

# Notice of meeting and agenda

## Planning Committee

**10.00 am, Thursday, 6 October 2016**

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**

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- 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**

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- 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**

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- 3.1 If any

## **4. Minutes**

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- 4.1 Planning Committees of 11 August and 5 September 2016 – submitted for approval as correct records (circulated)

## **5. Business Bulletin**

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- 5.1 Planning Committee Business Bulletin (none)

## **6. Planning Performance**

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- 6.1 Short Stay Commercial Leisure Apartments – Monitoring Report – report by the Executive Director of Place (circulated)

## **7. Planning Policy**

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- 7.1 Housing Land Audit and Delivery Programme 2016 – report by the Executive Director of Place (circulated)
- 7.2 East Lothian Proposed Local Development Plan 2016: Period of Representations – report by the Executive Director of Place (circulated)

## **8. Conservation**

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- 8.1 Finalised Portobello Conservation Area Character Appraisal – report by the Executive Director of Place (circulated)

## **9. Referral Reports**

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- 9.1 None

## **10. Motions**

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- 10.1 None

### **Kirsty-Louise Campbell**

Interim Head of Strategy and Insight

## **Committee Members**

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Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Balfour, Blacklock, Cairns, Cardownie, Child, Gardner, Heslop, Keil, McVey, Milligan, Mowat and Ritchie.

## **Information about the Planning Committee**

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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**

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If you have any questions about the agenda or meeting arrangements, please contact Stephen Broughton or Blair Ritchie, Committee Services, City of Edinburgh Council, Waverley Court, Business Centre 2.1, 4 East Market Street Edinburgh EH8 8BG, Tel 0131 529 4261 or 529 4085, e-mail [stephen.broughton@edinburgh.gov.uk](mailto:stephen.broughton@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](http://www.edinburgh.gov.uk/cpol).

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## Planning Committee

10.00 am, Thursday, 11 August 2016

### Present

Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Blacklock, Cairns, Child, Gardner, Heslop, Keil, McVey, Milligan, Mowat, and Ritchie.

### 1. Minutes

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#### Decision

To approve the minutes of the Planning Committee of 19 May 2016 as a correct record.

### 2. Strategic Development Plan 2 Proposed Plan and Action Programme

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SESPlan had prepared a Proposed Strategic Development Plan and Action Programme for Edinburgh and South East Scotland. The Strategic Development Plan was a statutory planning document which was prepared every five years and covered a twenty year period. It communicated strategic level and cross-boundary planning policy and applied national policy and guidance from the Scottish Government. The Action Programme set out the key strategic actions needed to deliver the vision of the Plan.

There is a requirement to review the SDP within four years of its approval. The second SESplan Main Issues Report was published on 21 July 2015. This provided the main opportunity for engagement. During a 10 week consultation period, SESplan received 245 responses. The engagement has informed the preparation of a Proposed Plan. The Proposed Plan represents SESplan's settled view of the final content of the plan. The City of Edinburgh Council officers have been involved in its preparation as members of an Operational Group and Project Board.

Community planning and spatial planning should be closely aligned. Within the SESPlan area, efforts have been made to ensure that SDP2 is consistent with the Community Plans in the area. In Edinburgh, Community Planning is represented on an internal SDP coordination group along with representatives from key Council services.

The SESplan Joint Committee approved the Proposed Plan and Action Programme for publication at its meeting on 20 June 2016. Each member council had been invited to formally ratify this decision. This report recommended that Committee



endorses the Proposed Plan and Action Programme and referred this decision to full Council.

### **Decision**

- 1) To support the decision by the SESplan Joint Committee at its meeting on 20 June 2016 to approve the Strategic Development Plan 2 Proposed Plan and Action Programme for publication for representations and refer it to full Council for ratification.
- 2) To note that minor editorial changes of a non-policy nature to SDP2 and the supporting documents were delegated to the SDP Manager in consultation with the Head of Planning and Transport, SESplan Project Board Chair and Joint Committee Convener.
- 3) To note those background documents to be published with the Proposed Plan.
- 4) To note the proposals for consultation on SDP2 and the supporting documents considered by the SESplan Joint Committee on the 20 June 2016.
- 5) Details of the membership of the Community Planning Group and meetings held to be circulated to members of the Planning Committee.
- 6) Details of the population expansion projections to be provided to Planning Committee members.

(Reference – report by the Executive Director of Place, submitted.)

### **3. Legacy Planning Applications - Update**

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An update was provide on the new procedure for dealing with legacy planning applications approved on 15 June 2015.

The new procedure put forward arrangements to reduce delays in concluding legal agreements before planning permission decision notices could be issued and so improve the Council's performance figures. Details were provided of progress in removing non-legal agreement cases from the system.

### **Decision**

- 1) To note progress on dealing with legacy applications.
- 2) The Executive Director of Place to report to the Committee in two cycles on the legacy applications classified as awaiting further information with explanations for the delay in this being submitted.

(References – Planning Committee 15 June 2015 (item 7); report by the Executive Director of Place, submitted.)

## 4. Review of the Scottish Planning System – Progress Report and the Next Steps

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The review of the Scottish planning system was continuing to make progress with a programme to deliver change which was emerging. The independent review panel had reported on its findings and made a series of detailed recommendations. Scottish Ministers had now responded to the panel's report and set out a number of immediate actions, the scope for future reforms and details of a proposed White Paper.

A summary was provided of the findings from the independent review panel, its recommendations and the Scottish Ministers' response and next steps. The written evidence to the panel from the Planning Authority was agreed by Planning Committee on 3 December 2015.

### Decision

- 1) To note the outcomes of the independent panel's review.
- 2) To note the Scottish Ministers' response to the review and their recommendations for future reforms to the planning system in Scotland.
- 3) The Executive Director of Place to arrange a Committee Workshop for members to discuss the proposals in the White Paper on the review of the Planning System.
- 4) The Executive Director of Place to circulate the remit of the working groups to the Committee.

(References – Planning Committee 3 December 2015 (item 11); report by the Executive Director of Place, submitted.)

## 5. Open Space 2012, Edinburgh's Draft open Space Strategy for Consultation

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Edinburgh's draft Open Space Strategy reported the following changes to open space between 2010 and 2015: access to good quality play areas and urban green space had improved; allotment capacity had increased and community growing had flourished; and the city's green network had benefitted from measures to improve walking, cycling and biodiversity.

The draft Strategy took a co-ordinated view of future open space needs for the period to 2021 to protect and expand the city's network of open spaces and create sustainable places. Details were provided of the key challenges to the strategy.

### Decision

- 1) To approve 'Open Space 2021', Edinburgh's draft Open Space Strategy for consultation purposes (Appendix 1 of the report by the Executive Director of Place).
- 2) To note the 2015 Open Space Audit schedules (Appendix 2 of the report).

- 3) To refer the draft Strategy to the Transport and Environment Committee for information.
- 4) The Executive Director of Place to circulate a link to the audit process to the Committee.

(Reference – report by the Executive Director of Place, submitted.)

## **6. Consultation on Airspace Change Programme**

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Approval was sought for a formal response to Edinburgh airport operator's consultation on planned changes to the Edinburgh's airspace flight paths.

Details were provided of the proposed use of more tightly defined airspace, modern technology and the expansion of the use of Edinburgh airport. The response identified issues for further consideration with regard to the noise impact on Edinburgh residents and the impacts on habitats and designated sites of national/international importance.

### **Decision**

- 1) To approve Appendix 3 of the report by the Executive Director of Place as the response to the Airspace Change Programme consultation.
- 2) To refer the report to the Transport and Environment Committee for information.

(Reference – report by the Executive Director of Place, submitted.)

## **7. The Edinburgh Planning Concordat 2016**

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Approval was sought for the refreshed Edinburgh Planning Concordat.

The Edinburgh Planning Concordat was first agreed in 2010 between the Council and the Edinburgh Chamber of Commerce as a way of working together when major development was proposed in the City. It was updated in 2013 to include community councils and the [Edinburgh Planning Concordat 2013](#) had been reviewed and refreshed in conjunction with the Edinburgh Chamber of Commerce and the Edinburgh Association of Community Councils.

The aim of the refreshed Concordat was to simplify it and make it easier for developers to use when major development was proposed in the City. Community Councils could also use it as a tool to engage with these developers and reach consensus on development in their area.

### **Decision**

- 1) To approve the Edinburgh Planning Concordat 2016.
- 2) To note that the Planning Concordat Engagement Fund was closed.
- 3) To refer the report to the Communities and Neighbourhoods Committee.

(Reference – report by the Executive Director of Place, submitted.)

## 8. Old Town Conservation Area – Review of Conservation Area Character Appraisal

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Approval was sought of the revised Old Town Conservation Area Character Appraisal, in draft, for consultation. This had been developed in the new style of appraisal. The content had been updated to reflect changing issues in the area, and the community's views and concerns. Details were provided of the way in which the consultation would be conducted.

### **Decision**

- 1) To approve the attached revised Old Town Conservation Area Character Appraisal, in draft, for consultation.
- 2) The Executive Director of Place to circulate the figures for the population growth in the Old Town to the Committee.

(References – Planning Committee 3 October 2013 (item 7); report by the Executive Director of Place, submitted.)

# Planning Committee

10am, Thursday, 6 October 2016

## Short Stay Commercial Leisure Apartments – Monitoring Report

Item number	6.1
Report number	
Executive/routine	Routine
Wards	All

### Executive Summary

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In 2013, the Planning Committee agreed to make changes to its non-statutory 'Guidance for Businesses', in order to make specific reference to the issue of short stay commercial leisure apartments – so called 'party flats'. This report provides an update on the Council's current position, following the last report submitted in August 2015. It is recommended that the next report is made in one year's time.

### Links

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Coalition Pledges	<a href="#">P28</a>
Council Priorities	<a href="#">CO8</a> <a href="#">CO16</a> <a href="#">CO19</a>
Single Outcome Agreement	<a href="#">SO1</a> <a href="#">SO4</a>

## Short Stay Commercial Leisure Apartments – Monitoring Report

### 1. Recommendations

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- 1.1 It is recommended that the Committee :
- a) notes the current position in respect of action by the planning enforcement service relating to short stay commercial leisure lets and that a further report on progress will be made in a year's time; and
  - b) refers the report to Health, Social Care and Housing Committee for information.

### 2. Background

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- 2.1 Since the Guidance for Businesses was approved in December 2012, the Planning Committee has considered whether short stay commercial leisure apartments or 'party flats' can constitute a material change of use in planning terms. The Planning Committee considered that in certain cases they could. Accordingly, the published version of the non-statutory Guidance for Businesses was amended to incorporate the relevant criteria for assessing whether a residential property had undergone a change of use to a short stay commercial leisure apartment, (SSCLA).
- 2.2 At its meeting on 6 August 2015, the Planning Committee considered a progress report and noted the current position in respect of action by the planning enforcement service relating to short stay commercial leisure lets. It also noted that a further review will be carried out in one year's time. This report fulfils that remit.

### 3. Main report

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- 3.1 Since the previous update, the planning authority has closed 14 enquiries into the alleged use of residential properties as SSCLAs and opened 10 new cases. A list of the cases closed together with the reasons for closing is at Appendix A.
- 3.2 There are currently a total of 10 SSCLA cases pending consideration. The progress of each of these cases is recorded in the table at Appendix B

- 3.3 In terms of the 14 cases that have been closed, three were the subject of enforcement notices (26 Old Tollbooth Wynd, 3F1 22 Learmonth Terrace and F5 2 Eyre Place). The notices at 26 Old Tolbooth Wynd and 3F1 22 Learmonth Terrace were not appealed and the use ceased in accordance with the notice. The case at 2 Eyre Place (15/00267/ECOU) is notable as it was the first SSCLA enforcement notice that has gone to appeal. The reporter gave general support to the Council's policy guidance, in as much as it was found to be relevant in assessing whether there was a change of use. The outcome was that the reporter agreed with the Council that a material change of use had occurred with the result that the notice was upheld and the use has ceased.
- 3.4 A separate outcome of the Eyre Place decision is that the terminology in the Guidance for Business has been changed from short term commercial leisure apartments to short term commercial visitor accommodation. This is to reflect the fact that this type of accommodation is not only used for leisure accommodation for holiday/tourism purposes but can also be used by other visitors in particular business travellers.
- 3.5 The planning service had not previously received an appeal against any of the SSCLA enforcement notices served. Consequently, there was no external measure of the robustness of the policy approach being taken. While the Eyre Place decision provides some useful pointers to what the reporters may look for in a change of use, each case must be considered on its own merits. Some factors may point to a change of use not being material. For example in the case of a small flat, the relatively small size of the premises increases the likelihood of its being occupied by single household rather than unrelated people, and limits the potential for anti-social behaviour to some extent. However other factors may indicate the change of use is material, for example, whether the flat shares a common access with permanent residents, which increases the likelihood of conflict with permanent residents. Other considerations include the nature of lets and frequency of turnover of residents. Until more appeal decisions are available, it is not possible to reach any definitive conclusion on whether the non-statutory guidance has resulted in an improvement to the situation in regard to such uses.
- 3.6 The difficulty for planning enforcement is having the evidence to show that the character of the premises has changed so substantially as to amount to a material change of use. In the majority of the cases that have been closed in the last year, there was usually some evidence that the flats were being used as short stay lets (i.e. advertised online), however there was no clear evidence that the character of the use of the flats for short term visitor accommodation was significantly different from the authorised use as flats for residential accommodation. Nevertheless in two cases (9 Featherhall Avenue and Flat 1 1 McEwan Square) the owners have chosen to put in place specific management measures to ensure the flats are not used as party flats in response to the enforcement enquiries.

- 3.7 In terms of new cases, there have been 10 SSCLA cases raised in the last year. This compares with 14 cases in 2014/2015 and 19 cases in 2013/2014.
- 3.8 Notwithstanding the relatively small number of new cases, it is evident from the growth of websites advertising short term lets that there are a large number of properties particularly in the City Centre and Leith that are being let out for short term lets. This has the potential to become a significant issue for the City. In this regard the Association of Scotland's Self-Caterers (ASSC) has advised that it has recently drafted a Code of Practice for short-term let operators to encourage best practice and promote a harmonious existence between short term let apartments and local residents. This proactive approach by the ASSC is welcomed but at this early stage it is not possible to say whether it is having any effect on how premises are used.

#### **4. Measures of success**

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- 4.1 That the Council's performance in dealing with cases of short stay commercial visitor lets results in a decline in the particular problems associated with such uses, in a decline in the number of complaints about such activity, and in successful outcomes for the Council in any appeal or court proceedings.

#### **5. Financial impact**

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- 5.1 There are no financial implications arising from this report.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 There is no impact on risk, policy, compliance and governance impact arising from this report.

#### **7. Equalities impact**

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- 7.1 There is no relationship between the matters described in this report and the public sector general equality duty. There is no direct equalities impact arising from this report.

#### **8. Sustainability impact**

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- 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. Relevant Council



sustainable development policies have been taken into account. This review of the operation of revised non statutory guidance will have no adverse impacts on carbon emissions, the city's resilience to climate change impacts, achieving a sustainable Edinburgh in respect of social justice, economic wellbeing or good environmental stewardship.

## 9. Consultation and engagement

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- 9.1 Consultation and community engagement have not been carried out in respect of this review of the operation within the guidelines. However, there is regular contact and communication with community groups and other interested parties through the work of the task group.

## 10. Background reading/external references

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- 10.1 [Annual Review of Guidance, report to Planning Committee, 28 February 2013](#)  
[Minutes of Planning Committee, 28 February 2013, Item 3](#)  
[Minutes of Planning Committee, 5 December 2013 Item 5.1](#)  
[Minutes of Development Management Sub Committee, 14 May 2014, Item 4.2](#)  
[Minutes of Planning Committee, 7 August 2014, Item 6.1](#)  
[Minutes of Planning Committee, 6 August 2015, Item 7.2](#)

### Paul Lawrence

Executive Director of Place

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## 11. Links

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<b>Coalition Pledges</b>	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
<b>Council Priorities</b>	CP8 A vibrant, sustainable local economy CP10 A range of quality housing options C12 A built environment to match our ambitions
<b>Single Outcome Agreement</b>	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 A – Table of SSCLA Cases Closed Aug 2015 – Aug 2016

Appendix B – Table of SSCLA Cases Pending Consideration at Aug 2016

## Appendix A - SSCLA Cases Closed Aug 2015 – Aug 2016

SSCLA										
Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Reason for Closing
13/00384/ECOU	26 Old Tolbooth Wynd Edinburgh EH8 8EQ	Change of use to Short Stay Let Accommodation	ALLANS	CLOSED	02/07/2013	06/10/2015	06/10/2015	1,135.63	A11	Enforcement Notice was served 03/09/14. No appeal received. Complaints ceased and case was closed. However after a period of over a year without complaint, a complaint was received 09/08/16 alleging the use has recommenced. As a result a new case has been set up (See cases pending below).
13/00544/ECOU	1F2 61 Lothian Road Edinburgh EH1 2DJ	Change of use from residential flat to short stay commercial flat.	ALLANS	CLOSED	05/09/2013	30/10/2015	30/10/2015	1,070.50	A11	Based on the results of the site inspections undertaken, and no further reports of anti social behaviour; it was concluded that the primary use of the premises

## SSCLA

Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Reason for Closing
										remained as a residential flat. No change of use had occurred.
14/00144/ECOU	2 Chessel's Court 240 Canongate Edinburgh	Alleged use of premises as a short stay commercial leisure apartment.	ALLANS	CLOSED	11/03/2014	06/11/2015	06/11/2015	883.39	A11	Several site inspections were undertaken. No unauthorised activity was witnessed occurring. No further reports of anti social behaviour in respect of this premises. On this basis concluded no change of use had occurred.
14/00331/ECOU	Flat 8 38 Barony Street Edinburgh EH3 6NY	Alleged change of use to short stay commercial leisure apartment	ALLANS	CLOSED	27/05/2014	06/10/2015	06/10/2015	806.52	A11	Several site inspections were undertaken. No unauthorised activity was witnessed occurring. the primary use of the premises remains as a residential flatted property. No breach in planning control had occurred.

