

Notice of meeting and agenda

Planning Committee

2.00 pm Wednesday, 14th October, 2020

Virtual Meeting - via Microsoft Teams

Contacts

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1. Order of Business

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

2. Declaration of interests

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

3. Deputations

- 3.1** If any

4. Minutes

- | | | |
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| 4.1 | Planning Committee of 30 September 2020 - submitted for approval as a correct record | 5 - 8 |
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5. Business Bulletin

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| 5.1 | Business Bulletin – Report by | 9 - 32 |
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6. Development Plan

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| 6.1 | Scottish Government Call for Ideas for National Planning Framework 4 - Interim Regional Spatial Strategy – Report by the Executive Director of Place | 33 - 72 |
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7. Planning Policy

7.1	Princes Street and Waverley Valley Strategy - project scope – Report by the Executive Director of Place	73 - 84
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8. Planning Process

8.1	Legal Review of Council Planning Processes - Implementation and Resource Impacts – Report by the Executive Director of Place	85 - 94
8.2	Scottish Government Consultation on Proposed Changes to Pre- Application Consultation Requirements in Planning - proposed response – Report by the Executive Director of Place	95 - 110
8.3	Training and Awareness Raising Programme – Report by the Executive Director of Place	111 - 114

9. Planning Performance

9.1	None.
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10. Conservation

10.1	Proposed Extension to New Town Conservation Area – Report by the Executive Director of Place	115 - 122
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11. Motions

11.1	None.
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Laurence Rockey

Head of Strategy and Communications

Committee Members

Councillors Councillor Neil Gardiner (Convener), Councillor Maureen Child (Vice-Convener), Councillor Chas Booth, Councillor Mary Campbell, Councillor George

Gordon, Councillor Joan Griffiths, Councillor Max Mitchell, Councillor Joanna Mowat, Councillor Hal Osler, Councillor Rob Munn and Councillor Cameron Rose

Information about the Planning Committee

The Planning Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Veronica Macmillan, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4283, email veronica.macmillan@edinburgh.gov.uk.

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

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Minutes

Planning Committee

2.00pm, Wednesday 30 September 2020

Present

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Doran (substituting for Councillor Griffiths), Main (substituting for Councillor Mary Campbell), Mitchell, Mowat, Munn, Osler and Rose.

1. Deputation – Inch Community Association

A written deputation from the Inch Community Association on the zoning of houses in Inch Park's plant nurseries was circulated to Committee.

Decision

To agree that Committee Services would contact the deputation to suggest that their submission was recirculated to Committee when there was a report on the agenda that related to the concerns they had raised.

2. Minutes

Decision

To approve the minutes of the Planning Committee of 2 September 2020 as a correct record.

3. Financial Implications of addressing potential short term lets

Committee considered a report on the 2 September 2020 on Short Term Letting in Edinburgh. This was prepared in response to Council agreeing a motion by Councillor Staniforth on 28 July 2020, as amended, to ask the Chief Planning Officer to prepare a response to issues contained in a report on commercial short term lets published by Andy Wightman MSP.

On the 2 September 2020, Committee noted that paragraph 6 of the report did not include an estimate of the cost of commencing enforcement action against any of those 380 properties identified in Andy Wightman MSP's report. It was therefore agreed to bring a further report to Committee, within one cycle, to set out the likely cost of commencing enforcement action on those 380 properties.

Motion

- 1) To note the financial implications of the three scenarios set out in paragraphs 4.7 – 4.16 of the report.

- 2) To note that any individual report of a short term let to the Council's 'Report Possible Breach of Planning Controls Form' webpage would be fully investigated.

- moved by Councillor Gardiner, seconded by Councillor Child

Amendment

- 1) To note the financial implications of the three scenarios set out in paragraphs 4.7 to 4.16 of the report.
- 2) To note that any individual report of a short term let to the Council's 'Report Possible Breach of Planning Controls Form' webpage would be fully investigated.
- 3) To note the collaborative work of the Short Term Lets Working Group and to welcome the current Scottish Government consultation on changes to the planning and regulatory regime around Short Term Lets, and to note that officers were currently preparing a favourable response and that this would be circulated to members shortly.
- 4) To note that Scenario 2 (determine ownership) in the current report could be contained within current budgets, and therefore to agree to pursue this option, whilst making every effort to minimise impact on existing enforcement activity, for example, by making use of staff currently on the redeployment pool to undertake this work.
- 5) To agree to receive a further report once the work to determine ownership had been completed.
- 6) To further agree to forward the report, and a copy of the 'determine ownership' report, once available, to the Short Term Lets Working Group for consideration.

- moved by Booth, seconded by Councillor Main

In accordance with Standing Order 19(12), paragraph 3 of the Green Group amendment was accepted as an addendum to the motion.

Voting

For the motion (as adjusted)	-	7 votes
For the amendment	-	3 votes

(For the motion (as adjusted): Councillors Child, Doran, Gardiner, Mitchell, Mowat, Munn and Rose.

For the amendment: Councillors Booth, Main and Osler.)

Decision

To approve the following adjusted motion by Councillor Gardiner:

- 1) To note the financial implications of the three scenarios set out in paragraphs 4.7 – 4.16 of the report.
- 2) To note that any individual report of a short term let to the Council's 'Report Possible Breach of Planning Controls Form' webpage would be fully investigated.
- 3) To note the collaborative work of the Short Term Lets Working Group and to welcome the current Scottish Government consultation on changes to the planning and regulatory regime around Short Term Lets, and to note that officers were currently preparing a favourable response and that this would be circulated to members shortly.

(References – Planning Committee, 2 September 2020 (item 3); report by the Executive Director of Place, submitted.)



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Business Bulletin

Planning Committee

2.00pm, Wednesday, 14 October 2020

Planning Committee

Convener:	Members:	Contacts:
<p>Councillor Neil Gardiner</p>  <p>Vice-Convener Councillor Maureen Child</p> 	<p>Councillor Chas Booth Councillor George Gordon Councillor Joan Griffiths Councillor Cameron Rose Councillor Max Mitchell Councillor Joanna Mowat Councillor Rob Munn Councillor Hal Osler Councillor Mary Campbell</p>	<p>Veronica MacMillan Committee Services 0131 529 4283 veronica.macmillan@edinburgh.gov.uk</p> <p>David Givan Service Manager david.givan@edinburgh.gov.uk</p> <p>David Leslie Chief Planning Officer david.leslie@edinburgh.gov.uk</p>

Recent News

Background

Funding Third Sector Delivery Partners : update on progress with outcomes

At its meeting of [2 September 2020](#), Planning Committee approved funding for the current financial year to Edinburgh World Heritage and Edinburgh and Lothians Greenspace Trust under the existing three-year contracts. Members asked for an update on progress with delivery of outcomes.

Appendix 1 details the delivery of outcomes in the 2019/20 reporting year for these two organisations. It also outlines the agreed outcomes for the four organisations which receive smaller amounts of funding to support the operation of the planning system in the city.

Contact:

Iain McFarlane
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iain.mcfarlane@edinburgh.gov.uk

Scottish Government Appeal Decisions - Quarter 4 2019/20 and Quarter 1 2020/21

In Quarter 4 of 2019-20, there were 21 appeal decisions issued by the Planning and Environmental Appeals Division (DPEA) on applications refused by the City of Edinburgh Council. Of these 16 were dismissed and five were allowed.

In Quarter 1 of 2020/21, there were eight appeal decisions issued by the DPEA on applications refused by the City of Edinburgh Council. Of these, seven were dismissed and one was allowed.

Further details are provided in Appendix 2.

Contact:

David Givan
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Scottish Government Consultation on a Licensing Scheme and Planning Control Areas for Short Term Lets in Scotland

This consultation seeks views on the Scottish Government's detailed proposals for the regulation of short-term lets which will form the basis for secondary legislation to be laid in Parliament in December 2020. The target for implementation of regulations is April 2021. Comments are requested by Friday 16 October 2020. The consultation paper is available online at <https://consult.gov.scot/housing-services-policy-unit/short-term-lets-licensing-scheme/>

The consultation paper addresses three key areas and seeks views on issues arising and possible ways of addressing these issues:

- definition of short-term lets;

Contact:

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- the establishment of control areas under the Planning (Scotland) Act 2019; and
- the establishment of a licensing scheme under the Civic Government (Scotland) Act 1982.

A response is being prepared by officers through the Short Term Lets Member – Officer Working Group and a report will be prepared for the relevant Committees in the next cycle.

Planning Time Performance Information – Quarter 1 2020/21

Time performance statistics for Quarter 1 are provided as Appendix 3.

They use the Scottish Government’s headline indicators, which measure decision making times by the average number of weeks in which applications without processing agreements or agreed time extensions are determined. The national indicators look at major, local (non-householder) and householder developments. The appended statistics present information on listed building consent and advert applications in a similar way. Enforcement cases are presented using the same indicators as in previous years.

Appendix 3 shows that in Quarter 1:

- Average decision times for relevant major applications (34.9 weeks) were faster than the Council average for 2019/20, and approached the national average for last year (33.5 weeks).
- Decision times for relevant local developments were slightly faster than last year, and still have some way to go to reach the national average (10.9 weeks).
- Decision times for householder applications (8.9 weeks) were longer than last year and over a week longer than the national average (7.3 weeks).

Across all application types, the service determined over 780 applications during April, May and June. This is lower than typical for a quarter but still a significant body of work considering that during these months the service was adapting to lockdown restrictions.

Appendix 3 also provides information and brief commentary on enforcement cases and legal agreements.

Contact:

Ben Wilson

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APPENDIX 1 – Funding Third Sector Delivery Partners : update on progress with outcomes

Edinburgh World Heritage Trust Activities 2019/20

Edinburgh World Heritage (EWH) is one of three organisations that form the management partnership of the Old and New Towns of Edinburgh World Heritage Site, alongside City of Edinburgh Council (CEC) and Historic Environment Scotland (HES). Their role includes a share in the delivery of the Action Plan for the World Heritage Site Management Plan (WHS), advice on Outstanding Universal Value (OUV) in the development management process, the provision of conservation grant funding and support, maintenance and traditional skills advice and guidance.

Community benefits delivered in 2019/20 include:

- The employment of 154 traditional tradespeople across the Conservation Funding Programme funded tenement projects: stonemasons, slaters, leadworkers, plasterers and painters;
- A total of five different posts at EWH are partly supported by CEC funding;
- Apprenticeships: several apprentices have worked on grant-aided projects; and
- Work experience placements: EWH provided two academic intern placements – one on sustainable tourism and one on street lighting.

The following provides further detail of activity over the last 12 months under the six key headings in the funding agreement, each is referenced back to the WHS Management Plan:

1. Delivery of the World Heritage Site Management Plan

EWH is an active member of the Old and New Towns of Edinburgh WHS Steering Group, which is responsible for the implementation of the World Heritage Site Management Plan. The Plan has a total of 39 actions to be carried out over the course of five years 2017/22. EWH is working with CEC and HES to deliver these, leading or supporting the implementation of actions.

Outcomes:

Specific actions that EWH has advanced since April 2019 include:

- 501,737 Facebook / Twitter / Instagram reach on our grants programme posts (action 2).
- An estimated total of 603,737 have visited “Our World Heritage” exhibition at the Tron Kirk since opening in July 2018, (actions 9, 28).

- Delivered eight engagement events with 1,350 attending (actions 22, 27).
- Since March 2019, EWH has held five online events with c1,500 attending (actions 22, 27;).
- EWH has attended a number of Edinburgh Tourism Action Group (ETAG) meetings and inputted into the development of a new city-wide tourism strategy which will cover the period 2020/30 (actions 31, 34).
- EWH has attended quarterly Steering Group meetings with CEC and HES to monitor the progress in the management of the Site (action 37).

2. Advice on Outstanding Universal Value (World Heritage Management Plan actions 6, 7, 14, 16, 19, 21, 28)

Provide advice to CEC members and officers in relation to OUV, principally in relation to planning applications, but also including public realm and streetscape; policy development and change.

Outcomes:

- EWH has provided advice on OUV on seven major planning applications, including Jury's Inn, 43 Jeffrey Street, 19/000945, 19 June 2019 and 17 September 2019, Gladstone's Court, 179 Canongate, 19/05837/FUL, 15 January 2020 and Meldrum House, 15 Drumsheugh Gardens, 20/01960/FUL 26 June 2020.
- EWH has provided advice on OUV on 12 public realm and streetscape initiatives, including City Centre Transformation, George Street and First New Town Project, Street Lighting, Setter Streets and Sustainable Urban Drainage.
- From August 2020, the EWH World Heritage Site Project Manager is seconded to CEC one day a week to provide expert input in relation to public realm and streetscape initiatives.

3. Grants and support (World Heritage Management Plan actions 2 & 3)

Deliver the Conservation Funding Programme, prioritising tenements, shopfronts and the Twelve Closes programme

Outcomes:

- EWH has awarded conservation grants for 2 tenements projects involving a total of 11 owners since April 2019.
- EWH has awarded conservation grants for 3 shopfront projects since April 2019.
- EWH has awarded 4 other conservation grants since April 2019.
- EWH has awarded 4 grants for public realm projects since April 2019.
- EWH expects six of the Twelve Closes to be installed by the end of March 2021. Since This project has established an exemplar methodology, together with Napier University, to community-centred public realm enhancement that leads to better design outcomes, as well as stronger connections and sense of ownership between people and their historic environment, engaged broadly with

stakeholders including City of Literature, and demonstrated that good design can change perceptions and improve antisocial behaviour through lighting, high quality installations and creative links to interpretive themes.

