses and on listed buildings but not in Edinburgh so my experience with these not relevant to this exercise.</p> | <p>Noted.</p> |
| <p>OiSA Architects</p> | <p>The historic records and other information / guidance being online is a good, and can be a good resource if it was easy to find. The search does not always yield appropriate results and the web "tree" is not always logical.</p> <p>The method of consultation however should not shift from face to face to online, this being that communication is always most effective face to face. It is also less frustrating and more direct to get some feedback. The idea that online/social media can replace face to face meetings is not sensible. Certain online / email facilities may reduce the need for post certainly, and</p> | <p>Noted. New web content will be created to make this information easier to access.</p> <p>Our online information will be improved to allow customers to self serve as much as possible. Direct contact with officers allocated to specific cases will remain in place.</p> |

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| | <p>sometimes telephone calls, but the public and professionals such as architects should not feel that they cannot seek direct face to face or telephone advice.</p> <p>It is not true that it saves time and resources to email rather than speak on the telephone/face to face. Speaking is faster than typing responses. Hours spent typing emails is not efficient for the Council by trying to replace face to face with email strategies. However small or large the development may be, it is sometimes worth face to face consultation. Proper preparation to any application is the best way to serve the built environment, to put planning central to ALL development, not only large developments. This is because some smaller sites are also tricky and pose issues that are not so simple to neighbours or conservation area etc. The public should be able to consult the planning department in whatever means suits.</p> | <p>Due to the unsustainable levels of pre-application enquires we receive we are having to reduce this service. However, a judgement will be taken on whether applications of a more complex nature require more detailed pre-application advice.</p> |
| <p>Stephen Newsom Architect</p> | <p>As an architect providing clear advice to my clients is essential. It is therefore important that the local authority provides clear and specific advice to suit the many situations that may arise. Having direct access to planning and building control officials is important. The advice they give must be consistent and positive, rather than defensive or negative.</p> | <p>Due to the unsustainable levels of pre-application enquires we receive we are having to reduce this service. However, a judgement will be taken on whether applications of a more complex nature require more detailed pre-application advice.</p> |
| <p>R Mayhew</p> | <p>It is disappointing that person to person contact is being eroded (presumably to save money) as this is bound to mean that I will miss information, and will have no ability to speak to someone for help. This will delay my ability to process planning and warrant applications on behalf of my clients, and waste a lot of time.</p> | <p>Due to the unsustainable levels of pre-application enquires we receive we are having to reduce this service. Officers dealing with an application will be contactable.</p> |
| <p>Archie MacAlister Chartered Architect</p> | <p>A pre-application advice service should be available for domestic applications, which are often complex. Customer service 'face to face' should continue to be available and who would decide 'who need this contact'</p> | <p>Due to the unsustainable levels of pre-application enquires we receive we are having to reduce this service. However, a judgement will be taken</p> |

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| <p>Studio dub Architects</p> <p>Mark Anderson marchitects ltd</p> <p>Halvorsen Architects</p> <p>Somner Macdonald Architects</p> | <p>Is hard to agree or disagree as is dependent on the quality of information which hithertoo has had many gaps and / or hard to interpret.</p> <p>You state that there will still be direct contact with the relevant case officers whilst a planning or building warrant application is in progress. I prefer to do this by email and telephone. It is essential when moving to the web based contact system that this direct communication is maintained to check on status and to deal with any issues arising, keeping the applicant engaged and informed.</p> <p>I think what you propose is good but I also think that face to face meetings and telephone calls direct to a planning officer are vital services that should not go and should not necessitate pre-query forms to be completed.</p> <p>It's important to retain face to face contact. Archives access is very important. The current facility appears chaotic and unorganised. It also doesn't come over as very personable and this could be improved.</p> | <p>on whether applications of a more complex nature require more detailed pre-application advice.</p> <p>Noted.</p> <p>Noted. This direct contact with officers dealing with applications will remain.</p> <p>Noted.</p> <p>Noted. New web content will be created to make this information easier to access.</p> |
| <p>MSP</p> | | |
| <p>Sarah Boyack MSP</p> | <p>Ms Boyack wrote on behalf of a constituent, a local architect, about removing the duty planner / building control officer.</p> <p>Ms Boyack shared her constituents concerns that this would be retrograde step for the public and professionals and ask to think again. Advice from planning staff is invaluable to a range of constituents and local businesses and as this service is used by 'thousands of constituents' would urge a reversal on such a proposal.</p> | <p>It is not proposed to close the helpdesks. Pre-application advice will still be available for larger, more complex proposals.</p> <p>Our online information will be improved to allow customers to self serve as much as possible.</p> |

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| Comments from individuals | | |
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| | <p>The wording of the questions is mostly jargon which does not generate a feeling of engagement with the general public.</p> <p>Keeping the website online outside office hours is a future priority for you, thanking you in advance for reading this and striving to keep Edinburgh beautiful.</p> <p>Forcing customers online who may not have or be unfamiliar with. If it means registering / having details stored then I will not do it and will resort to e-mail / telephone. No consideration appears to have been given to the elderly, computer illiterate or those without computers. People should not be forced to use this to save money at the expense of good existing customer relations.</p> <p>There is the need for greater transparency around decision-making to require the decisions taken by individual Councillors on planning applications to be recorded and displayed.</p> <p>I'm ok with more use of online but the information on the website needs to be easier to find/understand. The LDP is very technical and policies for my local area are open to interpretation.</p> <p>I'd like better web information on planning guidance. I don't find it very useful for the smaller applications I submit and it doesn't give certainty.</p> | <p>Noted. The questions were kept as short and simple as possible.</p> <p>Noted.</p> <p>Noted. The Council's channel shift programme will support those who are not online and other methods will be available for those who need this help.</p> <p>Noted. The Council takes transparency seriously and has introduced means such as webcasting to allow discussions to be help in an open forum. Decisions are also available online.</p> <p>Noted. The next LDP process will consider new and innovative ways of showing how the proposed plan will impact at a local level.</p> <p>Our online information will be improved to allow customers to self serve as much as possible. This will include the use of 'knowledge base' which allows customers to get to the information they require.</p> |

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| | <p>There should be a greater emphasis on getting young people involved in planning, allowing them to say what they want in their area, how they'd like to see the city develop and what is important such as places to hang out, parks, safer streets to play and cycle.</p> <p>OK with more use of social media but would like use digital participation and making the local development plan easier to understand.</p> <p>Concerned about losing the helpdesk as it is good to discuss proposals with a planner before doing the drawings for clients.</p> <p>I understand you are trying to move more business onto electronic media, but the danger is fewer people will use the system and planning will increasingly become a matter for the experts.</p> | <p>Noted. Better ways to engage young people in the planning process will be developed in the coming year.</p> <p>Noted. We plan to consider the greater use of digital participation for projects such as the development plan.</p> <p>Noted. It is not proposed to close the helpdesk. This service is limited in the amount of pre-application advice we can offer.</p> <p>Noted. In most instances it is recommended that a professional agent/architect is employed.</p> |
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1. Introduction
1. Who are our customers?
2. What is engagement?
2. Consulting with our customers
4. Communicating with our customers
6. Planning information and records
7. Customer journey of the future
9. A Timetable for Action

Introduction

The Planning and Building Standards service is a frontline service with a diverse range of customers. The demand for our services has put pressure on our resources and we need to find ways of streamlining our delivery of these services whilst still ensuring we provide good customer service. We want to change the way we deliver our service and this Customer Engagement Strategy sets out how we will do this.

Who are our customers?

As a frontline public service, Planning and Building Standards has a wide range of customers. Some have direct contact with the service in terms of applying, commenting and engaging in a variety of planning and building warrant processes. Others experience the outcomes of these processes without formal contact. In other words, the buildings and spaces we help to create affect everyone.

Although we refer to those who come in contact with the service as 'customers', this has a broad meaning and is used to describe the various individuals, groups and organisations who interact with the service. It is recognised that many of these customers are citizens living and working in the city.

The range of customers reflects the great interest in how the City develops with all having varying needs.



Our customers can also be split into those with whom we have:

Direct customer contact:

- Applicants / agents/developers/landowners applying for a variety of planning and building warrant related permissions
- Neighbours
- Community councils and amenity groups
- Residents or agents requesting pre-application advice
- Anyone concerned that the works are unauthorised
- Councillors and their assistants
- Citizens affected by the local development plan
- Complainants about any aspect of our service
- Other professionals and consultants
- Other Council services
- Partners such as Edinburgh World Heritage and Fire Scotland
- Other Councils and Government agencies
- Solicitors
- Students and other researchers

Development Plans

In preparing planning policy, the [Scottish Government](#) asks us to take an innovative approach to consultation and communication. Preparation of the [Edinburgh Local Development Plan](#) also requires a Participation Statement within our Development Plan Scheme and notification to neighbours of any newly proposed Plan that the Council reaches a settled view upon. In the future we will take forward this innovative approach by the production of interactive Development Plans which are easier to read online. We will start bespoke and effective consultation early in the Plan process to ensure the key issues are understood and there is a chance to comment on them at an early stage.



Guidance

[Planning guidance](#), whether statutory or non-statutory, requires effective consultation to ensure acceptance of the basic principles of the guidance and adds weight to our decisions. The Council's [Consultation Hub](#) is the central point for all our consultations. Anyone can sign up for the Hub and be notified of new consultations and we can also use the Hub to consult selected customers on specific topics. Customers can respond via the Hub. We will make use of the Council's Consultation Hub and bespoke training events to ensure participation is as wide as possible.

THE EDINBURGH PLANNING CONCORDAT 2013



National and Major applications

Pre-application consultation is a mandatory aspect of national and major planning applications. One public event must be held, and advertised as per statutory requirements, and a Pre-Application Consultation report submitted with the planning application, detailing the level of engagement that has been undertaken.

We expect applicants to go beyond the legal requirements for consultation at pre-application consultation stage on national and major applications. The [Edinburgh Planning Concordat](#) sets out the process for collaborative consultation and this will be refreshed and kept under review to ensure effective consultation. In addition, we will put processes in place to analyse what difference the pre-application consultation has had in making the development better and post decision surveys will form a part of this.

Planning Applications

We notify neighbours next to the site of all planning applications and advertise certain applications via notices posted near the site and/ or in the local newspaper. This is in line with planning regulations and there is no intention to change this. There is no such legislative requirement for building warrants.

We also consult internal and external consultees to ensure that we have all the technical advice we need and working protocols will be updated to ensure that consultation requirements are clear.

How we will consult

We will consult our customers on planning policy and guidance using the [Consultation Hub](#) where customers can:

- Read an overview of what the consultation is about including contact details and links to relevant documents
- Respond to consultations
- Find out about any event linked with a consultation exercise
- Read the next steps and actions to be taken when the consultation ends
- Read the results from past consultations.

- We will use the Consultation Hub for the next Local Development Plan but we will also prepare a bespoke consultation strategy in line with the Participation Statement to ensure a structured and focused series of public events, particularly during the key consultation stages of the Main Issues Report. The strategy will include a Local Development Plan website with more helpful interactive digital information and the ability to comment easily online.

- We will consult on other planning guidance on the Consultation Hub but we will also design any additional consultation to reflect each topic and its particular audience.
- We will consult on national and major planning applications in line with the requirements of the Edinburgh Planning Concordat.
- We will refresh our working protocols including that between Planning and Neighbourhood Partnerships to ensure effective consultation happens on planning proposals.

- We will prepare a youth engagement strategy to ensure we consult young people.
- We will look at ideas for consulting hard to reach groups and implement these on individual projects.

Communicating with our customers

Edinburgh has always been a forward thinking Council in terms of innovation in Information and Communication Technology. We were one of the first to introduce an [E-Planning](#) and [Building Warrants](#) system, allowing new ways of submitting applications and considerably greater access to information for the wider community. Our use of social media, ([Twitter](#) and the [Planning Blog](#)) identifies us as a leading authority in this respect. However, emails and phone calls remain the main ways our customers contact us. The volumes of contact have increased over the years, and, in the context of a Council seeking transformational change in service provision, we will implement different ways of serving our customers' needs, including a reduction in some face to face contact.

Currently we provide a number of ways where customers can communicate with us. Through the increasing use of digital technology such as mobile phones, tablets and computers, we are seeing significant changes to how people consume and interact with information. Whilst we already make good use of this change in the information we offer, there are greater opportunities to expand the use of digital communications, increasing participation and improving accessibility. Taking existing customers from more traditional communication means to new online means – channel shift.



KEY MESSAGE -**HOW WE COMMUNICATE IS CHANGING**

Communication channels will change so that our customers are able to self serve to find the information they need. Information will be improved and online forms will be available if the customer has been unable to find the information and still needs advice from us. A full pre-application advice service will still be provided for major applications and other complex cases. We will make more use of digital technology to enhance the customer experience. We will review our email and phone contact channels to make them more efficient and customer friendly.

Changing our Communication Channels

Currently, the customer has a wide range of means to get advice on various aspects of the development process. Managing these different channels can be resource intensive and the demand for direct contact is oversubscribed. Promoting a self serve culture will encourage Channel Shift in line with the Council's transformational change programme. Moving customers to find the information online will allow planning and building standards officers to concentrate on priorities and core business. However, this has to be balanced with the customers' needs and our role in promoting the sustainable economic growth of the City.

Pre - Application Advice

Giving a full advice service on major developments is a top priority and there are complex building warrant, local developments and listed buildings cases where advice and guidance at face to face level is required. Advice on more straightforward cases will be dealt with on a case by case basis but the aim will be to direct the enquirer to the Council

website for the information. This includes householder enquiries and particularly where professional agents want us to confirm whether a proposal needs planning permission or a building warrant; in many cases, they can make the assessment themselves and make the appropriate applications. If help is still needed, the enquirer will be directed to an online form to provide the information we need for the enquiry.

A pre-application advice service will be provided for

- all major developments
- all large building warrant applications
- unusual or contentious cases
- smaller complex cases where polices, guidance and regulations are open to interpretation

Pre - application advice will not generally be given for

- householder applications
- adverts
- windows
- driveways
- straight forward changes of use

All requests for advice should be made on our online enquiry form.

How we will communicate



- An interactive, fully online development plan on a bespoke website – printing and posting of large documents will be restricted
- Consultation Hub for all consultations
- Focused consultation events based on a consultation plan depending on the subject matter
- Increased use of social media (Twitter and the Planning blog) to inform customers about current planning and building standards issues
- An online form for pre-application requests
- The planning & building standards help desk service will be retained but at a reduced level
- A front counter service where the caller will be helped on the spot if we can or directed to online resources
- An email response service which directs our customers to an enhanced website experience where they will be able to self serve to find the answers they need
- An improved website with interactive links to help the customer find the information
- A telephone service directing callers to information online
- General telephone numbers will be removed to encourage the use of online systems
- Direct contact with case officers or their managers on planning and building warrants applications that have been submitted will be available
- Direct contact with officers responsible for policies and plans will be available
- Webcasting, including training events

- Greater use of video (YouTube) to share information about the service
- Publication of easy read 'quick guides' for a variety of common enquiries
- The development of 'apps' for mobile devices
- The development of an 'interactive house' to help customers decide if they need consent
- Help for those who cannot find the information they want online - this may be an email response or a call back
- Help for those who do not have access to online systems.

Planning information and records

The service retains a large number of historic records which are regularly requested by customers for a variety of purposes such as buying and selling properties. Addresses of planning and building standards applications from the early 1990s are available through our [online services](#) with registers of planning information from the 1940s to 2000 also online. Detailed information on planning applications, including drawings and reports are available online from 2003. Historic drainage records for large parts of the city are also available online. Otherwise, searches must be done of paper records for information and the enquirer is usually asked to come in and view the files. There is a charge for building warrants searches and copying and for copies of planning documents.

The information we hold will be in line with legislative requirements, our retention schedules and records management policy. We will publish information online in accordance with this and the Scottish Government's guidance on Publishing Information Online.

Other information not online can be subject to Environmental Information requests which are co-ordinated by the Council's FOI team. The Council gathers and processes information about citizens so that services can be delivered effectively and efficiently. The Council's 'Privacy Notice' sets out what to expect when we collect information in line with the Data Protection Act, 1998 and other legislation and how we handle personal information.