## SSCLA

Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Reason for Closing
14/00400/ECOU	9 Featherhall Avenue Edinburgh	Alleged unauthorised change of use to short stay commercial leisure apartments (SSCLA)	BJF	CLOSED	04/07/2014	01/06/2016	01/06/2016	768.68	A06	Several site inspections were undertaken. The owners have introduced measures to restrict the way the flats are used. In planning terms the primary use of the premises remains as a residential flatted property. No breach in planning control had occurred.
14/00492/ECOU	Flat 1 1 McEwan Square Edinburgh	Use of premises as short stay commercial premises	ALLANS	CLOSED	04/08/2014	29/09/2015	29/09/2015	737.36	A09	The premises no longer allow 'stag' and 'hen' parties on their premises, or permit guests to have parties in their flats. Community Safety has since confirmed that no complaints of anti social behaviour have been received, and there are no active investigations into

## SSCLA

Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Reason for Closing
										the premises. Primary use of the premises is still a residential flat and no breach in planning control has occurred.
14/00530/ELBB	24 Queen Street Edinburgh	change of use from flatted accomodation to short stay commercial	ALLANS	CLOSED	14/08/2014	26/04/2016	26/04/2016	727.43	A11	The Council's Building Standards Section are currently undertaking separate enforcement action requiring the habitation of the unit by members of the public to cease.
14/00779/ECOU	26 Dublin Street Lane South Edinburgh EH1 3PX	Operation of a premises as an alleged SSCLA	ALLANS	CLOSED	03/12/2014	24/11/2015	24/11/2015	616.34	A11	Several site inspections were undertaken. No unauthorised activity was witnessed occurring. the primary use of the premises remains as a residential flatted property. No breach in planning control has

## SSCLA

Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Reason for Closing
										occurred.
15/00199/ECOU	3F1 22 Learmonth Terrace Edinburgh EH4 1PG	Unauthorised change of use of a residential flatted dwelling to a short stay commercial leisure apartment.	MARTIP	CLOSED	16/04/2015	17/05/2016	17/05/2016	482.60	A05	Enforcement notice was issued in June 2015. Notice was not appealed and the use has since ceased.
15/00267/ECOU	Flat 5 2 Eyre Place Edinburgh EH3 5EP	Alleged unauthorised change of use from residential flat to short term holiday let /SSCLA	LOUDON	CLOSED	22/05/2015	27/04/2016	27/04/2016	446.40	A05	First enforcement notice involving an SSCLA that has gone to appeal. Appeal dismissed. The DPEA gave general support to the Council's policy guidance. The use has now ceased.
15/00280/ECOU	16 Lochend Close Edinburgh EH8 8BL	Short stay letting	BT	CLOSED	27/05/2015	24/11/2015	24/11/2015	441.30	A11	Community Safety has not received any reports of anti social behaviour relating to the premises, and do not have an active investigation into the property. No other



## SSCLA

Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Reason for Closing
										evidence of a change of use. No action taken.
15/00471/ECOU	Flat 9 12 Constitution Place Edinburgh EH6 7DL	Alleged unauthorised use as short stay accommodation.	WEBSTE	CLOSED	21/08/2015	24/11/2015	11/04/2016	355.57	A13	Listings in web sites removed, and no further evidence of unauthorised use has been established. Notice complied with at present.
15/00565/ECOU	2F2 76 Grassmarket Edinburgh EH1 2JR	Short term let/ short stay commercial leisure apartments (SSCLA)	BT	CLOSED	14/10/2015	14/01/2016	14/01/2016	301.36	A11	Community Safety has not received any reports of anti social behaviour relating to the premises, and do not have an active investigation into the property. No other evidence of a change of use. No action taken.
15/00621/ECOU	1F2 61 Lothian Road Edinburgh	Alleged use of premises as an SSCLA	BJF	CLOSED	17/11/2015	11/02/2016	11/02/2016	267.52	A11	The enquirer requested that the case be closed on the basis that the original issues have been



## Appendix B – Cases Pending Consideration at Aug 2016

SSCLA										
Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Progress
14/00721/ECOU	2F1 5 Lauriston Park Edinburgh EH3 9JA	Alleged material change of use - use of the property as a short stay commercial leisure apartment.	MARTIP	PCO	06/11/2014			643.34	A10	Discussions with owner, but no progress as yet. Likely to go to notice.
15/00296/ECOU	83 Dundas Street Edinburgh EH3 6SD	Alleged use of premises as an SSCLA	BJF	PCO	08/06/2015			429.32	A11	Several site inspections were undertaken. No unauthorised activity was witnessed occurring. the primary use of the premises remains as a residential flatted property. Case to be closed.
15/00307/ECOU	1F2 56 Lochrin Buildings Edinburgh EH3 9ND	Unauthorised change of use - flat to short stay commercial leisure accommodation	VM	PCO	11/06/2015			426.28	A10	It would appear that notice has been complied with. No evidence of unauthorised use now

## SSCLA

Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Progress
										being found. No further complaints from neighbours. Case to be closed.
15/00532/ECOU	3F2 19 Elgin Terrace Edinburgh EH7 5NW	Unauthorised use of flat as short stay accommodation.	WEBSTE	PCO	17/09/2015			328.29	A12	Site visit undertaken – no one there. No ‘party noise’ issues in initial enquiry. No breach identified as yet.
15/00640/ECOU	2F 17 Great Junction Street Edinburgh EH6 5HX	Alleged unauthorised use as short stay apartment (party flat).	WEBSTE	PCO	04/12/2015			250.47	A13	Site visit undertaken – no one there. Has been issues with noise – agreement made between owner and community safety and action taken under antisocial behaviour act.

## SSCLA

Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Progress
16/00265/ECOU	Flat 7 14 East Parkside Edinburgh EH16 5XL	Alleged unauthorised use of flat as short stay accommodation.	WEBSTE	PCO	01/06/2016			70.60	A15	Been out once during office hours – no one there. Sent letter to owner asking about patterns of use, got response saying was let to families only for short lets. No 'party noise' issues in initial enquiry.
16/00285/ECOU	Flat 14 6 Drummond Street Edinburgh EH8 9TU	Party Flat	BT	PCO	08/06/2016			63.57	A15	Served Planning Contravention Notice to gather information regarding the current use. Further out of hours/weekend visits to be undertaken after the Fringe
16/00298/ECOU	Flat 11 51 Caledonian Crescent	Alleged Unauthorised Change of Use to	BJF	PCO	14/06/2016			57.50	A07	Site visit to be arranged with complainant due to the secure access to the

**SSCLA**

Case No	Address	Complaint	Officer	Status	Received date	Date of Decision	Date case closed	Number of days	Ward	Progress
	Edinburgh EH11 2AT	SSCLA								development. Although, recorded against one flat, the complainant mentions others within the development that are let on a short term basis.
16/00301/ECOU	3F1 28 Warrender Park Terrace Edinburgh EH9 1EE	Alleged unauthorised change of use - short stay commercial let.	WEBSTE	PCO	16/06/2016			55.52	A10	No 'party noise' issues in initial enquiry. Site visit undertaken but no evidence of breach so far.
16/00421/ECOU	26 Old Tolbooth Wynd  Edinburgh  EH8 8EQ	Alleged unauthorised change of use - short stay commercial let.	BJF	PCO	09/08/2016			03.00	A11	Site visit to be arranged. Should action need to be taken the enforcement notice from previous case (13/00384/ECOU) remains in effect.

# Planning Committee

10.00am, Thursday, 6 October 2016

## Housing Land Audit and Delivery Programme 2016

<b>Item number</b>	7.1
<b>Report number</b>	
<b>Executive/routine</b>	Executive
<b>Wards</b>	All

### Executive Summary

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The Housing Land Audit and Delivery Programme (HLADP) is a monitoring tool used to assess the performance of Strategic Development Plan housing land policies and targets. The HLADP records the amount of land available for house building, identifies any constraints affecting development and assess the adequacy of the land supply against the supply target and housing land requirement set by the Strategic Development Plan (SDP). Edinburgh's 2016 HLADP has been completed. Completions in 2016 were significantly above 2015 levels, continuing the upward trend following the credit crunch and subsequent recession.

The HLADP examines both the supply of land (an input) and the expected delivery of new homes (an output). The delivery of new homes is dependent on many economic and demand related factors unrelated to the supply of land and although the delivery programme is currently below the level needed to meet the housing supply target for the next five years, the HLADP demonstrates that this is not due to a lack of effective housing land and the supply of land is sufficient to meet the housing land requirement.

### Links

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<b>Coalition Pledges</b>	<a href="#">P15</a> , <a href="#">P50</a>
<b>Council Priorities</b>	<a href="#">CP8</a> , <a href="#">CP10</a> , <a href="#">CP12</a>
<b>Single Outcome Agreement</b>	<a href="#">SO1</a>

## Housing Land Audit and Delivery Programme 2016

### 1. Recommendations

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- 1.1 It is recommended that Committee:
- 1.1.1 notes the findings of this report including Appendix 2, “The Housing Land Audit and Delivery Programme 2016”;
  - 1.1.2 agrees to refer it to the SESplan Joint Committee;
  - 1.1.3 agrees to refer it to the Health, Social Care and Housing Committee with a request to consider the actions identified in paragraph 3.18 to help accelerate housing delivery; and
  - 1.1.4 agrees to refer it to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land.

### 2. Background

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- 2.1 The Strategic Development Plan (SDP) for Edinburgh and South East Scotland was approved by Scottish Ministers in June 2013. SESplan supplementary guidance on housing land was approved in 2014 and sets the Housing Supply Target 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 and Delivery Programme (HLADP) is used to monitor the effective housing land supply. It will also be used to inform infrastructure decisions through the Local Development Plan Action Programme.



- 2.3 On 3 December 2015, the Planning Committee considered a report on the 2015 housing land audit that showed how programmed completions and consequently the five-year effective land supply fell sharply during the recession even though the overall stock of effective land remained broadly constant. The report concluded that the five year delivery programme in the City of Edinburgh did not represent an effective five year housing land supply. However the Committee noted that a revised approach to calculating the effective supply should be applied, focussing on land availability rather than solely on anticipated housing completions. This approach has now been further developed resulting in an audit of both land supply and anticipated completions – the delivery programme.
- 2.4 This report provides an update on the supply of housing land and the delivery of new homes based upon the findings of the 2016 HLADP and assesses the adequacy of the land supply against the housing land requirement set by the SDP.

### 3. Main report

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- 3.1 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" (PAN 2/2010). These criteria include ownership, physical (eg slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use. PAN 2/2010 also states that "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".
- 3.2 The report considered by Planning Committee in December 2015 suggested an alternative approach to assessing the effective land supply based upon the capacity and availability of effective land rather than the developer's output programme which is affected by factors unrelated to the supply of land. A revised approach is supported by the SESplan Joint Committee which at its meeting on 14 December 2015, noted "the difficulty in maintaining the 5-year effective supply in Edinburgh is not related to a shortage of unconstrained land in that area".
- 3.3 The Scottish Government issued Draft Planning Delivery Advice on Housing and Infrastructure for consultation in February 2016. The draft advice appears to support the approach of assessing the adequacy of the land supply based upon capacity rather than anticipated construction output. This change is currently opposed by Homes for Scotland and the advice is yet to be finalised.
- 3.4 The 2016 HLADP is attached as Appendix 2.

#### **Housing Land Supply**

- 3.5 As at 31 March 2016, there was sufficient land free of planning constraints and available for development for 25,748 houses. In addition to this, there was land for a further 7,272 houses on sites where there is currently a constraint preventing development.

- 3.6 The effective land supply, which includes the sites allocated in the proposed local development plan (LDP), is varied in type, size and location. It is spread over a range of locations and includes brownfield (60%) and greenfield (40%) sites.
- 3.7 The locations and status of housing sites making up the established housing land supply in the City of Edinburgh is shown on the map attached as Appendix 1.

### **Housing Land Requirement**

- 3.8 The housing supply target for the City of Edinburgh is set by the South East Scotland Strategic Development Plan (SDP) and its supplementary guidance. The housing supply target was set at 22,300 units from 2009 to 2019 and a further 7,210 from 2019 to 2024. The Local Development Plan Report of Examination (June 2016) recommended extending the housing supply target to 2026, increasing the target by a further 2,884 houses. Taking account of completions to date, this results in a housing supply target of 20,829 for the period 2016 to 2026. Adding in a 10% 'generosity' margin to help ensure that the target will be met, the housing land requirement is 22,912. The HLADP identified an effective land supply of 25,748 units; more than sufficient to meet the requirement.

### **Housing Delivery**

- 3.9 Following the steep decline in the housing market brought about by the credit crunch and subsequent recession in the mid 2000's, a recovery has been taking place. The number of new homes completed has almost doubled from 1,191 in 2013 to 2,297 in 2016.
- 3.10 In addition to recording the highest yearly completion figure since the recession, the forward programme of anticipated construction is also the highest it has been since the early 2000s. 11,970 houses are programmed to be built over the next five years – an average of 2,390 houses per year.
- 3.11 Emerging from the recession, the delivery of new housing was helped by an increase in the building of affordable homes. Prior to 2011, affordable tenures accounted for just over 10% of all houses built in the city. Since 2011, affordable homes have accounted for nearly 40% of new homes built.
- 3.12 Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease according to fluctuations in demand.
- 3.13 The housing supply target is the policy view of the number of homes that will be delivered over the LDP period to 2026. This is set by the SDP and its Supplementary Guidance, extended to 2026 by the LDP Report of Examination. To ensure that the target can be met, additional land must be made available to allow for flexibility of range and choice. An additional 10% is added to the target to obtain the housing land requirement.

- 3.14 The five year delivery programme, previously referred to as the five year effective land supply, is the anticipated number of houses to be delivered from the land supply of the following five year period.
- 3.15 The effective housing land supply and anticipated output from the supply are summarised, alongside the housing land requirement and 5 year output target, in Table 1 below.

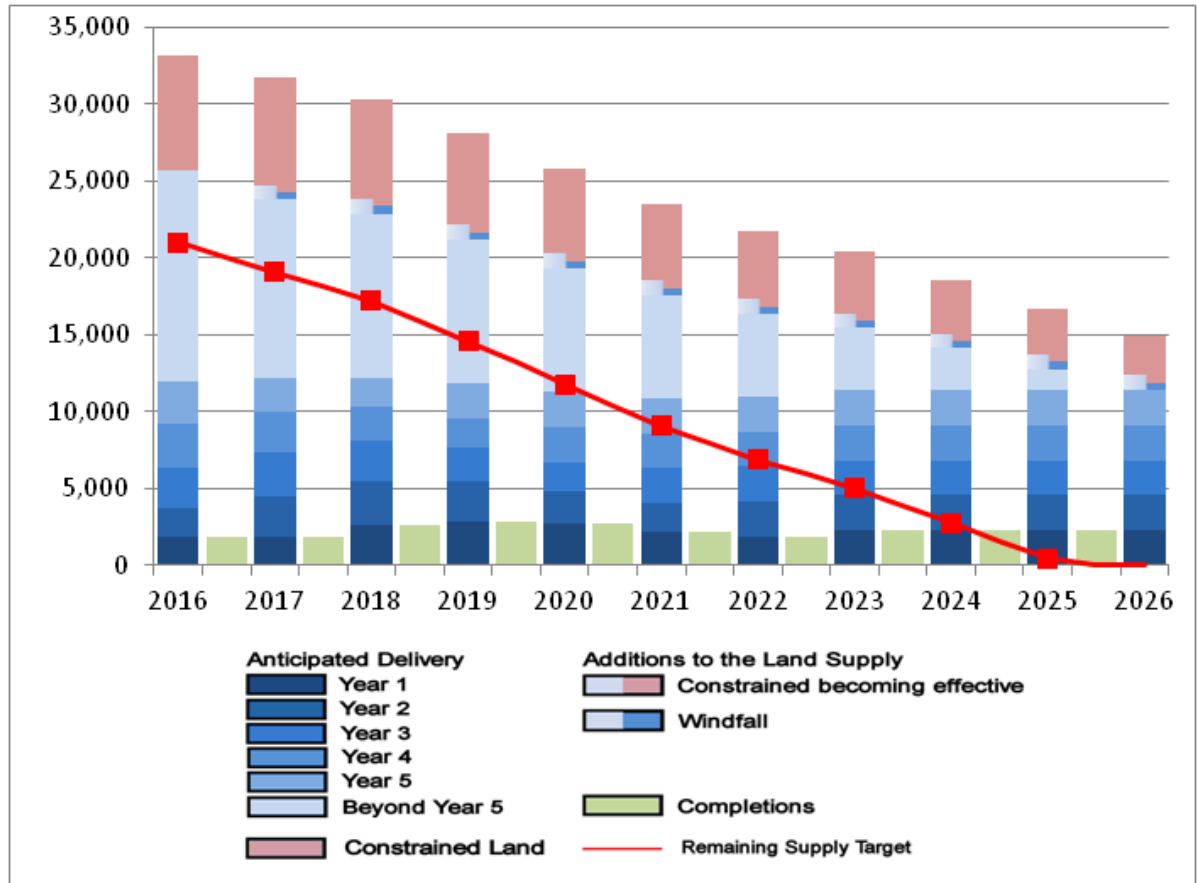
**Table 1. Housing Land Supply and Anticipated Delivery Output**

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Completions 2009 to 2016	11,565
<b>Housing Supply Target 2016 to 2026</b>	<b>20,829</b>
<b>Land Supply</b>	<b>Delivery Output</b>
Housing Land Requirement <b>22,912</b>	Output Target 2016 to 2021 <b>13,619</b>
Effective Housing Land Supply <b>25,748</b>	5 year Delivery Programme (2016 to 2021)* <b>11,970</b>

\* Previously referred to as the 5 year effective land supply

- 3.16 The 2016 table demonstrates that there is sufficient land, free from development constraints, to meet the housing land requirement in the city. However, despite a recovery in the housing market, anticipated output from the five year delivery programme is still insufficient to meet the five year output target (88%). The five year delivery programme is closer to the output target now than it was in 2015. The five year delivery programme reported in the 2015 housing land audit was 9,753 – 67% of the five year output target.
- 3.17 Chart 1 demonstrates how the current supply of housing land can meet the housing supply target to 2026. The amount of available land is represented by the bars in the chart. The housing supply target, set by the SDP, is shown as the red line. The chart demonstrates that the supply of housing land is sufficient to meet the overall target. As land is developed, the remaining target reduces as does the amount of land remaining. There will be some increases in the effective land supply, both through new windfall sites and some sites that are currently constrained becoming effective. The number of completions anticipated over the next five years may fluctuate with changes in demand and economic factors but this is not a function of the supply of land.

**Chart 1. Housing Delivery**



3.18 The Council can seek to accelerate delivery rates as described in the following proposed actions:

3.18.1 Homes for Scotland have been contacted, inviting them to meet with officials to discuss how Homes for Scotland might work with its members and the Council to address the challenge of increasing the delivery rate for housing units of all tenures in the short term.

3.18.2 There is more than sufficient land available for development, but in some cases sites which could commence development imminently are not expected to be built on for some time due to poor market demand. These sites include brownfield land in the waterfront, and other locations. In order to achieve faster development rates, the Council and its partners may need to intervene directly, to acquire sites and progress for development. A potential vehicle for doing so is the Edinburgh Homes model, agreed by the Health, Social Care and Housing Committee in April 2015. The HLADP provides additional evidence, and potentially site-specific information, to support the approach being taken by the Edinburgh Homes model to boost housing delivery on the established land supply. There is scope to refer the HLADP to the Health, Housing and Social Care Committee with a request that the audit information be used to inform implementation of the Edinburgh Homes programme. The emerging outcomes could be reported back in the future HLADPs

- 3.18.3 The Scottish Government's Housing Infrastructure Fund could be accessed to assist in unlocking development sites, including those in the waterfront and other brownfield locations. Scottish Government have invited local authorities, as part of the development of their Strategic Housing Investment Plans, to identify priority housing sites that could, with support from the fund, be unlocked to bring forward housing within the next five years. The fund, administered by the Scottish Government, will offer infrastructure loans to non-public sector organisations and infrastructure grants to local authorities and registered social landlords to support affordable housing delivery. There is scope to use it to help address any funding gaps arising in relation to the LDP Action Programme's actions for waterfront sites. There may also be scope to use it to assist in housing site assembly in locations identified in the LDP, and its supporting analysis. This activity could complement or form part of the aforementioned Edinburgh Homes programme, and the following action on Investment and Regeneration.
- 3.18.4 In addition to sites identified in the established land supply, there is potential for housing development on brownfield sites currently occupied by low rise commercial uses. Many of these locations have good public transport accessibility and other existing infrastructure capacity, and so could be developed for higher density housing. However, there has been limited market-led activity in such redevelopment. The potential for the Council to intervene to make better use of this land has been identified in a report to the Economy Committee – Investment and Regeneration in Edinburgh – Next Steps (28 June 2016). That report set a refreshed approach to investment and regeneration. The planning service can work with economic development to implement that fresh approach. The emerging outcomes could be reported back in the future HLADPs.
- 3.18.5 The LDP Action Programme should continue to be used to manage infrastructure planning with a view to avoiding unnecessary constraints on delivery of priority sites.
- 3.19 Further types of actions to accelerate delivery on established land may arise as the Review of the Planning System progresses.
- 3.20 It is considered that the present report's approach to auditing land and estimated delivery rates separately could be of interest to other councils and the Scottish Government as a way of implementing some of the aspirations of the National Joint Housing Delivery Plan and the Review of the Planning System. Accordingly, it is proposed to share this report with the Scottish Government for that purpose.

## Conclusions

3.21 These are as follows:

3.21.1 Delivery of new homes is affected by many economic and demand factors unrelated to the supply of effective land available for development. The anticipated output programme will not be the only assessment that the Council will consider to measure the adequacy of the land supply. Land supply will also be considered in terms of the capacity of unconstrained land available for development.

3.21.2 There is sufficient effective land supply available for development in the City for Edinburgh to meet the housing land requirements set by the SDP for the periods 2009 to 2019, 2019 to 2024 and 2024 to 2026.

3.21.3 There is still a need to measure the rate of delivery output over the next five years and to seek ways to increase it. There are several ways that the Council is seeking to do so and this report can help to inform them.

## 4. Measures of success

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4.1 The statutory development plan and national planning policy are implemented, resulting in housing need being met without unnecessary adverse environmental, social and economic impacts. Infrastructure is used efficiently. Council programmes are fully aligned to achieve desired outcomes.

## 5. Financial impact

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

## 6. Risk, policy, compliance and governance impact

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6.1 The HLADP 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.

## 7. Equalities impact

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- 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>

## 8. Sustainability impact

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- 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.
- 8.2.1 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 2016.
- 8.2.2 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 2016.
- 8.2.3 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 2016.

## 9. Consultation and engagement

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- 9.1 No formal consultation is required in connection with this report. However, the contents of the schedules within the housing land audit and delivery programme were agreed as reasonable with the representative body of the private house building industry, Homes for Scotland.