4. Maintenance (World Heritage Management Plan action 1)

- Provide support to owners and communities on maintenance issues.
- Provide educational events and materials.
- Deliver training events.

Outcomes:

- In partnership with HES and Edinburgh Adapts, EWH published a Guide to Building Maintenance in a Changing Climate in August 2019 (2,000 print copies made). This received coverage from major news outlets including the BBC and The Herald. It reached 757-page views on EWH website between launching in August 2019 and March 2020 (average time spent on the page is 4 minutes and 44 seconds) and is hosted on 3 different websites (EWH, HES and Adaption Scotland).
- 86 queries from 73 individuals to EWH's maintenance advice service logged from July 2019 – March 2020.
- 25,309 Twitter users reached during Maintenance Week 2019 awareness-raising campaign.

5. Traditional skills (World Heritage Management Plan actions 20, 22)

Promote and create opportunities to support traditional skills, employability and events

Outcomes:

- 154 traditional tradespeople have been employed across Conservation Funding Programme funded tenement projects, this included stonemasons, slaters, leadworkers, plasterers and painters.
- A number of apprentices have worked on our grant-aided projects.
- Over 186 attended the Traditional Building Festival in August 2019, a joint initiative with the Traditional Building Forum and other partners.

6. Energy efficiency (World Heritage Management Plan action 11)

Continue to work with CEC to deliver Scotland's Energy Efficiency Programme (SEEP) at the Sir Basil Spence Canongate Housing Development (funded separately via SEEP).

Outcomes:

The Sir Basil Spence Canongate Housing Development is expected to be completed in early 2021. Since the start of the project in December 2017, EWH has:

- Engaged with 51 owners and tenants, holding 22 meetings and two2 training events.
- Met with 18 other organisations and partners including CEC.
- Entered into contract with 43 individual companies including specialists in energy efficiency, concrete repairs and surveyors.
- Disseminated information at 28 separate events.

Edinburgh and Lothians Greenspace Trust Activities 2019/20

Edinburgh and Lothians Greenspace Trust (ELGT) works to improve the quality of life for communities, through practical environmental projects. They deliver a project programme designed to benefit people, wildlife, landscape and heritage and to help re-connect people with their natural environment.

Over the past year, ELGT has delivered the largest project programme yet worth nearly £1.4m. Through the Thriving Greenspace Initiative, ELGT have been engaged with the management and improvement of greenspaces within Edinburgh. They helped deliver on the Biodiversity Action Plan and the Edinburgh Living Landscape Initiative which included the creation of a Living Landscape Park at Little France. The Trust also delivered on the Greenspace Health and Strategic Framework on the NHS estates at Royal Infirmary of Edinburgh and Royal Edinburgh Hospital to improve the access to local greenspaces ensuring it supports biodiversity. They engaged with the Pentland Hills Regional Park including the production of a management plan for the 'T' woods in Swanston. Through the strategic Lothian and Fife Green Network Partnership they worked on the development of projects for the Central Scotland Green Network with Scottish Forestry and Scottish Natural Heritage (now Nature Scot). Through Tree Time they raised £32,152 and have been involved with the development of the Million Tree City Initiative.

The following provides further detail of activity over the last 12 months under the funding agreement and each is referenced back to the ELGT Strategy 2019 -24

Community benefits delivered in 2019/20 include

1. Increase community engagement to highlight the importance of greenspaces

This year ELGT have developed landscape project proposals in three areas that are deficiency in quality greenspace. The work involved running four consultation sessions with local stakeholders which included businesses, residents and local organisations which were used to develop funding proposals to enable the vision to be delivered. These include:

- Conference Square in the city centre business district;
- Coalie Park in Leith; and
- West Pilton Park.

Community events

- Delivered 61 events for 2,012 local people in Craigmillar Castle Park, Hailes Quarry Park, West Pilton Park and Burdiehouse Burn Valley Park.
- Community development activities in Dumbiedykes, South Edinburgh, Wester Hailes, West Pilton, Craigmillar and Leith and were involved in facilitation of the place standard tool in Oxfangs.

2. Create, enhance and improve access to quality greenspaces for people and wildlife

The Trust have delivered biodiversity improvements at:

- Little France Park through the creation of 6.8 hectares of wildflower meadow, planted 600m of hedging, 502 new trees and created two bee banks.
- Tree Time - 43 new street trees planted.
- Campbell Park - 30 fruit trees planted as part of community orchard funded through public donations.
- Craigmillar Castle Park - 30 new trees planted.
- Bonaly Country Park - 400 tree samplings planted.
- Friends of Parks - supported 10 groups to help improve local greenspaces through 57 conservation and environmental enhancement sessions with 763 volunteers which involved planting over 6,800 bulbs.
- WIAT (Woodland In and Around Town) - capital improvements project in Craigmillar Castle Park.

Improved access to greenspaces through:

- Strategic Active Travel - developed designs for a route at Huntershall Park.
- Active Travel Paths - created and upgraded 2.8km of at Craigmillar Castle Park and Hailes Quarry Park.
- Improved navigation - 5,000 Little France Park Innertube Maps produced.
- Management Plans - improvements for Clermiston and Craigmillar Castle Parks.
- New Allotment Plots - 77 created at Letham and Balbernie Gardens.
- Play Parks – upgraded at Leith Links, Henderson Gardens and West Pilton Park.

3. Improve physical and mental health through the use of greenspace

Physical Activity Sessions - 180 undertaken including:

- Nature Walks in South Edinburgh with 1,296 attendees to help them be more active through increased use of their local greenspaces.
- Woodland Activities - 43 delivered to help improve the mental health of 92 participants.
- Bike club - 10 sessions ran for 9-12-year olds at Burdiehouse Burn Valley Park to encourage greater use of active travel.
- Outdoor Learning Sessions - ran 76 with 200 pupils .
- Upskilling Programme - 12-week for 12 young people who achieved the Saltire Award.

4. Edinburgh and Lothians Greenspace Trust Communications report for 2019/20

ELGT social media presence highlights activities of members of the team, sharing their experience to generate positive feedback. As well a newsletter ELGT engage with the public daily through Twitter and Facebook.

- Twitter - 538 posts which had 527.4k impressions, 11,626 profile visits, 930 mentions and 375 new followers.
- Facebook - total of 1,041 posts with 388,094 reaches and 53,270 engagements.

The Planning Service also funds the following organisations to support the delivery of a robust and inclusive planning system in the city:

Cockburn Association (£6,000) manages the Civic Forum on behalf of the planning service, as well as delivering Doors Open Day.

Planning Aid for Scotland (PAS) (£4,250) works with the planning service to support engagement, consultation and training in relation of the planning process making it more accessible to all.

Edinburgh Access Panel (£630) works with the planning service to deliver improved access for disabled people to buildings, transport, streetscape and services in Edinburgh.

The Wildlife Information Centre (TWIC) (£4,621) provides digitised ecological data, supports the identification, assessment and review of the designation of Local Biodiversity Sites required for the Local Plan process. In addition, they support the Edinburgh Biodiversity Partnership.

APPENDIX 2 – Update on Scottish Government Appeal decisions

Scottish Government Appeal Decisions (1 January 2020 – 31 March 2020)

In Quarter 4, there were 21 appeal decisions issued by the DPEA on applications refused by the City of Edinburgh Council. Of these 16 were dismissed and five were allowed. There were two applications which Committee refused contrary to officer recommendation. One was allowed on appeal.

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
ENA-230-2179	Enforcement Notice Appeal	Flat 5, 46 North Castle Street	Appeal dismissed	26/03/2020	Delegated N/A	N/A N/A
CLUD-230-2015	Certificate of Lawful Use and Development Appeal	59 Gardiner Road	Appeal allowed	24/03/2020	Delegated N/A	No N/A
CLUD-230-2013	Certificate of Lawful Use and Development Appeal	27 Mortonhall Park Avenue	Appeal dismissed	12/03/2020	Delegated N/A	N/A N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
LBA-230-2189	Listed Building Consent Appeal	11 Eyre Place	Appeal dismissed	25/03/2020	Delegated N/A	N/A N/A
ENA-230-2175	Enforcement Notice Appeal	Flat 5, 10 Western Harbour	Appeal dismissed	12/03/2020	Delegated N/A	N/A N/A
PPA-230-2298	Planning Permission Appeal	543 Gorgie Road	Appeal allowed	11/03/2020	Committee No	No N/A
ENA-230-2174	Enforcement Notice Appeal	1F4, 17 Dalgety Street	Appeal dismissed	03/03/2020	Delegated No	N/A N/A
PPA-230-2297	Planning Permission Appeal	60 Glenbrook Road [land 30m west of]	Appeal dismissed	19/02/2020	Committee No	N/A N/A
LBA-230-2188	Listed Building Consent Appeal	Flat 6, 14 York Place	Appeal allowed	17/02/2020	Delegated N/A	N/A N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
ENA-230-2172	Enforcement Notice Appeal	Flat 2, 11 Oxford Terrace	Appeal dismissed	21/02/2020	Delegated N/A	N/A N/A
ENA-230-2171	Enforcement Notice Appeal	PF1, 65 Prince Regent Street	Appeal dismissed	13/02/2020	Delegated N/A	N/A N/A
CLUD-230-2012	Certificate of Lawful Use and Development Appeal	Port Edgar Marina, Shore Road	Appeal dismissed	05/02/2020	Delegated N/A	N/A N/A
ADA-230-2044	Advertisement Consent Appeal	Land West of Norton Farm Junction of A8 Glasgow Road	Appeal dismissed	30/01/2020	Delegated N/A	N/A N/A
ENA-230-2169	Enforcement Notice Appeal	148/2 Albert Street	Appeal dismissed	22/01/2020	Delegated N/A	N/A N/A
ENA-230-2170	Enforcement Notice Appeal	13/2 Balfour Street	Appeal dismissed	22/01/2020	Delegated N/A	N/A N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
PPA-230-2290	Planning Permission Appeal	9 Briery Bauks	Appeal allowed	30/01/2020	Committee No	No N/A
ENA-230-2168	Enforcement Notice Appeal	Flat 9, 6 Succoth Court	Appeal dismissed	16/01/2020	Delegated N/A	N/A N/A
ENA-230-2167	Enforcement Notice Appeal	Flat 4F3, 22 Haymarket Terrace	Appeal dismissed	21/01/2020	Delegated N/A	N/A N/A
ENA-230-2163	Enforcement Notice Appeal	Baberton Loan leading from Lanark Road southwards to the Water of Leith walkway	Appeal dismissed	10/01/2020	Delegated N/A	N/A N/A
PPA-230-2287	Planning Permission Appeal	37 Corstorphine Road	Appeal dismissed	20/01/2020	Committee Yes	N/A N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
PPA-230-2282	Planning Permission Appeal	8 Bainfield Drive [land 34m SE of]	Appeal allowed	03/01/2020	Committee Yes	No N/A

Further information on the five appeals that were allowed is set out below.

Case	Proposal	Key Points from Reporters' Decision Notice
Certificate of Lawful Use (CLU) and Development Appeal at 59 Gardiner Road	The siting of a twin-unit caravan for incidental residential use.	<ul style="list-style-type: none"> Siting of a twin-unit caravan for incidental residential use is lawful. No evidence of residential or commercial use. Excavation/ groundworks may constitute development and require permission; however, this is not subject to the CLU.
Planning Permission Appeal at 543 Gorgie Road	Erection of purpose-built student accommodation.	<ul style="list-style-type: none"> Complies with policy Hou 8 parts a and b with regards to public transport access to universities and concentration of students The requirement within the non-statutory student housing guidance to provide 50% of the proposed development as non-student housing is a significant policy requirement that does not appear in the plan and goes beyond the provision of additional policy detail as set out under Scottish Government Circular 6/2013: Development Planning. Policy Hou 1 does not require that the site should be considered for housing before being considered for other uses.

		<ul style="list-style-type: none"> • Complies with policy Emp 9 as it would not prejudice or inhibit the activities of any nearby employment uses. • Slight infringement on proximity to banks of Water of Leith. • Other issues controlled by condition.
Listed Building Consent Appeal at Flat 6, 14 York Place	Replace existing kitchen roof lights with catslip dormer with French windows and small concealed terrace; alter attic store to living room gallery; replace existing rear roof hatch and front facing roof light with new conservation roof lights.	<ul style="list-style-type: none"> • The dormer proposed would be a relatively modest feature alongside both the existing bow fronted and slate hung dormer and the other dormers on the surrounding buildings. The principal visual impact would be to the rear overlooking the back-service alley and back yard/parking area of the building • The proposals would preserve the special architectural or historic features of the building and would preserve the character and appearance of the conservation area
Planning Permission Appeal at 9 Briery Bauks	Proposed change of use from residential to commercial short-term residential lets.	<ul style="list-style-type: none"> • The increased activity currently associated with short term letting is not likely to result in undue noise and disturbance detrimental to the surrounding residents. Property has own entrance. • Street is relatively quiet compared to the city centre but it has a lively inner-city character with a constant background level of activity. Increased activity would not in this instance have a noticeable impact on the residential character of the area. • A condition was applied limiting the number of residents.
Planning Permission Appeal at land 34m SE of 8 Bainfield Drive	Moorings for boat hotel accommodation (5 boats).	<ul style="list-style-type: none"> • Proposed hotel boats would be supported by the local development plan site CC3 development principles and by policy Emp 10 and would comply with policies Des 1, Des 4, Des 5, Hou 7 and Des 6. • Scottish Canals consider the canal stretch is not suitable to launch canoes and the aspiration of Boroughmuir High School to have clear

		open access to the canal from the front of the school cannot be realised and cannot be a factor in preventing development here.
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Scottish Government Appeal Decisions (1 April 2020 – 30 June 2020)

In Quarter 1, there were eight appeal decisions issued by the DPEA on applications refused by the City of Edinburgh Council. Of these, seven were dismissed and one was allowed. There was one application which Committee refused contrary to officer recommendation. This was dismissed on appeal.