Customer journey of the future

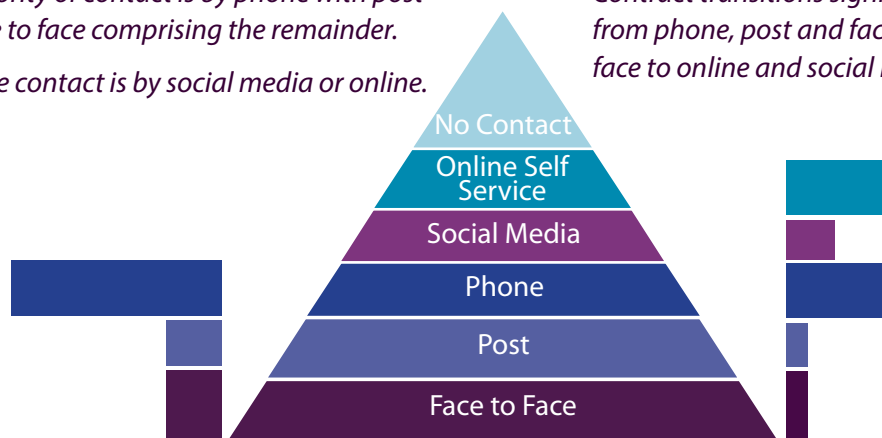
The customer has a number of ways they can contact the service to receive information and advice. The graphic below of the Council wide service shows how this will change as we implement 'Channel Shift'.

Current State

- The majority of contact is by phone with post and face to face comprising the remainder.
- Very little contact is by social media or online.

Future State

- Contract transitions significantly from phone, post and face to face to online and social media.



**Please note the bars represent contact volumes (illustrative)*

This means:

- The Planning and Building Standards telephone, email and face-to-face service will be given to those who need this contact, mainly for live planning and building warrant applications and major or complex cases.
- Other services will be largely based on online transactions and information with customers self serving to find what they need.
- Forms for pre application enquiries will be used.
- Pre-application advice will be restricted to large and more unusual or contentious cases.
- Social media such as Twitter and the Planning Blog will be used to keep customer up-to-date with Planning and Building Standards news.
- The Local Development Plan will be easier to view on an interactive website.
- Consultation events, such as on the Local Development Plan and Conservation Area Character Appraisals will continue to use drop in sessions and public events to ensure as many people as possible are engaged in these processes.
- Improved website information will be the top priority.
- Customers unable to access online systems will be offered a paper based advice service.

We will set out what our customer can expect in our Customer Service Charter.

The table below sets out number of scenarios before and after channel shift.

| BEFORE CHANNEL SHIFT | AFTER CHANNEL SHIFT |
|--|---|
| Customers phone, email or arrive in reception to request basic information | Customers find this information themselves – improved online information Contact channels reduced so enquiries can be managed better Help given for those unable to go online |
| Pre-application enquiries made by telephone, email or face-to-face | Customers will complete online form for more complex proposals and these will go to teams for a response Small scale proposals - customers self serve online |
| Viewing and commenting on planning applications by email and in writing | Public access improved functionality to view and submit comments = more people using this method |
| Applying for various planning and building standards permissions | Increased use of planning submissions online Building Standards online submissions through eBuilding Standards |
| Online mapping – desktop based | Online mapping improved to allow access from mobile and table devices = more self serving |

A Timetable for Action

The strategy will take time to deliver. The success of it depends on a cultural shift by all parties involved but crucially the online information systems of the Planning and Building Standards service needs to be better so the customer can find what they need. The action programme below sets out indicative dates to progress the strategy.

| ACTION | INDICATIVE DATES |
|---|-----------------------|
| Approval of final strategy and charter | December 2015 |
| Planning & Building Standards Help Desks changes | December 2015 |
| Communication of changes | December 2015 |
| Implementation of online forms | January 2016 |
| Easy to read quick guides | January to March 2016 |
| Interactive house | By July 2016 |
| Interactive development plans | By March 2017 |
| Mobile 'apps' on the need for planning permission | By March 2017 |

Contact Us

Phone the Council on 0131 200 2000

Planning Enquiries

planning@edinburgh.gov.uk

Building Standards Enquiries

buildingwarrant.applications@edinburgh.gov.uk



Planning & Building Standards

CUSTOMER SERVICE CHARTER

APPENDIX 3

Delivering a Customer 1st Service



Councillor Ian Perry
Convener of the Planning Committee



Councillor Denis Dixon
Vice-Convener of the Planning Committee

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What this Charter does

This Charter explains what the Council's Planning and Building Standards service does and what its customers can expect from us. It begins by setting out **what you can expect from us** when contacting the service and then more specific standards linked to our three main responsibilities which are:

Planning

- To prepare a [policy framework](#) that sets out how land should be developed and our natural and built places protected;
- To consider and make decisions on applications for [planning permission](#), listed building consent and other types of application and investigate breaches of planning control to ensure the development of our City is properly managed; and

Building Standards

- To consider and make decisions on [building warrant](#) applications, completion certificates and property inspections to secure the health, safety, welfare and convenience of users and achieve sustainable development.

What you can expect from us

If you contact us by telephone:

- We will help you with your query on the spot if we can
- We will direct you to further information online, including online forms to request pre-application advice

- *If you leave us a comment on [Twitter](#) or the [Planning Blog](#):*
- We will respond within 2 working days if needed
- Consider whether we need to make service improvements to address concerns
- We will direct you to further information online.

If you email or write to us:

- will respond to you within 10 working days or tell you if we need longer
- ensure our response is free from jargon and easy to understand
- direct you to further information online, including online forms to request pre-application advice
- translate information into large print, other languages or Braille if needed.

If you visit us:

- we will advise you when the Planning & Building Standards help desks are available for general enquiries
- one of our staff will give you information that meets your needs or direct you to where you can find it online, including online forms
- see you within five minutes of your appointment time
- have friendly public offices, with clean and tidy waiting areas.



Policy Framework

What the Planning System does is set out by the Scottish Government in legislation, guidance and advice. Further information is available at www.gov.scot/planning

Scottish Government legislation requires that all Councils prepare a document setting out principles for where development of land will be allowed and where buildings and green spaces will be protected. These are called **Development Plans**. In Edinburgh, the Scottish Government requires that this Development Plan be made up of two documents: the Strategic Development Plan and the Local Development Plan.

The Strategic Development Plan for Edinburgh and South East Scotland sets out broad principles for the future use of land over a 20 year period on matters that cross Council boundaries. This includes key topics such as how many new houses are required, how they should be spread across the area and whether green belt land should remain as green belt. This document is not prepared by City of Edinburgh Council but by a partnership of the six Councils in the area called SESplan. It must accord with the Government's Scottish Planning Policy.

The Strategic Development Plan - what you can expect from us

The Strategic Development Plan is prepared, and consulted upon, by SESplan (see above). We will advise you to contact them directly if we cannot answer your questions about it.

Further information is available at www.sesplan.gov.uk

The Local Development Plan for Edinburgh contains detailed policies and proposals that must follow the principles set out in the Strategic Development Plan. The document sets out policies and proposals for the future use of land and the protection of the natural and built environment over a 10 year period. This includes key topics such as identifying sites for housing to meet the requirements set out in the Strategic Development Plan discussed above. Preparation of the document begins with the main consultation stage where the Council produce a **Main Issues Report** presenting options, and asking for your input on how they meet the requirements that have already been set by both Scottish Government policy and the Strategic Development Plan.

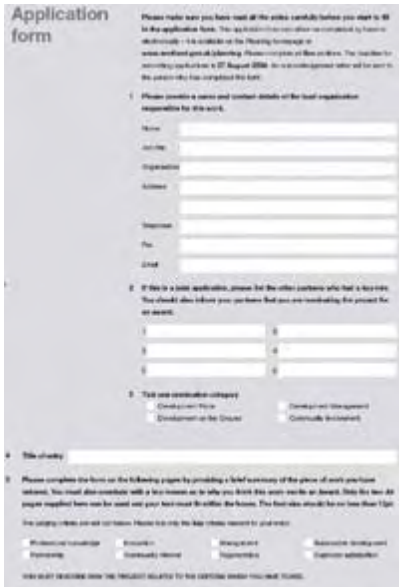
The Planning and Building Standards Service can also prepare more detailed guidance, for example on design, which forms part of the Local Development Plan but is prepared at a later time. This is called Supplementary Guidance and must meet Scottish Government requirements on preparation, participation and adoption.

The Local Development Plan - what you can expect from us

The programme for preparing the Edinburgh Local Development Plan and details of all opportunities to comment on it can be found in a document called the Development Plan Scheme at www.edinburgh.gov.uk/localdevelopmentplan.

We will update this document annually.

We will use a range of ways of making sure there are opportunities to comment on future plans including using the Council's Consultation Hub, drop in sessions, interactive website information and workshops. We are led by what communities find most informative.



As stated above, the “Development Plan” for the city consists of the Strategic Development Plan and the Local Development Plan. Planning applications must be decided in line with the content of the Development Plan unless there are important planning reasons for an alternative decision.

Planning Applications

This charter explains what you can expect to happen when you want to make an application for planning permission or other planning consents and when you want to comment on someone else’s application. It then explains what happens when making a decision on a planning application.

All applications for planning permission are grouped in terms of size and importance of the type of development that is being proposed. National developments are proposed by Scottish Government, are of Scotland-wide significance, and are the top tier in the hierarchy. An example is the new Forth Crossing. Below national developments are major developments which are of a size and scale to be considered of major importance. Examples might be a new shopping centre, a business park or a large scale housing development. All development proposals which are not national or major are classed as local developments. Examples are house extensions, small scale housing development of less than 50 houses and changes to the use of a property.

Anyone proposing a national or major development must carry out pre-application consultation with the local community to allow them to be better informed and to have an opportunity to contribute their views to the developer prior to the submission of a planning application. Developers must submit a Proposal of Application Notice with details of consultation at least 12 weeks before they want to submit a planning application.

Further information is available on our [major applications web page](#)

Pre-Application Consultation - what you can expect from us

We will assess Proposal of Application Notices in accordance with the *Edinburgh Planning Concordat*, a document that sets out how the Council, communities and developers work together on major developments.

We will expect developers to carry out more than the minimum consultation for more complex and contentious cases and we will encourage developers to set up websites to allow communities to access information and make comment more easily.

Making an application for planning permission, and all types of applications, is quicker when done online and it helps to avoid many of the reasons for applications not being valid on receipt.

- Online applications are submitted via the Scottish Government E-planning website at www.eplanning.scotland.gov.uk
- Should you wish to submit your application on paper, all types of form can be downloaded from the E-Planning website.

As well as applications for planning permission, there are many other types of application depending on what it is you are proposing. Further information is available in the Council’s guide to [Validation of Applications](#).

If you are unsure what type of application to apply for, visit our webpage on [Permissions for Development](#).

If you are unsure whether you need planning permission or other consents, read our [online information](#) and you can then decide whether to make an application.

The completion and submission of planning application forms, and all other types of application, can be submitted by applicants themselves or using a professional agent, such as an architect.



Making an application for planning permission – what you can expect from us

Within 5 working days, we will check your application and advise you of any problems. It is the responsibility of the applicant to ensure that their application is submitted correctly. Further information on the process and what should be submitted is available in the Council's guide to *Validation of Applications*

Within 10 working days of a valid application being received, we will send you an acknowledgement letter and inform you of the planning officer who will be dealing with it and the timescale for making a decision.

If a professional agent is used to submit a planning application, we will deal with the agent rather than the applicant in all discussions and negotiations. It is the responsibility of the agent to keep their client informed of progress and of any requirements of, or delays to, the process.

Within 15 working days of a valid application being received, we will carry out neighbour notification and consult on the application, where it applies. Notification involves sending a letter to all postal properties within 20 metres of the application site giving details of the proposal and highlighting that comments must be made to the planning service within 21 days from the date of the notification letter. Some applications are also advertised in the Evening News and a site notice is put up nearby.

Within 20 working days of a valid application being received, we will visit the site where appropriate.

The case officer will advise if changes are needed to make the proposals acceptable. In some cases, where substantial changes are needed, we will refuse the application or advise the applicant to withdraw their application and re-apply. If we do accept amendments during the application process we will only arrange for neighbours to be re-notified if the changes raise new planning matters.

Applications can be tracked on the *Planning and Building Standards Portal* for any amendments.

Planning Performance Targets

90% of approved major developments within the year to show added value quality improvements

90% of householder applications determined within 2 months

75% of non-householder applications determined within 2 months

75% of listed building consent applications determined within 2 months

Commenting on someone else's planning application

If you wish to look at a planning application or decision, or on an application, you can do so via the Planning and Building Standards Portal. Your comments cannot be treated as confidential for a number of reasons:

- if the application is refused, the applicant needs to know about objections if deciding to appeal;
- the closeness of an objector to the application site may be an important factor in the decision
- comments on an application are part of the background papers and have to be available under Freedom of Information and Environmental Information Acts.

Only comments relevant to planning issues can be considered as part of the assessment of the planning application. Relevant planning issues include:

- *traffic and parking - appearance of the area - impact on a conservation area - setting or character of a listed building - loss of significant landscape features - noise and disturbance - effect of cooking odours - loss of sunlight or daylight – overshadowing - privacy - economic benefits.*

We cannot consider comments on non relevant planning issues, such as:

- *loss of private view - effect of the development on property values - building regulation matters.*

Racist remarks may be forwarded to Police Scotland.

Our guide to [Commenting on Planning Proposals](#) outlines how to ensure you make a valid comment.

Comments must be received within 21 days of the date of registration, neighbour notification letter, or advertisement in the press, whichever is later. Extra time is given for public holidays and if the application has an Environmental Impact Assessment.

There is no statutory provision for the public to make comments on some application types eg. tree applications and certificates of lawfulness.

Community Councils should contact the case officer if they need more time to comment.

Commenting on someone else's planning application what you can expect from us

You will have the opportunity to receive an automatic email acknowledgement when commenting online using the Planning and Building Standards Portal.

We will send you a letter acknowledging receipt if you comment by letter or email.

We will consider all comments on applications provided they are submitted on time and the comments are relevant to planning issues. We will only consider late comments if they raise important planning matters that were not previously considered. We do not accept anonymous comments.

We will make your comments known to the agent but we will not make your personal details available at that time.

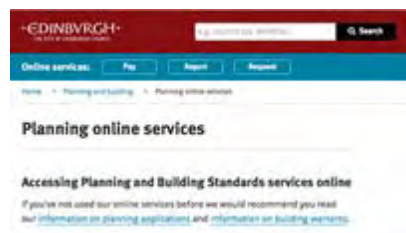
We will only re-notify you of changes to the application if they raise new planning issues: changes can be tracked on the *Planning and Building Standards Portal*.

We are unable to discuss the merits or demerits of a case with objectors or other third parties when an application is being considered as this may affect the objective assessment of the proposal.

We will inform you of the decision on the planning application.

Comments on Committee items will be publicly available online but we will redact personal information such as email addresses, phone numbers and signatures. Comments will be taken offline 6 months after the decision is issued.

We will deal with requests for comments to be taken offline before 6 months as sympathetically as possible.



Making a decision on a planning application



Once the application, including the responses from consultees, and public comments has been assessed by the planning officer, a report of handling is prepared. Decisions on planning applications are taken in one of two ways. In some cases, the decision can be made by planning officers and is referred to as a “delegated decision”. Delegated decisions make up the vast majority of all decisions and enable quicker decisions on simpler cases. They are usually the less contentious, smaller applications, but can include cases with objections or which are being recommended for refusal.

In other cases the planning officer makes a recommendation to the Development Management Sub-Committee or a full Council meeting in some circumstances and the decision is then taken by the City’s councillors.

Making a decision on a planning application – what can you expect from us

We will notify you or your agent within 4 working days of the decision being made.

We will notify all those who have made comments on the application within 4 working days of the decision being made.

We will place a copy of the decision notice and the report of handling on Planning and Building Standards Online Services

If a scheme needs to be changed after the decision, we will assess the proposals to see if they raise any new planning issues which might change the substance of the consent. If so, we will ask for a new planning application. If the changes do not raise any new planning issues which change the substance of the consent, we will vary the consent; neighbours and other interested parties will not be notified of these changes but they can be tracked on *Planning and Building Standards Online Services*.

Planning permission lasts for 3 years although we can make a Direction for it to be longer or shorter.

If an applicant is unhappy about a delegated decision taken on a local development, or the application has taken longer than the legal time limit, they can request a review by the *Planning Local Review Body*.

In cases that cannot be decided by a Local Review Body, the applicant has the right to appeal to Scottish Ministers.

Further information is available at www.dpea.scotland.gov.uk

There is no 3rd party right of appeal in Scotland. This means that if anyone commenting on an application is unhappy about the decision, they cannot ask for a review and they cannot appeal to Scottish Ministers. We will direct any aggrieved parties to our Report of Handling which explains the reasons for our decision. We are unable to respond if you think the decision was wrong. However, you can complain if you thought our processes or procedures were wrong in coming to the decision.