## 10. Background reading/external references

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[Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013](#)

[Local Development Plan](#)

[City Housing strategy](#)

[Health, Social Care and Housing Committee: 21 April 2015. Item 7.2 – Edinburgh Homes – Accelerating House Building.](#)

### Paul Lawrence

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## 11. Links

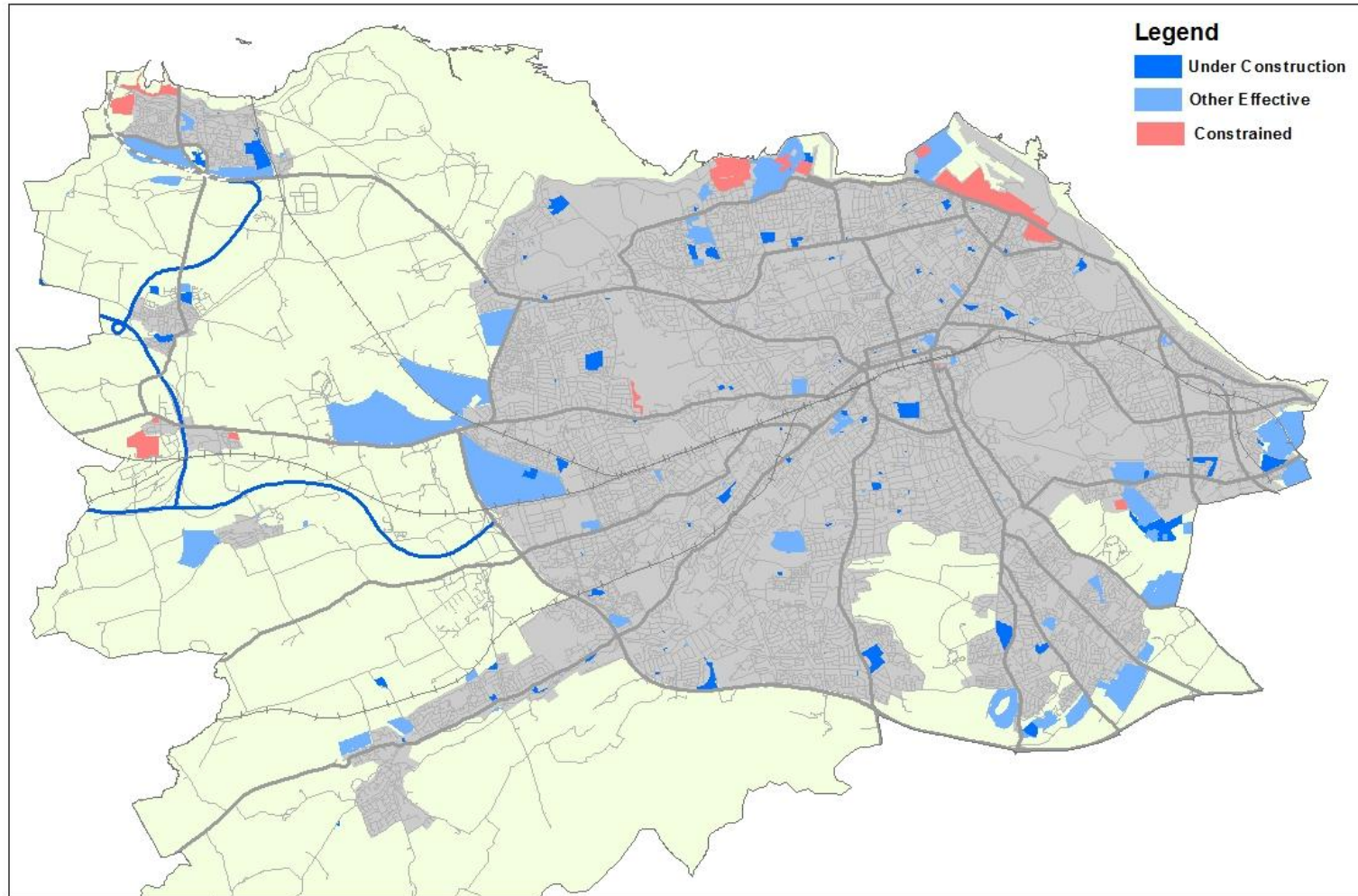
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<b>Coalition Pledges</b>	P15 - Work with public organisations the private sector and social enterprise to promote Edinburgh to Investors P50 - Meet greenhouse gas targets, including the national targets of 42% by 2020
<b>Council Priorities</b>	CP8 - A vibrant, sustainable local economy CP10 - A range of quality housing options CP12 - A built environment to match our ambition
<b>Single Outcome Agreement</b>	SO1 - Edinburgh's economy delivers increased investment, jobs and opportunities
<b>Appendices</b>	Appendix 1: Map of Established Land Supply Appendix 2: Housing Land Audit and Delivery Programme 2016



# Appendix 1.

## Established Land Supply 2016



## **APPENDIX 2**

### **Housing Land Audit and Delivery Programme 2016**

#### 1. Introduction

#### 2. Housing Land Supply

- Established land supply
- Effective land supply
- Constrained land
- Greenfield / Brownfield analysis

#### 3. Housing Delivery

- Completions
- Factors affecting delivery
- Affordable housing
- Accuracy of the audit

#### 4. Housing Land Requirement

### **1. INTRODUCTION**

The Housing Land Audit and Delivery Programme (HLADP) 2016 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2016. The audit attempts to programme expected housing completions over the audit period, 2016 to 2021 and details completions that took place over the year April 2015 to March 2016.

Sites included in the HLADP 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 HLADP gives a detailed picture of the supply of housing land in terms of the number of housing units that it can accommodate. It also sets out a programme of expected completions over the next 5 years and in the longer term.

The HLADP comprises schedules for each housing site with four or more units. Smaller sites are not detailed individually but are included as an aggregate figure only. 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, site details including delivery programme, details of units completed over the previous 12 months and a list of constrained sites are contained in schedules 1 to 4 at the end of this report.

## 2. HOUSING LAND SUPPLY

### **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” (PAN 2/2010). These criteria include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use.

As at 31 March 2016, the established land supply in the City of Edinburgh Council area was 33,020. This included land free of all planning constraints for 25,748 houses. The established land supply also includes land for a further 7,272 houses on sites that are currently considered constrained.

### **Effective land supply**

When assessed against the criteria contained in PAN 2/2010, there is land free of planning constraints for 25,748 houses in the City of Edinburgh Council. This includes 6,235 houses on sites currently under construction, 10,102 houses on sites with planning consent but where development has not yet started and a further 9,136 houses on sites that have not yet received planning consent – mostly sites allocated in the first Proposed Local Development Plan. The remaining 275 houses are on small sites that are not listed separately in the audit.

Figure 1 below shows how the established land supply in Edinburgh has changed over the last ten years. In previous housing land audits, only units programmed for development over the first 5 years were considered to represent the effective land supply. The 2016 HLADP considers the **supply** of land separately from programmed **delivery** and defines land as either:

**‘Effective’**. Land free of development constraints and available for the construction of houses; and

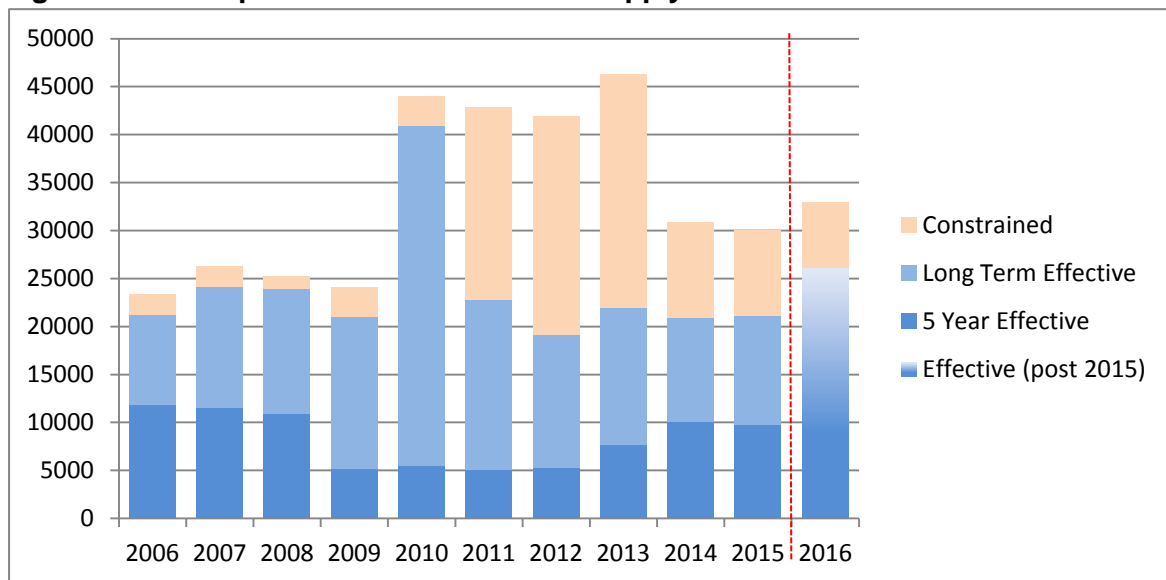
**‘Constrained.’** Land on which development cannot currently take place without remedial action.

The chart, therefore, shows three categories of land up to 2015 - the effective land supply programmed for development over the next five years, effective land supply programmed in the longer term and constrained land. For 2016, only two categories of land are shown – effective and constrained.

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. The effective land supply is now higher than it has been for over ten years with the exception of 2010. There was a large increase in land supply in 2010 caused by local plan allocation and 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 and changes to the national and local planning policy context, 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. This has been reduced further in 2016 following the publication of the LDP report of examination.

**Figure 1: Make-up of the established land supply**



## Constrained Land

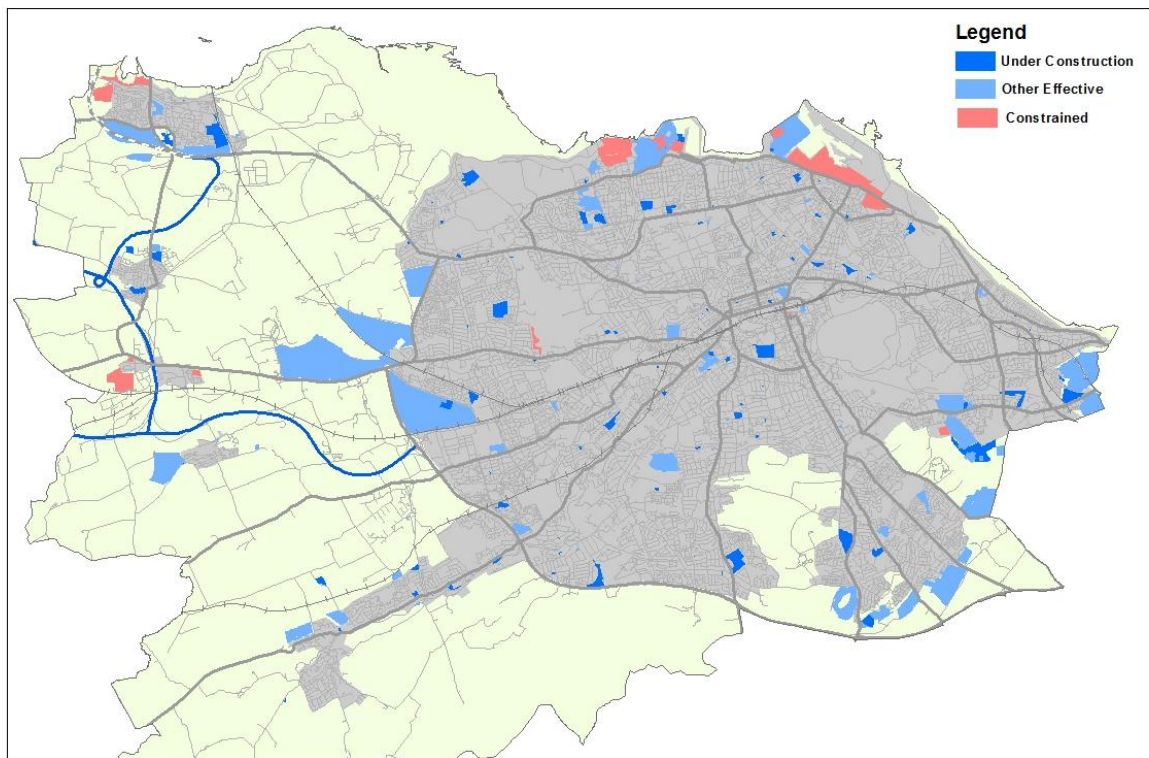
Constrained sites are those on which development cannot take place without some form of remedial action. Such constraints include:

- **Ownership:** the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;
- **Physical:** the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site can be included in the effective land supply;

- Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;
- Deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;
- Marketability: the site, or a relevant part of it, can be developed in the period under consideration;
- infrastructure: the site is either free of Infrastructure constraints, or any required infrastructure can be provided realistically by the developer or is committed to by another party to allow development;
- Land use: housing is the preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.

Map 1 below shows the land supply in terms of effective and constrained sites and a schedule of constrained sites, including the nature of constraint, is included as appendix 4.

### Map 1. Housing Land Supply 2016



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### Greenfield / Brownfield analysis

Excluding small sites, 11,031 units of the remaining capacity (25,473) of effective sites are categorised as being on greenfield land. This represents 43% of the total. The proportion of effective greenfield sites is the highest ever recorded. Ten years ago, less than 10% of the

effective land supply was greenfield. The Second Proposed Local Development Plan allocated over 8,500 units on greenfield land and this has been a major factor in increasing the overall proportion of greenfield sites in the city.

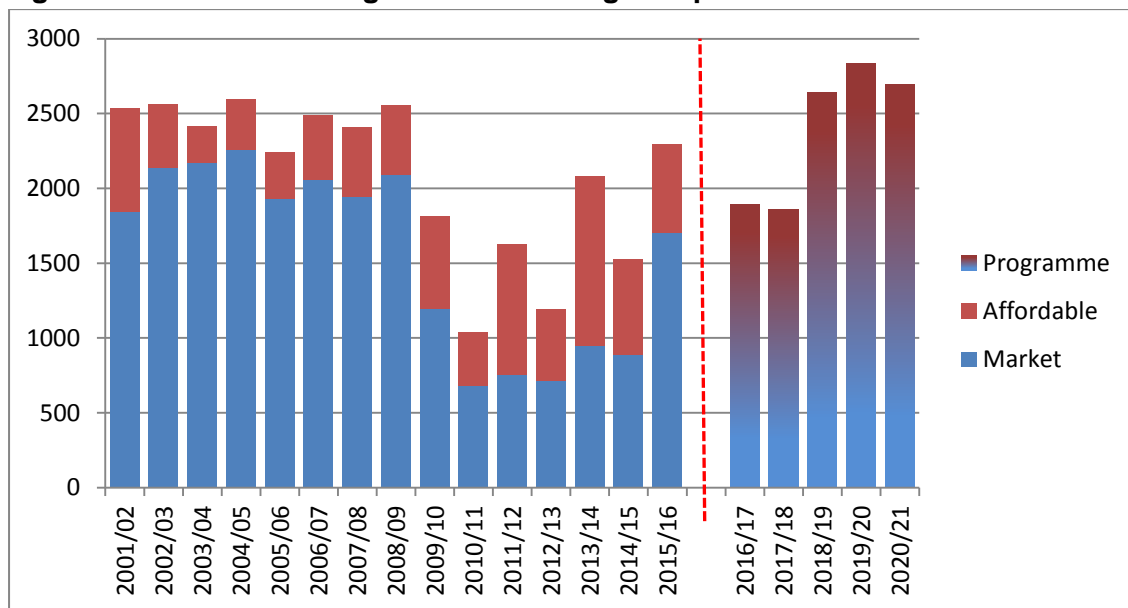
### 3. HOUSING DELIVERY

#### Completions

Mirroring the situation with changes to 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 3 years, the rate is still considerably lower than pre-recession years.

The recovery in the housing market is expected to continue and the number of completions over the next 5 years is expected to increase to an average of nearly 2,400 homes per year which is back to pre-recession levels. The number of completions could actually be even higher as there will likely be some additional housing completions on windfall sites. Figure 2 below charts historic housing completions and programmed completions for the next 5 years.

**Figure 2. Historic and Programmed Housing Completions**



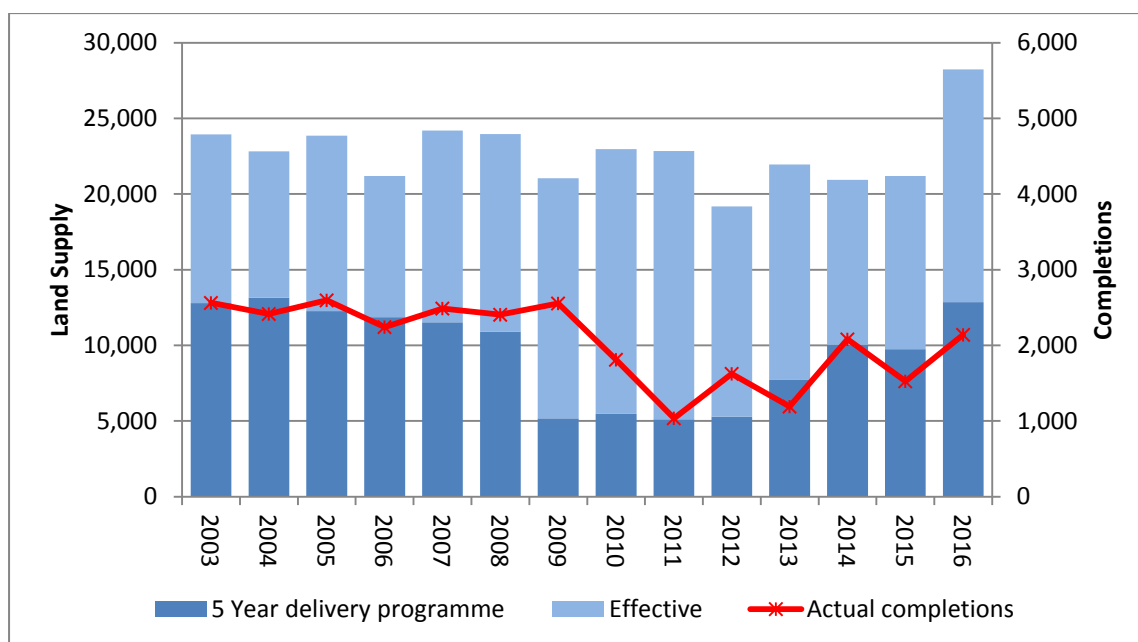
#### Factors Effecting Housing Delivery

Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease. This was particularly noticeable following the credit crunch in the late 2000s. Reduced credit availability affected both purchasers' ability to obtain a mortgage, thus vastly decreasing real demand for new homes and also developers' ability to



secure loans to enable development to take place. With no real change to the availability of effective housing land, delivery rates fell to less than half of previous rates. Figure 3 below shows the effective land supply, the five year delivery programme (previously referred to as the five year effective land supply) and the number of completions that actually took place over the period 2003 to 2016. As the land supply and five year delivery programme relate to a period of five years and the number of completions refers to a single year, they are shown against different scales on the chart.

**Figure 3. Housing land supply and housing delivery**



### Affordable Housing

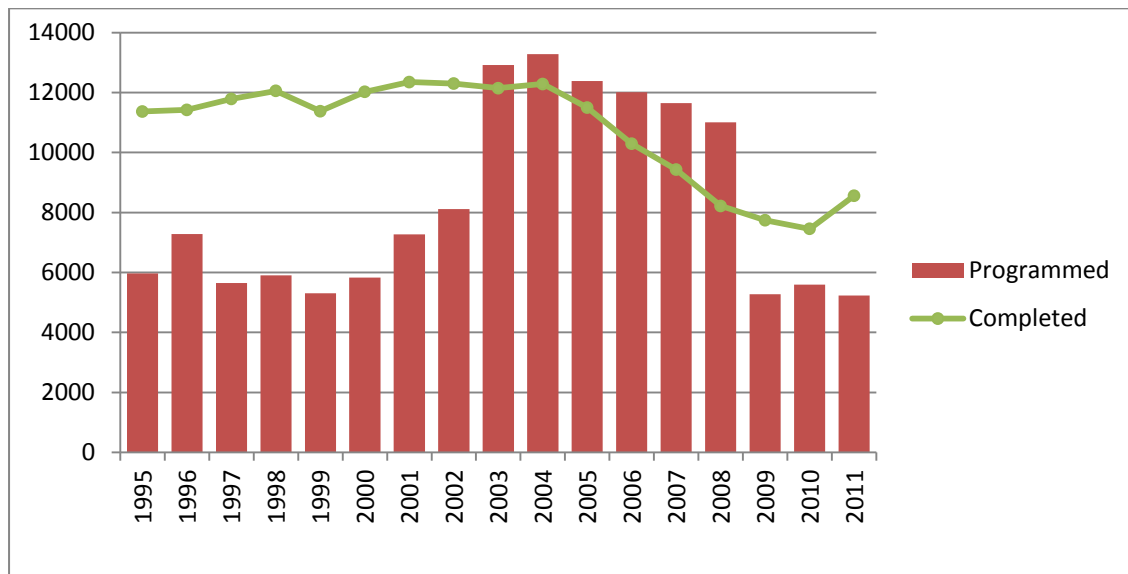
Affordable housing tenures account for 24% of the current established land supply (around 8,000 units). Whilst the remaining land supply reflects the 75/25 split intended by the affordable housing policy, historical completion rates have varied. Between 2001 and 2011, affordable tenures accounted for 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. The number of market completions increased markedly this last year, from 890 in 2014/15 to 1,705 in 2015/16.