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
PPA-230-2302	Planning Permission Appeal	26 Baird Road, Ratho [land 54m east of]	Appeal dismissed	17/04/2020	Committee Yes	N/A N/A
LBA-230-2190	Listed Building Consent Appeal	11 Brunswick Street	Appeal dismissed	24/04/2020	Delegated N/A	N/A N/A
LBE-230-2046	Listed Building Enforcement Notice Appeal	12A Union Street	Appeal dismissed	04/05/2020	Delegated N/A	N/A N/A
LBA-230-2191	Listed Building Consent Appeal	37 Manor Place	Appeal allowed	06/05/2020	Delegated N/A	N/A N/A
ENA-230-2190	Enforcement Notice Appeal	24 Craiglockhart Avenue	Appeal dismissed	20/05/2020	Delegated	N/A

Case Reference	Case Type	Site Address	Decision Type	Date Decision Issued	Committee or Delegated decision? Contrary to officer recommendation (Yes/No/Not applicable)	Costs sought by appellant? Costs awarded?
					N/A	N/A
LBE-230-2047	Listed Building Enforcement Notice Appeal	43-45 Salisbury Road	Appeal dismissed	01/06/2020	Delegated N/A	N/A N/A
ENA-230-2177	Enforcement Notice Appeal	1F1, 4 Drumdryan Street	Appeal dismissed	03/06/2020	Delegated N/A	N/A N/A
POA-230-2009	Planning Obligation Appeal	Castle Mills, 2 Gilmore Park	Appeal dismissed	23/06/2020	Committee No	N/A N/A

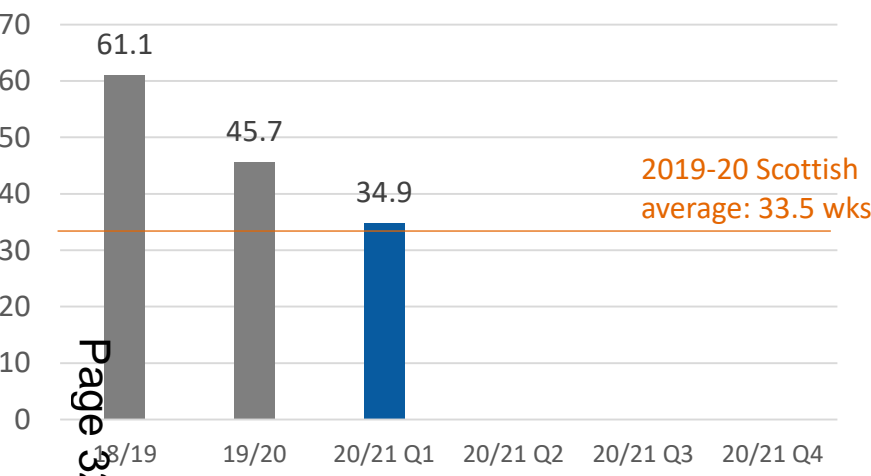
Further information on the one appeal that was allowed is set out below.

Case	Proposal	Key Points from Reporters' Decision Notice
Listed Building Consent Appeal at 37 Manor Place	Form doorway between kitchen and front room on ground floor.	<ul style="list-style-type: none"> Adaption is to facilitate modern living requirements Alterations sympathetic and sensitive to historic building and minimise disruption to the appearance and character of the principal room, noting doors would recreate the effect of a solid wall when closed as they would be

		<p>flush with and painted to match the colour of the adjacent nibs</p> <ul style="list-style-type: none"> • There would be no unnecessary loss or damage to historic fabric • Broadly consistent with HES and CEC guidance.
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Major Developments

Average Decision Times (weeks) for applications without processing agreements or agreed extensions



Sub	32	22	3			
Det	25	31	5			

Comments:
Major applications without a processing agreement/extension:

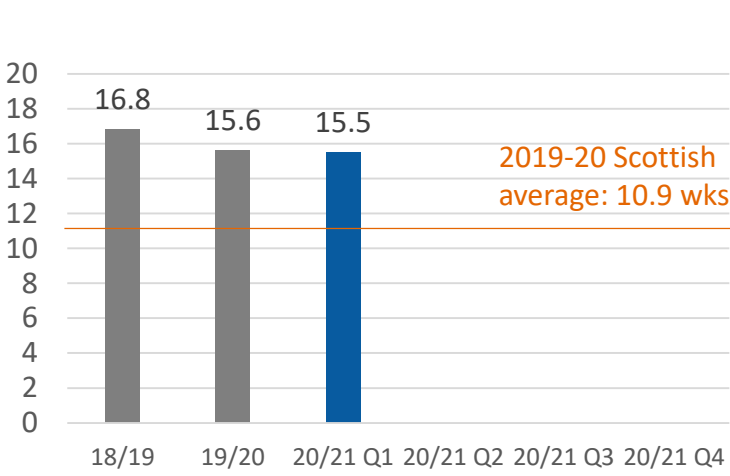
- Housing development at Burdiehouse, which required a legal agreement.
- Variation of a condition for a housing development at Belford Road, which was refused.

Major applications with a processing agreement/extension:

- Visitor attraction at the Forth Rail Bridge.
- Mixed use development at Dewar Place.
- Mixed use development at Morrison St.

Local (Non-Householder)

Average Decision Times (weeks) for applications without processing agreements or agreed extensions



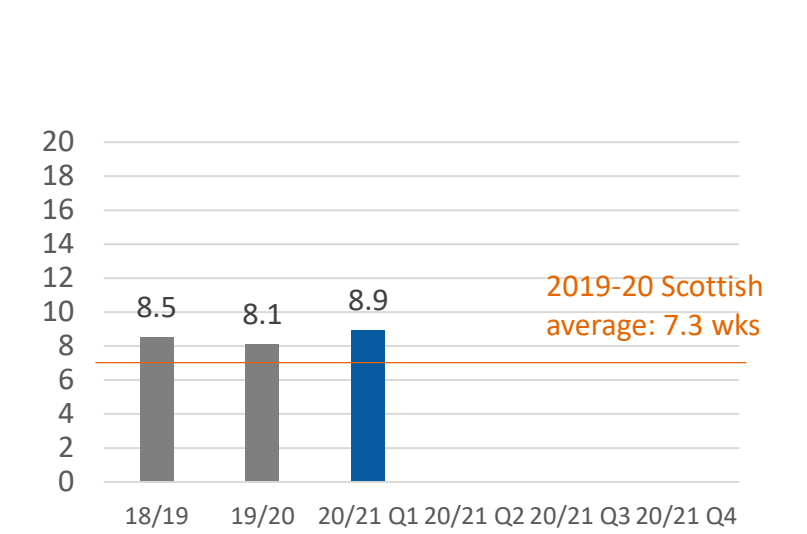
Sub	1181	1082	184			
Det	1082	1000	187			

Notes:

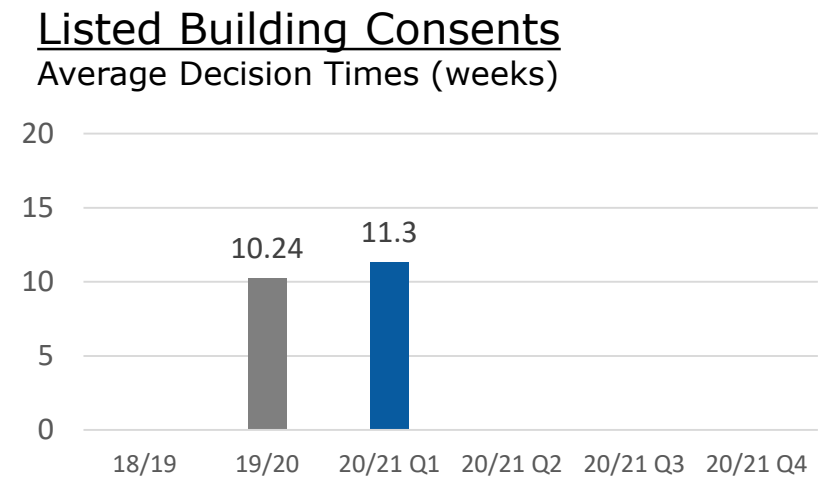
- Decision times are from validation to issuing of permission, which includes time for legal agreements to be concluded.
- [Scottish Government](#) headline indicators monitor average decision times for major, local and householder applications without processing agreements or agreed time extensions. The above charts show these times for relevant applications
- Quarterly figures are indicative, and do not factor in stop-the-clock time periods, which are collated in 6-monthly submissions to Scottish Government.
- Submitted & determined figures show all applications (i.e. with and without processing agreements / agreed extensions)

Householder

Average Decision Times (weeks)

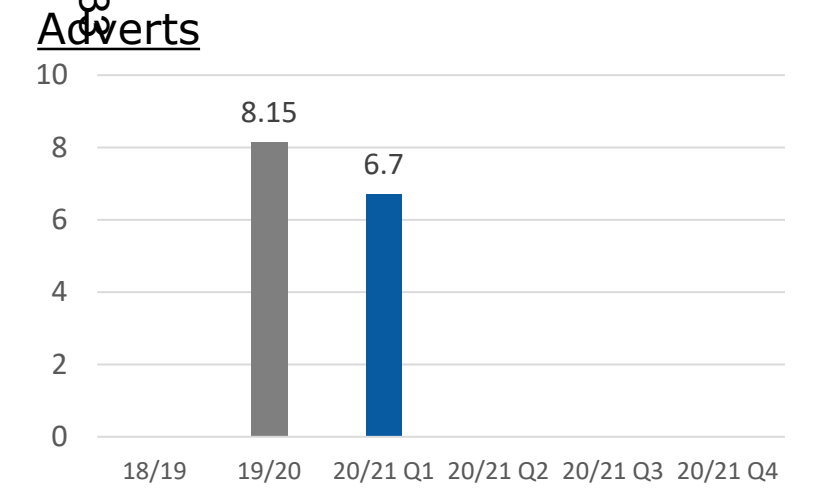


Sub	1631	1611	344			
Det	1481	1543	362			



Sub	1113	1073	169			
Det	861	846	198			

Average weeks not monitored pre-2019/20



Sub	325	220	33			
Det	231	247	32			

Average weeks not monitored pre-2019/20

Enforcement

Short term Let Enforcement Cases 2020/21				
	Q1	Q2	Q3	Q4
Number submitted	6	-	-	-
Number closed	73	-	-	-
Number (and %) closed within 6 months (target 80%)	44 (69.3%)	-	-	-
	6 month %:-		6 month %:-	
	12 month figure:		Last year (18/19): 68.9%	
Number of notices served	0	-	-	-
Number (and %) served within 6 months (target 80%)	n/a	-	-	-
	6 month %:-		6 month %:-	
	12 month %:		Last year (19/20): 67.6%	
All Other Enforcement Cases 2020/21				
	Q1	Q2	Q3	Q4
Number submitted	111	-	-	-
Number closed	127	-	-	-
Number (and %) closed within 3 months (target 80%)	95 (74.8%)	-	-	-
	6 month %:-		6 month %:-	
	12 month %:-		Last year (19/20):65.6%	
Number of notices served	0	-	-	-
Number (and %) served within 3 months (target 80%)	n/a	-	-	-
	6 month %:-		6 month %:-	
	12 month %:		Last year (19/20): 40.1%	
Comments: Coronavirus lockdown temporarily reduced incoming short term let enforcement enquiries in Q1 and impacted on service's ability to serve notices. Other cases dipped to a lesser extent.				

Legal Agreements

Legal Agreements 2020/21	At end Q1	At end Q2	At end Q3	At end Q4
Number of applications at legal agreement stage	37			
Number of applications where more than 6 months since Minded to Grant decision	24			
Comments: Overall pending agreements have reduced from end 19/20 (was 45) and actions to reduce number reaching 6+ months are being progressed.				

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Planning Committee

2.00pm, Wednesday, 14 October 2020

Scottish Government Call for Ideas for National Planning Framework 4 – Interim Regional Spatial Strategy

Executive/routine	Executive
Wards	All
Council Commitments	1, 4, 6 10, 11 16, 17, 22, 26 28, 32 43

1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 ratify the proposed interim Regional Spatial Strategy as approved by the South East Scotland Strategic Development Plan Authority (SESDPA) Joint Committee at its meeting of 21 September 2020;
 - 1.1.2 note that this will be the region's further response to the Scottish Government's Call for Ideas for National Planning Framework (NPF) 4 as a contribution to the Position Statement to be issued by the Scottish Government in Autumn 2020 and that a draft NPF is now scheduled to be published to the Scottish Parliament in September 2021; and
 - 1.1.3 agrees that officers continue to work with the Scottish Government on the above process, with any amendments to the interim Regional Spatial Strategy proposed through that joint work it to be brought back to the SEDSPA Joint Committee and Planning Committee for consideration.