Building Warrants

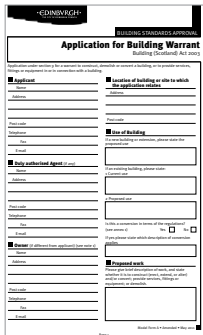


What the Building Standards System does is set out by the Scottish Government in legislation, guidance and advice. Further information is available at

www.gov.scot/buildingstandards.

There is a separate *National Customer Charter*.

You should be aware that to carry out work which requires a Building Warrant, without first having obtained this type of approval, is an offence in terms of Section 8(2) of the Building (Scotland) Act 2003.



Making a Building Warrant Application

Before you carry out any building work to your building, you should check if you need a building warrant. Most work needs a building warrant which you must get before starting work otherwise there will be legal complications if you want to sell your property.

If your work is going to cost less than £70,000, you can apply for a building warrant online. You will need to register in order to submit an application including plans. This is free and only takes a couple of minutes. Applications for work costing more than £70,000 must be submitted by post or delivered in person to the Department. This will change in summer 2016 when the new e-Building Standards Portal is available.

You can download our *guidance on making a Building Warrant application*, along with our Building Warrant fees list showing how much your application will cost.

Making a Building Warrant Application – what you can expect from us

Within 4 working days, we will carry out an administrative check on your application and advise you of any problems after this check. Alternatively, we will let you know your application is valid and is being progressed.

Building Standards Performance Targets

90% of first reports on building warrant applications, telling you if you need to make changes to your proposals to comply with current building regulations to be issued within 20 working days

Making a Decision on a Building Warrant Application

The City of Edinburgh Council will grant a building warrant if they are satisfied that the building will be constructed in accordance with the building operations regulations and the building standards regulations. A warrant for demolition will be granted if the requirements of the building operations regulations will be met.

Making a Decision on a Building Warrant – what you can expect from us

We will seek to minimise the overall average time taken to grant a building warrant measured from the date of lodging to the date of granting the warrant.



Building Standards

NATIONAL CUSTOMER CHARTER



Building Standards Performance Targets

80% of building warrants, if the final revised drawings are altered to the Council's satisfaction, to be issued within 10 working days

90% of completion certificates to be issued within 5 working days after final inspection

90% of requests for a site inspection in relation to a completion certificate to be responded to within 5 working days



Seeking Advice

The Council is committed to giving advice on a range of planning and building warrant proposals. If you are unable to go online to seek advice, please visit your nearest library or neighbourhood office where staff will be able to help. A paper based system will be available if this is not possible.

Seeking Advice – what you can expect from us

If you have a general enquiry about a planning or building warrant matter, we will aim to respond within 10 working days. As part of this process, we will advise you to where you can find the information online.

The Planning and Building Standards Help Desks will be open from 9am to 1pm for general enquiries every week day other than between Xmas and New Year.

If you are seeking advice on a particular proposal, we will ask you to complete a pre-application advice form so that we can ensure we have all the information we need to be able to give advice. As part of this process, we will advise you to where you can find information online.

We will then send the enquiry to the team for the area.

We aim to respond within 10 working days.

We will not generally give advice on the following types of development as the information can be found online - *householder development - windows - driveways - straight forward change of uses - adverts.*

Pre-application advice will normally be restricted to large, unusual or contentious cases or on smaller complex cases where policies or guidance and regulations are open to interpretation.

We will arrange a more formal response for these more complex proposals.

Requests for meetings will be handled by team managers and these will be decided based on the complexity and/or size of the proposals.

Professional agents will normally be advised to do their own assessment of whether permission is needed and make the appropriate applications.

Works where there is no Record of Permission

We understand that sometimes work is carried out and there is no record of permission. This is called retrospective works. This can be particularly frustrating when you are trying to sell your house.

In relation to Planning:

If the works were done more than 4 years ago to your house, they are then legal under planning law but if you need a formal letter to confirm this, you will need to apply for a *certificate of lawfulness*. Other types of development such as a change of use, other than to a house, have a longer period (10years) before they become legal.

It may be that the works did not need planning permission but again you need to apply for a certificate of lawfulness if you want legal confirmation.

If you have a listed building and have done work to it without consent or confirmation that you do not need consent, you should read our guidance note on *Selling Your Home* or apply for listed building consent if this is insufficient. We do not issue letters of comfort.

You can check online whether work has consent using our online services or [historic planning records](#)

Finally, if you are concerned that work has been carried out without permission, please fill in an *enforcement breach form* so we can investigate. *You can find out more about Enforcement standards in our [Enforcement Charter](#).*

In relation to Building Standards

If you do not have a building warrant or a certificate of completion, there are various ways you can get this sorted. See our service standards below.

Retrospective works – what you can expect from us

In all cases, the target response time is 10 working days.

We will direct you to our online systems if you want to check whether work has permission.

We will direct you to our *enforcement breach form* if you think work has been carried out without either Planning or Building Warrant consent.

In relation to Planning

We will advise you to apply for a *certificate of lawfulness* if you need a legal decision on whether planning permission is needed.

We will direct you to our guidance on *Selling Your Home* if work has been done to your listed building without consent. Alternatively you can apply for *listed building consent* as we do not issue letters of comfort.

In relation to Building Standards

We will ask you to apply for a *property inspection* if the work is of a minor non-structural nature and was carried out and completed before 1st May 2005 and you do not have a building warrant for the works. There is a charge for this.

We will ask you to submit a *Completion Certificate Where No Warrant Was Obtained* if the work was carried out and completed on or after 1st May 2005, together with plans and the relevant fee.

We will ask you to apply retrospectively using our *confirmation of completion service* if you have a building warrant but do not have a completion certificate.

Information Requests

The Planning and Building Standards Service holds a great deal of information. Some has to be kept in perpetuity, but other information is only kept in accordance with a records retention schedule. Under the Public Records (Scotland) Act 2011 the Council is obliged to keep schedules of what records we keep and for how long we keep them. You can check if we've already published the information that you want on our [Access to Information webpage](#).

Anyone has a right to request information from a public authority. Many planning applications and certain data relating to building warrants are available online on our [Public Access](#) system and you may find the information you want there. Paper records are also available to view and copy.

If you cannot find the information you want online, you can make an Environmental Information Request (EIR). Please ask us in writing using the [online form](#) on our website or by email or post. EIR requests are dealt with centrally within the Council and Planning and Building Standards will send any information requests to that unit for processing.

Copies of Tree Preservation Orders are available for inspection at the Planning and Building Standards Reception area during office hours.

Information Requests – what you can expect from us

We will hold information in accordance with our records retention schedule.

We will make information available online in accordance with the *Council's publication scheme*.

The Plan Store where you can view and copy paper records, when authorised to do so, will be open from 9am to 1pm every weekday other than between xmas and New Year.

We will send any environmental information requests to the FOI team for processing and you will receive a response within 20 working days.



If you are unhappy that information about you is published in connection with a planning application please contact the Council at planning@edinburgh.gov.uk and, depending on the nature of your concern, we will consider what we can do about the matter.

Data Protection – what you can expect from us

We will comply with the Data Protection Act when we publish information.

We will redact any personal email addresses, phone numbers, signatures and other personal information from our online records

We will consider whether we can remove information from our website if you are not happy about its publication.

Contact Us

Phone the Council on 0131 200 2000

Planning Enquiries

planning@edinburgh.gov.uk

Building Standards Enquiries

buildingwarrant.applications@edinburgh.gov.uk

www.edinburgh.gov.uk/planning

[www.edinburgh.gov.uk/building warrants](http://www.edinburgh.gov.uk/building-warrants)



Planning Committee

10.00am, Thursday, 3 December 2015

Planning Enforcement Charter – Statutory Review

| | |
|--------------------------|-----------|
| Item number | 7.2 |
| Report number | |
| Executive/routine | Executive |
| Wards | City Wide |

Executive summary

The purpose of this report is to seek the Committee's approval for the revised Planning Enforcement Charter. The Charter sets out how the City of Edinburgh Council will deliver the statutory planning enforcement service in the City.

The Planning etc (Scotland) Act 2006 requires local authorities to review planning enforcement charters every two years and it is now time to update and revise it.

Links

| | |
|---------------------------------|------------------------|
| Coalition pledges | P15, P28, P40 |
| Council outcomes | CO23, CO24, CO25, CO26 |
| Single Outcome Agreement | SO1 |

Planning Enforcement Charter – Statutory Review

Recommendations

- 1.1 It is recommended that the Committee approves the revised Planning Enforcement Charter.

Background

- 2.1 The Planning etc (Scotland) Act 2006 introduced a requirement for local authorities to produce and review planning enforcement charters every two years. The current 2013 charter is now due for review.
- 2.2 The Planning Enforcement Charter sets out how the Council will undertake planning enforcement investigations and the statutory and non-statutory guidance that would input into the process.
- 2.3 There have been no changes to enforcement legislation over the last two years but a culture of continuous improvement embedded into the Planning and Building Standards Service ensures a continuous review of processes and procedures in the implementation of statutory powers.

Main report

- 3.1 The 2013 Planning Enforcement Charter has been reviewed, and overall the document remains a robust framework within which enforcement investigations are carried out. The proposed amendments do not seek to alter the general approach to planning enforcement, but reflect the changes in the systems that support the enforcement process. This will help to ensure enquiries can be handled effectively and efficiently for the customer and improve the service provided.
- 3.2 The following main modifications have been incorporated into the Charter:
 - in line with the Council's transformational change objective of 'channel shift', the use of the online enforcement form is reinforced as the main means to raise an enforcement enquiry;
 - to avoid confusion and duplication of effort, the charter clarifies the difference between enforcement enquiries and 'complaints' and how the latter are handled through the Council's complaints process;
 - reference is now included to prosecutions and 'direct action' which sets out the consequences of non-compliance with enforcement notices; and

- updates to contact details in light of the refreshed Planning and Building Standards area based teams and teams which now include an enforcement remit.
- 3.3 Overall, the content of the charter remains up-to-date in terms of legislative and service standard requirements. The proposed new Charter is attached in Appendix 1.

Measures of success

- 4.1 A measure of success is an efficient and effective approach to planning enforcement, where decisions are fair and transparent, taken within an appropriate timescale, and are commensurate with the breach of planning control, where applicable.

Financial impact

- 5.1 There are no financial implications in relation to the review of the Planning Enforcement Charter.

Risk, policy, compliance and governance impact

- 6.1 There are no perceived risks associated with this report. The report has no impact on any policies of the Council.

Equalities impact

- 7.1 There are no impacts on rights and equalities as the report does not seek to change the Council's approach to Planning Enforcement.

Sustainability impact

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 (Public Bodies Duties) have been considered, and the outcomes are summarised below.
- The proposals in this report will have no impact on carbon emissions because the report deals with minor changes only to the Council's approach to planning enforcement;
 - The proposals in this report will have no effect on the City's resilience to climate change impacts because the report deals with minor changes only to the council's approach to planning enforcement; and
 - The proposals in this report will help achieve a sustainable Edinburgh because it will ensure that the approach adopted by the Council is proportionate and fair.

Consultation and engagement

- 9.1 No consultations have been undertaken in respect of this review, as the proposed changes do not impact on the practical approach to planning

enforcement. The process for 'channel shift' has been consulted on through the Planning and Building Standards draft engagement strategy and customer charter. The outcomes of this are being reported to the same committee meeting.

Background reading/external references

[Planning Enforcement Charter – Statutory Review, Planning Committee 8 August 2013](#)

[Planning Enforcement Charter – City of Edinburgh Council 2013](#)

[Planning etc \(Scotland\) Act 2006](#)

John Bury

Acting Director of Services for Communities

Contact: Damian McAfee, Senior Planning Officer

E-mail: damian.mcafee@edinburgh.gov.uk | Tel: 0131 469 3720

Links

| | |
|---------------------------------|---|
| Coalition pledges | P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors P28 Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage. |
| Council outcomes | CO23 – Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community. CO24 – The Council communicates effectively internally and externally and has an excellent reputation for customer care CO25 – The Council has efficient and effective services that deliver objectives CO26 – The Council engages with stakeholders and works in partnership to improve services and deliver agreed objectives |
| Single Outcome Agreement | SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all. |
| Appendices | Appendix 1: Planning Enforcement Charter 2015 |

*

Appendix 1

Planning & Building Standards

Planning Enforcement Charter

December 2015



Foreword

The government places a strong emphasis on the role of planning enforcement in delivering key policy objectives and maintaining public confidence in the planning system. The Planning etc (Scotland) Act 2006 introduced a requirement for councils to produce enforcement charters as a means of raising the profile of planning enforcement and to update it every two years.

This Charter explains what enforcement means, what the Council can and can't do, the service standards we set ourselves and what happens at each stage of what can be a lengthy process.

Sometimes people either undertake work without planning permission or fail to keep to the permission they have been given. The Council has the power to take action in cases like this and enforce the planning controls. But we need the public to alert us where there are such breaches by writing to us. In particular, any unauthorised work to a listed building should be reported immediately.

To help us improve the service we offer and as part of our move towards 'channel shift' we recommend that you use the 'report it' option on the Council's website. It really is the quickest and easiest way for you to report work which may not have permission and is accessible at any time.

www.edinburgh.gov.uk/planningenforcement

Enforcement is a discretionary power; even if there is a breach of planning control we are not bound to act because sometimes it might not be in the public interest to do so.

We know that enforcement is an issue that concerns many members of the public and we hope therefore that you will find this Charter useful and that you will let us know if you think there are areas where we could improve the service we provide.



Councillor Denis Dixon
Vice Convener of
Planning Committee



Councillor Ian Perry
Convener of
Planning Committee

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The Planning Enforcement Service

This Charter outlines how the planning enforcement system operates, and the standards of service that can be expected when enquiries are made. Enforcement can be one of the most complex parts of the planning system, and can have long and unpredictable timescales. The aim of this Charter is to ensure that our enforcement procedures are fair and reasonable, and that interested parties are kept informed of what is required.

The Council has statutory powers to investigate breaches of planning control and breaches of condition, and allow formal action to be taken where a satisfactory outcome cannot be achieved by negotiation. A planning authority is not required to take action on a breach of planning control, but any action taken must be reasonable and proportionate to the breach. A planning authority may issue an enforcement notice where it appears to them to be appropriate to do so, having regard to the development plan and to any other material considerations. It is important to remember that a breach of planning control in itself is not a criminal offence.

Possible Breaches of Planning Control

Planning enforcement involves two issues - whether a breach of planning control has taken place, and whether it is appropriate to take enforcement action. That decision is at the discretion of the planning authority and is a matter of judgement.

Identifying possible breaches of planning control

Possible breaches of planning control can include:

- work being carried out without planning permission or other consent;
- an unauthorised change of use;

- failure to comply with conditions attached to a permission or consent; and
- departures from plans approved in association with a planning permission or consent

Planning enforcement is an area where the public play a vital role in reporting breaches of control. Initial enforcement enquiries should be made using the Council's online form below.

www.edinburgh.gov.uk/planningenforcement

For all initial enquiries the following information is essential:

- the address of the property concerned;
- details of the suspected breach of planning control, with times and dates if relevant;
- your name, telephone number and address;
- an e-mail address if available;
- how the breach affects you;
- and, whether the enquiry is to be treated confidentially

In accordance with the provisions contained in section 36(2) of the Freedom of Information (Scotland) Act 2002, we will treat the identity of complainants in confidence. This is an absolute exemption. In addition, information directly relating to all enforcement cases will be considered to represent exempt information where the public interest test applies under section 34 of the Act. We will only release such exempt information where it is in the public interest to do so or as a result of a ruling by the Scottish Information Commissioner or court of law.

Monitoring of Conditions

Monitoring of conditions attached to planning consents is required to ensure that development complies with the consent granted. Details of the conditions are included within the decision notice attached to the permission. Conditions must be discharged before work can start on site and monitoring is carried out by planning officers.

Members of the public can provide information to the Planning Service if they think that the conditions attached to a consent are not being complied with or have not been discharged in a satisfactory way. The large number of permissions granted each year makes the involvement of members of the public invaluable in the monitoring process.

When breaches of conditions are identified, they are investigated in the same way as other breaches of planning control.

What Happens Next?

When information is received by the Planning Service on a possible breach of planning control, we firstly check it to ensure that it includes all the detail required for a possible enforcement case to be investigated.