### Accuracy of Delivery Programme

Estimating future completions for the delivery programme 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 number of completions programmed for the following five year period to the number of completions that actually occurred for each audit year since 1995.

**Figure 3: 5 Year delivery programme and actual completions over the five year period**



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 actual completions. The programme was actually slightly higher than actual completions, 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.

#### 4. HOUSING LAND REQUIREMENT

SPP defines the Housing Supply Target as “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 ...”

The housing supply target 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 sets the housing supply target for the city at 22,300 units for the period to 2019 and a further 7,210 for the period to 2024. The LDP Report of Examination recommended extending the supply target by an additional 2,884 for the two years to 2026. To ensure that the target can



be met, additional land must be made available to allow for flexibility of range and choice. An additional 10% is added to the target to obtain the housing land requirement.

The annual average supply target for the period up to 2019 is considerably higher than for the periods beyond 2019. 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 nearly 15% above the highs achieved in the early 2000s.

Table 1 below compares the supply of effective land available for housing in the City of Edinburgh to the remaining housing supply target. The table also shows the 5 year delivery programme compared to the output target for the next 5 years.

**Table 1: Effective housing land supply against requirement by period**

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Completions 2009 to 2016	11,565
<b>Housing Supply Target 2016 to 2026</b>	<b>20,829</b>
<b>Land Supply</b>	<b>Delivery Output</b>
Housing Land Requirement <b>22,912</b>	Output Target 2016 to 2021 <b>13,619</b>
Effective Housing Land Supply <b>25,748</b>	5 year Delivery Programme (2016 to 2021)* <b>11,970</b>

\* Previously referred to as the 5 year effective land supply

The table demonstrates that there is sufficient land, free from development constraints, to meet the housing land requirement in the City. However, despite a recovery in the housing market, anticipated output from the five year delivery programme is still insufficient to meet the five year output target.

# Schedule 1: Summary



# Schedule 2: Site Details

Housing Land Audit and Delivery Programme 2016

Schedule 2: Site Details

Site Ref (N=New site in 2016)	Site Name /Address	Developer (Or Owner)	Area /ha	Br/ Grf	Consent			Housing Land Supply					Delivery Programme											
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/16	Remaining as at 04/16	Expected Completions					21/22	22/23	Post 2023			
					16/17	17/18	18/19	19/20	20/21	Total 16-21														
N 5548	Advocate's Close	Chris Stewart Group.	0.0 B	FULL	Jan-16		14	0	14	0	0	14	0	14	0	14	0	0	0	0	14	0	0	0
N 5552	Annandale Street	WPH Developments Ltd.	0.0 B	FULL	Jun-15	Y	60	0	60	15	0	60	0	30	30	0	0	60	0	0	0	0	0	0
N 5687	Atholl Crescent	Westerwood Ltd.	0.0 B	FULL	Feb-16	Y	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0	0	0	0
5394	Baberton Loan	Mrs Anna Tedesco	1.0 B	FULL	Aug-14	Y	6	6	0	0	0	6	6	0	0	0	0	6	0	0	0	0	0	0
N 5562	Balcarras Street	Morningside Manor Ltd.	0.0 B	FULL	Aug-15	Y	10	0	10	0	0	10	0	10	0	0	0	10	0	0	0	0	0	0
5269	Barnton Park Wood	MacTaggart and Mickel	0.4 B	FULL	Sep-13	Y	8	8	0	0	0	8	8	0	0	0	0	8	0	0	0	0	0	0
3781	Bath Road	Mr Spence	0.0 B	FULL	Oct-15		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0	0	0	0
3206	Bath Street	Hopemangreen (East) Ltd.	0.0 B	FULL	Nov-14		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0	0	0	0
N 5560	Bath Street	Mr Jamal Jabir.	0.0 B	FULL	Dec-15		6	2	4	0	0	6	0	0	6	0	0	6	0	0	0	0	0	0
N 5596	Baxter's Place	Cornerstone Property Development.	0.0 B	FULL	Feb-16		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0	0	0	0
N 5698	Beaverbank Place	Beaverbank Place LLP.	0.0 B	FULL	Apr-15		41	0	41	0	0	41	0	0	21	20	0	41	0	0	0	0	0	0
5139	Beaverhall Road	Springfield Properties & MD & JG Rutte	0.6 B	FULL	Nov-15	Y	83	5	78	20	31	52	52	0	0	0	0	52	0	0	0	0	0	0
N 5558	Bell's Brae	YOR Ltd.	0.0 B	FULL	Mar-16		10	0	10	0	0	10	0	0	10	0	0	10	0	0	0	0	0	0
5384	Blackchapel Close	CTL Newcraighall / Barratt East Scotla	2.2 B	FULL	Apr-14	Y	91	67	24	22	46	45	45	0	0	0	0	45	0	0	0	0	0	0
N 5575	Blackfriars Street	Stone Acre.	0.0 B	FULL	Jun-15	Y	8	0	8	0	0	8	8	0	0	0	0	8	0	0	0	0	0	0
4635	Broughton Street Lane	Prosper Holdings Ltd.	0.1 B	FULL	Apr-14		11	11	0	0	0	11	0	11	0	0	0	11	0	0	0	0	0	0
4402	Brunstane Road South	South Castle Properties Limited.	0.3 B	FULL	May-14	Y	12	12	0	0	0	6	3	3	0	0	0	6	0	0	0	0	0	0
N 5551A	Brunswick Road	Cala Management Ltd & Atiuia (BR) Ltd.	0.0 B	FULL	Jun-15	Y	121	0	121	0	0	121	55	63	3	0	0	121	0	0	0	0	0	0
N 5551B	Brunswick Road (AHP)	Port of Leith HA	0.0 B	FULL	Jun-15	Y	43	0	43	43	0	43	0	0	21	22	0	43	0	0	0	0	0	0
5406	Bruntsfield Terrace	Global Properties & Development.	0.2 B	FULL	Mar-15		5	3	2	0	0	5	0	0	5	0	0	5	0	0	0	0	0	0
4917B	Calder Road	The City Of Edinburgh Council.	4.3 B	OUT	Oct-13		136	34	102	0	0	136	0	0	0	20	40	60	40	36	0	0	0	
N 4917A	Calder Road	The City Of Edinburgh Council.	0.0 B	FULL	Nov-15		184	35	149	184	0	184	0	0	24	40	40	104	40	40	0	0	0	
N 5665	Canning Street Lane	Neon Acquisitions Ltd./care Of Square	0.0 B	FULL	Dec-15		7	0	7	0	0	7	0	0	7	0	0	7	0	0	0	0	0	0
5280	Canonmills Bridge	Glovart Holdings Ltd.	0.1 B	FULL	May-13		9	3	6	0	0	9	0	9	0	0	0	9	0	0	0	0	0	0
N 5244.1	Castle Gogar Rigg	Quarry Investments.	0.0 B	FULL	Sep-15		9	1	8	0	0	9	0	0	9	0	0	9	0	0	0	0	0	0
N 5574	Clearburn Crescent	Mr David Rae	0.0 B	FULL	Oct-15		10	0	10	0	0	10	0	0	10	0	0	10	0	0	0	0	0	0
N 5554	Cockburn Street	Cameron Guest House Group.	0.0 B	FULL	Aug-15		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0	0	0	0
5419	Cockburnhill Road	Mr Simon Thomson	0.4 B	FULL	Jul-14	Y	5	5	0	0	0	5	5	0	0	0	0	5	0	0	0	0	0	0
N 5542	Corstorphine Road	Barnardos.	0.0 B	FULL	Aug-15	Y	30	0	30	7	0	30	0	15	15	0	0	30	0	0	0	0	0	0
N 5553	Couper Street	Chamberlain Bell Developments.	0.0 B	FULL	Jul-15	Y	27	0	27	6	0	27	0	27	0	0	0	27	0	0	0	0	0	0
4536	Craighall Road	J Anderson.	0.0 B	FULL	Dec-13	Y	5	0	5	0	0	5	5	0	0	0	0	5	0	0	0	0	0	0
5423	Craighouse Road	Edinburgh Napier University And Craigh	19.8 B	FULL	Nov-14		145	43	102	0	0	145	0	0	25	50	50	125	20	0	0	0	0	
N 5547	Craighleith Road	Motor Fuel Limited.	0.0 B	OUT	Dec-15		10	10	0	0	0	10	0	0	0	10	0	10	0	0	0	0	0	0
N 5573	Craigmount Avenue	Glencairn Properties.	0.0 B	FULL	Feb-16	Y	5	5	0	0	0	5	5	0	0	0	0	5	0	0	0	0	0	0
3667	Cramond Road North	AMA	14.1 B	FULL	Mar-06	Y	155	87	68	0	139	16	16	0	0	0	0	16	0	0	0	0	0	0
N 5550	Dalgety Road	Evantyr Properties Ltd.	0.0 B	FULL	Nov-15	Y	52	0	52	0	0	52	0	26	26	0	0	52	0	0	0	0	0	0
5134	Derghorn Loan (Polo Fields)	Miller Homes	7.3 G	FULL	Dec-13	Y	79	66	13	19	43	36	36	0	0	0	0	36	0	0	0	0	0	0
N 5679	Drumsheugh Gardens	Drumsheugh Gardens LLP	0.0 B	FULL	Jan-16	Y	9	0	9	0	0	9	9	0	0	0	0	9	0	0	0	0	0	0
N 5634	Drumsheugh Gardens	Yor Ltd	0.0 B	FULL	Nov-15	Y	17	0	17	0	0	17	17	0	0	0	0	17	0	0	0	0	0	0
N 5682	Dublin Street	Dublin Street Developments Ltd.	0.0 B	FULL	Jan-16	Y	5	0	5	0	0	5	5	0	0	0	0	5	0	0	0	0	0	0
5289	Duddingston Park South	Barratt East Scotland	4.5 B	FULL	Feb-15	Y	186	138	48	48	36	150	43	36	36	24	11	150	0	0	0	0	0	
4365	Duke Street	Sundial Properties.	0.6 B	FULL	Dec-12	Y	53	0	53	0	0	53	53	0	0	0	0	53	0	0	0	0	0	0



Housing Land Audit and Delivery Programme 2016

Schedule 2: Site Details

Site Ref (N=New site in 2016)	Site Name /Address	Developer (Or Owner)	Area /ha	Br/ Grf	Consent Type	Date	U/C	Housing Land Supply					Delivery Programme										
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/16	Remaining as at 04/16	Expected Completions					Post 2023				
														16/17	17/18	18/19	19/20	20/21		Total 16-21	21/22	22/23	
N 5540C	Portobello High Street	McCarthy & Stone Retirement Lifestyles	0.0 B		FULL	Nov-15		42	0	42	0	0	42	0	0	0	42	0	0	0			
N 5540A	Portobello High Street	Barratt East Scotland.	0.0 B		FULL	Nov-15		105	105	0	0	0	105	0	38	38	29	0	105	0	0	0	
N 5540B	Portobello High Street	Cruden Property Developments Ltd.	0.0 B		FULL	Nov-15		52	0	52	52	0	52	0	26	26	0	0	52	0	0	0	0
N 5561	Portobello High Street	Kerwick Ltd.	0.0 B		FULL	Nov-15	Y	26	0	26	0	0	26	0	10	16	0	0	26	0	0	0	0
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	0
N 5570	Queen Street	C/O Destiny Scotland Group.	0.0 B		FULL	Jul-15	Y	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0	0
5102	Queensferry Road	Castle Street Developments.	0.3 B		FULL	Jan-15	Y	8	8	0	0	0	8	8	0	0	0	0	8	0	0	0	0
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	0
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	0
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	0
5510	Salvesen Gardens	Scottish Veterans Garden City Associat	0.2 B		FULL	Dec-14	Y	5	5	0	0	0	5	0	5	0	0	0	5	0	0	0	0
N 5585	Saughton Mains Street	Haig Housing Trust.	0.0 B		FULL	Sep-15		15	0	15	0	0	15	7	8	0	0	0	15	0	0	0	0
5011	Shandwick Place	Mr T Diresta	0.1 B		FULL	Nov-15		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	0
N 5702	Slateford Road	AMA (New Town) Ltd.	0.0 B		FULL	Oct-12	Y	34	13	21	8	6	28	28	0	0	0	0	28	0	0	0	0
5143	South Oswald Road	New Age Developers (Lothian) Ltd	0.3 B		FULL	Oct-14	Y	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0	0
4528	St Andrew Square	ING Real Estate Investment Management	0.4 B		FULL	Oct-12	Y	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0	0
4793	St James Centre	TIAA Henderson Real Estate.	0.5 B		FULL	Jul-15		143	0	143	0	0	143	0	0	43	50	50	143	0	0	0	0
4819	Tennant Street	Silverfields LLP.	0.1 B		FULL	Jan-16	Y	49	27	22	0	0	49	47	2	0	0	0	49	0	0	0	0
N 5699	Timber Bush	KAAS Properties Limited	0.0 B		FULL	Jan-16		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0	0
N 5569	Torphichen Street	Stoneacre.	0.0 B		FULL	Apr-15	Y	11	0	11	0	0	11	0	11	0	0	0	11	0	0	0	0
N 5546	Warriston Road	Gurney Ghataray.	0.0 B		FULL	Nov-15		10	0	10	0	0	10	0	0	10	0	0	10	0	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	0
4502	West Coates	Donaldsons College + Cala Evans Restor	7.4 B		NONE			203	0	203	0	0	203	0	0	25	50	50	125	50	28	0	0
4191	West Mill Road	Change Homes (West Mill Road) Ltd + Ca	0.2 B		FULL	Aug-12	Y	7	7	0	0	0	7	7	0	0	0	0	7	0	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	0
N 5647	York Place	York Place Development LLP.	0.0 B		FULL	Nov-15		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0	0
<b>Proposed Local Development Plan Sites</b>																							
3825	LDP CC2: New Street	Artesan	0.8 B		FULL	May-13		164	10	154	0	0	164	0	0	34	50	50	134	30	0	0	0
4338.2	LDP CC3: Fountainbridge	Fountain North Limited.	0.9 B		FULL	Aug-07	Y	191	0	191	0	115	76	30	46	0	0	0	76	0	0	0	0
4900	LDP CC3: Fountainbridge (South)	LTSB (Fountainbridge1) Ltd. And LTSB (	5.7 B		OUT	Sep-11		340	0	300	85	0	340	0	0	50	50	50	150	50	50	90	0
4516	LDP CC3: West Tollcross	Knightsbridge Student Housing Ltd.	0.8 B		FULL	Mar-15	Y	113	0	113	22	22	91	0	45	46	0	0	91	0	0	0	0
4338	LDP CC3: Fountainbridge	Newcastl	2.3 B		NONE			400	0	400	90	0	400	0	0	0	60	60	120	60	60	160	0
3957	LDP CC4: Quartermile	Southside Capital Ltd.	6.2 B		FULL	Mar-08	Y	1,110	0	1,110	171	835	275	75	75	75	50	0	275	0	0	0	0
5245.1	LDP Del 5: Edinburgh Park / South Gyle	David Wilson Homes	3.7 G		FULL	Jan-15	Y	200	96	104	50	16	184	40	40	40	40	24	184	0	0	0	0
5245	LDP Del 5: Edinburgh Park / South Gyle	LDP Site	121.7 G		NONE			375	0	0	94	0	375	0	0	0	50	50	100	50	50	175	0
5244	LDP Emp 6 IBG	LDP Site	136.3 G		NONE			350	0	0	88	0	350	0	0	60	60	60	180	60	60	50	0

Housing Land Audit and Delivery Programme 2016

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					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/16	Remaining as at 04/16	Expected Completions					21/22	22/23	Post 2023	
					16/17	17/18	18/19	19/20	20/21	Total 16-21												
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	1.8 B		FULL	May-13		258	11	247	0	0	258	0	25	50	50	50	175	50	33	0
3424.8	LDP EW 1A: Western Harbour	Forth Properties Limited.	0.4 B		FULL	Aug-14	Y	96	0	96	0	12	84	40	44	0	0	0	84	0	0	0
3424	LDP EW 1A: Western Harbour (*1)	Forth Properties Limited.	17.6 B		OUT	Jul-02		1,155	0	1,155	304	0	1,155	0	0	0	0	0	0	50	50	1,055
4894.1	LDP EW 1C: Salamander Place	Teague Developments Ltp	6.0 B		FULL	Dec-11	Y	781	15	766	195	145	636	0	0	0	25	50	75	50	50	461
3105A	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property	19.6 B		OUT	Oct-03		350			0	0	350	0	0	0	50	50	100	50	50	150
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd. Upper Strand Developments Ltd	1.4 B		FULL	Sep-05	Y	95	14	81	26	14	81	0	0	0	0	0	0	41	40	0
3733A.5	LDP EW 2B: Upper Strand Phs 2	Waterf	0.5 B		NONE			64	0	64	16	0	64	0	0	0	30	34	64	0	0	0
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	50	50	50	150	50	50	1,354
3744.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	0.6 B		FULL	Jul-05	Y	288	0	288	0	133	155	0	0	0	0	0	0	80	75	0
3744A	LDP EW 2C: Granton Harbour	Various	20.0 B		OUT	Jan-14		1,055	229	826	107	0	1,055	0	0	0	50	50	100	50	50	855
4723.1	LDP HSG 2: Scotstoun Avenue (Agilent)	Barratt	5.7 B		FULL	Dec-13	Y	294	0	0	112	90	204	60	42	42	42	18	204	0	0	0
4723.2	LDP HSG 2: Scotstoun Avenue (Agilent)	Cala Homes	5.7 B		FULL	Dec-13	Y	156	0	0	0	71	85	30	55	0	0	0	85	0	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
3745.5	LDP HSG 3: Queensferry Road	Barratt East Scotland.	3.6 G		FULL	Jul-14	Y	69	69	0	0	40	29	29	0	0	0	0	29	0	0	0
3745.6	LDP HSG 3: Queensferry Road	Walker Group	3.1 G		FULL	Sep-12	Y	125	81	44	81	105	20	20	0	0	0	0	20	0	0	0
4898	LDP HSG 6: South Gyle Wynd	Persimmon Homes.	3.8 G		FULL	Dec-14	Y	203	92	111	48	38	165	75	45	45	0	0	165	0	0	0
4508	LDP HSG 8: Telford College (North)	Miller Homes Ltd. Link Group Ltd And J Smart + Co	3.9 B		FULL	Jun-07	Y	329	0	329	89	211	118		40	40	38	0	118	0	0	0
4812	LDP HSG 9: City Park	(Cont	0.2 G		FULL	Sep-13	Y	203	0	203	152	56	147	47	50	50	0	0	147	0	0	0
4899	LDP HSG 10: Fairmilehead Water Treat	CALA / Barratt	1.0 B		FULL	Nov-14	Y	280	180	100	73	233	47	35	12	0	0	0	47	0	0	0
4773	LDP HSG 11: Shrub Place	Places for People	2.1 B		NONE			374	0	374	76	0	374	0	0	198	72	74	344	30	0	0
3965	LDP HSG 12: Albion Road	Places for People	2.7 B		FULL	Mar-14	Y	205	48	157	0	0	205	25	50	50	50	30	205	0	0	0
4509.2	LDP HSG 13: Eastern General Hospital ph 2	Hillcrest Housing Association	5.5 B		FULL	Feb-14	Y	155	10	145	155	24	131	50	50	31	0	0	131	0	0	0
4509.3	LDP HSG 13: Eastern General Hospital ph 3	Hillcrest Housing Association	B		FULL	Dec-15		76	0	76	76	0	76	0	0	0	38	38	76	0	0	0
3756	LDP HSG 14: Niddrie Mains	Parc Craigmillar Ltd.	25.9 B		OUT	Sep-15		484	0	484	484	0	484	0	0	25	30	30	85	30	30	339
3756.4	LDP HSG 14: Niddrie Mains Road	Parc, EDI Group	1.3 B		FULL	May-08	Y	110	26	84	17	87	23	23	0	0	0	0	23	0	0	0
3755	LDP HSG 16: Thistle Foundation	Edinvar	7.8 B		NONE			149	0		149	0	149	0	0	58	45	46	149	0	0	0
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
3754	LDP HSG 17: Greendykes	Craigmillar JVC	15.6 B		OUT	Oct-15		831			208	0	831	0	0	0	25	50	75	50	50	656
3753	LDP HSG 18: New Greendykes	Persimmon Homes.	22.5 G		FULL	Oct-12	Y	526	351	175	95	60	466	60	50	50	50	50	260	50	50	106
3753.1	LDP HSG 18: New Greendykes phase 1	Persimmon Homes.	G		FULL	Oct-14	Y	130	0	130	130	91	39	39	0	0	0	0	39	0	0	0
3753.2	LDP HSG 18: New Greendykes phase 2	Taylor Wimpey	3.4 G		FULL	Nov-14	Y	160	108	52	0	25	135	30	30	30	30	15	135	0	0	0
5246	LDP HSG 19: Maybury	Various	74.6 G		NONE			1,850	0	0	462	0	1,850	0	0	25	50	100	175	100	150	1,425
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
5248	LDP HSG 21: Broomhills	David Wilson Homes and Barratt	24.6 G		NONE			633	611	22	158	0	633	0	0	50	50	50	150	50	50	383