Paul Lawrence

Executive Director of Place

Contact: Iain McFarlane, Programme Director City Plan

E-mail: iain.mcfarlane@edinburgh.gov.uk | Tel: 0131 529 2419

Scottish Government Call for Ideas for National Planning Framework 4 – Interim Regional Spatial Strategy

2. Executive Summary

- 2.1 In January 2020 the Scottish Government published a Call for Ideas for National Planning Framework 4 as part of its engagement with Local Authorities and other stakeholders to inform a draft NPF 4. Under the Planning (Scotland) Act 2019 the NPF will become a statutory part of the development plan, will include housing targets and will incorporate a revised Scottish Planning Policy.
- 2.2 The Council as Planning Authority and as part of the South East Scotland Strategic Planning Authority (SESplan) Joint Committee and Edinburgh and South East Scotland City Region Deal (ESESCRD) has provided appropriate strategic planning and policy input to this process to ensure its interests are appropriately represented.
- 2.3 The interim Regional Spatial Strategy is the spatial expression of the Edinburgh and regional written responses to the call for ideas and is informed by existing committed development, City Region Deal projects and the principles of the spatial strategy of SDP2 as approved by the SESplan Joint Committee and ratified by the six constituent authorities.

3. Background

- 3.1 Under provisions of the Planning (Scotland) Act 2019 the current statutory strategic plan regime and the authorities responsible for them will be abolished, likely to be when NPF 4 is approved by Parliament for publication as a statutory part of the development plan. Strategic development plans will be replaced by Regional Spatial Strategies. Whilst these will not be a statutory part of the Development Plan, there is requirement for the NPF to have regard to the content of them. The Scottish Government's work programme schedules publication of guidance on Regional Spatial Strategies for Quarter 4 of 2021, with acceptance that there will be no formal, approved RSS's in place before the draft of NPF 4 and its subsequent consultation process.

- 3.2 The Scottish Government has therefore requested that planning authorities work on draft proposals for interim Regional Spatial Strategies to inform draft NPF 4, with a Position Statement scheduled to be published in Autumn of 2020. At previous meetings, Planning Committee agreed to be part of the proposed joint working of the SESplan and ESESCRD Joint Committees and SESPlan Project Board to work on an interim Regional Spatial Strategy and also a draft Regional Growth Framework as a commencement of regional working arrangements under the new legislation until permanent and formal governance arrangements are agreed in accordance with secondary legislation and Scottish Government guidance.

4. Main report

- 4.1 Potential Regional Spatial Strategy and Regional Growth Framework approaches have been considered by officers through the SESplan Project Board and its Operational Group, the ESESCRD Regional Growth Framework Thematic Leads (with a focus on spatial planning) and the Regional Growth Framework has been overseen by the ESESCRD Directors.
- 4.2 The output of this work is an interim Regional Spatial Strategy which is contained in Appendix 1 to this report. This focuses on principles of sustainability, resilience, inclusive growth, existing and potential national status developments and significant City Region Deal projects as they relate to areas of multiple deprivation, infrastructure opportunities and problems, creating growth, homes and jobs and defining an infrastructure led spatial strategy.
- 4.3 The implications of the locations of growth and their relationship to areas of multiple deprivation, to existing infrastructure and the capacity and carbon impacts of that infrastructure define how existing spatial arrangements need to be shaped going forward and the nature and level of infrastructure interventions needed to boost inclusivity and sustainability.
- 4.4 In summary, there is a requirement to address past problems in providing appropriate infrastructure capacity together with a need to address the requirements of growth and to move to carbon neutrality.
- 4.5 In respect of relationship with the Council's spatial agenda Choices for City Plan 2030 sets out the Council's preferred approach and alternatives to housing targets, development strategy, development sites and a significant review of Local Development Plan policy, all of which seek to progress on matters of sustainable development, housing availability and affordability and connectivity in line with Scottish Planning Policy objectives and wider Scottish Government commitments and agendas. The consultation responses for Choices were reported to Planning Committee on [12 August 2020](#), with significant support for key development strategy options.
- 4.6 The draft City Mobility Plan also sets out a vision of a de-carbonised and connective public transport in the city, together with significant active travel opportunities and demand management for private vehicle traffic, to address sustainability,

congestion and air quality issues. The consultation responses for the City Mobility Plan also give significant support for key measures.

- 4.7 The interim Regional Spatial Strategy reflects the principles and preferred approach of both Choices and the City Mobility Plan and their alternative options and would support their delivery in the regional context.

5. Next Steps

- 5.1 The report and appendices will be submitted to the Scottish Government in respect of the NPF 4 process.

6. Financial impact

- 6.1 As an interim document the interim Regional Spatial Strategy and this report have no direct financial implications. The NPF 4 process will be reported back to Committee at appropriate stages and financial implications of the finalised approach will need to be considered at national and local levels at the appropriate time.
- 6.2 The work on Interim Regional Spatial Strategy is being met from existing resources.

7. Stakeholder/Community Impact

- 7.1 The draft NPF 4 will be consulted on and further iterations will take account of these consultations.

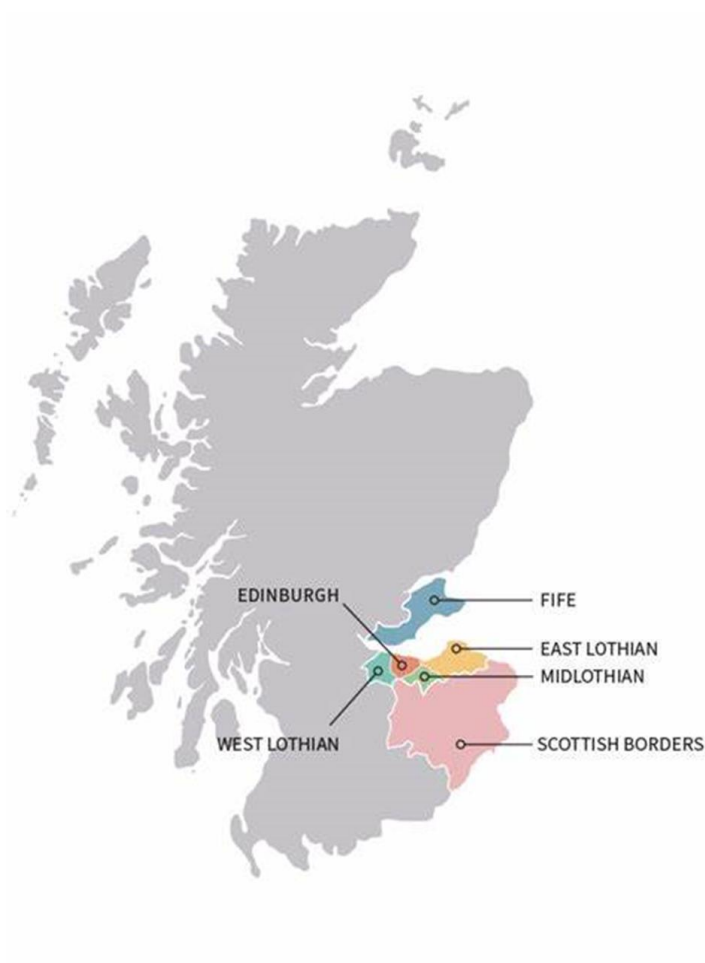
8. Background reading/external references

- 8.1 [Scottish Government Call for Ideas for National Planning Framework 4 - South East Scotland Regional Response and City of Edinburgh Council Response](#)

9. Appendices

- 9.1 Appendix 1 - Interim Regional Spatial Strategy for South East Scotland.

Regional Spatial Strategy for Edinburgh and South East Scotland City Region



Foreword

I am delighted, along with my fellow Council Leaders and Planning Leads in City of Edinburgh, East Lothian, Fife, Midlothian, Scottish Borders and West Lothian councils to agree this interim Regional Spatial Strategy for the South East of Scotland. The South East of Scotland has for many years been the powerhouse of the Scottish economy. The six authorities in the southeast have worked individually and in partnership to ensure that growth occurs while ensuring the protection and enhancement of the regions important environmental and culture assets. The authorities have and will support the right developments in the right place, particularly where they increase opportunities for our businesses, people and communities.

The interim Regional Spatial Strategy sets a framework for this support to continue. The regional authorities are committed to meeting significant levels of housing growth already planned for and providing for sustainable economic development but we cannot do this alone. This was most apparent when Ministers rejected the second Strategic Development Plan (SDP2) that covered much of the area now covered by the Regional Spatial Strategy.

SDP2 set a strategy to meet the most recent agreed assessment of housing growth in full. However, questions were raised about the capacity of the roads and transport infrastructure to cope with the level of growth proposed. Ultimately, the plan was rejected on the basis that the transportation impacts had not been fully assessed and mitigated, highlighting the need for an infrastructure led approach to delivering development.

The interim Regional Spatial Strategy commits to supporting the level of growth in SDP2 and the area of North East Fife which is now incorporated within the strategy area. However, if this growth is to be delivered significant investment in sustainable transport and other infrastructure, including schools, will be required. It is imperative that the forthcoming review of the National Planning Framework addresses the link between development and infrastructure once and for all and puts a funding regime in place which supports an “infrastructure first” approach. Fellow Leaders, Planning Leads and I look forward to working with government to achieve this.

Of course, many things have happened since the six authorities agreed the spatial strategy set out in SDP2. The COVID-19 pandemic will undoubtedly change the way people work and the climate emergency requires everyone to think differently about what they do and how they do it. That will require a flexible approach to achieving resilience and sustainable growth. Brexit may also bring challenges for all sectors of the rural and urban economies of the region.

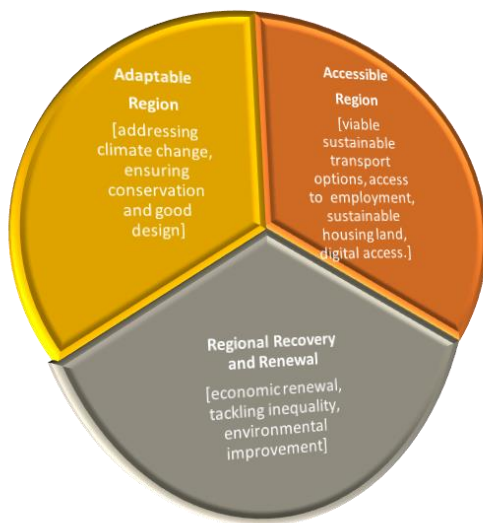
Fellow Leaders, Planning Leads and I believe that the strategy provides a flexible framework to address the challenges ahead and we remain, as a partnership, committed to working with government and agencies to ensure that the necessary investment to support the strategy is in place.



Councillor Russell Imrie

SESplan Convenor

Regional Challenges and Strategy



As the Capital region of Scotland, with connections to the rest of the country and beyond, the South East Scotland Local Authorities will work together for the benefit of the region and Scotland as a whole. As mentioned in the Scottish Government's Advisory Group's Report 'Towards a Robust Wellbeing Economy for Scotland' (June 2020), differences between regional geography and sectors need to be "recognised, respected and championed". To this end, the Local Authorities have agreed on a series of shared overarching themes through which the economic and environmental prosperity of the region and benefits to health and well-being will be realised.

The report of the Advisory Group on Economic Recovery sets out the importance of a green recovery as a major change in renewal in the post Covid environment. All the South East Scotland Local Authorities will soon have declared climate emergencies and are looking to pursue climate change related action at a corporate level and through their Local Development Plans. The National Climate Change Strategy and policy in National Planning Framework 4 (NPF4) must provide the context for the Local Authorities to take decisive action and assist with this green recovery.

As Scotland's capital region, it is vitally important that it functions effectively for the benefit of the whole country. The timely delivery of strategic infrastructure will provide the framework for the delivery of all development that is required to effectively meet the themes outlined above. The implementation of the Transport Transition Plan (TTP) recovery following the COVID 19 crisis, the Infrastructure Commission findings, particularly around on the early delivery of infrastructure, and the alignment of Strategic Transport Projects Review (STPR2) with the progression of NPF4 require to happen to allow carbon reduction and the sustainable delivery of new development.

These national actions will be made a reality through spatial interventions, council policies and through the policy and programmes of other regional stakeholders to achieve a robust, resilient and wellbeing economy. They will also be progressed through a Regional Growth Framework to be developed by the six South East Scotland Local Authorities and partners over the coming year.

Regional Overview

The Edinburgh City Region will continue to be a very attractive area for business and people to locate and this focus will accelerate due to the Covid crisis and the realisation of business that it can locate to smaller city regions without losing their global reach. The population of the region is expected to grow over the next 10 years by over 200,000 people. Including the nation's capital city, the region will continue to be the main driver of the Scottish economy so for the benefit of the country, it requires a significant level of investment and action to successfully perform this role and accommodate this growth. International, national and regional transport infrastructure needs continued investment to support sustainable growth and change.

The six South East Scotland Local Authorities and the wider stakeholders in the region have responded to this demand over the last few years by identifying locations for an unprecedented level of development that will be required to address the increasing population and employment base. To plan for this, effective land for just under 100,000 houses has already been identified across the region for the period to 2032. Tables 1 and 2 below highlight the effective land available when compared with the land supply targets set out in SESplan2 (see Table 3). Although these sites are effective their effective delivery as part of this overall strategy is dependent on the provision of large amounts of strategic infrastructure which requires interventions at a national level. Much of this housing development is still to be delivered and will provide a significant supply of future housing well into the lifetime of this Regional Spatial Strategy and consequently NPF4. A key element of this housing delivery are the seven strategic sites, including the proposed national development at Blindwells, that will deliver new communities in key locations across the region.