Service Standard

After preliminary checking, your enforcement enquiry will be registered within five working days of receipt. Once registered, an email or written acknowledgement will be sent to the person who made the enquiry.

Some enforcement enquiries relate to matters over which the Planning Service has no control, for example, neighbour disputes relating to land ownership or matters associated with feu superior's consent. These matters cannot be investigated by the Planning Service.



Investigating Breaches of Planning Control

Initial Investigations

Following registration of a possible breach of planning control, an enforcement officer will visit the site. The timescales for the site visit will be based on the nature and urgency of the possible breach.

Unauthorised work on procted trees will be investigated as a matter of urgency. Following the initial site visit a course of action will be decided as soon as practicable. In some cases, an additional investigation is required to establish if a breach has occurred, and this may lengthen the process involved in taking action.

Service Standard

You will receive a follow-up response within 20 working days of receipt of your enforcement enquiry. If your information does not concern a planning matter, you will be advised accordingly.

It is not always possible to anticipate the length of time required for a decision or for action on a case, nor for a case to be resolved. Progress can be delayed for a number of reasons, for example where evidence must be collected and verified over a period of time, where negotiations take place, or where formal procedures have to be used.

A planning application can be submitted to regularise the breach of control, or an appeal can be made to Scottish Ministers if an enforcement notice is served. If this happens, it will affect the timescale to resolve the case. It is important to note that there is no right for the enquirer to make any comments on the appeal.

The Council recognises that delays can be a source of considerable frustration to those affected by potential breaches

particularly if they consider that their amenity is affected. We will try to keep you informed of significant stages in the progress of a case, for example when an application is received for the site.

Resolving Cases

In some instances, even though a breach of control has occurred, it may not be appropriate to take further action. This is because a planning authority has to consider whether, having regard to the development plan and material considerations, and to the circumstances of each case, it is necessary and proportionate to issue a notice. In many cases, the harm being done by the breach does not justify any action with most enforcement cases resolved without formal action.

Where the development is likely to be acceptable, it may be more appropriate to seek the submission of a planning application. There are provisions in the Planning Acts for the planning authority to require applications to be made in retrospect. In these cases any action proposed is suspended until a decision is made on the application.

Formal Action

Only a small number of cases require to be dealt with by formal enforcement action.

Service Standard

The planning authority will aim to serve the enforcement notice within 4 months of the date of the original complaint.

With only a few exceptions, the Head of Planning and Building Standards has delegated authority to proceed with such action without referral to the Development Management Sub-committee.

Formal action is instigated by the service of a notice (see Section 5, Types of Notice). All of these include the following information:

- a description of the breach of control which has taken place;
- the steps which should be taken to remedy the breach;
- the timescales for taking these steps;
- the consequences of failure to comply with the notice; and
- rights of appeal where appropriate

If an appeal is lodged against a Notice, this appeal is submitted to and considered by Scottish Ministers. In almost all cases appeals are dealt with by Reporters from the Scottish Government Directorate for *Planning and Environmental Appeals*.

Service Standard

When an appeal is submitted on an enforcement notice served by the Council, we will inform the original complainant within 5 working days of the receipt of the appeal.

The planning authority has additional powers, including the use of interdicts, which complement the serving of notices. For more detail, please see the 'Enforcement Toolkit' on page 5.

The Council may take action to ensure compliance with an Enforcement Notice. Such action may include:

- prosecution through the Sheriff Court;
- carrying out works in 'default' of an Enforcement Notice. In other words the Council may arrange for works required by an Enforcement Notice to be carried out and then recover the cost of this work from the recipient of the notice.

The Council will consider the most effective way of ensuring that someone who is contravening an enforcement notice complies with its requirements. It may, for example, be appropriate to initiate prosecution proceedings and take 'direct'



before



after



action, especially if the offence is blatant and causes serious environmental harm.

If an owner / occupier is found guilty, a maximum fine of £20,000 may be imposed by the Courts. If the Notice is still not complied with, a second prosecution may be sought with a recommendation that the courts impose a 'continuance fine', which will apply every day the notice is in breach.

When a notice has been complied with, a closing report will be prepared and posted on the [Council's website](#). The enquirer will be notified when this has been completed.

Enforcement Register

Details of enforcement notices, breach of condition notices and stop notices are entered into an Enforcement Register, which forms part of the Planning Register. These are available at Waverley Court, 4 East Market Street, Edinburgh EH8 8BG and on the Council's [website](#).

Powers of Entry

The Council has powers to enter land to find out if there has been a breach of planning control, to check whether there has been compliance with a formal notice, or to check whether a breach has been satisfactorily resolved.

Time-Limited Procedures

In some cases, the Council is time-barred from taking enforcement action.

Time limited to Four Years for Enforcement Action

This applies to "unauthorised operational development" (i.e. the carrying out of building, engineering, mining or other operations in, on, over or under land) and change of use to a single dwellinghouse. This could include development such as replacement windows, extensions or satellite dishes.

After four years following the breach of planning control, the development becomes lawful and no enforcement action can be taken.

Time limited to Ten Years for Enforcement Action

This applies to all other development including change of use (other than to a single dwellinghouse) and breaches of condition, after which the development becomes lawful if no enforcement action is commenced.

Our Customers

The Council has [Customer Care Standards](#) which sets out the standards that customers should expect in their dealings with the Council.

The Planning and Building Standards Service is committed to providing a high quality customer care service and any suggestions to improve our service are welcomed.

Complaints

The Council hopes you are satisfied with the service we provide. If you have any suggestions, concerns or difficulties we want to hear from you. We are committed to improving our service and to dealing fairly, honestly and promptly with any failures. Enforcement enquiries are not formal complaints as complaints are handled through the process outlined below.

We will consider all complaints made about the way in which your enquiry was dealt with. Disagreement with a decision of the Council will not, in itself, be a ground for complaint and in many situations there is a separate procedure for an applicant to appeal against such decisions.

The quickest way to sort things out is to talk to the officer concerned. However, if you are still dissatisfied, you can use the



Council's [online Complaints Form](#) to receive a formal response.

If, after you have gone through our complaints process, you still feel aggrieved, you have the right to take the complaint to the [Scottish Public Services Ombudsman \(SPSO\)](#).

The power of the SPSO does not extend to the amendment of planning enforcement decisions - the function of the SPSO in planning cases is to judge whether Councils have fulfilled their administrative duties and functions reasonably.

The Enforcement Toolkit

Planning Enforcement powers are set out in Part VI of the Town and Country Planning (Scotland) Act 1997, in Part 4 of the Planning etc (Scotland) Act 2006, and in Chapter IV of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Government policy on planning enforcement is set out in Circular 10/2009, "Planning Enforcement". The Planning Acts and this publication are available on The Scottish Government's Planning [website](#).

Types of Notice

Breach of Condition Notice - makes provision for enforcing the conditions to which any planning permission is subject. It is effective on the date of service. It may be used as an alternative to an enforcement notice (see below), and is served on any person carrying out the development and/or any person having control of the land. There is no right of appeal against this notice. Those receiving the notice may make representations to the planning authority if they believe the notice to be unreasonable. Summary prosecution in Court is available for contravening a breach of condition notice.

Enforcement Notice - this notice is generally used to deal with unauthorised development, but can also be used for a breach of planning conditions. There are similar notices and powers to deal with listed buildings (see below), and advertisements. An Enforcement Notice will specify a time period to take effect (usually a minimum of 28 days); and will specify what steps must be taken to remedy the breach and the period by which these steps must be completed. There is a right of appeal against an Enforcement Notice, and the terms of the notice are suspended until a decision is reached on the appeal to the Scottish Ministers. Failure to comply with the terms of an Enforcement Notice within the time specified is an offence, and may lead to the imposition of a fine in the Sheriff Court.

Fixed Penalty Notices - where an Enforcement Notice (or Breach of Condition Notice) has been served and has not been complied with, the Council can serve a Fixed Penalty Notice (FPN) on the recipient of the notice. The fine is £2000 for an FPN relating to a planning Enforcement Notice and £300 in respect of failure to comply with a Breach of Condition Notice. There is no right of appeal against these notices, although timeous payment prevents the council from reporting the non-compliance with the original notice to the Procurator Fiscal.

Listed Building Enforcement Notice - this must be served on the current owner, lessee, occupier and on anyone else with an interest in the property, and the procedures involved are similar to those outlined above. The notice must specify the steps to be taken to remedy the breach, and specify a final date for compliance. If the current owner fails to meet the terms of the notice by the date specified, they are guilty of an offence. There is the right of appeal to Scottish Ministers against the notice. Breaches of listed building controls are a serious matter. It is a criminal offence to undertake unauthorised works to demolish, significantly alter or extend a listed building, and this could, in certain circumstances, lead to either an unlimited fine or imprisonment.



Stop Notice - this is only used in particularly urgent or serious cases where unauthorised activity must be stopped. This is usually where there are implications for public safety or a significant impact on public amenity.

A Stop Notice is served with an Enforcement Notice. A Stop Notice cannot prohibit the use of a building as a dwellinghouse or prohibit the carrying out of any activity if the activity has been carried out for a period of more than four years. If a Stop Notice is served without due cause, or a subsequent appeal against a parallel Enforcement Notice is sustained, the Council may be open to claims for compensation. The use of Stop Notices therefore needs to be carefully assessed by the Council.

There is no right of appeal against a Stop Notice, and failure to comply with its terms is an offence.

Temporary Stop Notices - In certain cases where a breach of planning control is considered to have a severe impact on amenity, a Temporary Stop Notice can be served. These do not require to be accompanied by an Enforcement Notice and last for a maximum of 28 days.

Other Powers

Planning Contravention Notice - used to obtain information about activities on land where a breach of planning control is suspected. It is served on the owner or occupier of the land in question; on a person with any other interest in the land; or on a person who is using or carrying out operations on the land.

Those who receive a Planning Contravention Notice are required to provide specified information about operations being carried out on the land, or relating to conditions or limitations which apply to any planning permission granted in respect of the land.

Supplementary information or representations on the matters raised in the notice may also be requested.

Failure to comply with the notice within 21 days of it being served is an offence, and can lead to a fine in the Courts.

Notice under Section 272 (of the Town and Country Planning (Scotland) Act 1997) - provides limited powers which enable information to be obtained regarding interests in the land, and the use of the land.

1997) - provides limited powers which enable information to be obtained regarding interests in the land, and the use of the land.

Failure to provide the information required is an offence.

Notice under Section 179 (of the Town and Country Planning (Scotland) Act 1997) - provides planning authorities with the power to serve a notice on the owner, lessee or occupier of land, the condition of which is adversely affecting the amenity of the area.

The notice, which is also known as an 'Amenity Notice' sets out the steps to be taken to decrease the adverse effect of the condition of the land within a specified period.

Interdict and Interim Interdict - this is used to stop or prevent a breach of planning control. Such applications are considered by the courts. Before initiating proceedings, the planning authority will need to assess the likely outcome and the risk of incurring wasted expenditure.

Contacts

ENFORCEMENT ENQUIRIES

Enforcement enquiries should be made in writing.

The quickest and easiest way to do this is to use our online form:

<http://www.edinburgh.gov.uk/planningenforcement>

PLANNING HELP DESK

(Monday – Friday 9am -1pm)

Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

Telephone: 0131 529 3550

Email: planning@edinburgh.gov.uk
www.edinburgh.gov.uk/planning

EMERGENCY CONTACT

0131 200 2000

HEAD OF PLANNING AND TRANSPORT

John Bury
The City of Edinburgh Council
Planning and Transport
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

Other Contacts

BUILDING WARRANTS

Telephone: 0131 529 4655/4644/7826

E-mail:

buildingwarrant.applications@edinburgh.gov.uk

COUNCIL COMPLAINTS AND SUGGESTIONS

www.edinburgh.gov.uk/complaints

The City of Edinburgh Council
Customer Care C.3
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

SCOTTISH GOVERNMENT PLANNING SERVICE

Helpline: 0131 244 7888

www.gov.scot/Topics/Planning

SCOTTISH GOVERNMENT DIRECTORATE FOR PLANNING AND ENVIRONMENTAL APPEALS

www.dpea.scotland.gov.uk

Telephone: 01324 696 400

SCOTTISH PUBLIC SERVICES OMBUDSMAN

www.spsso.org.uk

SPSO, Freepost, EH641, Edinburgh EH3 OBR
or SPSO, 4 Melville Street, Edinburgh EH3 7NS
Telephone: 0800 377 7330

Email: ask@spso.org.uk

Contact Us

Phone the Council on 0131 200 2000

Planning Enquiries

planning@edinburgh.gov.uk

Building Standards Enquiries

buildingwarrant.applications@edinburgh.gov.uk



Planning Committee

10am, Thursday 3 December 2015

Old and New Towns of Edinburgh World Heritage Site Monitoring Report

| | |
|--------------------------|---|
| Item number | 8.1 |
| Report number | |
| Executive/routine | Executive |
| Wards | City Centre, Inverleith, Corstorphine/Murrayfield, Meadows/Morningside, South Side/ Newington |

Executive summary

A responsibility of inscription as a World Heritage Site is to monitor its state of conservation. This report includes a series of indicators that measure the changes and trends across the Site. The overall conclusion is that the general state of conservation is good and sound management processes are in place. However, there will continue to be challenges in safeguarding the values of the site and supporting sustainable economic growth. The information gathered in this report will be used to help inform the next Management Plan.

This report advises Committee of the results of the sixth Monitoring Report for the World Heritage Site aligned with the priorities set out in the 2011 – 2016 Management Plan and Action Plan.

Links

[Coalition pledges](#)
[Council outcomes](#)
[Single Outcome Agreement](#)

Old and New Towns of Edinburgh World Heritage Site: Monitoring Report 2013 - 2015

Recommendations

- 1.1 It is recommended that the Committee notes the content of this report.

Background

- 2.1 The monitoring of the state of conservation of the World Heritage Site is an obligation that follows inscription on the UNESCO World Heritage List.
- 2.2 Every six years, the World Heritage Committee requires State Parties (via UK Government) to submit a report on the application of the World Heritage Convention. Monitoring Reports form part of the management cycle and evaluation, and are focussed on providing an evaluation of the state of the Site.
- 2.3 Outcomes of the Monitoring Report are incorporated in an Action Plan, which breaks down the Management Plan into actions. Appropriately carried out, monitoring is critical to the decision-making process of the World Heritage Committee, the Site's management and to anyone with an interest in the Site.

Main report

- 3.1 The Monitoring Report is produced by the City of Edinburgh Council on behalf of the Edinburgh World Heritage Site Steering Group. This includes representation from Historic Environment Scotland, the City of Edinburgh Council and Edinburgh World Heritage (EWH). It requires input and sign-off from the Steering Group partners, and requires co-ordination with the EWH Annual Review. It focuses on the changes within the Site throughout the monitoring period. The values that make the Site worthy of World Heritage Site designation are affected by numerous factors reflecting the complexity of managing a dynamic city centre. The report covers the period from April 2013 to August 2015. The previous report covered April 2011 to March 2013. The reason for including the second quarter of 2015 in this monitoring cycle relates to the production of the next Management Plan; preparation for the plan has commenced and the review period should capture monitoring information during this period. The next Plan will cover 2017 to 2021.
- 3.2 The indicators used to monitor the Site fall under two headings:

- Management of the World Heritage Site, which covers condition of the built environment, protective policies and day-to-day management issues; and
 - Development in the World Heritage Site, which looks at changes in the built environment, public realm improvements, commercial development and conservation projects.
- 3.3 It is essential to ensure that the Site remains a confident and thriving capital city centre and balancing the sometimes competing interests of its communities and its cultural and economic life remains one of the challenges of its management. The monitoring period has not been one of significant change. The range of indicators was reviewed at the time of the 2009 to 2011 Monitoring Report to capture the particular characteristics of the Old and New Towns of Edinburgh World Heritage Site and this forms the basis of this report. The main outcomes that can be drawn from this period remain similar to those drawn out in 2011 to 2013, and cover the following:
- Involvement in the major application process at the earliest stage continues;
 - The Edinburgh 12 initiative has emerged seeking to progress major developments in a number of long-term gap sites within the city, many of which are within the World Heritage Site boundary;
 - The on-going commitment to working with owners of Buildings At Risk;
 - The on-going commitment to contributing to a quality built environment through public realm projects;
 - The ongoing learning and outreach projects that reach beyond the boundaries of the Site;
 - Notably, tramworks have been completed within this period and construction impacts on pedestrian footfall have lessened.
- 3.4 The Periodic Report to UNESCO was submitted in July 2013. The findings were discussed at the 39th meeting of the World Heritage Committee in July 2015. No issues specific to the Old and New Towns of Edinburgh World Heritage Site were raised by the Committee.
- 3.5 World Heritage Sites have an obligation to ensure that their outstanding universal value is being maintained and interpreted to the public. This reporting cycle acknowledges the upturn in the economy and consequent increase in activity in the city centre. Overall the state of conservation of the site is good but there have been and will continue to be tensions in addressing some of the development issues in the world heritage site. There are, however, sound processes in place which involve external stakeholders such as the Edinburgh Urban Design Panel and the Edinburgh Development Forum. The information

will be used to help inform the next Management Plan and will be fed into the next cycle of periodic reporting.