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								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/16	Remaining as at 04/16	Expected Completions					21/22	22/23	Post 2023		
														16/17	17/18	18/19	19/20	20/21				Total 16-21	
5133	LDP HSG22: Burdiehouse Road phase 1	Barratt	19.6 G		FULL	Jun-13	Y	122	91	31	30	83	39	39	0	0	0	0	39	0	0	0	
5249	LDP HSG 22: Burdiehouse phase 2	Barratt	14.0 G		NONE			211	0	0	51	0	211	0	36	36	36	36	144	36	31	0	
5250	LDP HSG 23: Gilmerton Dykes Road	Miller Homes	2.4 G		NONE			61	0	0	15	0	61	0	8	29	24	0	61	0	0	0	
5251	LDP HSG 24: Gilmerton Station Road	Mac & Mic South East Edinburgh Development	19.7 G		OUT	Jan-16		625	0	0	156	0	625	0	20	50	50	100	220	100	100	205	
5252	LDP HSG 25: The Drum	Compa EDI Group Ltd And Barratt	6.2 G		OUT	Aug-15		175	151	24	43	0	175	0	0	25	50	50	125	50	0	0	
5253	LDP HSG 26: Newcraighall North	Homes/BDW Tr	8.6 G		FULL	Jul-14	Y	220	194	26	55	34	186	36	36	34	34	34	174	12	0	0	
5254	LDP HSG 27: Newcraighall East	LDP Site	17.0 G		NONE			154	0	0	83	0	154	0	0	0	25	50	75	50	29	0	
N 5710	LDP HSG 28: Ellens Glen Road	LDP site	0.0 B		NONE			240	0	0	60	0	240	0	0	0	25	50	75	50	50	65	
N 5711	LDP HSG 29: Brunstane	LDP site	0.0 G		NONE			1,330	0	0	332	0	1,330	0	0	25	50	100	175	100	100	955	
5257	LDP HSG 30: Moredunvale Road	LDP Site	5.4 G		NONE			185	0	0	46	0	185	0	0	0	25	25	50	35	50	50	
5256	LDP HSG 31: Curriemuirend	LDP Site	5.7 G		NONE			165	0	0	41	0	165	0	0	0	25	25	50	25	45	45	
N 5712	LDP HSG 32: Buileyon Road	LDP site	0.0 G		NONE			840	0	0	210	0	840	0	0	0	25	50	75	50	100	615	
N 5713	LDP HSG 33: South Scotstoun	LDP site	0.0 G		NONE			375	0	0	94	0	375	0	0	35	35	50	170	50	50	105	
N 5714	LDP HSG 34: Dalmeny	LDP site	0.0 G		NONE			15	0	0	4	0	15	0	0	15	0	0	15	0	0	0	
5255	LDP HSG 35: Riccarton Mains Road	Cala Management Ltd.	1.2 G		FULL	Oct-15	Y	17	17	0	0	0	17	17	0	0	0	0	17	0	0	0	
N 5715	LDP HSG 36: Curiehill Road	LDP site	0.0 G		NONE			60	0	0	15	0	60	0	0	30	30	0	60	0	0	0	
N 5716	LDP HSG 37: Newmills Road	LDP site	0.0 G		None			210	0	0	58	0	210	0	7	35	56	54	152	58	0	0	
N 5706	LDP HSG 38: Ravelrig Road	Gladman Developments Limited.	0.0 G		OUT	Dec-15		120	120	0	30	0	120	0	0	0	60	60	120	0	0	0	
N 5717	LDP HSG 39: North Of Lang Loan	Wallace Land	G		NONE			220	220	0	55	0	220	0	0	0	55	55	110	55	55	0	
N 5704	LDP HSG 40: SE Wedge South - Edmonstone	Sheratan Limited	0.0 G		OUT	Jul-15		368	368	0	92	0	368	0	0	30	60	60	150	60	60	98	
N 5718	LDP HSG 41: SE Wedge North - The wisp	Springfield Properties	G		NONE			72	72	0	18	0	72	0	0	36	36	0	72	0	0	0	
<b>Rural West Edinburgh Local Plan Sites</b>																							
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	4.7 B		OUT	Oct-15		108	78	30	0	0	108	0	0	18	40	50	108	0	0	0	
1000	RWELP HSG 1: Kinleith Mills	Cala Homes	2.9 B		FULL	Jan-15	Y	89	65	24	22	2	87	34	37	16	0	0	87	0	0	0	
3746	RWELP HSP 3: Kirkliston Distillery	Miller Homes and Cruden	3.6 B		FULL	Jun-15	Y	122	89	29	15	30	92	60	32	0	0	0	92	0	0	0	
3750	RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	7.5 B		FULL	Nov-14	Y	111	111	0	17	16	95	20	29	28	18	0	95	0	0	0	
	Small Sites							275				0	275	55	55	55	55	55	275	0	0	0	
<b>Total</b>								<b>29,314</b>				<b>3,566</b>	<b>25,748</b>	<b>1,891</b>	<b>1,862</b>	<b>2,642</b>	<b>2,832</b>	<b>2,693</b>	<b>11,970</b>	<b>2,169</b>	<b>1,872</b>	<b>9,737</b>	

\*1. Homes for Scotland are of the view that the remainder of Western Harbour should be considered constrained.

# Schedule 3: Completions

## Housing Land Audit and Delivery Programme 2016

### Schedule 3: Completions 2015/16

Site Ref (C= Site completed during 2015/16)	Site Name	Brf/ Grf	Total Dwellings	Houses	Flats	Total affordable units	Completions			Remaining at Apr-16	Delivery Programme						Post 2023		
							To Mar-15	15-16	To Mar-16		16/17	17/18	18/19	19/20	20/21	Total 16-21		21/22	22/23
C 3816	Albert Dock	B	41	32	9	9	24	17	41	0									
C 4505	Albion Road	B	42	0	42	0		42	42	0									
C 5391	Albyn Place	B	6	1	5	0		6	6	0									
C 4352	Balcarres Street	B	32	0	32	4		32	32	0									
C 5395	Balmwell Terrace	B	43	11	32	43		43	43	0									
C 4357	Barnton Grove	B	6	0	6	0		6	6	0									
C 4630	Beaverbank Place	B	24	0	24	6		24	24	0									
5139	Beaverhall Road	B	83	5	78	20	5	26	31	52	52	0	0	0	52	0	0	0	
5384	Blackchapel Close	B	91	67	24	22		46	46	45	45	0	0	0	45	0	0	0	
C 5274	Broomhouse Crescent	B	96	73	24	47	37	59	96	0									
C 4503	Burdiehouse Road	B	18	0	18	18		18	18	0									
C 5277	Burdiehouse Road	B	28	0	28	28		28	28	0									
C 5531	Craigmount Brae	B	44	0	44	44		44	44	0									
5134	Derghorn Loan (Polo Fields)	G	79	66	13	19	7	36	43	36	36	0	0	0	36	0	0	0	
C 3771	Devon Place	B	28	22	6	0	22	6	28	0									
5289	Duddingston Park South	B	186	138	48	48		36	36	150	43	36	36	24	11	150	0	0	0
C 5291	Duke Street	B	5	0	5	0		5	5	0									
4249	ECLP HSG 10: Clermiston Campus	B	328	118	210	106	261	56	317	11	11	0	0	0	11	0	0	0	
C 4332	ECLP HSG12: Telford College (South)	B	351	54	297	0	282	69	351	0									
C 5539	Freelands Way (The Glebe)	G	14	14	0	0		14	14	0									
4841	Gracemount Drive	B	116	46	70	116	65	15	80	36	20	16	0	0	36	0	0	0	
C 5703	Hamilton Place	B	6	0	6	0		6	6	0									
5450	Harvesters Way	B	183	40	143	183		38	38	145	45	50	50	0	145	0	0	0	
C 5455	Kew Terrace	B	8	0	8	0		8	8	0									
5314	Kinnear Road	B	15	3	12	0		14	14	1	1	0	0	0	1	0	0	0	
C 4638	LDP CC2: Calton Road	B	40	0	36	40		40	40	0									
4338.2	LDP CC3: Fountainbridge	B	191	0	191	0	108	7	115	76	30	46	0	0	76	0	0	0	
3957	LDP CC4: Quartermile	B	1110	0	1110	171	770	65	835	275	75	75	75	50	275	0	0	0	
5245.1	LDP Del 5: Edinburgh Park / South Gyle	G	200	96	104	50		16	16	184	40	40	40	40	24	184	0	0	0
3424.8	LDP EW 1A: Western Harbour	B	96	0	96	0		12	12	84	40	44	0	0	84	0	0	0	
4899	LDP HSG 10: Fairmilehead Water Treat	B	280	180	100	73	125	108	233	47	35	12	0	0	47	0	0	0	





# Schedule 4: Constrained Sites

## Housing Land Audit and Delivery Programme 2016

### Schedule 4: Constrained Sites

Ref	Address	Developer/applicant	Housing Units			Consent		Constraint
			Total	Afford.	Comp.	Remain	Type	
3677	Jeffrey Street	Capital Land (holdings Ltd).	53	8	0	53	NONE	Consent Expired / Site not marketed
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	FULL	Apr-04 Developer in administration
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	2680	670	0	2,680	NONE	Multiple sites / no consent or application
4894	LDP EW 1C: Leith Waterfront - Salamander Place		719	180	0	719	NONE	Site in use (light industry)
3105B	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property	691	125	0	691	OUT	Oct-03 Land contamination
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	NONE	Consent expired
3744B	LDP EW 2C: Granton Harbour	Various	426	190	0	426	OUT	Jan-14 Site in use (Industrial)
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850	NONE	Site in use (Industrial)
3760	LDP HSG 1: Springfield	Lp Site	150	0	0	150	NONE	Controlled by Forth Road Crossing until project complete
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145	NONE	Site in use (High School)
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500	NONE	No Market ineterest
3747	LDP HSG 5: Hillwood Rd	Lp Site	50	25	0	50	NONE	No Market ineterest
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	NONE	Site in use (Edinburgh Zoo)
3623	Ocean Drive	Wimpey City	193	29	0	193	NONE	No consent / not marketed
1837	RWELP HSG 6: Port Edgar	Private	300	0	0	300	NONE	Site in use (Marina)
3763	RWELP HSG 7: Society Road	Lp Site	50	0	0	50	NONE	No Consent / No developer interest
3533	RWELP HSP 4: Newbridge Nursery	Kinleith Industrial Estates Ltd.	25	0	0	25	NONE	No consent / not marketed
	Small Sites					92		
	Total					7,272		

# Planning Committee

10 am, Thursday, 6 October 2016

## East Lothian Proposed Local Development Plan 2016: Period for Representations

Item number	7.2
Report number	
Executive/routine	
Wards	All

### Executive Summary

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The purpose of this report is to inform Committee of the publication of the East Lothian Proposed Local Development Plan for a period of representations. The Proposed Plan sets out East Lothian Council's settled view as to what the final adopted content of the plan should be. It comprises a development strategy for the future development of East Lothian to 2024 and a detailed policy framework for guiding development. It is supported by an Action Programme and other planning guidance on specific matters, which are also published in draft form.

The Proposed Plan implements the requirements of the approved SESplan Strategic Development Plan 2013. There is no concern that the plan as proposed would prejudice the interest of this Council. No formal representation is proposed.

### Links

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Coalition pledges	<a href="#">P15</a>
Council priorities	<a href="#">CP5</a> , <a href="#">CP7</a> , <a href="#">CP8</a> , <a href="#">CP10</a>
Single Outcome Agreement	<a href="#">SO1</a> , <a href="#">SO2</a> , <a href="#">SO3</a> , <a href="#">SO4</a>



## East Lothian Proposed Local Development Plan 2016: Period for Representations

### 1. Recommendations

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- 1.1 It is recommended that Committee:
  - 1.1.1 notes the publication of the East Lothian Proposed Local Development Plan for a period of representations; and
  - 1.1.2 agrees that no formal representation is submitted on behalf of the Council.

### 2. Background

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- 2.1 East Lothian Council is preparing its first Local Development Plan (LDP), the Plan, once adopted will replace the East Lothian Local Plan 2008. The main consultation stage in producing the LDP was the publication of the Main Issues Report (MIR) in November 2014. No formal representation was made by this Council.

### 3. Main report

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- 3.1 East Lothian Council has considered the comments received on its MIR and has published its Proposed East Lothian Local Development Plan for a statutory period for representations. The period runs from 19 September to 31 October and representations must be received by 31 October or they will not be valid. Following this period East Lothian Council will assess representations received and consider if changes should be made to the Plan. Any unresolved representations will be considered through an examination by Scottish Government Reporters.
- 3.2 Draft statutory supplementary planning guidance addressing developer contributions has also been published. Draft development briefs for new sites are also being consulted on with the intention that the Council adopt them as non-statutory Supplementary Planning Guidance to support the LDP in due course. Further non-statutory guidance on affordable housing is also included within the consultation.

- 3.3 The Proposed Plan sets out East Lothian Council's settled view of its development strategy and a series of proposals to meet the requirements of the approved SESplan Strategic Development Plan 2013 (SDP). The spatial strategy focuses the majority of development in the west of East Lothian.
- 3.4 The Plan modifies green belt boundaries to allocate land for development to the south west of Musselburgh at Craighall, to the east of Musselburgh and around Wallyford, and north and south of Whitecraig. The development of a Green Network in association with the development of relevant sites is set out to help mitigate the impact of the green belt abstractions.
- 3.5 Land at Craighall, which is adjacent to the City of Edinburgh boundary, is allocated for significant mixed use development. Part of this is an existing Local Plan allocation. A further 1,500 houses and 20ha of employment land are included as additional allocations in the Proposed Plan.
- 3.6 The Edinburgh Local Development Plan, as modified in September 2016, contains housing site HSG27 - Newcraighall East which is adjacent to the Craighall allocation. Development principles, included in the Edinburgh LDP, set out an intention to connect a bus route through the site with the land allocated in the East Lothian Proposed Plan at Craighall. This is provided for in the East Lothian Proposed Plan within Proposal MH1 Craighall which requires new and improved connections. This includes active travel, through the site and between existing and proposed development areas or transport routes or nodes including in adjoining local authority areas. It also makes reference to bus access from land at Newcraighall. A draft development brief is provided for the Craighall site, although this does not show any indicative bus route. A segregated active travel corridor to link the western boundary with Edinburgh is identified.
- 3.7 Further housing and employment allocations are focussed around the main settlements of East Lothian. In addition the Plan continues to allocate Blindwells as a new large scale mixed use community. The current mixed use allocation includes around 1,600 homes, 10 hectares of employment land and a new local centre. In future East Lothian Council has a vision to expand the new settlement further east and safeguards an area for further development. The Plan identifies that this could include a sub-regional town centre to serve surrounding communities. This is reflected in the Proposed Strategic Development Plan, expected to be published for a period of representations in October, which states that if Blindwells is capable of expansion beyond the current allocation it could potentially provide a strategic town centre.
- 3.8 The overall capacity of housing sites allocated in the Plan is in excess of that set by the SDP. This is in line with Scottish Planning Policy to provide a generous supply of housing land.
- 3.9 The Plan is supported by a Transport Appraisal. This has determined that new development will increase demand for capacity on trunk roads as well as the local

road network. Interventions are identified to meet the demands, including improvements to Old Craighall junction. Development is subject to the mitigation of any development related impacts, including cumulative impacts.

- 3.10 The Plan is accompanied by an Action Programme which sets out how the policies and proposals will be delivered and identifies the infrastructure interventions required. Draft Developer Contributions Supplementary Guidance identifies what contributions will be required.
- 3.11 In line with Scottish Planning Policy the Plan sets a spatial framework for wind farm development. Most of the area along the boundary with Edinburgh is identified as an area of significant protection. An area to the east of Pathhead and a large part of the south of East Lothian, which shares a small part of its boundary with Edinburgh, is identified as an area with potential for wind farm development. Within these areas wind farms are likely to be acceptable in principle, subject to detailed consideration and cumulative issues. Small scale wind turbine development is supported in most of the west of East Lothian subject to a number of factors including landscape and visual impacts.
- 3.12 The Council supports the content of the plan and the development strategy that has been set out to meet the requirements of the Strategic Development Plan. Policies seek to integrate land use and sustainable transport. There is nothing within the plan which would indicate that the interests of this Council would be prejudiced.

#### **4. Measures of success**

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- 4.1 Development within a neighbouring authority takes place in a way which delivers the vision for the city region.

#### **5. Financial impact**

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- 5.1 There is no direct financial impact arising from this report.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 The report does not raise any health and safety, governance, compliance or regulatory issues.

#### **7. Equalities impact**

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- 7.1 There is no equalities impact arising as a result of this report's proposed response. East Lothian Council undertook an Equality and Rights Impact Assessment as part of the process of preparing the Proposed Local Development Plan.

## **8. Sustainability impact**

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- 8.1 The East Lothian Local Development Plan has been subject to a Strategic Environmental Assessment.
- 8.2 The proposals in this report will:
- 8.2.1 reduce carbon emissions because they are supportive of a plan which aims to minimise energy consumption and an appropriate use of resources.
  - 8.2.2 increase the city's resilience to climate change impacts because it supports a plan which aims to protect and enhance the environment of a neighbouring authority, including directing development away from areas of flood risk and designing development so it will be resilient to the effects of climate change.
  - 8.2.3 help achieve a sustainable Edinburgh because they support proposed measures which demonstrate good environmental stewardship.

## **9. Consultation and engagement**

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- 9.1 The East Lothian Proposed Local Development Plan is subject to a period of public representations.

## **10. Background reading/external references**

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[East Lothian Proposed Local Development Plan September 2016](#)

### **Paul Lawrence**

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## 11. Links

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<b>Coalition Pledges</b>	P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors.
<b>Council Priorities</b>	CP5 business growth and investment CP7 Access to work and learning CP8 A vibrant sustainable economy CP10 A range of quality housing options
<b>Single Outcome Agreement</b>	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
<b>Appendices</b>	

# Planning Committee

10am, Thursday 6 October 2016

## Finalised Portobello Conservation Area Character Appraisal

<b>Item number</b>	8.1
<b>Report number</b>	
<b>Executive/routine</b>	Executive
<b>Wards</b>	Portobello/Craigmillar

### Executive Summary

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Committee approved a programme for reviewing key conservation area character appraisals in October 2013. Portobello was identified as one of six priority areas for review. In May this year, Committee approved a consultative draft revised Portobello Conservation Character Appraisal.

Consultation has taken place and the finalised document is now presented for approval. It includes an amendment to the boundary of the Conservation Area and has been revised to reflect changing circumstances and make the document easier to use. The finalised version has been informed by the views of local people and groups, following a programme of consultation and engagement and promotion via a range of media.

## Finalised Portobello Conservation Area Character Appraisal

### 1. Recommendations

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- 1.1 It is recommended that the Committee approves the appended finalised version of the Portobello Conservation Area Character Appraisal, including a proposed boundary amendment.
- 1.2 The interactive version of the appraisal document is attached at Appendix 2. This includes maps showing the boundary amendments which are subject to approval by the Committee. The boundary amendments will require to be advertised in the Scotsman and Edinburgh Gazette. This process will be completed by the end of 2016.

### 2. Background

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- 2.1 Committee approved a programme for reviewing conservation area character appraisals in October 2013. Portobello was identified as one of six priority areas for review. Priorities were set on the basis of the age of the current appraisal, development and housing pressures, requests for change and other initiatives in the area.
- 2.2 On 19 May 2016, Committee approved a draft revised Portobello Conservation Area Character Appraisal for consultation. The draft featured a proposal to extend the boundary of the Conservation Area to the north west to incorporate an important approach and entrance area. The extended area includes part of the Promenade, beach and foreshore and two surviving historic kilns.

### 3. Main report

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- 3.1 Following approval of the consultative draft Portobello Conservation Area Character Appraisal, an exhibition highlighting the main content of the new appraisal was displayed in Portobello Public Library between 20 and 27 June 2016 and in

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Portobello Conservation Area Character Appraisal V1.3 with KT edits

Portobello Swim Centre between 27 June and 11 July 2016. Staffed drop-in sessions were also held at each venue on 22 and 30 June. Web-based information was also circulated via Twitter and the Council's consultation hub.