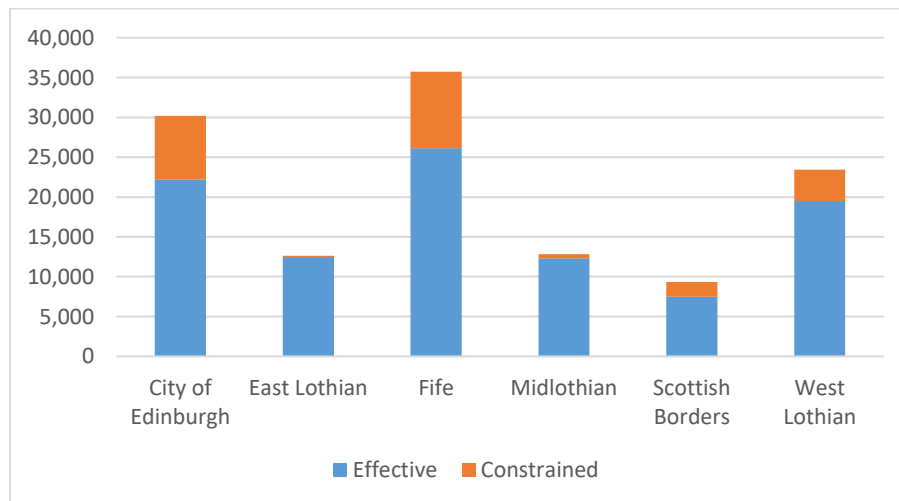


Table 1: Constrained and Effective Housing Supply (2018)

	Effective Land Supply	Average completions for last 5 years	No. of years effective supply
City of Edinburgh	22,194	2,185	10
East Lothian	12,456	486	26
Fife	26,119	1,429	18
Midlothian	12,323	619	20
Scottish Borders	7,500	281	27
West Lothian	19,505	690	28
Total	100,097	5,690	18

Table 2: Effective land supply based on comparison with SDP2 +TAYplan (NE Fife only) housing Supply targets

As Regional Spatial Strategies and Local Development Plans are reviewed they will need to consider the emerging impacts of Covid-19 and Brexit on business and other sectors including tourism, culture, higher education and on population growth through UK, European and world migration trends.

The challenge is always to deliver housing land in a sustainable manner that enhances existing communities and creates low carbon, accessible communities. This is made more important by the critical need to address climate change and community and economic resilience to threats such as Covid 19. Education, transport and green network infrastructure identified must be delivered as an integrated part of this overall development strategy. Without this, the challenges of the region would become acute and the aims set out in this strategy and at a national level cannot be achieved.

Delivering the planned levels of development is a challenge but one which the six South East Scotland Local Authorities are proactively addressing. The projects set out in this strategy have, on the whole, been progressed through being allocated and scrutinised through the development plan process. To assist with delivery, partnerships between the local authorities and wide variety of stakeholders are in place. An example of this is the Edinburgh and South East Scotland City Region Deal which will go some of the way to assist with the delivery of this infrastructure and strategy.

Also, further growth and development can only be accommodated sustainably in the region through appropriate sustainable transport interventions. Infrastructure will have to be programmed and properly funded if the strategy is to be delivered. That will require public and private investment but ultimately it will be for NPF4 to set a framework for deliverable infrastructure investment. This spatial strategy aims to mitigate the delivery of committed development and associated infrastructure and make better use through renewal of existing assets whilst identifying interventions to enhance both sustainability and potential to accommodate further growth with lower climate change impacts and more resilient communities.

Private sector contributions to delivery of some of this infrastructure is often subject to challenge and the extra pressure on local authorities through capital expenditure and revenue consequences is significant and unsustainable. These are significant challenges that the region has faced for a long time without funding mechanisms to address them and cannot be solved simply through developer contributions or local authority action. There are cross boundary issues of national importance which

require interventions and investment at a national level, particularly the shift from car based travel to public transport and active travel. Some of these requirements relate to existing development and needs (e.g. carbon neutral transport) rather than growth so cannot therefore be funded by new development. A holistic approach towards investment is therefore required in order to reach sustainability targets.

The six South East Scotland Local Authorities and stakeholders will actively pursue the delivery of the projects and themes in this regional spatial strategy, a task that will be made easier with their reflection in NPF4. Whilst there has been significant recent investment in the Queensferry Crossing and the rail network across central Scotland and from the city to the Borders, regionally there requires to be substantial investment by national agencies in the infrastructure required to give sustainable movement solutions for the level of nationally important growth and economic activity in the city region. There are also areas of policy that require national action as individually or collectively the member authorities do not currently have the policy backing to implement their aims. These investment and policy gaps must be addressed by NPF4 as well as regional action to allow the shared themes of the Regional Spatial Strategy and national agendas to be delivered.

To achieve this, NPF4 must achieve the following key requirements:

- A commitment from the Scottish Government to fully fund, or where appropriate part fund, strategic infrastructure. The region will, and can, support significant growth, but it cannot be to the burden of individual authorities, or authorities working in partnership, to deliver the infrastructure required to benefit the national economy of Scotland.
- A commitment from Scottish Government to establish an investment mechanism whereby local authorities working in partnership with the development industry and other key agencies can deliver upfront infrastructure so that sustainable development is delivered on an infrastructure first basis as recommended through the Infrastructure Commission report;
- A commitment from Scottish Government to coordinate a low carbon transportation strategy across the Edinburgh City Region, addressing the reasons why Ministers rejected SESplan2. The strategy shall include a commitment to deliver the planned Sheriffhall Roundabout upgrade, Edinburgh bypass orbital public transport solutions and coastal transport options;
- NPF4 needs to set clear housing targets at the levels set out below and included in SESplan SDP2*** Where targets cannot be met, through lack of market delivery, Councils must be supported in the first instance by Scottish Government, rather than being faced with the prospect of housing allocations being awarded on appeal on unsustainable sites contrary to the national planning principle of a plan lead system;
- NPF4 shall enshrine the principles of planning; which include the primacy of place-making and good design for the benefits of communities, economic growth, climate change mitigation, wellbeing, and biodiversity enhancement, enabling local development plans based around significant active travel and public transport solutions; and
- NPF4 shall commit the development industry to carbon neutral and biodiversity enhancement only development, requiring a position statement on carbon and biodiversity offsetting.

Local Authority	Recommended annual average housing supply target	housing supply target ** +	Recommended housing land requirement ** +
*City of Edinburgh	3,100	43,400	47,000
East Lothian	516	9,282	10,224
Fife	1,093	19,674	21,654
Midlothian	518	9,318	10,260
Scottish Borders	289	5,202	5,760
West Lothian	523	9,420	10,350
Total	6,039	96,296	105,248

Table 3: Recommended Housing land requirements and Housing supply targets for inclusion in NPF4

*City of Edinburgh Council Choices for City Plan 2030 and Housing Study, January 2020, subject to approval

**Figures for East Lothian, Scottish Borders, West Lothian, Fife and Midlothian are for the period 2012 – 2030

+ Figures for City of Edinburgh are for the period 2018 to 2032.

*** SESplan 2 plus the NE Fife element of TAYplan

Through NPF4 connections must be made across all relevant policy areas, and major influences on the planning system including; climate, inequality, ecology, housing, health, welfare, education, economy, technology, transport and energy. The current challenges brought about by Covid 19 may have lasting effects on the economy. While demand for new development will recover it is important that in the short-term standards in new development are not prejudiced by a desire to stimulate growth. The ambitions around climate change, health and well-being, connectivity and place making remain through the pandemic and when it recedes.

Regional challenges and strategy

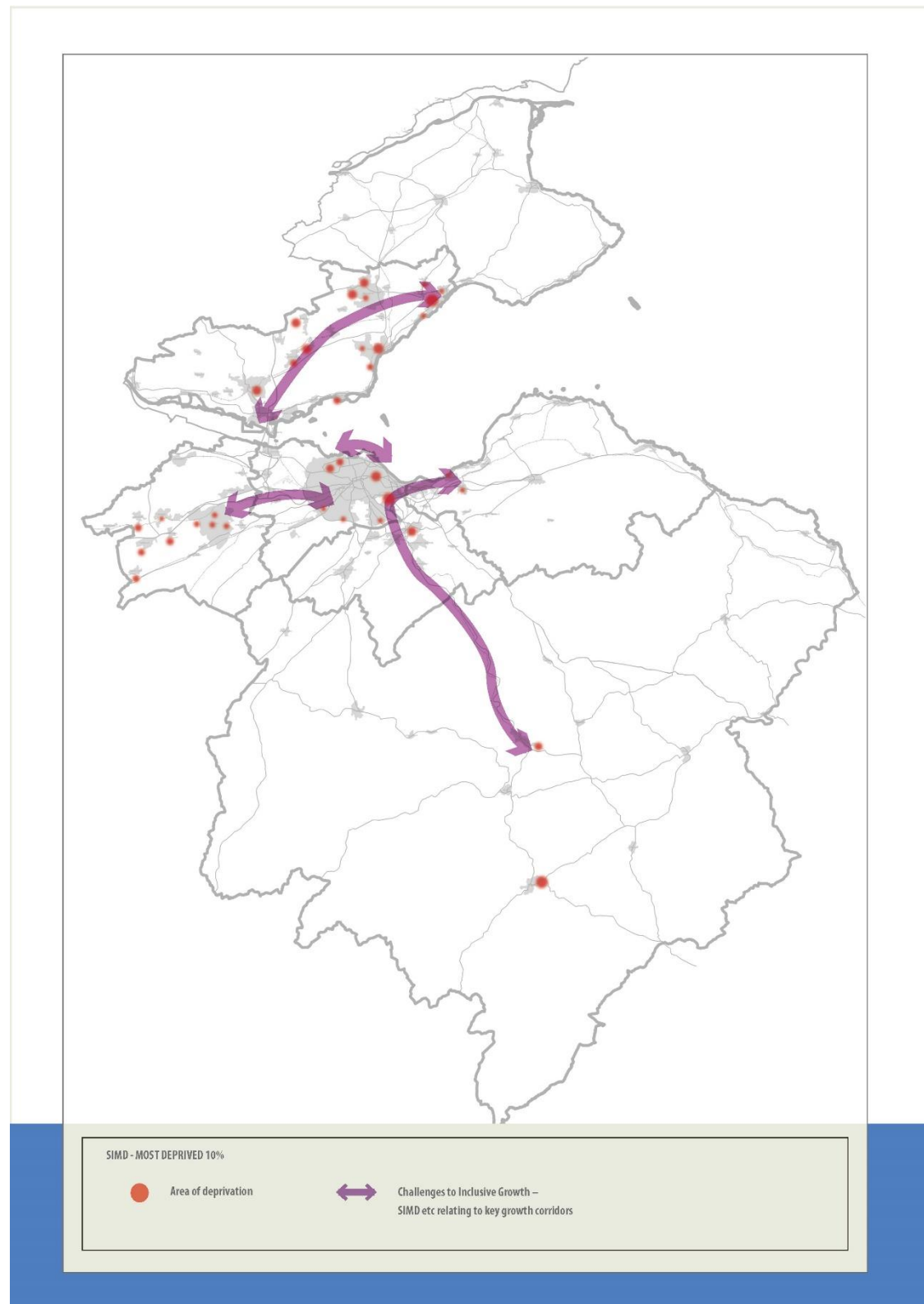
This strategy is expressed in two sections:

The challenges and solutions that affect the whole region or are of a cross boundary nature; and, those that are specific to a distinct part of the region.

The delivery of both sections is required to successfully achieve the environmental, economic and accessibility themes of the spatial strategy for South East Scotland.