Measures of success

- 4.1 The Monitoring Report demonstrates stability in the State of Conservation of the World Heritage Site.

Financial impact

- 5.1 There are no financial implications associated with this report.

Risk, policy, compliance and governance impact

- 6.1 The Monitoring Report is a UNESCO requirement. It allows an assessment of the impact on a range of factors affecting the built and natural environment. A degree of risk would follow from not carrying out monitoring in terms of feedback to the World Heritage Centre on the State of Conservation.

Equalities impact

- 7.1 The aim of managing the World Heritage Site is to preserve and enhance the quality of the area. This has the potential to improve the quality of life and supports sustainable communities. There are no predicted negative impacts on equalities.

Sustainability impact

- 8.1 The management of the historic environment contributes directly to sustainability in a number of ways. These include the unique quality of historic environments which provide a sense of identity and continuity. Long term monitoring will assist in improving the quality of the built and natural environment and have a positive impact on sustainability.

Consultation and engagement

- 9.1 Data for the Monitoring Report was derived from a range of Council sources and other organisations, including Edinburgh World Heritage.

Background reading/external references

[The Old and New Towns of Edinburgh World Heritage Site Management Plan 2011-2016](#)

John Bury

Acting Director of Services for Communities

Contact; Jenny Bruce, World Heritage Site Co-ordinator

Links

| | |
|---------------------------------|---|
| Coalition pledges | P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage. |
| Council outcomes | CO19 – Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm. |
| Single Outcome Agreement | SO4 – Edinburgh’s communities are safer and have improved physical and social fabric. |
| Appendices * | Appendix 1 The Old and New Towns of Edinburgh World Heritage Site Monitoring Report 2013 - 2015 |

The Old and New Towns of Edinburgh

World Heritage Site Monitoring Report 2013 - 2015



Executive Summary

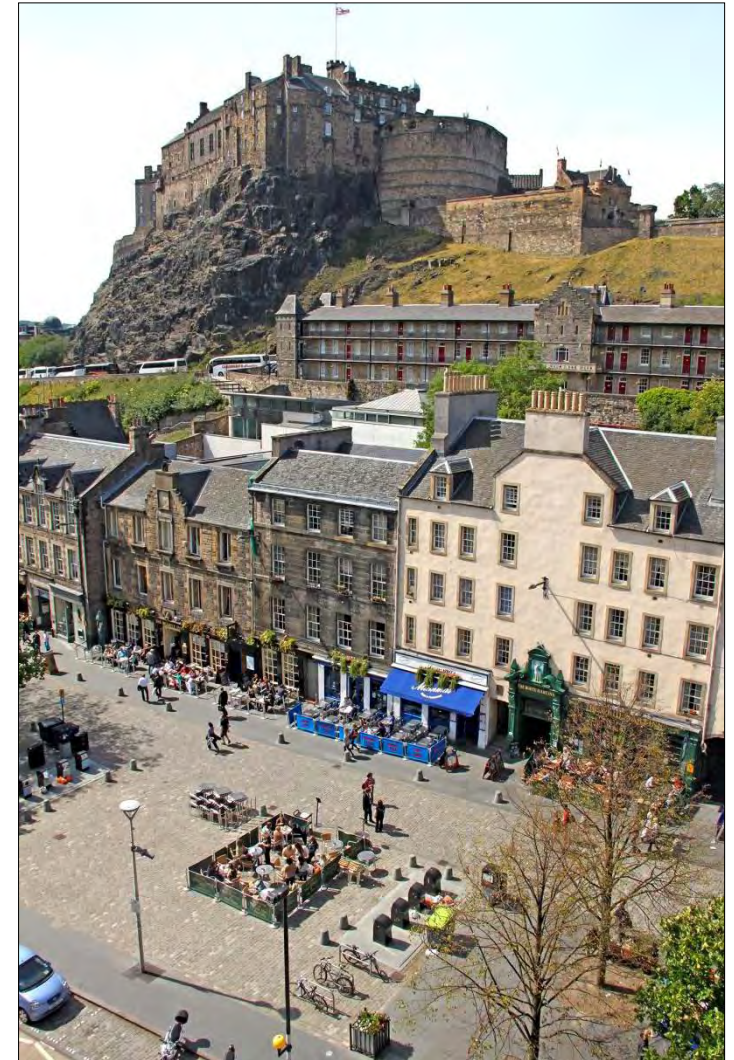
This report covers the period from April 2013 to August 2015. The production of this Monitoring Report is a requirement under UNESCO's terms of inscription for a World Heritage Site. Within are presented a series of updates for the Old and New Towns of Edinburgh World Heritage Site (henceforth 'the Site' for this summary), based around two main themes – the *management* of the World Heritage Site, and *developments* that have taken place within it.

In terms of *management*, the day-to-day challenges remain complex. The Site is a functioning city centre, subject to the problems that can create in cleanliness, traffic management and quality of life. It is also a major tourist destination, drawing visitors from across the globe.

There are major changes happening to the suite of planning guidance that covers the Site, with both regional and local tiers due for replacement. A positive note concerns the new Edinburgh Local Development Plan, where the policies that regulate developments within the Site are being retained as is. There is also an ongoing review process for Conservation Area character appraisals, although thus far none that cover the Site have been looked at.

In terms of *development*, the last few years have seen a flurry of changes as the wider economy continues to recover.

The *Edinburgh 12* initiative has progressed a number of long-term gap sites, many of which are within the Site, towards more productive uses. Alongside the economic benefits associated with new developments, many will arrive with new publicly-accessible spaces and improvements to the existing streetscape.



View of Edinburgh Castle and the Grassmarket



New student accommodation, South College Street



'New Waverley' development, the Canongate

Outside of these, a number of other major projects have either been completed or are in progress at the time of writing. These include the University of Edinburgh's new student accommodation village along Holyrood Road, the award-winning refurbishment of Advocate's Close, and the redevelopment of the Cowgate site destroyed in the 2002 fire.

Also of note is the completion and opening of the first line of the Edinburgh Tram project. With four stops within the Site, the route enters at the Haymarket end, progresses along West Maitland Street, Shandwick Place and Princes Street, and travels around St Andrew Square to the terminus at York Place. The extension to Leith is currently being considered, and whilst no timetable is currently set, this will likely add a fifth stop at the Leith Walk boundary of the Site.

There have also been a number of noteworthy conservation projects and public realm improvements undertaken, designed to improve not just the physical appearance of associated properties and streets, but also their economic performance.

The breadth of projects completed since the publication of the last report - public, private and third sector - illustrates the continuing strength of the Old Town and New Town World Heritage Site in a number of ways - as a commercial centre, as a lynchpin of civic life, and as a centre of government and education. This diversity also highlights the implicit tension of trying plan for this multitude of roles in a compact city centre with a limited number of development opportunities. This will continue to provide a challenge moving forward.

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Introduction

Monitoring the state of conservation in a World Heritage Site is an obligation that follows an inscription on the UNESCO (the United Nations Educational, Scientific & Cultural Organisation) World Heritage List.

Every six years, the World Heritage Committee requires State Parties to submit a report on the application of the World Heritage Convention. Monitoring reports form part of the management cycle, and are focused on providing an evaluation of the condition of the Site. Outcomes from the Monitoring Report inform the action plan, which translates the World Heritage Site Management Plan into actions. Appropriately carried out, monitoring is critical to the decision making process of the World Heritage Committee, the Site's management and to anyone with an interest in the Site.

The monitoring exercise requires the ongoing collection of data for analysis and interpretation. The methodology requires the selection of monitoring indicators, which are tailored to a particular site. The indicators used will vary from site to site to recognise the Outstanding Universal Value (OUV) of different World Heritage Sites.

The managers of the Old and New Towns of Edinburgh World Heritage Site (ONTEWHS) - Edinburgh World Heritage, Historic Environment Scotland and the City of Edinburgh Council - have developed the monitoring methodology over the years since the World Heritage inscription in December 1995. This experience contributed to the development of the International Council on Monuments and Sites of the United Kingdom (ICOMOS UK) Toolkit for World Heritage Site Monitoring Indicators, which forms the basis of this report.



Coates Crescent, New Town

◆ EDINBURGH ◆

THE CITY OF EDINBURGH COUNCIL



EDINBURGH WORLD HERITAGE

HISTORIC  SCOTLAND

This report was produced by the City of Edinburgh Council on behalf of the Old and New Towns of Edinburgh World Heritage Site Steering Group. It focuses on the state of conservation, Outstanding Universal Value, authenticity and integrity of the Site. Those values are affected by numerous factors due to the complexity of a living city.

The scope of the monitoring indicators, therefore, includes the state of the social, physical and economic environment. It also looks at the effectiveness of actions and strategies aimed at the sustainable safeguarding of the site.

The report covers the period from March 2013 – August 2015. Previous monitoring reports have covered the period back to 2004/5.



Royal Bank of Scotland Building, St Andrew Square

Section A

Management of the World Heritage Site



1 / Protective Policies

Protection of the ONTEWHS is covered by a number of documents, incorporating regional and local government publications, and guidance directly from the Edinburgh World Heritage Trust (EWHT).

Planning Policy and Other Development Guidance

The Steering Group prepares the [World Heritage Site Management Plan](#). The purpose of this document is to provide a framework for development and change within the ONTEWHS, so as to maintain its Outstanding Universal Value. The objectives highlighted in the Management Plan form the basis for the [Edinburgh World Heritage Action Plan](#), which provides a fluid system to monitor projects taking place in the Site.

At the regional planning level, [the South East Scotland Strategic Development Plan 2032](#) (SESPlan) was approved in 2013, replacing the previous Edinburgh and the Lothians Structure Plan. It makes reference to conserving our built and natural heritage; including protection for the ONTEWHS in Policy 1B. The second SESPlan is currently under development, and the policy will be revised in that context.

At the local level, the 2010 [Edinburgh City Local Plan](#) is scheduled to be replaced by the [Edinburgh Local Development Plan](#) (ELDP) in 2016. The second iteration of this plan is currently under examination by Scottish Ministers, ahead of final adoption and implementation. Two key aspects concerning the WHS are being carried forward to the new ELDP unchanged.

The first of these is Policy ENV1. This covers development within the ONTEWHS, and what is considered appropriate.

THE SPATIAL STRATEGY: DEVELOPMENT PRINCIPLES

Local Development Plans will:

- Ensure that there are no significant adverse impacts on the integrity of international, national and local designations and classifications, in particular National Scenic Areas, Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and Areas of Great Landscape Value and any other Phase 1 Habitats or European Protected Species;
- Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites in particular World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed in the Inventory of Gardens and Designed Landscapes;
- Have regard to the need to improve the quality of life in local communities by conserving and enhancing the natural and built environment to create more healthy and attractive places to live;
- Contribute to the response to climate change, through mitigation and adaptation; and
- Have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.

SES Plan Policy 1B

Development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh as a World Heritage Site or would have a detrimental impact on the Site's setting will not be permitted.

158 This policy requires development to respect and protect the outstanding universal values of the World Heritage Site and its setting. Setting may include sites in the immediate vicinity, viewpoints identified in the key views study and prominent landscape features throughout the city.

LDP2 Policy ENV1



Edinburgh Design Guidance



Listed Building & Conservation Area Guidance

The second is the status of the World Heritage Site Management Plan. Under both the current and proposed plans, it may be used as a material planning consideration, giving it potential impact on the development process.

Supporting Planning Guidance

The distinctive characteristics of the ONTEWHS are referenced in both the latest [Edinburgh Design Guidance](#) (2013) and [Listed Buildings and Conservation Areas](#) (2014) documents. These resources highlight the key considerations that must be accounted for when considering how new developments could impact on the WHS.

Conservation Areas & Listed Buildings

The ONTEWHS is protected by seven adjoining conservation areas, and around 75% of buildings within the Site are category A, B or C listed.

Both the current Edinburgh City Local Plan and new Edinburgh Local Development Plan contain policies to preserve and enhance these listed buildings, monuments, areas of special archaeological, architectural or historic interest etc.

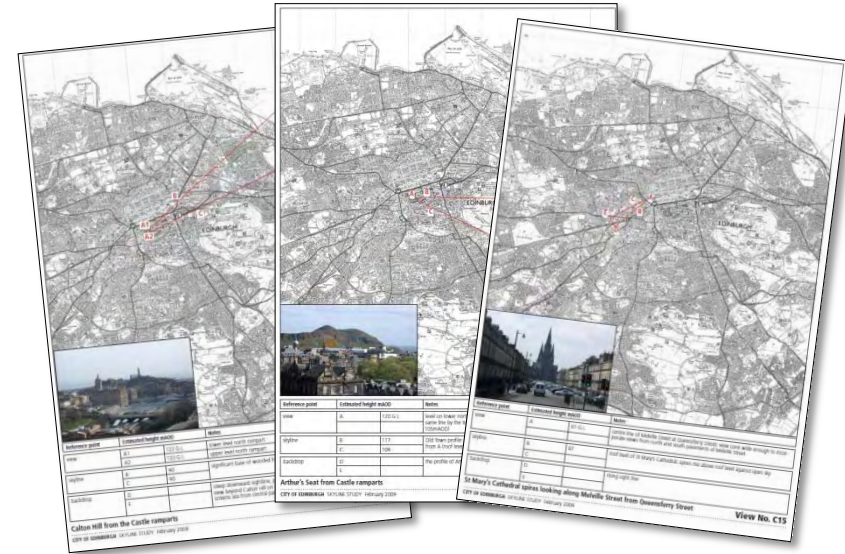
Additionally, each individual conservation area also has a character appraisal, offering further understanding at a level more locally-responsive.

Skyline & Kew Views

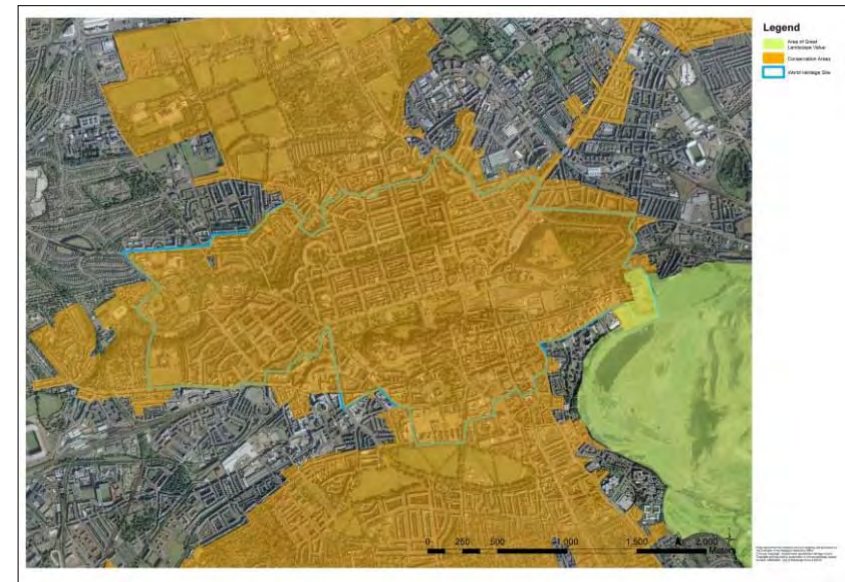
Protection of the city's skyline is covered by the Edinburgh Design Guidance (Section 1.3, pp. 22-26). Special mention is made of the ONTEWHS within the wider city, with a number of protected views of landmark buildings and topographical features highlighted. There is a general presumption against development that will either impact negatively on key views or intrude on prominent features on the skyline.

Buffer Zone

No formal buffer zone has been designated. The setting of the ONTEWHS is protected by the combination of the guidance for the protection of key views (through the Edinburgh Design Guidance) and the seven conservation areas which make up the World Heritage Site.



Key Views from Locations in the WHS, Noted in Edinburgh Council's Skyline Study.