- 3.2 An on-line questionnaire was set up to capture residents' views on the draft appraisal and to encourage comments about how well it refines, defines and reflects the special characteristics of the Conservation Area. Comments specific to the management chapter and the usability of the document as a whole were also encouraged.
- 3.3 The consultation generated nine responses via the online survey. The Portobello Heritage Trust and Portobello Amenity Society also submitted comments by email.
- 3.4 There were a number of comments about the format of the appraisal. The consultation draft was issued as text documents without illustrations; the final appraisal will be a fully illustrated colour electronic document that will include images, photographs and interactive maps.
- 3.5 Appendix 1 lists the comments received and explains how these have been taken into account in the final version of the document.
- 3.6 The appraisal document has been amended to address the consultation comments. The final version of the interactive appraisal is attached at Appendix 2.
- 3.7 No objections to the proposed extension of the Conservation Area boundary were received. The boundary of the proposed extension is shown in Appendix 3.

#### **4. Measures of success**

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- 4.1 Publication of the finalised appraisal.
- 4.2 Formal re-designation of the conservation area, including the extended boundary.
- 4.3 Better-informed design and decision-making, helping to protect the character of the area.

#### **5. Financial impact**

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- 5.1 There are no immediate financial implications for the Council arising from this report.
- 5.2 The new document format is intended to be viewed mainly on line, and can be printed by users from home. The Council would not stock a traditional, printed version. However, individual copies could be photocopied on request for customers with difficulties accessing the web version. Demand for this service is expected to be low and the minimal additional costs could be absorbed in existing budgets.



## **6. Risk, policy, compliance and governance impact**

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- 6.1 There are no significant risks associated with approval of the document as recommended. Completion of the review of the appraisal ensures the Council's compliance with its statutory duty to review its conservation areas, as established in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 6.2 If not approved, the appraisal review would be delayed with a consequent impact on the quality of decision making and outcomes on the ground in the area. There may be also be a degree of reputational damage: the Council's relationship with community groups could be affected due to delay or the failure to complete the review process on time.

## **7. Equalities impact**

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- 7.1 The aim of conservation area status is to enhance the quality of the area. This has the potential to improve quality of life and supports sustainable communities.
- 7.2 No infringements of rights have been identified. No negative impacts on equality have been identified.

## **8. Sustainability impact**

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- 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 reduce carbon emissions by encouraging the conservation of resources and energy embodied in existing buildings, rather than demolition and reconstruction, major generators of carbon emissions.
  - The need to build resilience to climate change impacts is not relevant to the proposals in this report because conservation of the built environment is not considered to be significantly affected, positively or negatively, in this regard.
  - The proposals in this report will help achieve a sustainable Edinburgh because the conservation and management of the historic environment contributes directly to sustainability in a number of ways. These include the energy and material invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

## **9. Consultation and engagement**

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- 9.1 The draft appraisal was published on the Council website and promoted on the internet, social media and at local community events.

- 9.2 Following the approval of the draft Portobello Conservation Area Character Appraisal by the Planning Committee in May, an exhibition highlighting the main content of the new appraisal was displayed at Portobello Public Library between 20 - 27 June 2016 and in Portobello Swim Centre between 27 June - 11 July 2016. Drop-in sessions staffed by planning officers also took place at these venues on 22 and 30 June. Web-based information was also circulated via Twitter and the Council's consultation hub.
- 9.3 An on line questionnaire was set up to capture residents' views on the draft appraisal and to encourage comments about how well it refines, defines and reflects the special characteristics of the Conservation Area. Comments specific to the management chapter and the usability of the document as a whole were also encouraged.

## 10. Background reading/external references

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- 10.1 Report to Planning Committee of 19 May 2016, Portobello Conservation Area – Review of Conservation Area Character Appraisal
- 10.2 Report to Planning Committee of 3 October 2013, Review of Conservation Area Character Appraisals

### Paul Lawrence

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## 11. Links

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<b>Coalition Pledges</b>	P40
<b>Council Priorities</b>	CO19 CO23 CO26
<b>Single Outcome Agreement</b>	SO4
<b>Appendices</b>	1 Consultation responses 2 Portobello Conservation Area Character Appraisal – final

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Portobello Conservation Area Character Appraisal V1.3 with KT edits

version

3 Proposed extension to Portobello Conservation Area

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Portobello Conservation Area Character Appraisal V1.3 with KT edits

## Appendix 1

### Portobello Draft Conservation Area Character Appraisal: Analysis of Survey Results

Respondents completed the evaluation of the draft appraisal answering questions within two sections on 'Special Characteristics' and 'Management and Document Format' with a multiple-choice answer on a five point scale with space provided for comments. Respondents also completed a final question which asked if there were any further suggestions for changes or improvements to the draft character appraisal.

#### Special Characteristics

##### **Q1 How well do you feel the revised appraisal reflects the special character of the Portobello Conservation Area overall?**

The dominant responses were: 'fairly well' (60%) and 'neither well nor badly' (40%)

#### Comments

Two respondents made specific reference to the document's format. Reference was also been made to a factual error.

#### Response

*The final appraisal will be a fully illustrated colour electronic document that will include images, photographs, and interactive maps.  
Noted and changes made.*

##### **Q2 How well do you feel the draft appraisal describes the different elements of Portobello's special character?**

The dominant responses were: 'neither well nor badly' (60%) and 'fairly well (40%).

#### Comments

Respondent acknowledged that the 'statement of significance' covered these elements reasonably well, but highlights that these elements could be expanded to include the impact of buildings and their plots on the development of the Promenade with reference to the socio-economic development of the area also provided. Further reference to the document's length, visual appearance and clarity in the changes implemented was also provided in the comments left by a respondent.

#### Response

*The appraisal makes specific reference to the nature of Portobello's varied development phases resulting in a varied spatial structure, townscape and architectural character that has provided an interesting blend of layouts, tenures and architectural styles. The document makes specific reference to the changing nature of sites on the Promenade. In response to the point made about the socio-economic development of the area, although*

*touched upon in the draft appraisal these issues are not normally relevant for a conservation area character appraisal.*

### **Q3 Have any special characteristics been missed?**

The dominant response was: 'not sure' (100%).

#### Comments

Respondents acknowledge the document's appraisal of the architectural character within the area, but stress the lack of emphasis placed upon the other elements, such as the setts along Brighton Place and the important contribution they provide to the overall character of the conservation area.

#### Response

*The document makes specific reference to traditional surface materials within the 'Management – Opportunities for Planning Action' section where it states that 'the unique characteristics of the streetscape of the area should be protected and enhanced' and that 'interventions should be planned and designed taking account of their broader context in order to reinforce the sense of place'. The document also advocates minimising visual clutter, avoiding generic 'off-the-peg' solutions, and protecting traditional surface materials and design details.*

### **Q4 Do you agree with the separation of the three different character zones i.e. the High Street, Promenade and the residential zone?**

The dominant responses were: 'not sure' (80%) and 'yes' (20%).

#### Comments

Respondents generally acknowledged that the division was reasonable with a suggested split of the residential area at the Bath Street/Brighton Place intersection, owing to the differing architectural eras on either side.

#### Response

*The area contains a mix of Georgian and Victorian residential property. The inclusion of a further character zone within the document is not recommended as appropriate.*

## **Management and Document Form**

### **Q5 How well do you feel the management chapter reflects issues relevant to the Portobello Conservation Area?**

The dominant responses were: 'neither well nor badly' (60%), 'fairly well' (20%) and 'fairly badly' (20%).

#### Comments

The respondents welcomed the inclusion of the management chapter agreeing that it reflected issues relevant to the Portobello Conservation Area. However, further reference was made to the proposed removal of the setts within Brighton Place and the contradiction this removal would pose to such advice.

### Response

*The decision to remove the setts from Brighton Place has already been taken by the Council. Although the character appraisal primarily identifies what provides the area with its special characteristics and helps manage change within it, its purpose is not to respond to individual decisions previously taken within it.*

### **Q6 How user-friendly do you feel the format of the revised appraisal is?**

The dominant responses were: 'very user friendly' (40%) and 'not sure / neutral' (40%).

### Comments

Respondents made reference to the documents visual appearance as a PDF file.

### Response

*The final appraisal will be a fully illustrated colour electronic document that includes images, photographs and interactive maps.*

### **Q7 Do you have any further suggestions for changes or improvements to the document?**

### Comments

Minor comments include requesting 'nice pictures' and changing individual words eg from 'should' to 'must'.

### Response

*All noted.*



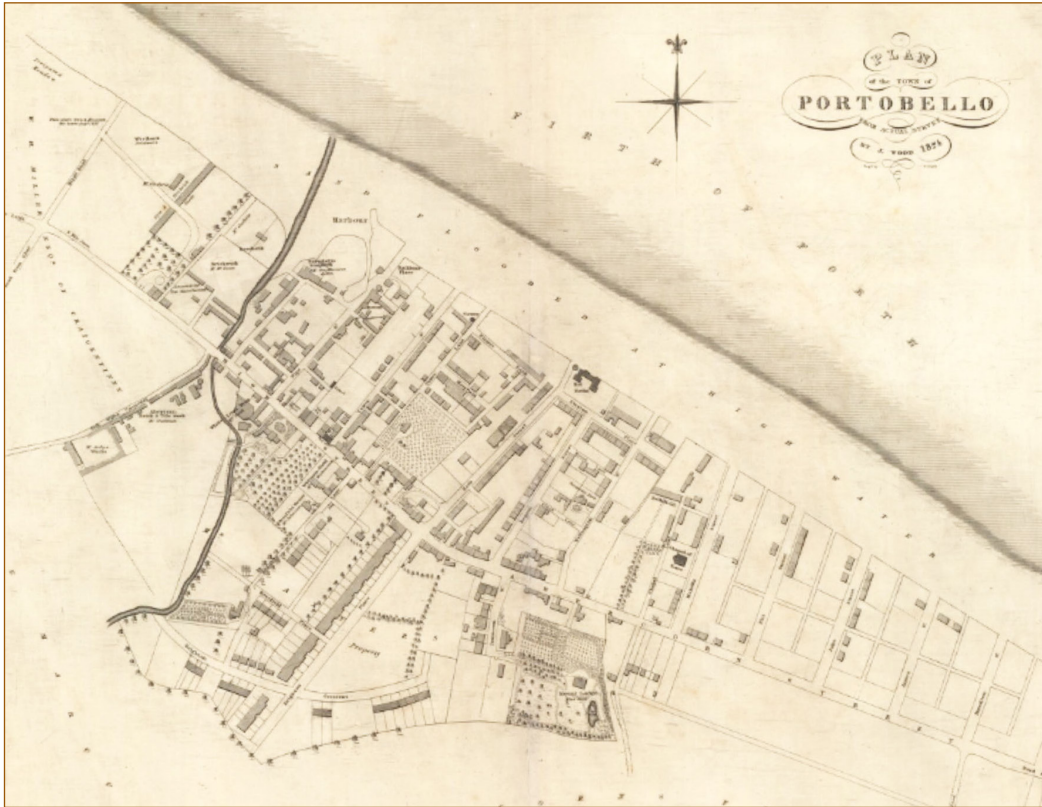
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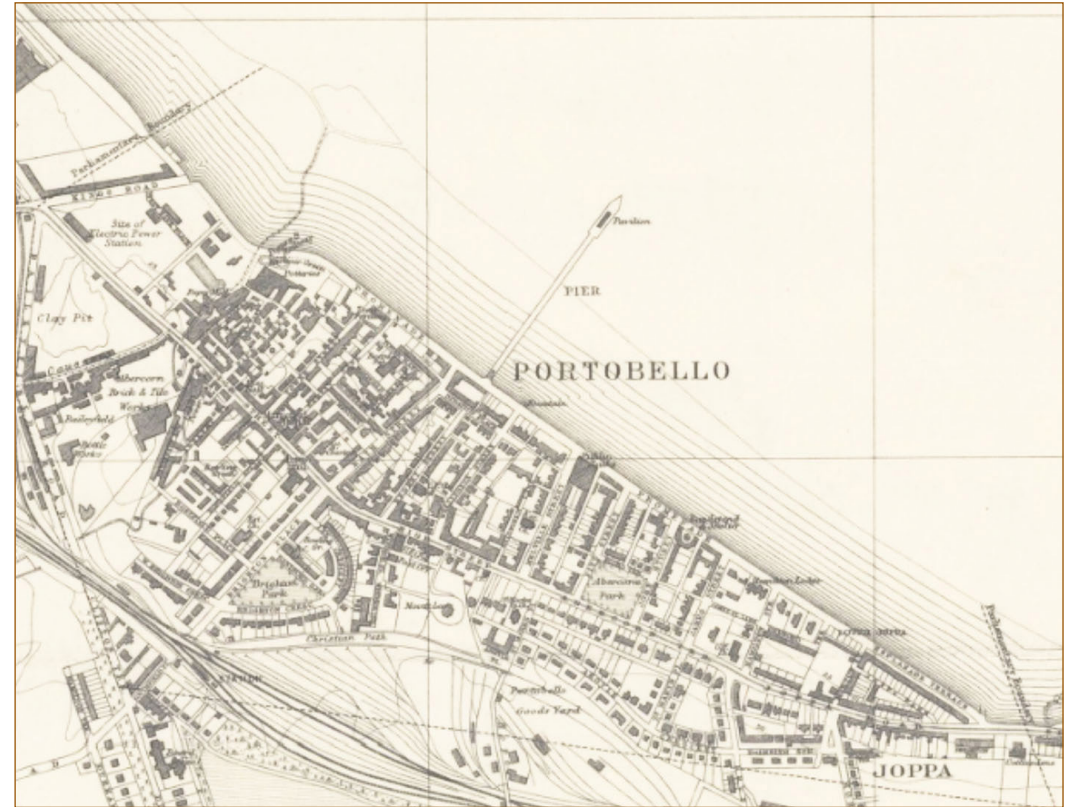
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## Historical Maps



Wood's Plan 1790 -1847

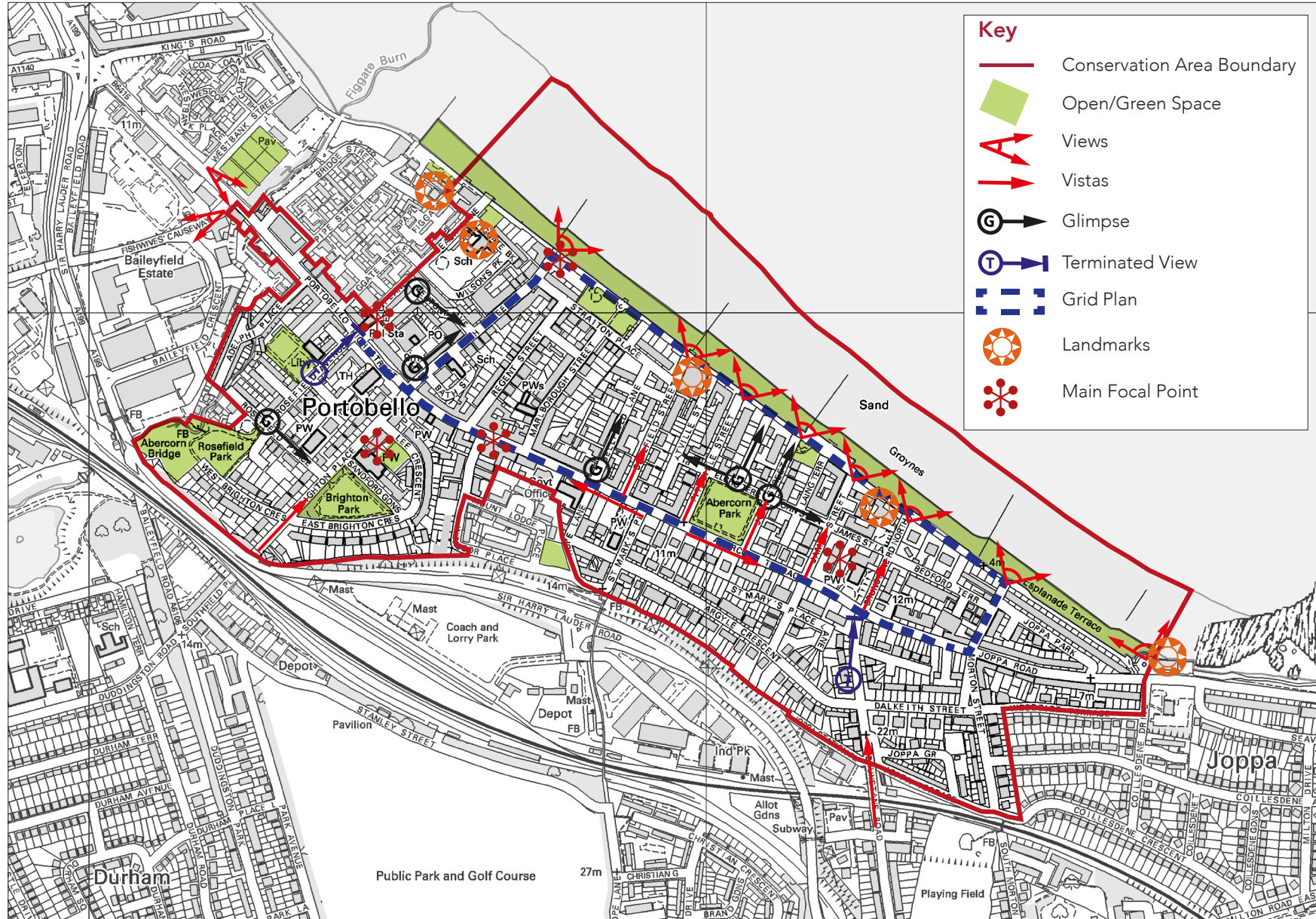


Batholomew 1860 -1920



# Structure Map & Special Characteristics

Portobello  
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**Aerial Map**



## Summary information

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### Location and boundaries

Portobello lies on the coast, some four miles east of the centre of Edinburgh, between Leith and Musselburgh.

The Conservation Area is enclosed to the north-east by the sea and to the south-west by Sir Harry Lauder Road, which creates a visual and physical boundary for the Conservation Area as far as Windsor Place. At this point, the boundary turns north down Windsor Place and excludes the housing on the former Mount Lodge Estate. The north western and south eastern boundaries are less well defined: the north western boundary being generally defined by Beach Lane on the north side of the High Street and to the rear of Adelphi Place properties on the south side of the High Street, and the south-east boundary extending to the end of Joppa Road taking in Dalkeith Street and Morton Street.

The boundaries of the Conservation Area have been examined through the appraisal process. At the north western edge of the Conservation Area is an important element of Promenade, beach and foreshore that signifies the approach and entrance to the Conservation Area and includes the two surviving historic kilns. This area warrants consideration for inclusion within a proposed boundary extension.

The Conservation Area falls within the Ward boundary of Portobello/Craigmillar. There are in the order of 4,500 people living within the Conservation Area and approximately 1,700 residential units.

### Dates of designation/amendments

The original Portobello Conservation Area was designated on 13th October 1977. The original boundary was amended in July 1985 and again in February 1998. The first Portobello Conservation Area Character Appraisal was completed in May 2000.

### Statement of significance

Portobello retains the character of a small town with a distinct town centre, an exceptionally high quality residential hinterland, a shoreline setting and a long sea-front promenade. The architectural form and character of Portobello is rich and varied, with many fine Georgian and Victorian historic buildings. The building materials are traditional: stone, harling, slate, pantiles, timber windows and doors.



### Purpose of character appraisals - why do we need them?

Conservation area character appraisals are intended to help manage change. They provide an agreed basis of understanding of what makes an area special. This understanding informs and provides the context in which decisions can be made on proposals which may affect that character. An enhanced level of understanding, combined with appropriate management tools, ensures that change and development sustains and respects the qualities and special characteristics of the area.

“When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.

Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context.”

From PAN 71, *Conservation Area Management*. [www.scotland.gov.uk/Publications/2004/12/20450/49052](http://www.scotland.gov.uk/Publications/2004/12/20450/49052)

### How to use this document

The analysis of Portobello’s character and appearance focuses on the features which make the area special and distinctive. This is divided into two sections: **Structure**, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and **Key Elements**, which examines the smaller-scale features and details which fit within the structure.

This document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area. Instead, it can be used to ensure that the design of an alteration or addition is based on an informed interpretation of context. This context should be considered in conjunction with the relevant Local Development Plan policies and planning guidance. The **Management** section outlines the policy and legislation relevant to decision-making in the area. Issues specific to Portobello are discussed in more detail and recommendations or opportunities identified.

## Historical origins and development

A review of the historical development of Queensferry is important in order to understand how the area has evolved in its present form and adopted its essential character.