Regional Recovery and Renewal [Tackling inequality, environmental improvement, economic renewal]

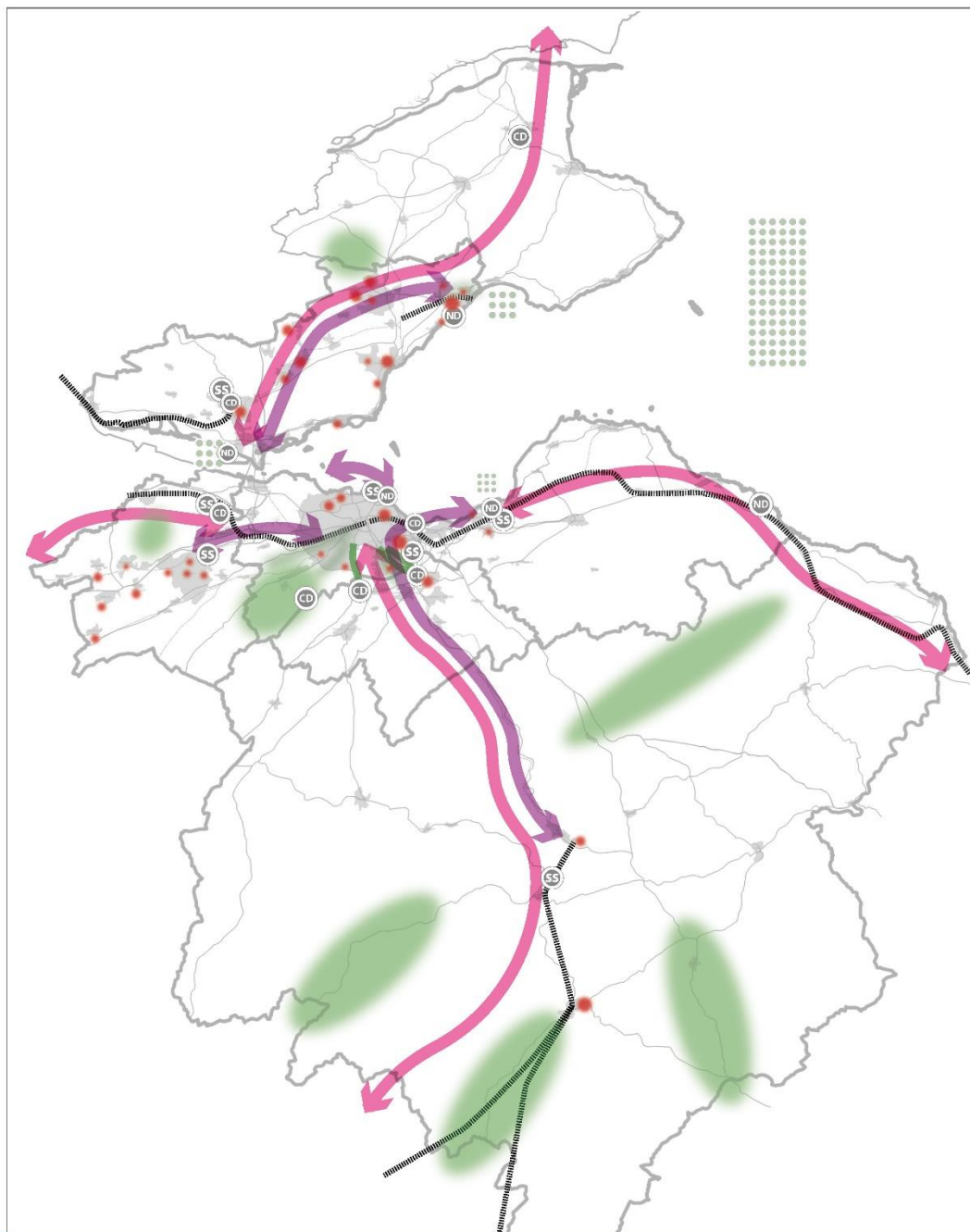
Tackling Inequality












Pockets of multiple deprivation persist in part of the region, and nearly a fifth of children live in poverty. Inequality is reflected, in concentrations of poorer households in relatively poorer neighbourhoods: these include disadvantaged groups such as ethnic minorities and the disabled, in neighbourhood contexts, which have negative effects on economic and social wellbeing. Areas that currently experience higher levels of deprivation including, southwest and northwest Edinburgh, east Edinburgh/west east Lothian, Mid Fife, Midlothian and the west of West Lothian and areas of the Scottish Borders will be the focus of investment to improve the quality of the urban environment including town centres. These areas should be made more accessible through greater affordable connectivity and access to employment and training.

The Covid crisis confirms the importance of digital connectivity and improved investment in this is essential for a just transition into a future economy. Many areas experience digital skills poverty, with almost one in five adults in Scotland not having the skills to make full use of digital technology at home or at work. This presents a significant challenge and opportunity for communities to benefit from digital infrastructure, including how services can be delivered, where this is made accessible.

Housing need and demand has recovered from the levels of the post 2008 recession, with high levels of completions across the area. The need and demand for affordable housing is significantly above deliverable levels given funding arrangements. The impact of Covid on the economy may have a future impact on these levels of housing demand as well as on work and commuting patterns, all of which need to be considered. However, housing will remain an important driver of the economy but delivery must balance local need and emerging sectoral requirements such as adaptable housing for older people, accessible homes for the disabled and appropriate provision for travellers. It is also important to ensure that new housing is situated in genuinely sustainable areas that meet the challenges of accessibility and climate change. Other services and facilities must be readily accessible along with housing through mixed-use neighbourhoods and local connectivity.



OVERALL STRATEGY					
	Challenges to Inclusive Growth – SIMD etc relating to key growth corridors		Strategic Housing Site		Green Network
	Corridors requiring sustainable mobility		Proposed National Development		Strategic Growth Area
	Transport Intervention		City Deal Project		Sustainable energy - Offshore wind energy and renewables industry
			Area of Deprivation		

Economic Renewal

Committed and potential opportunities provide sufficient employment land for economic renewal, regeneration and redevelopment. The region includes a number of significant business clusters. These are broad locations where groups of similar business sectors operate where there are opportunities for expansion. Some of these largest clusters are around west and southeast Edinburgh, Mid Fife, Dunfermline, and Guardbridge/St Andrews, Galashiels, Midlothian and the M8 corridor. West Edinburgh remains an area of significant strategic potential of national and regional importance and the ongoing collaborative West Edinburgh Study will inform strategy here.

The region has a competitive advantage of data driven innovation e.g. Building Information Modelling as the basis of a circular economy re-using building materials or the 70+ spin outs in central Edinburgh from the University's campus there. Several innovation hubs and new assets are coming on stream through City Region Deal funding. The Local Authorities and partners will work on how best to link them to strategic business clusters so that there is greater regional impact.

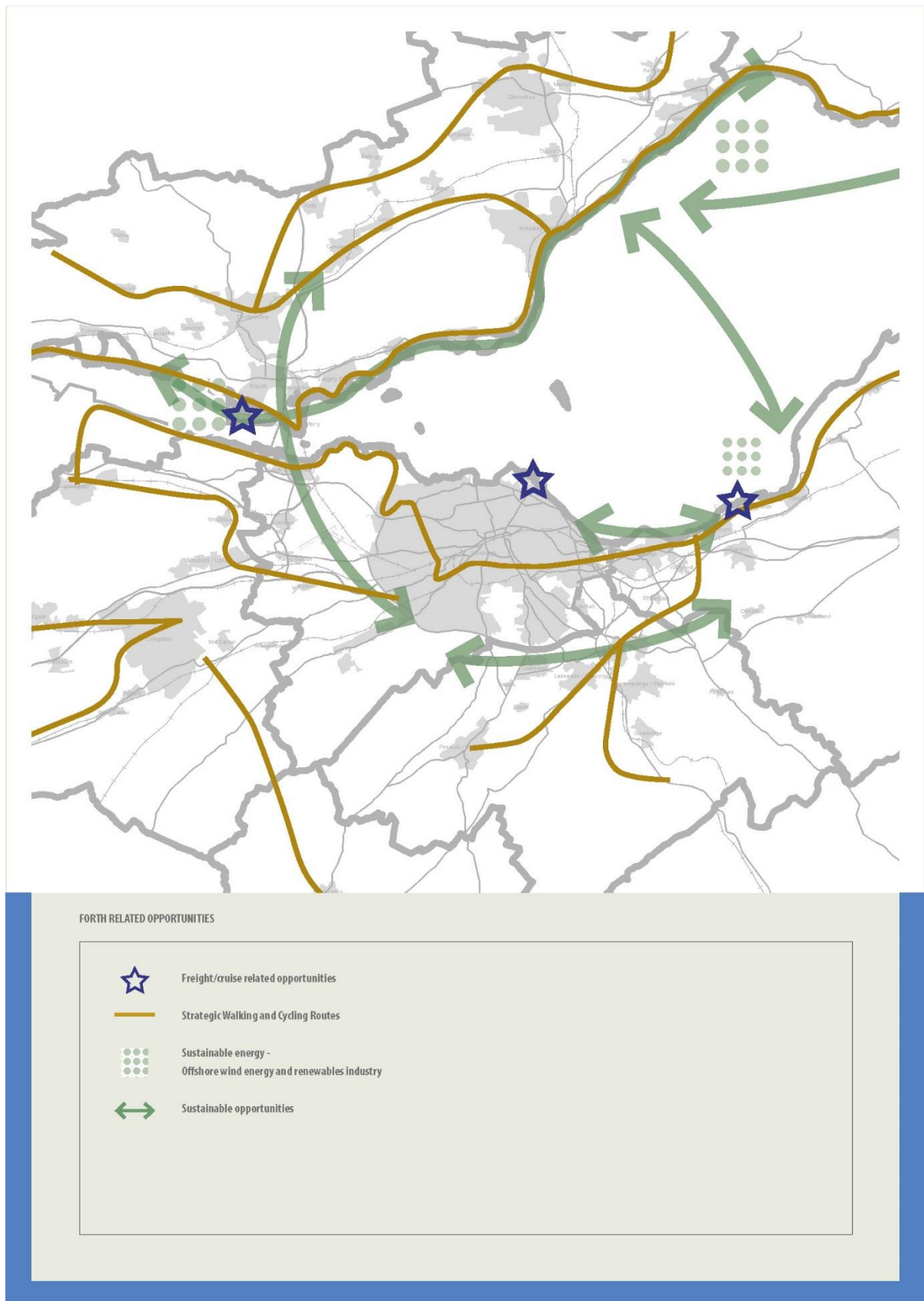
Support for investment along key transport corridors – M8, M9, M90 and existing rail corridors – is crucial to provide for economic development and growth in business clusters at Newbridge, Livingston, Winchburgh, Bathgate and Whitburn, and the M90 through Fife. Economic cluster linkages could be improved by cross boundary tram connectivity e.g. from Edinburgh Bioquarter to the Bush in Midlothian. In addition existing innovation projects will continue to be delivered at Queen Margaret University, Easter Bush, St Andrews, and Eden Campus Energy Centre, Guardbridge. Economic regeneration through low carbon development at Granton Waterfront will be led by City of Edinburgh Council.

Alongside this provision there will need to be flexibility to respond to business sectors which need flexible and co-located/connected industrial/business hubs. This post COVID-19 focus needs to recognise that large serviced and planning policy safeguarded estates may not meet all modern business requirements. Office use and related travel is likely to reduce because of the Covid pandemic but work related travel will still be significant and more sustainable modes of travel must be accessible if climate change targets are to be met, with transport emissions one of the top two impacts on air quality and CO2 emissions.

Not all parts of the region, such as Scottish Borders Council and Mid Fife, have shared the growth or productivity levels typical of other parts of the region. A fundamental strategic aim is to ensure that the economic benefits of the city region are distributed more effectively across the city region's more deprived urban communities and rural hinterland. The rural economy is also very important to the region and will be allowed to diversify in an appropriate manner with particular emphasis being of support in a post Brexit era. In rural areas, the authorities will support further appropriate agricultural diversification, which will be required as a counter to likely Brexit issues. Equally, there will be support for the promotion of tree planting and food production both as a rural industry and due to its positive contribution to tackling climate change. For Borders forestry opportunities may come through the SOSE / Borderlands funding opportunities, which will be developed in conjunction with Dumfries and Galloway Council, Carlisle City, Cumbria and Northumberland Councils. Tourism will be one key area that can be encouraged although the impact on local housing and community will need to be carefully managed.

The region's coastlines are underused and for this to change recognition and action needs to be included in NPF4. On the Forth, there are opportunities primarily at Leith, Rosyth and Burntisland to rebuild and support the resilience of sea freight, deliver associated economic development, which is

underpinned by port infrastructure and through development of cruise infrastructure, support the area as a destination. With this aim passenger/cruise opportunities will also be investigated at the former Cockenzie power station site. The Forth currently has no passenger services either on a local or national level and these require to be developed and implemented.



There are already recreational paths round most of the Forth in the form of the Fife Coastal Path, the Pilgrims Way and the John Muir Way and these must be maintained and extended in an appropriate

manner to provide community access to the coast. Renewable energy opportunities both onshore and offshore can contribute to climate change targets. Climate change will also bring the need to plan for sea level rises. Regional partnership can assist in the consideration of these opportunities, both through this strategy and the proposed regional partnership of the Upper Forth Valley.

Environmental Improvement

The region has a wide range of countryside, coast and urban green, blue networks, and high quality urban environments, important assets for both human health and the wider natural environment. The protection and enhancement of the natural environment is key to retaining the identity of the region. The quality of its urban realm requires to be enhanced through the implementation of a strong place based approach.

The coastline of south-east Scotland helps define the identity of the region and presents significant opportunities and challenges, particularly in relation to an expanding population and climate change. The coast itself is an important asset that supports globally important wildlife and is crucial in the context of climate change. The coast is also increasingly recognised for its value to human health and wellbeing. Consideration will be given to how a regional coastal strategy could assess, balance and plan for all of these issues, particularly in relation to climate change.

Addressing climate change needs general environmental improvement and protection, with green networks for travel and recreation to connect existing and new development as essential parts of any large-scale development. Green and blue networks and active travel links should support decarbonised public transport to ensure the effective connection of new neighbourhoods with adjoining communities, as well as learning and work opportunities and other commercial and public services. Particular focus is needed to ensure that deprived communities have equal access to high quality greenspace and connectivity.

As part of the post Covid 'Green Recovery', the significance of renewables, and the role of regions will increase. To achieve the net zero carbon nation (2045) targets, areas like the Scottish Borders will have a significant role in addressing the carbon challenge through programmes such as tree planting and peat land restoration. This will be carried out in a structured manner.

Proximity and access to green and blue spaces form an important part of the city regional spatial strategy.. Green and blue networks will be extended across the region, including as integral parts of new development. An urban green network will extend across and out from Edinburgh that will link with other networks across the south east. The delivery of the blue network will be assisted by the work of the Edinburgh and Lothian Strategic Drainage Partnership. These networks will provide routes for wildlife and sustainable travel whilst connecting existing assets of the Lammermuirs, the Pentlands and lowland river valleys. The River Leven Project will deliver significant benefits for communities, the environment and wellbeing and has the potential to stimulate economic growth. The role of the Central Scotland Forest and Green Networks requires to be reassessed and reinvigorated through NPF4 to ensure it has the ability to coordinate the delivery of strategic scale green indicatives. Opportunities such as the ClimateZone in East Lothian will be progressed with the dual aim of environmental improvement and the enhancement of the quality of surroundings for deprived communities. Pentland Hills Regional Park is co-managed by Edinburgh, Midlothian and West Lothian, located near to over half of the City region's population and through increased investment can provide for wellbeing benefits for residents and visitors.