World Heritage Site Boundary with Statutory Designations

| Conservation Area | Original designation | Most recent Designation | Other Changes |
|---|----------------------|-------------------------|--|
| Coltbridge and Wester Coates (part) | 10-04-1987 | 09-03-2007 | Extended 29-03-1996 |
| Dean (part) | 20-02-1975 | 09-03-2007 | Extended 13-10-1977, 29-03-1996 |
| Marchmont, Meadows and Bruntsfield (part) | 09-01-1987 | 29-03-1996 | 29-03-1996 extended to former Marchmont CA 28-09-2007 extended to Bruntsfield |
| New Town (part) | 13-10-1977 | 08-12-1995 | 08-12-1995 amended, I ncorporates former St. Andrew and Calton CAs |
| Old Town (part) | 20-09-1977 | 29-03-1996 | Amendments: 14-03-1980, 25-02-1983, 12-09-1986 |
| South Side (part) | 18-10-1975 | 29-03-1996 | Amended 25-02-1983 Extended 12-06-1987 |
| West End (part) | 14-03-1980 | 08-12-1995 | None |

Conservation Areas Which Cover the Edinburgh WHS



Rose Street, New Town Conservation Area

2 / Condition of the Built Environment

Scheduled Ancient Monuments, archaeology, conservation areas, listed buildings and their state of repair are all important aspects of our national and local identity. They contribute to our history and education, tourism, sustainability, local distinctiveness, place making and quality of life. They form a finite and non-renewable resource, containing unique information and reflecting the lives of people who have lived in Scotland over the past 10,000 years.

Conservation Areas

The Edinburgh World Heritage Site incorporated either all or part of seven conservation areas, out of the forty nine citywide, during this monitoring period. Along with their status and associated character appraisals, they form a material consideration, allowing for the potential implication on the conservation area to be considered in the determination of planning applications. This allows for greater protection of the ONTEWHS through more robust planning controls. Details of the relevant conservation areas are listed in figure 2.2 opposite.

The documentation supporting a number of conservation areas is currently under a process of review. However, it is not expected that any of the areas covering the ONTEWHS will be examined in the immediate future.

| SAM Index Number | Scheduled Monument | Classification | Grid Reference | Condition Survey * | |
|------------------|---|----------------|----------------|--------------------|-----------|
| | | | | Date | Condition |
| 90127 | Edinburgh Abbey Strand | Secular | NT268739 | | N/A |
| 90130 | Edinburgh Castle | Secular | NT249734 | | N/A |
| 90132 | Edinburgh, Palace of Holyroodhouse | Secular | NT269739 | | N/A |
| 2901 | Edinburgh Town Wall, Flodden Wall and Telfer Wall, Heriot Place | Secular | NT253732 | 23.02.1999 | 2 |
| 3013 | Edinburgh Town Wall, Drummond Street to Pleasance | Secular | NT261733 | 23.02.1999 | 2 |
| 3012 | Edinburgh Town Wall, Johnston Terrace to Grassmarket | Secular | NT252733 | 23.02.1999 | 4 |
| 10805 | Holyrood Abbey and Palace Gardens | Secular | NT269739 | | N/A |
| 10801 | Queen Mary's Bath and Privy Garden | Secular | NT267739 | | N/A |

List of Scheduled Ancient Monuments in the WHS (source: Historic Scotland)

* condition survey relates to non-listed items only

Scheduled Ancient Monuments

Historic Environment Scotland is responsible for surveying Scheduled Ancient Monuments throughout Scotland. There are eight Scheduled Ancient Monuments within the ONTEWHS, all of which contribute to the site's historic importance. These are shown in the table on the left.

There has been no change to the number and condition of monuments in the WHS since the previous monitoring report (2011 to 2013).

Strategy for addressing

4. Management of Scheduled Monuments

4.1 Many scheduled monuments are stable and require little attention, but some may benefit from simple changes in landuse which ensure no inadvertent damage occurs over the long term. Others may benefit from more proactive management which sometimes requires access to specialist conservation skills.

4.2 Once a monument is scheduled, the prior written consent of Scottish Ministers is required for most works, including repairs. Any person carrying out unauthorised works, or allowing unauthorised works to be carried out on a scheduled monument, is committing a criminal offence.

4.3 There is no legal obligation on an owner to preserve and maintain a scheduled monument. However, Historic Scotland encourages active management of monuments and can help by offering advice, grants and by entering into agreements. Historic Scotland's Ancient Monuments Grants programme provides financial assistance to help preserve and maintain monuments, and in some cases to present them to the public. 4.4 Historic Scotland's Field Officers visit scheduled monuments and their owners on a regular basis. They check the condition of the site, offer advice on monument management and try to ensure that everyone with a current interest in the site knows about its protection

KEY- Condition

1. Optimal
2. Generally satisfactory but with minor localised problems
3. Generally satisfactory but with significant localised problems
4. Generally unsatisfactory with major localised problems
5. Extensive problems



Princes Street, New Town



Usher Hall

3 / Day to Day Management Issues

One of the unique qualities of the Old and New Towns of Edinburgh ONTEWHS is that it forms part of a vibrant and living capital city centre; it is the centre of governance for Scotland and it drives the economy of a wider region of over half a million people.

Edinburgh's city centre is the retail destination for South East Scotland, a major financial and business services district, and home to a university with a global student base. The city is also a major tourist destination; tourists are drawn by both the historic nature of the city, including the ONTEWHS, and the plethora of arts festivals that take place.

At the same time, the existing retail and commercial uses are being challenged by new forms of out-of-town development. This can lead to changing patterns of use in certain spaces.

All these aspects can make for challenging day-to-day maintenance and management. Some of those topics will be explored in this section.

Footfall Monitoring

Footfall monitoring provides a sense of how intensively the ONTEWHS is used.

Data is recorded from a number of locations across the ONTEWHS. For ease of understanding, the data has been broken down into three geographic zones, covering the New Town, Old Town and West End areas.

Year-to-year comparison is difficult for a number of reasons. Counting periods are not always consistent, e.g. due to a change in counters over February 2012, the data for that year covered only a 330 day period. Counting locations also change, especially in areas where infrastructure works are ongoing, leading to gaps in data or new locations appearing.

Taking these factors into consideration, footfall levels as recorded are broadly stable. There is a slight decline across most locations monitored in the longer term, but with the inconsistencies in the data collection it is hard to draw firm conclusions from this. Consideration will be given to using other measures going forward.

*A complete set of current data can be found in **Appendix 1**.*

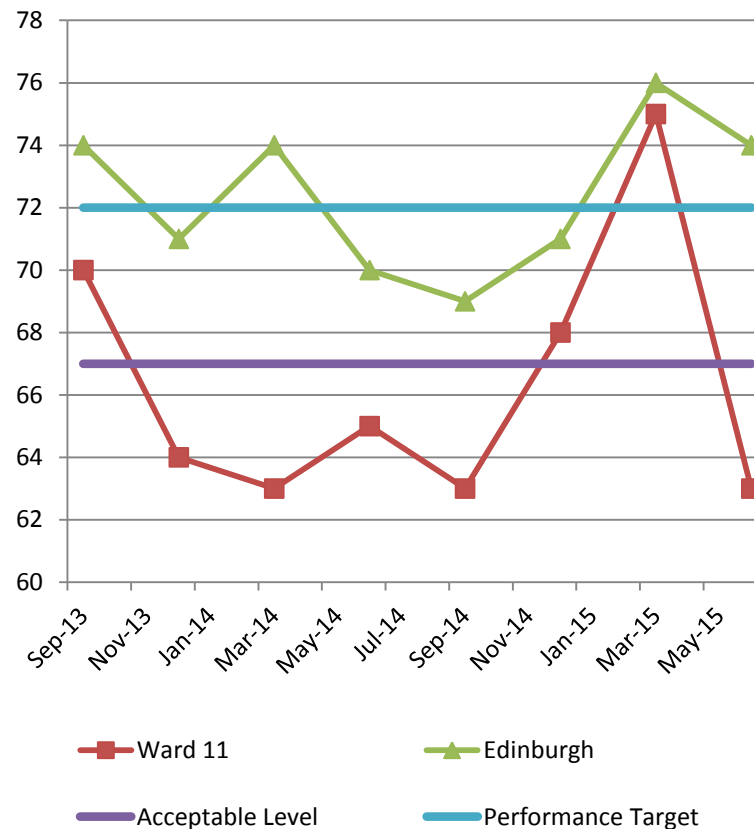
Street Cleanliness

There is no specific street cleanliness monitoring data for the ONTEWHS over the last two years so data from the City of Edinburgh Council's Ward 11, which covers the majority of the WHS, has been used.

Ward 11 produces lower scores of street cleanliness when compared to Edinburgh as a whole, falling to 63 at its lowest point.

Of note is the rapid increase in the level of street cleanliness across the board in March 2015, with Ward 11 scoring 75, above the performance target of 72. This is a largely a result of the targeted action which has taken place on the Royal Mile which enforces a 'spring clean' every year, co-ordinated by the council, and involving local community members.

Street cleanliness in Ward 11 (WHS) against Edinburgh as a whole, alongside acceptable and performance targets.





George Street, New Town



The Mound

Despite this peak in performance scores for the ONTEWHS area in March 2015, cleanliness in the site is generally below par. Analysis of this data carried out by Keep Scotland Beautiful in September 2015 attributes approximately 90% of this to cigarette litter.

The high level of footfall in the city centre, especially during summer and winter festival months, the focus of pubs and clubs in the area and the challenges of cleaning a mediaeval streetscape are all thought to contribute to this lower level of street cleanliness.

4 / The Natural Environment

The natural environment throughout the ONTEWHS is a crucial factor in its *Outstanding Universal Value*. The underlying geodiversity is an integral part of its environment. The landscape of the ONTEWHS is fundamentally shaped by the crag and tail feature that comprises the castle rock and the Royal Mile. The valleys surrounding either side of the castle rock also contribute to the distinct landscape of central Edinburgh.

Environmental Planning Policies

There is statutory protection of historic gardens and landscapes as part of the Edinburgh City Local Plan. This provides protection of the gardens in the ONTEWHS, and the impact on them as a result of a planning application will be a planning consideration.

There has been no change to sites recorded in the Inventory of Gardens and Designed Landscapes in Scotland situated within the ONTEWHS since the 2011-13 Monitoring Report. The content of policy ENV6 remains, but has been renamed as policy ENV7 in the second proposed Edinburgh Local Development Plan.

These sites are: Dean Cemetery, New Town Gardens and Palace of Holyroodhouse.

Development will only be permitted where there is no detrimental impact on the character of a site recorded in the Inventory of Gardens and Designed Landscapes, or upon component features which contribute to its value. Elsewhere, adverse effects on historic landscape features should be minimised. Restoration of Inventory sites and other historic landscape features is encouraged.

163 This policy aims to protect sites included in the national Inventory of Gardens and Designed Landscapes (shown on the [Proposals Map](#)) and other historic landscape features elsewhere across the Council area. An understanding of how the landscape has evolved can help inform a development proposal. A historical landscape appraisal may be requested from applicants to allow full assessment of the implications of development and identify restoration opportunities.

LDP2 Policy ENV7



Dunbar's Close Gardens, Old Town



Calton Hill.

Local Nature Conservation Sites (Local Biodiversity Sites)

Local authorities through the Local Plan process designate Local Nature Conservation Sites. In 2006 Scottish Natural Heritage published guidance “Establishing and Managing Local Nature Conservation Site Systems in Scotland”, providing an explicit purpose for Local Nature Conservation Sites, namely “to identify biodiversity and geodiversity of at least local importance, and to assist efforts to protect and enhance these interests”. The guidance recommends use of consistent methodology and nomenclature.

Designations have been reviewed and the resulting Local Biodiversity Sites and Geodiversity Sites form part of the proposed Edinburgh Local Development Plan.

There are currently two Local Nature Conservation Sites in the World Heritage Site: the Water of Leith Valley and Calton Hill. The proposed Edinburgh Local Development Plan also includes the addition of castle rock crag and tail feature as a Geodiversity site.

Local Landscape Designations

Local Landscape Designations are defined by local authorities through the development plan process with a view to safeguarding areas of regional or local landscape importance from inappropriate development. Different nomenclature and methodologies used in designations throughout Scotland were identified by Scottish Natural Heritage and Historic Environment Scotland in Guidance on Local Landscape Designations (2005) as a matter to be corrected.

The current Local Landscape Designations are reviewed in conjunction with the development plan cycle. Existing designations will be replaced with the more consistently defined Special Landscape Areas (SLAs). Twenty-two candidate Special Landscape Areas were approved by the Planning Committee for inclusion in the Second Proposed Edinburgh Local Development Plan which was submitted to Scottish Ministers on 29 May 2015 for examination.

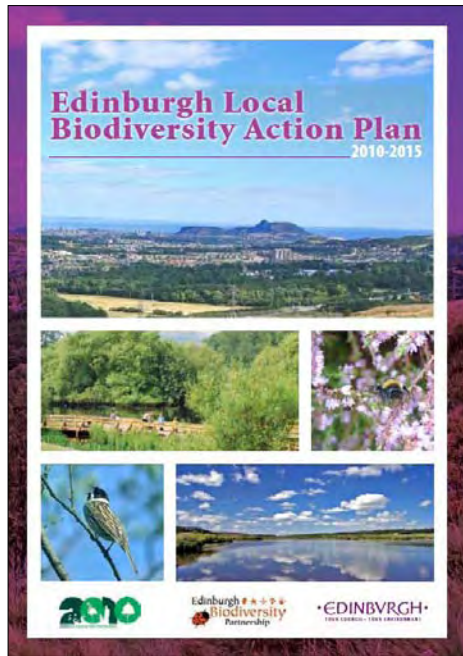
There are five candidate Special Landscape Areas in the World Heritage Site: Water of Leith, Castle Rock, Princes Street Gardens, Calton Hill, Holyrood (part of the Grounds of the Palace of Holyroodhouse).



Water of Leith, Special Landscape Area



Holyrood Palace



Edinburgh Local Biodiversity Action Plan



Swift bricks

Tree Preservation Order (TPO)

Trees are protected through the Town and Country Planning (Scotland) Act 1997, (Tree Protection Orders – Section 160), and Planning conditions (Section 159). Tree Preservation Orders (TPOs) are identified by local authorities to protect individual trees, groups of trees or areas of woodland which make a significant contribution to the local landscape or townscape. As of 2013, there are 6 TPOs in the World Heritage Site. There are no new Orders in the World Heritage Site since the previous monitoring report.

Trees in conservation areas are also protected. Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of trees having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six week's notice of the intention to uproot, fell or lop trees. Failure to give notice renders the person liable to the same penalties as for contravention of a TPO.

Swift Conservation in the Built Environment

The Edinburgh Local Biodiversity Action Plan 2010-2015 contains a priority action for swifts: that suitable new development includes artificial swift nest sites ('swift bricks') to counteract the ongoing loss of nest sites.

The Council **is** keen to promote within development sites the inclusion of swift bricks. Developers are encouraged to consider the inclusion of swift bricks within their developments and should be considered integral to the design

Flood Prevention Scheme

Flooding poses a threat to the City, including parts of the ONTEWHS, principally at Dean Village and Stockbridge. To address this concern the Council promoted a Water of Leith Flood Prevention Scheme in April 2003 and secured planning permission for such in 2004. A Flood Prevention Order was confirmed by Scottish Ministers following a public local inquiry in 2007. A revised planning permission that addressed issues arising from the public inquiry was secured in 2008.

Owing to the limited availability of funding for the project as a whole the Council took the decision in late 2009 to progress the flood prevention scheme in phases. Implementation of Phase 1 of the scheme commenced in 2011 and comprised flood defence works at Bonnington, St Mark's Park, Warriston, Stockbridge Colonies and Veitch's Square; areas which lie outwith the WHS. The works were complete by end August 2013 at a cost of circa £29m.

Due to budget constraints the Phase 2 scheme was reconfigured and an amended Phase 2 scheme for the Murrayfield/Roseburn area was developed. A small allowance has been set aside as part of the Phase 2 budget for local protection measures in relation to the deferred works at Coltbridge, Damside, Belford and the Edinburgh Sports Club

The anticipated budget for the Murrayfield/Roseburn area is circa £25.5m. Tenders for the construction were received from prequalified bidders at the start of July 2015. These tenders are now under evaluation with the intent to award the construction contract during November 2015; shortly thereafter preparatory work relocating utilities will start. Phase 2 is outwith the World Heritage Site.

Funding has not yet been identified for Phase 3 of the Flood Prevention Scheme which comprises defences at Balgreen, Gorgie, Saughton, Longstone, and on the Murray Burn at its confluences with the Water of Leith).