### Origins and Development

Portobello takes its name from the Spanish port of Puerto Bello on the Isthmus of Panama. In a notable offensive of 1739, the port was captured by a British fleet under Admiral Vernon. In the 1740s, George Hamilton, one of the sailors involved in the battle, built a house four miles east of Edinburgh which he named his "Portobello Hut" after the battle of Puerto Bello.

In 1765, rich clay deposits were discovered just to the west of the Figgate Burn and this led to the establishment of brick, glass and pottery works, a soapworks, a white lead works, and associated workers' housing. The earliest reference to Portobello appears in 'The History of Edinburgh' by Hugo Arnot, published in 1779. Arnot refers to Mr William Jamieson's brickworks in the area. William Jamieson was a local entrepreneur who built several large villas in the area at this time. Of the large houses built during this period, only **one, now with much altered, survives.**

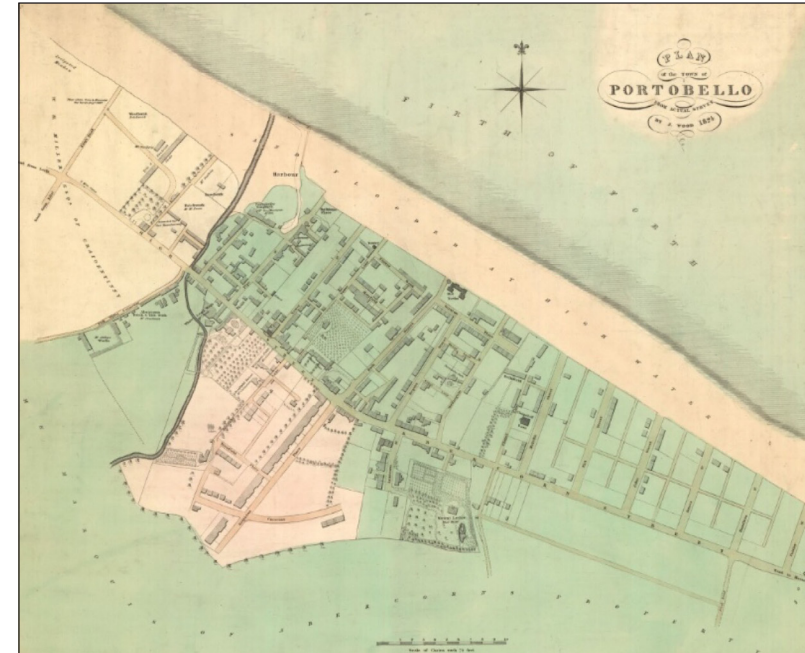
In 1787, local industry was further stimulated by the founding of a small harbour at the mouth of the Figgate Burn and, by 1811, Thomas Bonar's 'Plan of Edinburgh and Leith with the Roads Adjacent' shows some 90 buildings under the heading 'Village of Portobello'.

Portobello developed significantly in the 18th century, not only because of its industry but due to its popularity as a bathing and spa resort. Discovery of mineral wells added to the village's attraction and in the early years of the 19th century, elegant residential terraces were developed, mainly between the High Street and the sea. Bath Street and Tower Street (Figgate Street) were laid out in 1801-1802, and Regent Street and Wellington Street (Marlborough Street) in 1815-1816.

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John Wood 1874

The next phase included the building of Melville Street (Bellfield Street), Pitt Street (Pittville Street) and John Street, designed by the architect Robert Brown who lived in Pitt Street. The Brighton/Rosefield area was developed and built by a local builder, John Baxter. This area is one of the most attractive in Portobello, the uniform facades with their linking screen walls giving these streets considerable distinction.

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## Portobello

### Conservation Area

### Character Appraisal

Portobello was established both as a fashionable summer resort and as an attractive place to stay all year round. The population census of 1831 gives a population of 2,781 residents within 517 houses, which was swelled by an additional summer population of not less than 2,000.

Building continued eastwards towards Joppa from the 1830s onwards and also south of the High Street until the end of the century, with rows of Georgian terraces gradually giving way to Victorian semi-detached and detached houses.

As the 19th century progressed, the Georgian two storey buildings on the north side of the High Street became punctuated by larger Victorian tenements. The scale and symmetry of the streets between the High Street and the Promenade were also compromised to a degree. Some villas were demolished and their grounds redeveloped.

Many Georgian streets, such as Bath Street and Marlborough Street, now contain large Victorian tenements, some of them spectacular - Windsor Mansions (1899) in Straiton Place and St. James's Terrace (1870) in Bath Street are two examples. Several of these tenements were built in red sandstone, contrasting with the grey stone of the original Georgian buildings.

The Regency Spa Town became both a Victorian suburb of Edinburgh - the Burgh

Reform Act of 1896 had seen Portobello incorporated into the City of Edinburgh - and a Victorian sea-side resort, popular with day trippers from Edinburgh and Glasgow. The establishment of rail and tram links increased the popularity of Portobello as a holiday destination.

Prior to the construction of the Promenade, gardens and garden walls extended down to the beach and the seafront was not easily accessible to the public. The first section of the Promenade was completed in the 1850s, from Bath Street to Melville Street. It was extended in the 1860s but was swept away twice by storms and was eventually completed in 1891. A 1,200 foot pier was opened in 1871 (demolished 1917) which included a restaurant, shops and kiosks.





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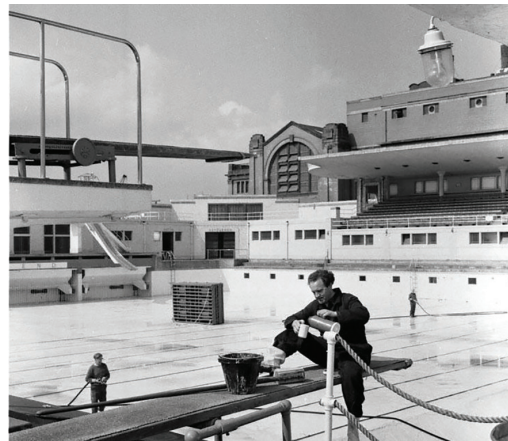
Portobello  
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A number of fine individual buildings were built at the start of the 20th century - notably the baths in Bellfield Street (1901); the Town Hall (1911) and St. John's Roman Catholic Church in Brighton Place (1906), the spire of which dominates the town's skyline.

Between the wars, when Portobello was in its heyday, a number of buildings were constructed in the modern style. The former cinema in Bath Street remains, but the Open Air Swimming Pool (1936) was demolished in the 1980s.

The whole area between Figgate Street and Bridge Street, north of the High Street, was redeveloped between 1976 and 1980. The Marlborough Mansions (1899), near the foot of Bath Street, were demolished in the 1960s as part of proposals to widen the Promenade. By the 1960s, the number of tourists visiting Portobello reduced significantly and many of the shops and kiosks, which were once a feature on the Promenade, closed.

Portobello retains a heritage of fine buildings from all stages of its history, most notably the elegant Georgian terraces and the complementary fringe of Victorian and Edwardian buildings. The layering of high quality development from different eras makes a major contribution to the character of the Conservation Area. The town retains a recognisable seaside character with its long promenade, reclaimed and improved beach, and amusement **arcade**. It has a thriving resident population of around 4,500 and remains popular with visitors - on fine summer days the beach and promenade are crowded with day-trippers.





## Character Zones - Structure

The Conservation Area includes three areas of distinctly different character:

**The High Street** provides the commercial and administrative focus for the Conservation Area retaining many original two storey Georgian buildings as well as a number of significant public buildings.

The **vehicle free Promenade**, beach, cafes and amusement arcades highlight Portobello's character as a seaside resort.

The remainder of the Conservation Area constitutes **Portobello's main residential zone** and includes an abundance of fine Georgian villas as well as a robust stock of Victorian villas and tenements which contribute to the suburban character.

## The High Street

### Structure



[click image for further details](#)

The High street is an identified shopping centre.

### Development Pattern



Side streets running perpendicularly from the High Street down to the Promenade.

### Streets



The street is predominantly a mixture of small scale Georgian buildings and larger Victorian tenements.

### Spaces



Abercorn Park is an attractive green space

### Views



Streets and lanes leading to the Promenade offer views of the sea from the High Street.

## Character Zones - Structure

### Structure

The High street is an identified shopping centre that provide a diverse mix of commercial activities and in which retail frontages are protected. Key objectives involve encouraging regeneration to attract investors and generate new employment opportunities, promoting good quality design and enhancing existing quality.

### Development pattern

The High Street forms a wide curving linear spine parallel to the sea with side streets running perpendicularly from it down to the Promenade. Commercial activity **on Bath Street** helps to draw visitors down them towards the sea. The architectural quality of the High Street is exemplified by individual buildings such as the Town Hall, the Police Station and the Georgian terraced shops with first floor housing in the eastern section

The building heights along the north side of the High Street show a high degree of uniformity, reflecting the planned Georgian development. This contrasts with the south side of the street, where building heights vary along the entire length from single storey to four storey.

There are few 20th century buildings on the **south** side of the High Street except a large **residential conversion and further** flats in the eastern section and shops and flats in the western section. All of these more recent additions are set back from the building line with the exception of the flatted block adjacent to the former Windsor Place Church.

### Streets

Approaching from the west, the High Street is generally linear before curving significantly to the east of the Bath Street/Brighton Place junction. It then curves almost imperceptibly in the other direction before straightening out as it runs into Abercorn Terrace. Whilst the actual width of the street varies little throughout its length, at various points on the south side buildings have been set back from the building line - these are mostly 20th century developments - and the road widened to allow for parking. This gives these areas an air of spaciousness and helps to induce expectation and a sense of arrival in the town centre.

The street is predominantly a mixture of small scale Georgian buildings and larger Victorian tenements, with shops at ground floor and residential flats above. On the north side of the street, between Figgate Burn and Bath Street, the building height varies significantly,

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## Portobello

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## Character Zones - Structure

ranging from single storey shops to four storey tenements. East of Bath Street, the buildings are predominantly two storey with the notable exception of a three storey block at the extreme east end and the four storey tenement at the junction with Marlborough Street. There are a number of buildings which contribute to the character of the area and give focus to the townscape - the Town Hall and Police Station add variety to the facades of the High Street shop fronts.

A number of original windows remain on the upper floors, however, there are a significant number of inappropriate replacement windows

There are a small number of original or historic shop fronts along the High Street, however, the majority now have modern single paned, non-traditional frames with flush doors. Over-deep fascias, garish paint and inappropriate signage further detract from the character of the Conservation Area.

The street is at its widest between Rosefield Avenue and Brighton Place. This area has a sense of being an important place for people to congregate; benches on both sides of the street and the grouping of the town's main bank, Town Hall and Police Station all contribute to this feeling.

The High Street shops represent the bulk of the shopping facilities in the Conservation Area and provide a focus of activity for the community. The shops are mainly independent retail units catering for local needs. The shops in the High Street extend from Figgate Burn to Pittville Street on the north side with some commercial uses continuing down Bath Street. On the south side, the shops extend from Adelphi Grove to east of Marlborough Street with some shops returning down the east side of Brighton Place as far as Lee Crescent.

The commercial section of the High Street is centred on its crossroads with Brighton Place/Bath Street, and extends eastwards to Pittville Street and westwards to Kings Road, with some residential interruptions.

The spaces between the buildings are predominantly in tarmac (roads) and concrete slabs (pavements). However, soft landscaping in the form of trees is located on the south side of the High Street to the front and side of the bank.

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## Portobello

### Conservation Area

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## Character Zones - Structure

### Spaces

The buildings are set back significantly at the western entrance to the Conservation Area and to the east of Marlborough Street. The greater width at the entrance to the Conservation Area results from the grouping of residential blocks set back from the road. This area, although not part of the Conservation Area, accentuates the sense of arrival in the High Street as the building line returns sharply at the junction with Adelphi Grove, creating a sense of the street narrowing. At the east end of the High Street, the shops start at Pittville Street on the north side, the narrowing of the road and the forward building line east of Marlborough Street confirms the entry to a commercial area.

Abercorn Park is an attractive green space lined by elm, whitebeam, holly and hawthorn which forms a prominent break in the building line on the High Street.

### Views

Streets and lanes leading to the Promenade offer views of the sea from the High Street. The spires of churches are distinctive landmarks and prominent in views along the High Street.

#### Key Elements

Spine with secondary streets running perpendicular.

A recognised shopping centre.

Uniform height terraces to the north of the High Street.

Views of the sea at various points along the street.

A number of landmark buildings.

Building lines to the heel of the pavement.

A mix of uses, mostly with residential on upper floors.

Variation in building periods, types and heights to the south of the High Street.

The predominant building material in the High Street is natural stone which varies in colour, texture and condition.

A number of good quality original and historic shop fronts.



## Portobello

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## Character Zones - Structure

### Promenade/Beach

The beach, along with the Promenade, are significant amenities which emphasise Portobello's reputation and character as a seaside resort.

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Portobello

Conservation Area

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#### Development Pattern



There is a rich mix of building styles fronting, or slightly set back from the Promenade.

[click image for further details](#)

#### Spaces



Today, the Promenade is an important part of Edinburgh's waterfront and forms a popular pedestrian route.

#### Views



The Promenade provides panoramic vistas to the coast of Fife, back towards the City and Leith, and down to the East Lothian countryside and North Berwick Law.



## Character Zones - Structure

### Development Pattern

There is a rich mix of building styles fronting, or slightly set back from the Promenade. The form of development has resulted in buildings some of which have their frontages to the Promenade and others their rear elevations. These include single storey Georgian houses, two storey Victorian terraced properties, large two to three storey detached Victorian villas and four storey Victorian tenements. There are also two modern residential developments: a pair of two storey semi-detached houses (1990) at Straiton Place and a block of flats (1996) at the bottom of Pittville Street.

In addition to the residential properties described above, there are a number of other buildings along the Promenade related to the seaside leisure industry - the Public Baths on the Promenade (1901) in red sandstone with a long front, two curving gables and first floor timber balconies.

The Tower, in Figgate Lane, was built in 1785, possibly by William Jamieson as a summerhouse for John Cunningham. It is an unusual octagonal castellated gothic building and is constructed in sandstone with red brick dressings.

### Spaces

Today, the Promenade is an important part of Edinburgh's waterfront and forms a popular pedestrian route, which, along with the well maintained sandy beach, emphasises Portobello's seaside resort character. This character is maintained despite the loss of the pier in 1917 which was constructed around the same time as the Promenade.

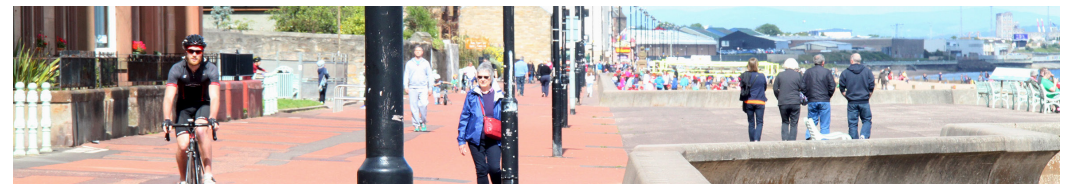
The Promenade starts at the bottom of Kings Road following the edge of the sea and curving significantly before becoming part of the Conservation Area at Figgate Lane. Its width alters according to the building line and opens out between John Street and James Street and at three points between James Street and the end of the Promenade.

The surface of the Promenade is predominantly red tarmac with a thin grey concrete strip adjacent to the low concrete wall forming the physical boundary between the beach and the Promenade. The red tarmac does not have a uniform appearance due to patch repairs in a different colour.

## Portobello

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## Character Zones - Structure

The unifying streetscape elements are the low concrete wall to the beach side, the predominantly red tarmac surface and the benches and bollards, where each street or lane meets the Promenade.

There are also a number of public grassed areas between Bath Street and John Street with the larger area also incorporating a children's playground and a community garden with restored Coade stone pillars. An additional small grassed area is located adjacent to the north west boundary of the area. There is also a hard-landscaped children's play area to the north west of the Promenade.

The front gardens of residential properties set back from the Promenade, and generally enclosed by varying heights of stone wall, represent the predominant form of soft landscaping on the Promenade.

The Conservation Area extends eastward to include the beach as Portobello's coastal location was integral to its development. The beach is generally well-maintained and clean.

## Views

The Promenade provides panoramic vistas to the coast of Fife, back towards the City and Leith, and down to the East Lothian countryside and North Berwick Law.

### Key Elements

Linear traffic free walkway with open views of Fife and North Berwick Law.

Open views to the sea.

Predominance of stone built properties, many with front doors to the Promenade, and generally retaining their original features.

The predominant roof covering is slate.

Good quality stone boundary walls.

Easy access from side streets/lanes.

Seasonal seaside attractions and indoor swimming pool.

Well maintained sandy beach.

Beach protected by groins.

## Portobello

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Residential Zone

Development Pattern



click image for further details

In the early part of the 19th century, residential development took place in four distinct areas of Portobello.

Streets



The residential areas have a generosity of space that provide a tranquil character

Georgian Development



Houses have small front gardens with low stone boundary walls,

Victorian Development



Tenemental development began to invade some of the streets laid out in the early part of the century.



## Character Zones - Structure

### Development pattern

In the early part of the 19th century, residential development took place in four distinct areas of Portobello. By far the main development took place between 1800 and 1825 on the north side of the High Street, where streets were laid out on a grid plan, progressing from east to west. The next important area to be developed was on the south side of the High Street in the Brighton and Rosefield area. Two other small groups of houses were also built in this period; villas and part of a classic terrace in Windsor Place and several houses, mainly semi-detached, on the south side of Joppa Road, west of Morton Street.

In the Victorian period, residential development continued eastwards on both sides of the High Street. In the 1840s and 1850s, houses in a neo-classical style were built in James Street, Abercorn Terrace, Dalkeith Street and Elcho Terrace.

As the century progressed, buildings displayed a greater variety of styles and influences, including Baronial and, by the turn of the century, terraces of plain two-storey houses with bow windows at the east end of Joppa.

By this time, several detached houses in Bath Street and Marlborough Street had been demolished and these sites and other gap sites were filled with large Victorian tenements. These tenements, often in red sandstone and many displaying a profusion of exuberant carved detailing, overwhelmed their modest Georgian neighbours. Gap sites in other Georgian streets to the east were also filled with two storey houses, for example, the east side of Bellfield Street.

Residential development also continued eastwards along the Promenade where several grand villas in the French and Italian styles were built as well as large tenement blocks.

Thomas Tough, a local pottery owner, built housing in the Adelphi Place area around 1850-1860 to house his workers. As fashionable housing was being built towards the east, areas to the west, on the north side of the High Street, were filled with cheaper housing of a much higher density.

Development has changed the character of parts of the Conservation area, particularly within lanes and back-land areas, and further pressure for this type of development may arise in the future.

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## Portobello

### Conservation Area

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## Character Zones - Structure

### Streets

The residential areas, whether they are Georgian with a classical layout and restrained architecture, or Victorian with more informal layouts and exuberant designs, have a generosity of space that provide a tranquil character.

**Georgian Development** - Streets are generally relatively narrow, although they tend to become wider towards the east. Houses have small front gardens with low stone boundary walls, originally with cast iron railings (some of which have recently been replaced). Back gardens are much larger and are bounded by high stone walls.

On the north side of the High Street, the majority of Georgian streets run at right angles north towards the Promenade. Most of these streets are serviced by back lanes which originally provided access to stables and mews buildings. This grid plan layout is not repeated on the south side of the High Street where East and West Brighton Crescent cross over Brighton Place in a sweeping curve. This has resulted in a less formal layout and interesting vistas. Brighton Place is the main entrance into the Conservation Area from Duddingston and is the only remaining setted street.

A wide range of classical detailing is used. Two storey houses generally have five windows on the front elevation. Semi-detached houses often have paired doorcases, with Roman Doric pilasters. Ground floor elevations can be rusticated or smooth ashlar. There are many other variations including gothic style windows and timber external shutters.

The houses on the south side of Joppa Road, west of Morton Street are built in a variety of styles. However, they reverse the normal practice, having high stone front garden walls and large front gardens, with smaller rear gardens. This took advantage of what was originally an open outlook at the front over the Firth of Forth.

East of Morton Street, on the south side of Joppa Road, is a long low terrace of workers' houses. Few houses of this type built in the early part of the nineteenth century survive in either Portobello or Joppa. These are single storey, built in stone (some with later modern facings) and roofed with red Georgian property pantiles (some having later slate roofs) on Pitville Street



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## Portobello

### Conservation Area

### Character Appraisal

The Brighton and Rosefield area (circa 1823) is one of the least altered and most architecturally important areas of Portobello. The area displays a distinctive unity of style as John Baxter, the builder, provided designs for the elevations of the houses. Distinguished one and two storey villas are linked by single storey wings, the two storey properties being rusticated at ground floor. The single storey villas and villas with basements have doorways in both wings and houses which are within segmentally arched recesses.