Peatland forms a critical carbon sink; restoration of peatland therefore needs to be a regional priority. Afforestation in appropriate locations within river catchment area has the potential to contribute to water flow management.

Adaptable, a more resilient region [Tackling climate change, building design and conservation]

Tackling climate change

Whilst in this Strategy as a specific theme, the response to climate change will flow through all themes of national and local planning policy. Strong policies at a national level and the delivery of sustainable infrastructure are essential now to address sustainable movement, provide sustainable energy, contribute to net zero targets and promote inclusive growth. Without stronger policy in these areas the national climate targets will not be achieved.

The regions changing climate will bring challenges that will require more climate resilient communities. Particular challenges will be around the need to increase flood risk management and manage the impact of sea level rise. Frameworks like the Edinburgh Water Management Strategy will assist with this process. Also, addressing the biodiversity crisis, people's health and wellbeing and urban design need to be integral in climate change strategy as they are key factors in the success of the region's future development.

National and regional strategy must support investments to deliver net zero emissions through green transport infrastructure, local, regional and cross boundary heat and power networks, carbon capture and storage, energy generation and storage, and hydrogen. Building design must improve to address climate change and large-scale new developments must be in sustainable locations, have an energy efficient ethos and be adaptable to future uses.

Councils will, where appropriate and acceptable in planning terms, support the decarbonisation of the energy supply system. However, to make this a reality there needs to be much stronger policy in NPF4 or legislation to allow local authorities to require developments to contribute to net zero targets. To meet the Scottish Governments 2045 target, greater action is required now.

Existing renewable energy across the region can be enhanced by a wide range of as yet unused opportunities including sea water along the Forth Estuary and North Sea coast, mine water across much of the region, solar, and further offshore wind energy. These should be promoted and linked in with future investment and development. The necessary transition to a greener economy will be pursued in a 'just' manner to avoid further exacerbating rural inequality. It is vital to recognise the interrelationship between climate change and biodiversity/ecosystems loss and promote the prioritisation of biodiversity and net biodiversity gain. The development of offshore wind energy is supported however, careful consideration needs to be given to addressing the requirements for land-based infrastructure to support offshore wind energy.

Retrofitting existing housing stock to better energy efficiency standards, construction of low and zero carbon buildings, installation of district heating networks, new renewables technology, hydrogen and new EV technology, the circular economy, all create economic opportunities. The six South East Scotland Local Authorities will pursue the delivery of carbon neutral development at all scales of site but they will put particular emphasis on the delivery of carbon neutral new settlements and areas at locations such as the proposed national development at Blindwells and Granton Waterfront, and

creating opportunities around Fife Energy Park for hydrogen facilities and beyond to Burntisland and Longannet which will advance low carbon technologies into mainstream development on a strategic scale. Overall, design and performance must be pushed up the agenda to enable poor layout, design or response to the landscape context of a proposal become primary reasons for refusing applications. The same should be true in terms of measures to address future climate.

Conservation

The pace and scale of housing growth across the city region is now visibly changing the appearance and character of many of our communities. Across the region the current protection for listed buildings, conservation areas, town centres, open spaces and green networks will continue. Conservation Areas will continue to be promoted and properly managed as the best examples of Scottish townscape that there are and that promote much of the tourism benefit for the country. However, stronger enforcement powers and funding are required by local authorities to deal with dereliction of listed buildings and to manage their maintenance.

Accessible Region [connectivity, infrastructure delivery, sustainable housing sites]

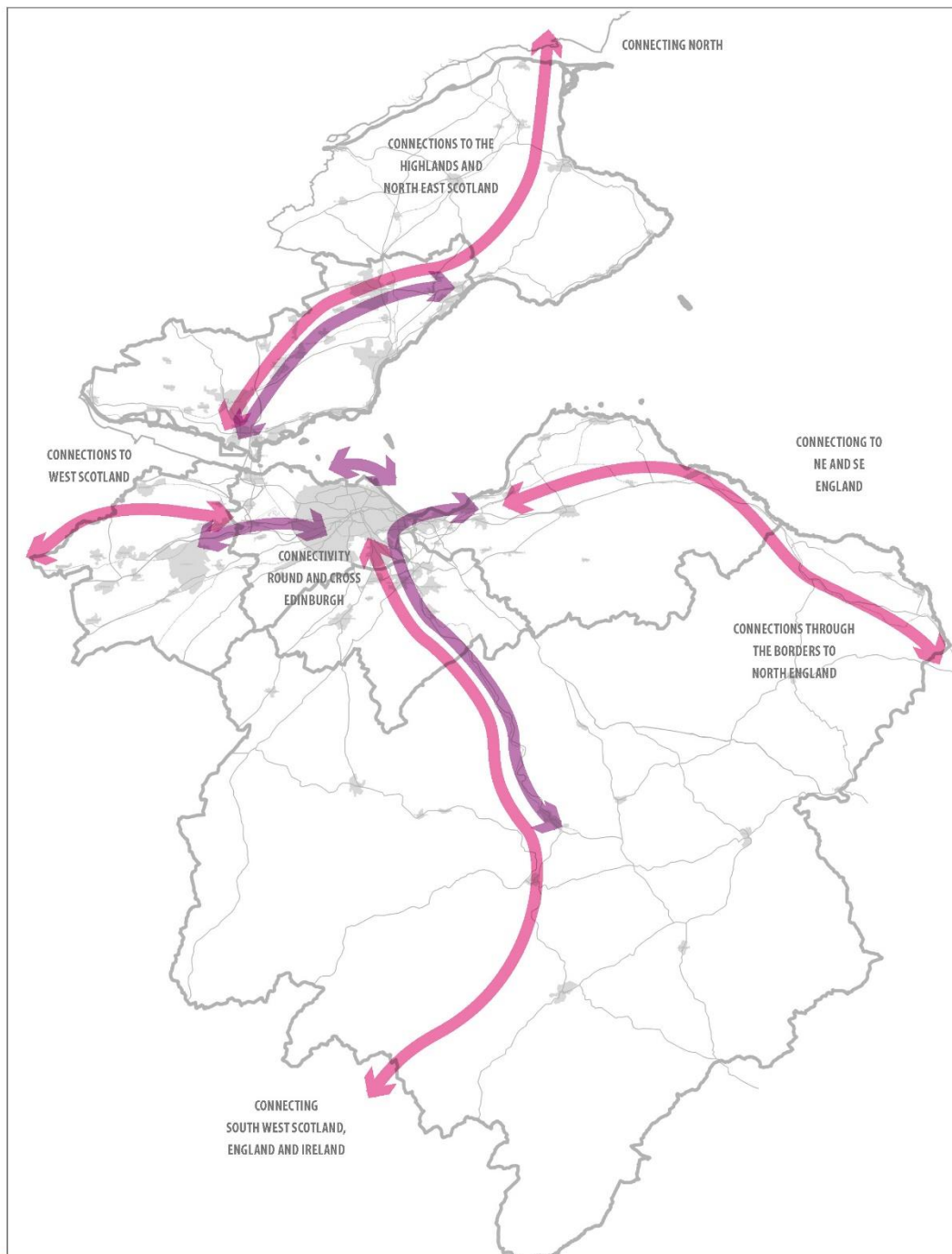
Connectivity

The Edinburgh Forth coast, the west of East Lothian and mid Fife/Levenmouth and parts of the Scottish Borders are particular cases with poor connectivity to the area's economy. Connectivity is both about transport infrastructure and strong connections between communities and settlements to ensure there are no barriers to participation. Addressing the challenges of the Covid crisis and climate change emergency needs a transformational approach to transport and travel - connecting people and places by sustainable strategic public transport and active travel corridors. Cross boundary deficiencies in connectivity and affordable public transport options can mean disconnection from work opportunities, including in more rural areas. To this aim the Local Authorities will actively engage with the STPR2 process and will expect it to align with the development of NPF4.

Better connectivity, physical and digital, and new infrastructure that allows sustainable movement is critical to success. This applies to both the urban and rural areas. Indeed, many rural parts of the region experience poor connectivity, putting them at a competitive disadvantage. Connecting infrastructure needs to be identified and delivered before new development sites are completed to give the best opportunity for sustainable habits to develop. In a post Covid19 "new normal" and in response to the climate change emergency this means regional public transport, an active travel commuter network and more sustainable use of road networks through EV infrastructure for public and private transport.

The strategy focus is twofold. Firstly, improve the linkages along existing major transport corridors to enhance connectivity beyond the region. Better direct public transport connections between the City Region and the south and southwest is needed to alleviate significantly higher unemployment in recent years. Connections west and south of Glasgow (including onwards to Ireland) involve changing in central Glasgow adding to journey time or at Carlisle for the southwest. An extended Borders railway line and a link to the West Coast Main Line would create stronger links with Dumfries and Galloway across east and west of South Scotland and to Ireland as well as the more urbanised northern parts of the region. Improvements to the East Coast Main Line, including the delivery of East Linton and Reston Station, will improve accessibility around the region and to the North, Midlands and South

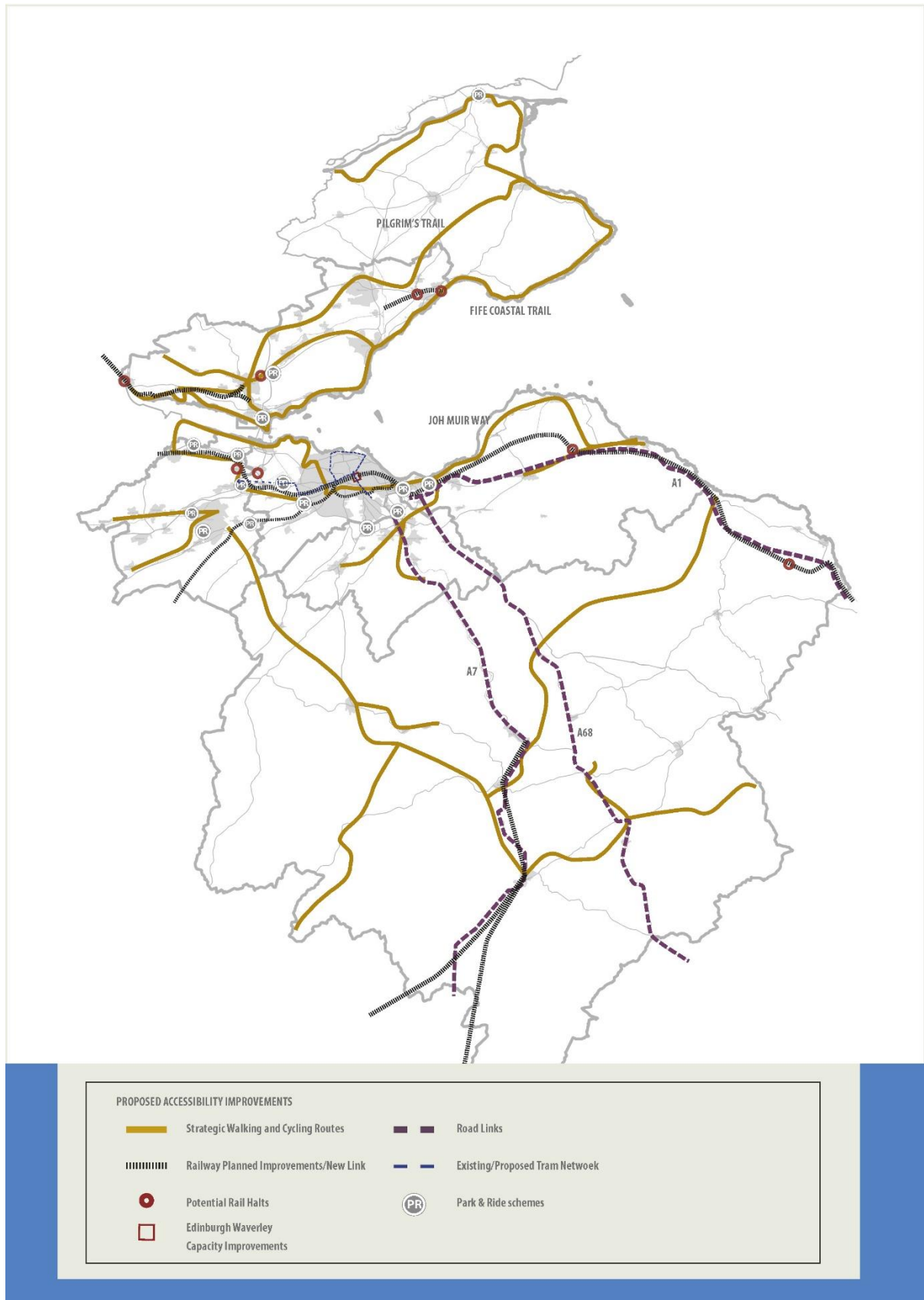
of England and onwards to Europe while also addressing local line congestion issues. Working alongside existing East Coast Mainline stops such as Dunbar, a new Edinburgh to Berwick service could also more local connections to the North of England.