Water of Leith Walkway

Water of Leith

The valley of the Water of Leith is a river corridor that runs through the Site and is within a short walking distance of the city centre. It contains the original mill settlements of Bell's Mills, the village of Dean and part of Stockbridge. It is managed, conserved and enhanced through the work of the Water of Leith Conservation Trust. The Trust promotes education and recreation and works with volunteers and community groups to deliver over 50 river clean-ups and habitat improvement tasks annually. The Trust produced the first 10-year [Management Plan](#) for the Water of Leith in 2010. It includes actions to deliver environmental improvements, whilst balancing the needs of all stakeholders and user groups.



Water of Leith

Section B

Development in the World Heritage Site



5/ Changes in the Built Environment

Listed Building Changes within the ONTEWHS

Listed buildings are those that are considered to have historic and/or architectural importance. A direct comparison of the volume of listed buildings provides a useful method of assessing the historic nature of either smaller areas or larger cities. Edinburgh, for instance, has the highest number of listed items of any Scottish city, a considerable proportion of which are within the ONTEWHS; around 75% of buildings within the WHS are either category A, B, or C-listed.

| <u>Additions</u> | | | | <u>Removals</u> | | | |
|------------------|------|------|------|------------------|------|------|------|
| Listing Category | 2013 | 2014 | 2015 | Listing Category | 2013 | 2014 | 2015 |
| A | 0 | 0 | 1 | A | -1 | 0 | 0 |
| B | 4 | 1 | 2 | B | -1 | -1 | -4 |
| C | 1 | 3 | 1 | C | -1 | -4 | -1 |

Chart showing number of additions & removals in each category

72% of the A Listed items in Edinburgh are located within the ONTEWHS, as are 33% of grade B, and 12% of grade C listed items. This concentration of listed items and buildings adds to the essential character of the WHS and provides additional protection to the site through the planning controls applied to listed buildings.

World Heritage Site Listed Items

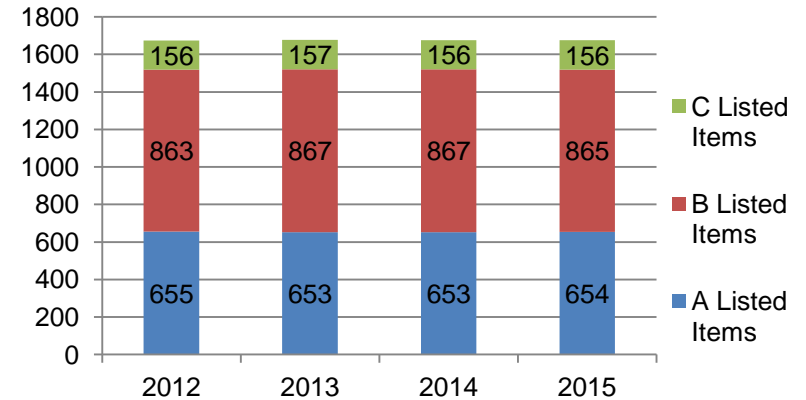


Chart Showing Number of Listed Items in Each Category



BHS Princes Street, Category B Listed Building



Old High School Edinburgh Medieval 'Knight's Grave'

Archaeology Projects in the WHS

Between 2013 and 2014, twenty six (12 & 14 respectively) programmes of archaeological investigation were undertaken across the Old & New Town of Edinburgh World Heritage Site. These ranged from set piece excavations to watching briefs and historic building recording exercises. This work was undertaken principally in response to archaeological conditions attached to planning consents, following advice from the City of Edinburgh Council Archaeology Service (CECAS) of which the following projects stand out.

Projects in 2013

Old High School Yards

Between March and May 2013 excavations undertaken revealed for the first time the remains of Edinburgh's Dominican Friary established in 1260 and demolished in 1560's as part of the reformation. Although the majority of the site and burials were preserved in situ over 90 burials were excavated including a burial plot of a noble family which was marked by a decorated 13th century grave slab with cross and sword, indicating the burial of a knight. In addition new evidence relating to the original 16th century High School was unearthed.

Calton Hill

A detailed survey was undertaken of a buried Mausoleum for Herman Lyon, a prominent late 18th century Jewish Merchant who died in 1795. This survey provided the first accurate plan and survey of this important monument and will assist in its protection.

Canongate

Excavations at the corner of Old Tollbooth Wynd and Calton Road unearthed the remains of the 1761 Canongate Poorhouse, the remains of six burials from the Canongate burial ground attached to the Canongate Kirk opened in 1691 and medieval garden and midden deposits dating back to the 12th century.

Projects in 2014

Canongate

As part of the redevelopment of Edinburgh University's Holyrood Rd North Campus, a large scale urban excavation was undertaken. This revealed a complex series of deep water-logged deposits, dating back to the foundation of the burgh in the 12th century. Most significant was the discovery of the remains of the early medieval burgh ditch running parallel with Holyrood road and the remains of a large scale Tannery dating to the 13/14th century comprising several large stone tanks and wooden barrels used to process leather.



*Medieval Tanning Tanks Under Excavation CFA
Canongate, Edinburgh*

Buildings at Risk

Register *for* Scotland



Police box on the BARR, corner of the Pleasance and the Cowgate

Buildings at Risk









The National Performance Framework (NPF) is the Scottish Government's system for monitoring and assessing its activity against a number of key objectives. Within this, a National Indicator has been established for the historic environment to improve the state of Scotland's historic buildings, monuments and environment.

Each of the indicators and targets within the NPF requires a single measure. In the case of the historic environment, the measure which has been selected is a decrease in the percentage of 'A' listed buildings recorded as 'at risk' on the Buildings at Risk Register (BARR). This is monitored on a city-wide basis.

Overall, the percentage of Edinburgh's A- Listed buildings on the Buildings at Risk Register is less than half of the Scottish city average.

Buildings at Risk Register (BARR)

There are 32 items listed on the Buildings at Risk Register at present, this is broken down into categories of listing below:

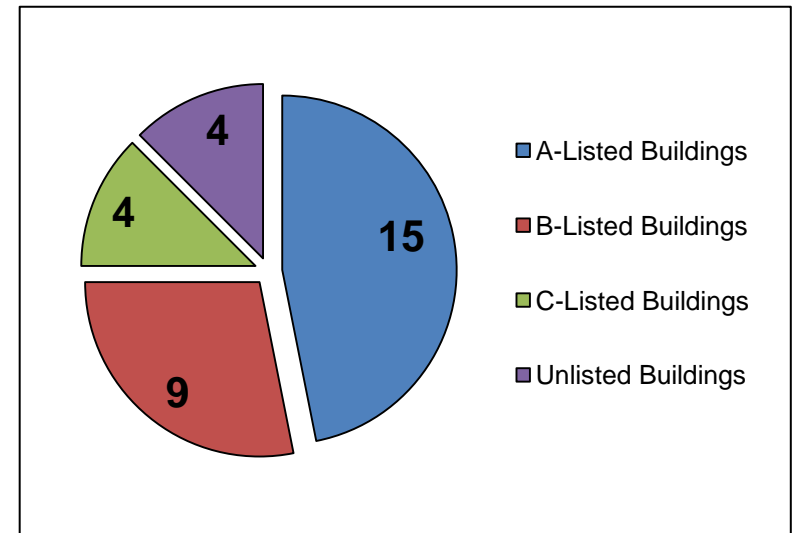
| Buildings Status | Number of Buildings in World Heritage Site |
|--|---|
| Critical Risk |  (1) |
| High Risk |  (4) |
| Moderate Risk |  (11) |
| Low Risk |  (13) |
| Minimal Risk |  (1) |
| Restoration of Building in Progress |  (5) |
| Buildings Removed from the At Risk Register (Since 2011) |  (16) |
| Demolished Buildings (Since 2011) |  (4) |

The above table shows the number of buildings in the WHS in each category of building status

Buildings Status on the BARR at Present (August 2015)

16% of the buildings at risk in the ONTEWHS are either in a critical or high risk condition; this represents 5 buildings. One of these buildings is A listed. The remainder are either B/C listed or unlisted.

Since 2011, 16 buildings have been brought back into use and removed from the buildings at risk register and four have either been demolished or are in the process of demolition. Restoration is currently in progress on five at risk buildings throughout the ONTEWHS.



Breakdown of Listed Buildings of High/Critical Risk on the BARR Located Within the WHS.



Waverley Bridge Public Realm Improvements



Waverley Station, Market Street Entrance

6/ Public Realm Improvements

The quality of the public realm within the ONTEWHS is important in contributing to a quality built environment, particularly in a vibrant city where the heritage site is so heavily used both by pedestrians, cyclists and vehicular traffic.

The focus for 2013-2015 has been on developing design proposals for improvements to the public realm in streets and spaces within the city centre that were put on hold to allow tram works to be completed.

Key developments in the city centre have emerged such as the new plans for the St James Centre and improvements to the public realm at Haymarket and West Register Street. The details will deliver considerable improvements to the public realm.

Waverley Station

Network Rail completed long awaited improvements to Waverley Station which include: replacing the 34,000m² station roof with clear, strengthened glass, a new Market Street entrance, refurbishing the station concourse and main building exterior, improving facilities for passengers and improvements to Platforms 8 and 9, including new canopies and station furniture.

Works are complete on Waverley Bridge to improve the streetscape, with the addition of high quality paving materials and new lighting, leading to the completion of the improvements to Market Street.

West End Princes Street

The West End at Princes Street is now being transformed with support from, and working with, local businesses to remove unwanted street clutter and improve the quality of these key public spaces.

Initial restoration work has been completed at West End Princes Street with the implementation of a high quality footpath and reconfiguration of the gardens. The original walls are now undergoing restoration with funding from EWH. There are further landscape improvements planned for this area.

'New Waverley'

Development is well underway at the 'New Waverley' site. The development will provide a new public square and improvements to existing streets in the area around the new development site.

Castle Hill

There have been significant surface improvements on Castle Hill which retains the original materials and street features with the addition of a shared space to improve the pedestrian environment / walking in the often overcrowded pathway leading up to the castle.



Paving Improvements and Restored Walls at Coates Gardens, West End Princes Street.



Surface Improvements on Castle Hill



Advocates Close, Old Town.

Advocates Close

The regeneration of Advocates Close has resulted in improvements to the old closes, with repaired paving and lighting. Alongside these improvements to the existing public realm, a link has been created to the News Steps, allowing direct access from the close to St Giles' Street and Market Street.

Cowgate

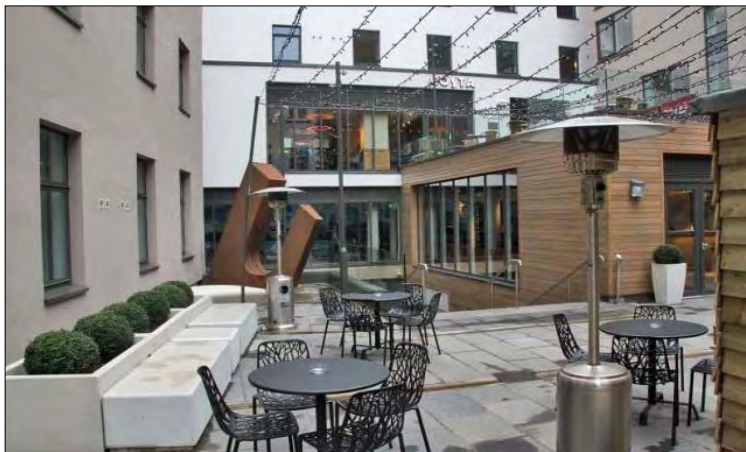
Works have been completed at the Cowgate / South Bridge gap site, derelict since fire destroyed the tenement there in December 2002. The regeneration of this site includes new closes and a central courtyard, creating a new pedestrian link between the Cowgate, South Bridge and Guthrie Street.

Scott Monument

Design proposals are being developed to reinvent the lighting of the Scott Monument. Additionally following the 200 year anniversary celebrations of Sir Walter Scott's Waverley, honorary quotes are being displayed on boards along the walkways in Waverley Station.

St Andrew Square

The council is working with Standard Life Investments as part of its development on the south side of St Andrew Square to bring the next phase of the public realm improvements to the square.



Internal Courtyard at the Cowgate Fire Site

Bus Shelters

There is a major programme to replace bus shelters across the ONTEWHS and wider city centre. A map showing all those due for replacement [can be found here](#). These works are underway.

Princes Street

The installation of new high quality sandstone paving was coordinated with the opening of the Apple store and Motel One hotel at the east end of Princes Street, forming the first phase of improvements to this key retail street.

The paved area outside Frasers at the west end of Princes Street is set to become the focus for public art installations. The first project features a miniature version of the iconic Kelpies sculpture, created by artist Andy Scott. These were on display over the summer of 2015.



New Bus Shelter Design on Princes Street



The Kelpies Sculpture at the West End of Princes Street



Tram Approaching Princes Street Stop



Tram Departing from St Andrew Square Stop

Edinburgh Tram Project

The Edinburgh Tram works commenced in 2008, and an operational service, from Edinburgh Airport to York Place commenced on 31st May 2014 at 5am. The tram line is 14km long with fifteen stops, four of which are within the WHS, and a fifth (the Haymarket interchange) on the border.

Results of the First Year

Figures released in summer 2015 show approximately 4.92 million passenger journeys in the first year of operations - around 370,000 ahead of the pre-launch target. In 2014, Lothian Buses also reported an uplift in its overall patronage year on year, indicating that public transport usage in Edinburgh may generally be on the increase.

Edinburgh Trams received a 95% overall customer satisfaction rating following an independent UK wide survey by Passenger Focus and operated with 99% service reliability. These reliability and satisfaction levels are among the top performing public transport operators in the UK

Possible extensions

No decisions about a potential extension of the line were taken during this monitoring period (to August 2015). However, an outline business case for possible extension to Leith/Granton was submitted in June 2015. This proposed extension will likely result in a further tram site either in or on the boundary of the ONTEWHS, at the southern end of Leith Walk.

The proposed line to south east Edinburgh, which would likely have an impact in the WHS along the South Bridge / Nicolson Street corridor has not been progressed.

7/ Commercial Development in the ONTEWHS

Edinburgh 12

The *Edinburgh 12* is an initiative introduced by the City of Edinburgh Council in 2013 to help progress strategically important gap sites across Edinburgh's city centre. These 12 sites could potentially offer 1.5 million sq ft of office space and 1,650 homes within the next five years. Ten of the sites are located either within or are on the boundary of the ONTEWHS. This section examines the current status of these projects.

New Waverley

Work is underway on the first part of 'New Waverley' development. This site, between the Canongate and Calton Road in the heart of the Old Town, was formerly home to a bus depot. The project also includes properties along the Canongate, the Canongate Venture, a former council vehicle depot, sites along Calton Road, and the arches at Jeffrey Street / East Market Street. A mixed use development, it includes residential accommodation, office space, three new hotels, retail and leisure facilities, and a new publicly accessible square.

Donaldson's College

Formerly an orphan hospital and school for the deaf and now Category A listed, planning permission has been granted to restore and redevelop the building to form sixty three flats, construct seventy two new flats around the grounds, convert existing gatehouses to two further homes, and improve the landscaping, parking provision and access.



Edinburgh 12: City Centre Development Opportunities Report.



Donaldson's College



Quatermile Apartments



Quatermile

Dewar Place

Located on the site of a now decommissioned power station on the boundary of the ONTEWHS, this site faces numerous challenges. The City of Edinburgh Council has entered into a dialogue with Scottish Power to discuss alternative uses and help fund new public realm.

The Haymarket

This site is also situated on the boundary of the ONTEWHS, and was formerly used as a carpark. Work is under way on a mixed use development, taking advantage of the proximity to a prominent transport hub. The completed development will deliver 340,000 sq ft of office space, 54,000 sq ft of leisure and retail space; a 168 bed ‘aparthotel’, a 190 bed hotel, alongside new public realm and increased permeability in the area.

8-20 King Stables Road

Formerly a council depot, a public consultation was held in June 2015, displaying a mixed use scheme that included a hotel, post-graduate student accommodation, apartments, an arts cafe, workshops and public realm improvements. A further event will be held in October 2015.

Quatermile

Formerly the Royal Infirmary of Edinburgh and overlooking the Meadows, the Quatermile is a mixed-use development (offices, homes, retail) designed by Foster and Partners. Development has been ongoing for several years now; most recently work has commenced on converting the Sidney Mitchell buildings to a residential use, with ground floor commercial and a new central thoroughfare connecting westwards.