## Character Zones - Structure

**Victorian Development** - Streets became wider in the Victorian era, continuing the pattern of small front gardens and larger back gardens. Most streets were serviced by back lanes, although the railway line prevented this from happening on the south side of Argyle Crescent.

In the early Victorian period, houses continued to be built in the classical style. Both houses and gardens became bigger as development progressed eastwards. However, by the end of the century, houses became increasingly smaller in scale and detailing tended to become less elegant.

Gradually a greater variety of building styles came to be used. The baronial style can frequently be seen, with canted bay windows beneath steep gables. Many houses incorporate barge boarding and others decorative cast-iron balconies.

Tenemental development began to invade some of the streets laid out in the early part of the century, notably Marlborough Street, Straiton Place and Bath Street, the latter now containing a rich mixture of building styles from all eras.

Overall, the more exuberant approach to house construction adopted by the Victorians has, in places, resulted in a disparity of scale between the neat and ordered Georgian villas and the grand decorative flourish of the Victorian tenements. This has created an interesting but restless and fragmented character.

St. John's Roman Catholic Church in Brighton Place is the most prominent of Portobello's churches. Designed by J.T. Walford and dating from 1906, it is a highly individual building, mixing Gothic and Arts and Crafts styles, and its octagonal pinnacle towers dominate the town's skyline.



## Portobello Conservation Area Character Appraisal

### Key Elements

Strong formal patterns of Georgian housing eg. grids, crescents, squares and associated open space.

Overlapping and less formal patterns of Victorian housing often of more exuberant design demonstrating a range of interesting street corner treatments.

High quality architecture.

Views of the sea from the streets leading down from Abercorn Terrace/ Joppa Road.

Predominant use of traditional building materials: stone, slate, timber sash and case windows.

Stone retaining and separating walls, some with original railing pattern.

Variations in plot sizes and building types, heights, spacing and setbacks from the pavement.

Small scale cottages with narrow plot widths at the west and east ends of the Conservation Area.

System of narrow lanes and access ways between streets.



## Management - legislation, policies and guidance

### Conservation Areas

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that Conservation Areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Local authorities have a statutory duty to identify and designate such areas.

Special attention must be paid to the character and appearance of the Conservation Area when planning controls are being exercised. Conservation Area status brings a number of special controls:

- The demolition of unlisted buildings requires Conservation Area consent.
- Permitted development rights, which allow improvements or alterations to the external appearance of dwellinghouses and flatted dwellings, are removed.
- Works to trees are controlled (see Trees for more detail).

The demolition of unlisted buildings requires Conservation Area consent and the removal of buildings which make a positive contribution to the area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, conservation deficit, adequacy of efforts to retain the building and the relative public benefit of replacement proposals.

Conservation Area character appraisals are a material consideration when considering applications for development within Conservation Areas.

### Listed buildings

A significant number of buildings within the Portobello Conservation Area are listed for their special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.



### Planning guidance

More detailed, subject-specific guidance is set out in Planning Guidance documents.

Those particularly relevant to the Portobello Conservation Area are:

- Guidance for Householders
- Guidance for Businesses
- Listed Buildings and Conservation Areas
- Developer contributions and affordable housing
- Edinburgh Design guidance
- Communications Infrastructure
- Street Design Guidance

In addition, a number of statutory tools are available to assist development management within the Conservation Area.



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## Portobello Conservation Area Character Appraisal

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### GPDO and Article 4 Directions

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, amended 2012, (abbreviated to GPDO), restricts the types of development which can be carried out in a Conservation Area without the need for planning permission. These include most alterations to the external appearance of dwellinghouses and flats. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals.

Under Article 4 of the GPDO the planning authority can seek the approval of the Scottish Ministers for Directions that restrict development rights further. The Directions effectively control the proliferation of relatively minor developments in Conservation Areas which can cumulatively lead to the erosion of character and appearance. Portobello Conservation Area has Article 4 Directions covering the following classes of development:

- 7 The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- 35 Development on operational land by statutory undertakers in respect of dock,

pier, harbour, water transport, or canal or inland navigation undertakings.

- 38 Development by statutory undertakers for the purpose of water undertakings.
- 39 Development by a public gas supplier.
- 40 Development by an electricity statutory undertaker.

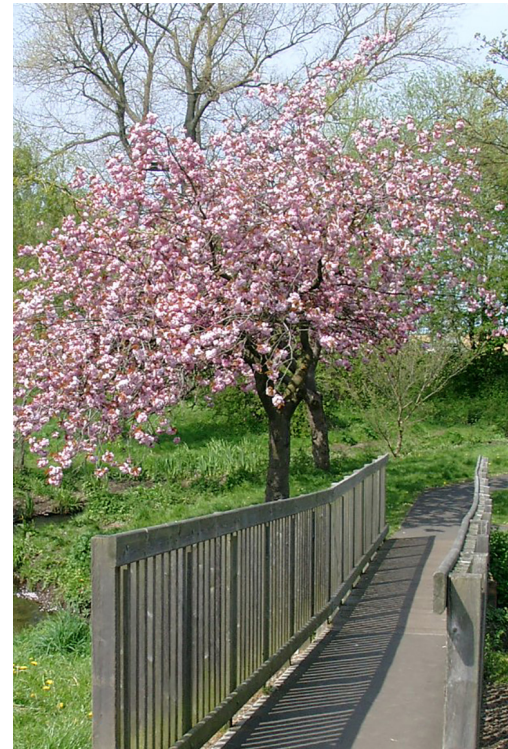
### Trees

Trees within Conservation Areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (etc) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Tree Preservation Orders are made under planning legislation to protect individual and groups of trees considered important for amenity or because of their cultural or historic interest. When assessing amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land

which is likely to damage or prejudice the future long term existence of trees covered by a TPO. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development.

[Trees in the City](#) contains a set of policies with an action plan used to guide the management of the Council's trees and woodlands.



### General Criteria

General issues to be taken into account in assessing development proposals in a Conservation Area include the appropriateness of the overall massing of development, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), its proportions and its relationship with its context i.e. whether it sits comfortably. Development should be in harmony with, or complimentary to, its neighbours having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape. It should also, as far as possible, fit into the "grain" of the Conservation Area, for example, by respecting historic layout, street patterns or existing land form. It is also important where new uses are proposed that these respect the unique character and general ambience of the Conservation Area, for example certain developments may adversely affect the character of a Conservation Area through noise, nuisance and general disturbance.

### New Buildings

The development of new buildings in a Conservation Area should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, rather that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. Therefore, while development of a gap site in a traditional terrace may require a very sensitive design approach to maintain the overall integrity of the area; in other cases modern designs sympathetic and complimentary to the existing character of the area may be acceptable.

### Alterations and Extensions

Proposals for the alteration or extension of properties in a Conservation Area will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the particular area and do not prejudice the amenities of adjacent properties. Extensions should be subservient to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property. Very careful consideration will be required for alterations and extensions

affecting the roof of a property, as these may be particularly detrimental to the character and appearance of the Conservation Area.

### Definition of 'Character' and 'Appearance'

Conservation areas are places of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

The character of an area is the combination of features and qualities which contribute to the intrinsic worth of an area and make it distinctive. Special character does not derive only from the quality of buildings. Elements such as the historic layout of roads, paths and boundaries, paving materials, urban grain and more intangible features, such as smells and noises which are unique to the area, may all contribute to the local scene. Conservation area designation is the means of recognising the importance of all these factors and of ensuring that planning decisions address these qualities.

Appearance is more limited and relates to the way individual features within the conservation area look.

Care and attention should be paid in distinguishing between the impact of proposed developments on both the character and appearance of the conservation area.

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## Management - Landscape & Biodiversity

There are several open spaces which contribute to the townscape pattern of the area - squares, parks, the Figgate Burn, and the beach. Brighton Park and Abercorn Park are part of a formal structure surrounded by residential streets and gardens. Rosefield Park through which the Figgate Burn runs, has a less formal layout.

The Council has an obligation to take account of the impact of development on species protected by legislation and international commitments. The Nature Conservation (Scotland) Act 2004 places a duty on all public bodies to further the conservation of biodiversity as far as is consistent with their functions.

The Figgate Burn is designated as a Local Biodiversity Site for its value as a mixed habitat wetland for its amenity grassland, broadleaved plantation, semi-natural broadleaved woodland, standing water and running water. A small section of the beach to the east of the Conservation Area is part of the Joppa Shore Geodiversity Site which is designated for its geological interest including sedimentary rocks of the Upper Limestone Formation and coal measures of the Carboniferous Period.

The beach and foreshore within the Conservation Area are part of the Firth of Forth Special Protection Area for their value as an estuarine and coastal habitat for the wintering population of wading birds and wild fowl.

These sensitive nature conservation sites must be considered if affected by any development proposal.

## Management - Archaeology

Prior to the mid 18th century Portobello appears to have remained relatively undeveloped as an area of coastal sand dunes and farmland, bisected by the medieval coastal road linking Leith to Musselburgh. This historic road may have had earlier Roman origins, as the coastal road linking the 2nd century AD Roman forts at Cramond and Inveresk (Musselburgh).

Development at Portobello commenced in earnest in 1765 when William Jamieson, an Edinburgh architect and speculative builder feued his first parcel of land from Baron William Muir of Caldwell to set up a pottery to utilise the recently discovered rich clay deposits to the west of the Figgate Burn. This early industrial pottery expanded with the addition of new potteries and brick and tile works across the mouth of the Figgate Burn over the following 18th and 19th centuries. As a result, by the end of the 19th century Portobello had become one of Scotland's most significant industrial potteries of which the scheduled early 20th century pottery kilns built in 1906 and 1909 are the last residual remnants. A wider range of associated industries were also attracted to the area including: glass

works, a soap works, a white lead works and associated workers' houses. The early industrial development of the Portobello Potteries was aided by the foundation of a small harbour at the mouth of the Figgate Burn in 1787 - the remains of the harbour survive under the present beach, on the eastern side of the Figgate Burn. Recent excavations across the site of the former potteries demonstrated that, despite the demolition of the former pottery buildings and redevelopment for housing in the 1970s, extensive archaeological remains survive across the area.

In addition to the area's important industrial heritage, the historic core of Portobello is of archaeological interest in its own right in terms of the social development of the settlement from its 18th century origins through to the 20th century. Excavations in advance of the new extension to Tower Bank Primary school unearthed the remains of former Georgian housing providing an important insight into the early development of the town.

Portobello is considered to be an area of archaeological significance principally in terms of both its industrial heritage and its development during the 18th and 19th centuries. Depending on the scale and impact of any development proposal, the City of Edinburgh Council Archaeology Service (CECAS) may recommend a pre-

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## Management - Archaeology

determination evaluation in order to assess the presence and significance of any surviving archaeological deposits and to determine the scope of any required mitigation including preservation and interpretation. Similarly for works affecting standing structures of historic significance, a programme of archaeological building assessment and recording may be recommended.

## Management - Pressures and Sensitivities

The following pressures are associated with development proposals which Conservation Area designation, together with the Council's policies and guidance, are designed to manage. The Edinburgh Design Guidance, Guidance for Householders and Listed Buildings and Conservation Areas explain the Council's approach to design in historic contexts.

### Townscape and Architectural character

Portobello originally developed as a settlement based on industry. In the Victorian period, it became established as a prosperous seaside resort. The town initially grew rapidly as a resort increasing in size every year with little regularity or uniformity. From the middle of the 19th Century there was a greater planning of the layout of the streets and building. This has resulted

in a varied spatial structure, townscape and architectural character providing an interesting blend of layouts, tenures and architectural styles. Careful attention now needs to be paid to the extent and type of development and particularly to the amount of land which is built on.

Some recent development, mostly at the ends of streets has tended to negatively impact on the scale, proportion and permeability that are part of the Conservation Area's essential character.

The sites on the Promenade that formerly accommodated the ghost train, to the front of Bath Place, and the paddling pool, at the corner of John Street, are now well maintained landscaped areas and represent a marked improvement in terms of townscape quality. However, the edge of the sites to the Promenade would benefit from improved boundary treatments or, where acceptable, appropriate development.

The area is characterised by the rows of Georgian, Victorian and Edwardian villas, terraces and tenements in a variety of styles with the use of blonde and red sandstones helping to unify the distinct building periods within the area. Contemporary developments have tended to utilise non-traditional materials that can adversely affect the character of the area if used indiscriminately or excessively. Multiple

similar developments in close proximity can have a negative cumulative effect on character.

A number of gable ends of properties, predominantly at junctions with streets leading off the High Street, are in very poor condition due to unsightly and patchy rendering, poor or unfinished repair works and peeling paint.

A small number of original windows remain on the upper floors, their generally poor condition combined with the presence of a significant number of inappropriate replacement windows means that the upper floors of the High Street present a rather poor image within the street scene. This is exacerbated by the significant number of original chimneys that have been replaced in brick and render, and the general lack of maintenance to stonework and paintwork.

Although there are a small number of original or historic shop fronts along the High Street and Promenade, the majority now have modern single paned, non-traditional frames with flush doors. These frontages fail to relate to the upper floors and are discordant notes within the street scene. Over-deep fascias, garish paint and inappropriate signage further detract from the character of the Conservation Area.

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## Portobello

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## Management - Pressures and Sensitivities

### Streetscape

The High Street has benefitted from a resurfacing of pedestrian walkways as part of a previous Town Centre Regeneration Fund Programme. However, the use of a variety of sizes of concrete paviors in the context of the Conservation Area does not support a simple palette of materials as promoted by the street design guidance. The streetscape of the High Street includes a proliferation of bus stops, lamp posts, litter bins, benches, telephone boxes and other services which can appear cluttered in places.

There are a number of unifying streetscape elements along the Promenade, notably

the street furniture such as the cast iron benches, decorative bollards and the low dividing wall to the beachside. However, the red asphalt surface is basic, with repair work in black asphalt leaving a patchy appearance.

The diverse range of boundary treatments along the Promenade is in many cases mismatched and of poor quality in terms of their scale, design and the materials.

## Management - Opportunities for Development

Small-scale development opportunities for infill or replacement may arise within the area, and will be considered in terms of the relevant guidance. No sites within the Conservation Area are identified for significant housing or other development through local development plans. Development of a significant scale is unlikely to take place within the Conservation Area. However, it is recognised that development has changed the character of parts of the Conservation Area over time, particularly at the peripheries of private open spaces or within lanes and back-land areas, and further pressure for this type of development may arise in the future.



## Management - Opportunities for Planning Action

The diverse quality of the architecture of Portobello creates a need for a sensitivity of approach to any new development or intervention. Most importantly, the design of new buildings or interventions should be based on a sound understanding of context. Policy DES1 of the Edinburgh City Local Plan and Proposed Local Development Plan requires that design should be based on an overall design concept that draws on positive characteristics of the surrounding area to create or reinforce a sense of place.

The Council's planning guidance generally states a presumption for sandstone and other traditional, natural materials where these form the predominant palette in the surroundings of the development. High quality, innovative modern designs and materials are not precluded, but proposals must be able to demonstrate their respect for the historic character of the host building and the area. The cumulative effect of multiple developments within the same street or area should be taken into account.



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## Portobello Conservation Area Character Appraisal

## Management - Opportunities for Planning Action

### Conservation Area boundaries

The boundaries of the Conservation Area have been examined through the appraisal process.

At the north western edge of the Conservation Area is an important element of Promenade, beach and foreshore that signifies the approach and entrance to the Conservation Area and includes the two surviving historic kilns. This area warrants consideration for inclusion within a proposed boundary extension.

## Management - Opportunities for Enhancement

The areas of open space on the Promenade at the foot of Marlborough Street and to the north east of Figgate Bank would benefit from enhanced landscaping and planting, and improvements to the boundary fencing. The full potential of these pieces of land as areas of accessible amenity space should be more thoroughly realised.

The concrete cap covering the main sewer on the Promenade towards the bottom of Marlborough Street locally known as the 'cake stand' would benefit from attention with the potential installation of an appropriate piece of public art.

### Roads and transport

Road safety, traffic management and parking are identified as priority issues in the Portobello Neighbourhood Plan along with enhanced walking and cycling opportunities. The unique characteristics of the streetscape of the area should be protected and enhanced in any road and transport proposals. Interventions should be planned and designed taking account of their broader context in order to reinforce the sense of place. This will also involve minimising visual clutter, avoiding generic, 'off-the-peg' solutions, and protecting traditional surface materials and design details.

### Natural environment

Enhancing the walking and cycling environment provides an opportunity to promote the unique and valuable open space and natural landscape characteristics of the area. The aims of the Edinburgh Biodiversity Action Plan should be considered in any enhancement proposal throughout the area.

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## Portobello Conservation Area Character Appraisal



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# Portobello Conservation Area Character Appraisal

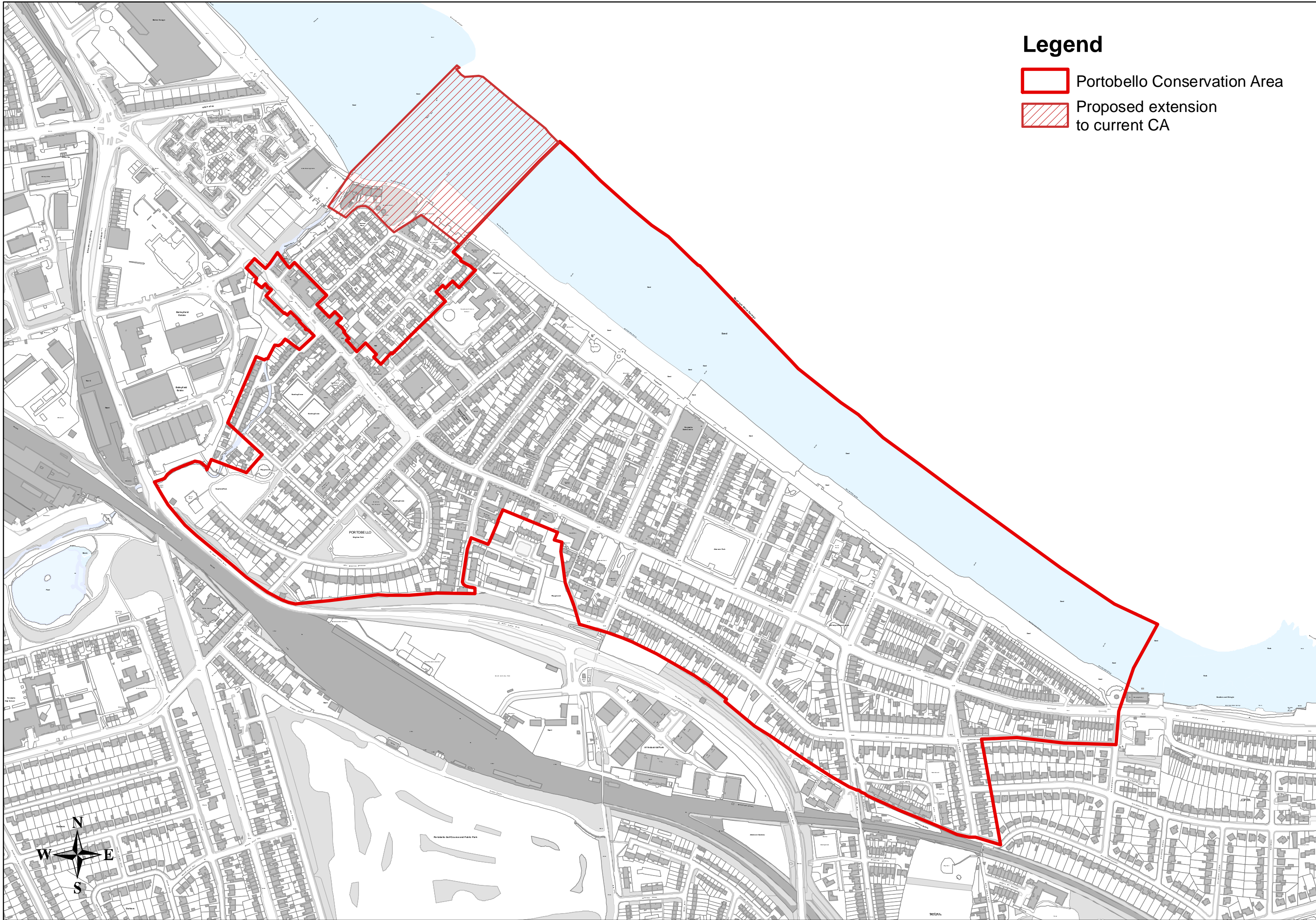
For further information please contact:

[built.heritage@edinburgh.gov.uk](mailto:built.heritage@edinburgh.gov.uk)



0131 529 4238







### Legend

-  Portobello Conservation Area
-  Proposed extension to current CA