Former Royal High School

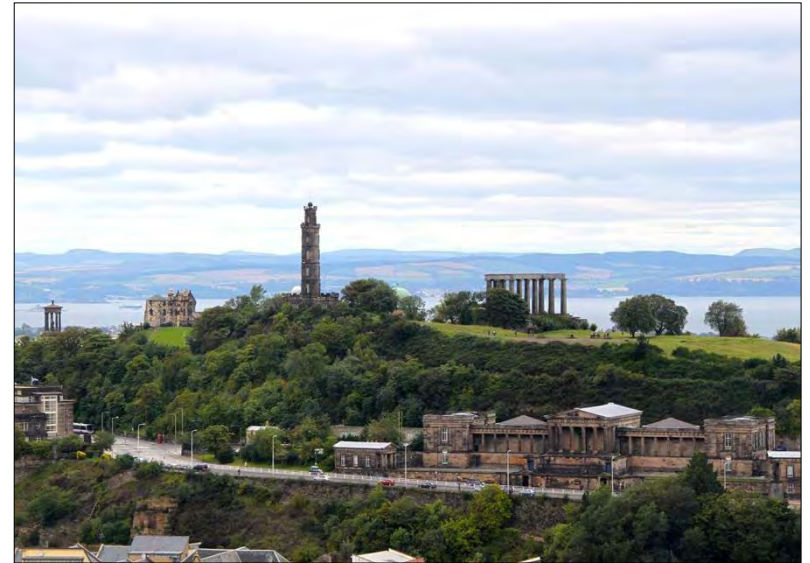
The opportunity for redevelopment of the former Grade A listed school, originally designed by Thomas Hamilton, has sparked considerable interest. Applications for planning permission and listed building consent have been submitted proposing a “world class” hotel development on site, and pre-application discussions proposing a change of use to provide new premises for the St Mary’s Music School are underway.

St Andrew Square

The vacant former Scottish Provident office building has now been demolished, and redevelopment is underway. This will deliver Grade-A office space, retail units and residential flats. Completion is estimated for 2017, and Standard Life Investments are due to set to occupy the office space. Additionally, around 50% of the retail space has been pre-let.

St James Quarter

This £850 million project to redevelop the St James Shopping Centre, King James Hotel and New St Andrew’s House will deliver approximately 50,000sqm of retail space; 14,000sqm of food and drink space; 3,000sqm of leisure space; a 210-bedroom hotel; a 52-bedroom apart-hotel; 143 residential units; parking and ancillary elements. Planning permission was granted over the summer of 2015 and work is expected to begin in early 2016. Whilst the redevelopment of the site is supported, some details of the scheme have raised concerns over their impact on the skyline and the OUV of the World Heritage Site.



View of The Royal High School and Calton Hill

St Andrew Square Development Underway



View of the Cowgate Fire Site Replacement Building from Blair Street

India Buildings

The former municipal registry office at the top of Victoria Street, it is now owned by Jansons. A consultation notice was submitted in May 2015, proposing a development anchored around a new hotel, with additional commercial, retail and leisure facilities. There are also proposals to extend down into the Cowgate side of the building, incorporating the Cowgatehead Free Church.

Other Notable Developments Within the ONTEWHS

Cowgate Fire Site

This site, where South Bridge crosses the Cowgate, was destroyed by a fire in 2002. Redevelopment began in 2012 and was completed in early 2014, and a hotel, alongside restaurant and retail units fronting onto both South Bridge and Cowgate, now occupies the site. The development also includes a publicly-accessible central courtyard, which provides access between the Cowgate, South Bridge and Guthrie Street.

10-15 Princes Street (former Woolworths building)

This building was extensively refurbished between 2012 and 2014. The ground floor retail element was retained, and the redundant office space above was turned into a new hotel. The capacity of the building was expanded by an additional storey but the historic façade was otherwise retained.

Advocate's Close

This award winning development, situated in the heart of the Old Town, was designed by Morgan McDonnell Architects and completed in 2013. The development comprises commercial units, a restaurant, 7,500 Sq.Ft. of office space, a bar/bistro and serviced apartments. Additionally the development has had a positive impact on the public realm, creating a new link between the High Street and Market Street, with a new route opened to the News Steps.

Market Street Hotel

Subject to a legal agreement, planning permission was granted in June 2015 for a new hotel on the site of 4-8 Market Street, between the City Arts Centre and St Christopher's Inn. Around half the site is empty, and the rest is occupied by a parking garage built in the 1930s but derelict for around forty years. This structure is not listed and will be demolished as part of the redevelopment. The plans also include improvements to Craig's Close, and a new courtyard accessible to residents of Anchor Close.

Holyrood Road Student Village

Edinburgh University is in the process of developing a new student village along Holyrood Road, adjacent to Moray House. The site, previously occupied by teaching buildings, is being redeveloped to house around 900 postgraduate students in purpose-built accommodation. It will also include new pedestrian links between Holyrood Road and the Canongate. The first stage of the project will open in September 2015, and the second in September 2016.



Holyrood Road Student Village



View of Advocates Close from Princes Street



Grassmarket Community Project Building

26-31 Charlotte Square

These properties are owned by Fordell Estates, the largest single property owner on Charlotte Square. These properties, a collection of historic townhouses on the south side of Charlotte Square, were acquired from the National Trust for Scotland in November 2010. This now-completed development sees the buildings refurbished and rebranded into Grade-A office space. Part of this process involved extending the buildings and creating a new facade on Hope Street Lane, replacing an existing warehouse building considered redundant.

Rents were beginning to fall in Charlotte Square, as it struggled to compete with alternative, purpose built, open plan office space elsewhere in Edinburgh. The aim of this redevelopment was to counter this trend, returning Charlotte Square to its former position as one of the pre-eminent business addresses in Edinburgh.

86 Candlemaker Row

This extension to the Greyfriar's Kirkhouse was completed in early 2013, and is now home to the Grassmarket Community Project. Nestled between Greyfriars Kirkyard and the shops at the bottom of Candlemaker Row, the development incorporates a canteen, kitchen, workshop, community hall, offices and residential units. It has won a number of awards for its innovative use of a marginal urban gap site.

6/ Conservation Projects in the ONTEWHS

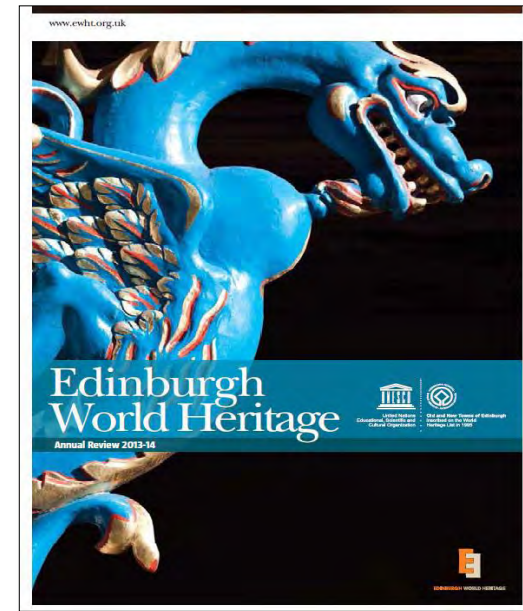
Edinburgh World Heritage (EWH)

EWH works to conserve and enhance the WHS with funding allocated by the City of Edinburgh Council, Historic Scotland and through donations from charitable trusts, businesses and the public. Around 80% of the funds the Trust receives are used to fund awards to property owners under the Conservation Funding Programme, to protect and improve the ONTEWHS. The remaining 20% is spent on EWH initiated public realm projects.

Unlike other grants given, EWH grants to private and commercial owners are generally repayable on the sale or transfer of the building. So far approximately £2 million of repayable grants have been awarded, which over time will all be re-invested in the other buildings. This represents the careful long term stewardship of scarce public funds.

The projects undertaken by EWH contribute to keeping traditional skills alive; they also have regenerative benefits to the ONTEWHS. EWH also carry out research work to highlight issues facing the ONTEWHS as well as its economic benefits and energy efficiency in historic buildings.

A World Heritage Site Management Plan is prepared by the City of Edinburgh Council, EWH and Historic Scotland. The most recent version was published in October 2011 and an Action Plan was published in February 2012. Both focus on the notion of the sustainable management of a living city, striving to strike a balance between four key elements; the heritage of the site; the people of the site; visitors; and economic development.



EWHT Annual Review 2013-14

EWH make use of part of their funding to support conservation projects throughout the WHS.

Throughout the 2013-14 financial years, **EWH has awarded £179,384 in grants.**

This initial public investment acts as a catalyst for leveraging in funds from other private sources such as property owners, donations, grants and sponsorship, while giving others confidence to invest in their buildings.

2013-2014 - £179,384 (grants), total investment £971,563
(£5 total levered for every £1 invested)



Shop Front Improvements at West Maitland Street



13 Elm Row Shop Front Restoration

EWH publish [Annual Reviews](#), the latest being 2013-14. These cover EWH's contribution to the WHS and projects it has supported, some of which are listed below:

West Maitland Street

Throughout the year, EWH worked with the owners and tenants of businesses on West Maitland Street, to develop a major scheme of shop front improvements. The street is important as it forms one of the main gateways to the World Heritage Site, and is also on the route of the new tram. Background research was conducted into the history of the street, to assess the significance of what survives and to help with the detailed planning of future renovations. The scheme will be very complex, involving many different owners and tenants and types of work, but will bring great economic benefits - not only to this part of the city but to the ONTEWHS as a whole.

Elm Row

No. 13 Elm Row was designed in 1821 by the architect William Playfair, as part of his master plan for the area around Calton Hill.

The EWH funded conservation project saw the building restored back to its original Georgian appearance, by rebuilding the first floor. The project started with the removal of paintwork from the exterior, and the reinstatement of the stone cornice. The final stage was particularly complex as it involved major structural work, to replace the single large window with traditional sash and case.

This type of project will be a priority for EWH over the next few years, as shop fronts play a very important role in the city's historic character, and even a single high-quality example can make a significant improvement to the streetscape.

Quaker Meeting House

In August 2013, EWH announced a grant of £32,400 to help restore community rooms at the Quaker Meeting House on Victoria Terrace.

The building dates to 1865 and was built for the United Original Secession Church as part of the Victoria Street development. The Category-B listed building is a well used community facility, with rehearsal rooms and meeting spaces for youth groups and grassroots organisations. It is also an important Fringe venue, hosting a wide variety of acts each year.

The EWH grant helped to enable the replacement of decayed 1980s windows with a more appropriate and energy efficient design. The replacements have slender frames, hiding the window behind the stonework as the architect originally intended. As the windows are so inconspicuous, this also allowed for slim-line double glazing to be fitted, enhancing the thermal performance of the building.

St Mary's Episcopal Cathedral

In August 2013, EWH announced a grant of £27,339 towards improvements to the grounds surrounding St Mary's Episcopal Cathedral.

The gothic cathedral was designed by Victorian architect Sir George Gilbert Scott, and its three spires form a key part of the city's skyline, but the grounds of the cathedral are in need of some improvements. The work was planned in two phases, with the first focused on the north-west corner of the grounds. Here an area of tarmac has been grassed, landscaped and opened up as publicly accessible green space. The EWH grant enabled the repair and refurbishment of the original cast-iron railings, and the reinstatement of a beautifully carved stone pillar terminating the railings at the west door of the Cathedral.



St Mary's Cathedral



25 Learmonth Terrace

Learmonth Terrace

No. 25 Learmonth Terrace is one of the finest Victorian townhouses in Edinburgh, and in 2013 work started on a major EWH funded conservation project.

Maintaining and developing traditional skills such as masonry is crucially important for the upkeep of Scotland's traditional buildings, and projects such as Learmonth Terrace are key to sustaining and increasing that skilled work force.

The EWH grant has conserved the elaborate exterior of this Category-A listed building, including stonework repairs, conservation of the decorative front door, and repairs to the cast-iron gutters and downpipes. The scale and intricacy of the exterior decoration has been a challenge for the masons, who were not only repairing detailed carvings by hand but in many cases reconstructing entire sections of the decorative scheme. Exceptional care has been taken to preserve the existing stone work while seamlessly replacing damaged architectural features.

Selected References

Whilst writing this report, discussions were had with Edinburgh Council employees, Historic Scotland and Edinburgh World Heritage Trust in order to collate the relevant and up to date information and data. Additional documents, listed below, were also used to supplement the information provided to us by these individuals:

- [Old and New Towns of Edinburgh Site Management Plan](#)
- [Old and New Towns of Edinburgh Site Action Plan](#)
- [EWHT Annual Review 2013-2014](#)
- [SES Plan](#)
- [Edinburgh Local Development Second Proposed Plan](#)
- [Buildings at Risk Register](#)
- [The Skyline Report](#)
- [Edinburgh 12 Bulletin](#)
- <http://www.thehaymarketedinburgh.com/> (The Haymarket)
- <http://www.edinburghnews.scotsman.com/news/developer-eyes-hotel-plan-for-ex-wedding-venue-1-3476759> (India Buildings)
- <http://www.edinburgharchitecture.co.uk/Quartermile> (Quartermile)
- (<http://www.edinburghnews.scotsman.com/news/75m-st-andrew-square-scheme-to-go-ahead-1-3320381>) (St Andrew Square)
- <https://citydev-portal.edinburgh.gov.uk/portal/getEdmDoc?docid=562923987> (Charlotte Square)

Appendix 1 – Footfall Monitoring results

Old Town

| Location | Weekly Footfall 2010 | Weekly Footfall 2011 | Weekly Footfall 2012* | Weekly Footfall 2013 | Weekly footfall 2014 |
|---------------------------------|----------------------|----------------------|-----------------------|----------------------|----------------------|
| Grassmarket (Costume Haha) | 70,407 | - | - | - | - |
| Grassmarket (Grassmarket Hotel) | - | - | 61,642 | 59,884 | 58,238 |
| High Street (Bella Italia) | 82,005 | 83,249 | 83,606 | 74,660 | 81,108 |
| High Street (Radisson Hotel) | 103,166 | - | - | - | - |
| South Bridge (Latest News) | 37,748 | - | - | - | - |
| South Bridge (Offbeat Clothing) | 68,749 | - | - | - | - |

Notes;

*1 – High Street (Bella Italia) covered a 218 day period only.

West End

| Location | Weekly Footfall 2010 | Weekly Footfall 2011 | Weekly Footfall 2012 | Weekly Footfall 2013 | Weekly footfall 2014* |
|---------------------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|
| Lothian Road (B&L) | 46,873 | - | - | - | - |
| Lothian Road (Pizza Hut) | 51,828 | - | - | - | - |
| Shandwick Place (Specsavers) | 63,459 | 84,815 | - | - | - |
| Shandwick Place (Lothian Buses) | 73,307 | - | 39,063 | 32,917 | 31,115 |

Notes;

*1 – Shandwick Place (Lothian Buses) covered a 21 week (January through May inclusive) period only

New Town

| Location | Weekly Footfall 2010 | Weekly Footfall 2011 | Weekly Footfall 2012* | Weekly Footfall 2013** | Weekly Footfall 2014 |
|--|----------------------|----------------------|-----------------------|------------------------|----------------------|
| George Street (Dome) | 64,950 | 60,835 | - | - | - |
| George Street (Whistles) | 51,642 | - | - | - | - |
| George Street (FCUK) | - | - | 85,216 | 77,451 | 74,192 |
| George Street (Natwest) | - | - | 59,708 | 48,635 | 55,131 |
| George Street (Rohan) | 34,980 | - | - | - | - |
| Leith Walk (Vittoria) | - | 52,458 | - | 51,531 | 50,118 |
| Princes Street (Carphone Warehouse) | 225,390 | - | - | - | - |
| Princes Street (House of Fraser) | 175,300 | - | - | - | - |
| Princes Street (M&S) | 256,171 | 258,379 | 214,600 | 248,848 | 250,827 |
| Princes Street (Next) | 174,300 | - | - | - | - |
| Rose Street (Black & Lizars) | 90,632 | - | - | - | - |
| Rose Street (Tiso) | - | - | 59,857 | 56,660 | 52,695 |
| Rose Street (Jenners) | - | - | 59,287 | 96,914 | 90,751 |
| South St Andrew Street (McDonalds) | - | - | - | 105,385 | 109,434 |
| St Andrew Square (Harvey Nichols) | 90,212 | - | - | - | - |

Notes;

*1 - Leith Walk (Vittoria) covered a 213 day period; Rose Street (Jenners) covered a 211 day period.

*2 – Both Leith Walk (Vittoria) and South St Andrew Street (McDonalds) covered a 31 week (June to December inclusive) period only