EXISTING REGIONAL CONNECTIVITY

-  Challenges to Inclusive Growth – SIMD etc relating to key growth corridors
-  Corridors requiring sustainable mobility

Connectivity to major regional Cities in England from Edinburgh and the wider region is limited and the East Coast Mainline needs better connections with the north and Midlands of England and onwards to Europe and the potential for a direct connection between the Edinburgh City Region and Channel Tunnel via Ebbsfleet to avoid London connections should be promoted. Sustainable public transport development in heavy rail including Waverley and Haymarket Stations capacity, the 'Chord' proposed link with Kirkliston with a potential station, potential 4 tracking of the East Coast Main Line and High Speed Rail would facilitate sustainability and capacity in regional settlements and beyond. Additionally, rail investment would allow for greater connectivity in and beyond the city region, including the regions of England and to Europe and to Ireland. The Alloa-Dunfermline rail line will open up the Fife Circle to wider connections with access to Rosyth Port and opportunities to reopen a direct rail link via Kinross would improve connectivity in Fife and northwards and link to significant growth in south Fife. The regeneration benefits of existing, underused rail infrastructure linking to redevelopment at Leith and Seafeld should be part of an integrated investment strategy. Four tracking of the East Coast Main Line and High Speed Rail requires to be pursued.



Sea connectivity is a very sustainable travel option which is currently very under utilised in a commercial and leisure sense. Sea connections to the rest of the UK and beyond are important and

needs to be developed further. Opportunities for freight and leisure facilities at Leith, Rosyth and Burntisland, as well as the potential for Cruise facilities at Cockenzie require to be explored. Travel across the Forth needs to be improved with routes made available between Fife and East Lothian.

Secondly, enhance the inter region links. Infrastructure investment is essential in both urban and rural areas to ensure that locations such as northeast Fife the Scottish Borders are part of an 'inclusive City Region economy'. Key infrastructure links between deprived areas to the wider region are already planned. Improved connectivity within the region is vital, including North-South transport links such as the full dualling of the A1, A68 and A7 Trunk Road networks. Improved linkages to the North east of England can bring a great deal of economic opportunity. Cross border liaison with proposals in Northern England is essential to ensure coordinated action. East-West links which are currently poor will also require significant investment. The spatial strategy addresses the impact of over a decade of economic austerity with the commitment to the reopen the Levenmouth Rail line, the likely undertaking of the partial electrification of the rail network between Dunfermline and Alloa and the provision of new rail stations in areas such as East Linton and Winchburgh. The extension to the tram network and routes around Edinburgh and major improvements to the West of the City along the M8 and M9 corridors, through new stations and sustainable transport routes and the improvements to rail infrastructure to the East that will increase the level of local services.

The Edinburgh City bypass and its key linkages require a comprehensive solution to address the severe congestion that the area experiences. Although not the focus of climate policy, efficiency in roads is required to be addressed, both around the Edinburgh City Bypass. Implementing existing commitments including the new Sheriffhall junction, the A701 relief road and associated A702 link/active travel improvements and the A7 urbanisation project contribute towards this objective although they must be part of an overall zero carbon vehicle use strategy for the area.

Faster and more efficient bus services in and out of the City from areas like East Lothian would provide a sustainable travel option. Such a move would be supported by the planned moves towards transport interchanges / hubs around Edinburgh, coupled with the increasing uptake and potential of e-bikes, demonstrate that delivery of cross-boundary active travel routes should be planned for if opportunities for modal shift and more sustainable lifestyles are to be fully exploited.

These projects should be supplemented by the delivery of the Edinburgh City orbital bus route, extending the Edinburgh tram network to areas adjacent to Edinburgh, including South Fife and identifying new Park and Ride opportunities. The upscaling of electric vehicle charging infrastructure across the region will support the transition to zero carbon vehicle use.

Infrastructure Delivery

Timely delivery of infrastructure will be key to successful delivery of NPF4 and any regional strategy. Local Development Plans and new development sites need to plan for and identify this connecting infrastructure and have confidence over its delivery before the sites are completed in order to give the best opportunity for sustainable habits to develop. Achieving sustainable growth must be linked to investment in, and realistic programming of, the required infrastructure, facilities and services to support development – a sustainable infrastructure first approach. Such a change will require greater collaboration and partnership between providers, Government, local authorities and the development sector. This could include the development and use of more innovative finance initiatives and extending the City Growth Deal model.

Digital Access

The shift to digital infrastructure will also help with both climate change mitigation and adaptation. The experience of Covid 19 impacts and restrictions have rapidly enhanced the ability for people in some sectors of the economy to work remotely and reduce travel. Major investment in digital connectivity must become a key focus to increase regional and countrywide resilience to maximise the potential benefits of new ways of working. The rural areas which continue to experience poor digital connectivity will be a focus for investment in broadband infrastructure to ensure the increase viability of rural businesses and sustaining dispersed homeworking to reduce commuting.

Critically, there are still significant deficiencies in mobile and internet networks in the area and across the South of Scotland and parts of Fife which recent investment programmes have not adequately addressed. The potential for greater commercial benefits and home working to compete with urban areas can only be realised through investment to unlock the area's economic potential.

Sustainable Housing Sites

Local authorities will aim to ensure that there is a sufficient supply of housing land to meet the housing land requirements/targets as to be set out in NPF4. Within the region policy will continue to promote the presumption in favour of brownfield development and minimum levels of density appropriate to urban and edge of urban sites, to promote better public transport and active travel provision and more sustainable neighbourhoods where the density supports a level of local services, public transport and employment opportunities. Community resilience and sustainability needs to be planned for in this way.

The six South East Scotland Local Authorities will ensure that Planning is aligned with other regimes, including Local Housing Strategies and Health and Social Care Strategic Plans. Planning must be closely linked to Housing to 2040 and the Scottish Government's ambitions for the housing system. To enable this approach, it must also be reflected in planning policy, guidance, decisions and actions to ensure climate change mitigation through low carbon place making

However, there is also the need to develop a new approach to the calculation of required housing delivery through an effective provision of land, as an essential part of its vision for how economic renewal should be distributed across the region. This is not to avoid the need to deliver housing but to allow the planning system to focus on the delivery of high quality development and places.

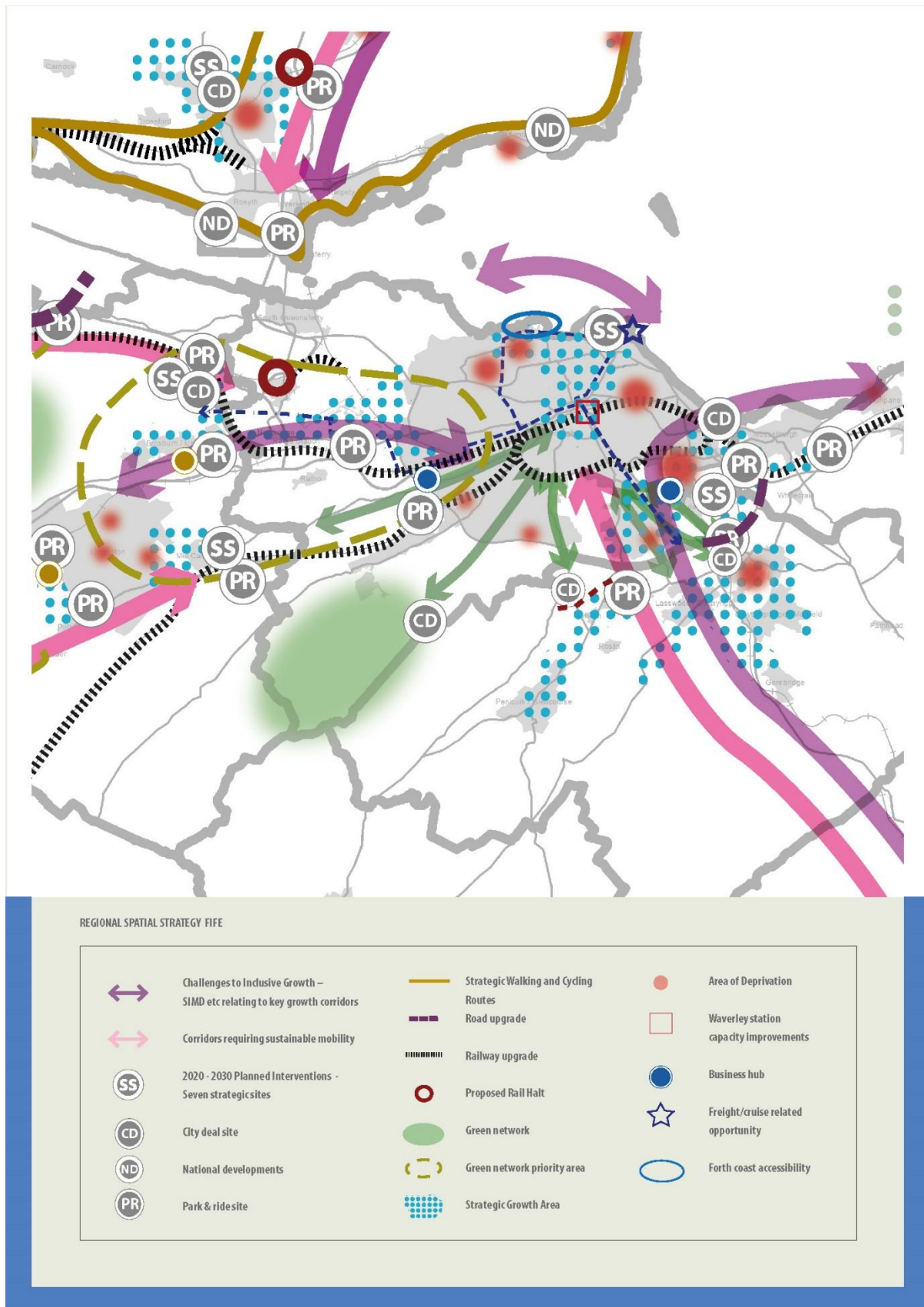
The seven strategic sites and significant brownfield sites are major opportunities to contribute to national and regional growth and should be exemplars in design and place making. This requires appropriate funding mechanisms to ensure that the opportunities for delivery are matched by quality of outcomes.

It is important to recognise that areas of South East Scotland located in close proximity to Edinburgh experience very different rural pressures from some of those in the south of the region. Countryside areas within an hour's drive time of the city, are under significant development pressure and do not need repopulated. Restraint towards housing development will continue to be implemented in these areas, whilst growth should be focused around key sustainable transport locations such as Borders railway stations.

The needs of the rural areas are diverse and this strategy recognises that further away from the city, housing is a key driver of the economy and provides a key part of our social and physical infrastructure. In recent years investment in affordable housing has been particularly important in meeting needs of differing sectors of communities across the city region. It is critical to deliver high

quality housing in the right locations, maximising the benefits of investment from both the public and private sectors.

Focus on the City



Edinburgh is the centre of the city region, providing significant opportunities for employment, higher education and leisure dependent on good connectivity. The city is home to 10% of the Scottish population. In recent years there has been infrastructure investment in central Scotland's heavy rail network, increasing capacity; the first line of the city region tram network and also in active travel. Given the accelerating climate change challenge and requirement for sustainable renewal there is a need for significant ongoing infrastructure investment improving connectivity within the city and city region as part of a coordinated regional and national sustainable growth and change strategy.

Edinburgh has approved commitments to build a minimum of 20,000 affordable homes by 2027, to be carbon neutral by 2030 and for inclusive good growth. The increasingly urgent national and local commitments to address climate change, housing need, inclusive growth and health and wellbeing need planning and transport strategies which deliver the potential for active travel and public transport interventions to support local and national objectives.

Edinburgh and the region must focus on development which enables carbon neutral targets to be reached, building neighbourhoods, promoting brownfield development, higher densities and mixed uses with high amenity green spaces in locations where good public transport and active travel connections can be made and used to ensure need to travel and travel distances are minimised. Transport based development corridors may provide opportunities where needed.

Edinburgh's role in the regional and national economy in providing jobs means it experiences high levels of in-commuting (60,000 in bound car journeys daily). To address congestion, air quality and carbon impacts, investment in decarbonised public transport systems is a priority to promote non car based travel behaviours. The scale of investment to support rail capacity), tram network, bus transit and active travel interventions across the region to support national and regional carbon neutral commitments is significant. The wider area impacts of travel as a result of nationally significant city and region economic growth need to capture the objectives of the National Transport Strategy and STPR2 as requiring national as well as regional and local action.

Mass rapid transit by tram or guided bus through north/south Edinburgh with cross boundary regional links to east, south and west would offer sustainable links to reduce car commuting. This expanding regional network requires to connect key development sites within the city, such as the Waterfront (both at Granton and Seafield) and the Bio Quarter / regional hospitals and for West Edinburgh, providing connectivity within the city and the city region to harness their full potential to provide necessary homes and nationally significant employment opportunities. A wider review of transport options and how these could contribute to the nationally significant contribution of Edinburgh to inclusive growth, carbon reduction and sustainability is listed below.

Green infrastructure needs to be a policy objective in terms of design as well as overall green network and as part of travel and flood risk management options. The latter will require a coordinated approach with other public agencies including Scottish Water. Through increasing rainfall intensity alluvial flooding is an issue which will require to be dealt with through changes to place based attenuation which will require to form a citywide strategy and will require investment.

South East Scotland partners have developed an ambitious regional housing programme, which aims to increase the supply of homes across all tenures, to deliver vibrant and sustainable communities across the region. Taking a place-based approach across infrastructure, land, finance, innovation and skills, it seeks to accelerate the delivery of affordable housing, the seven regional strategic sites and incorporate innovation in construction.

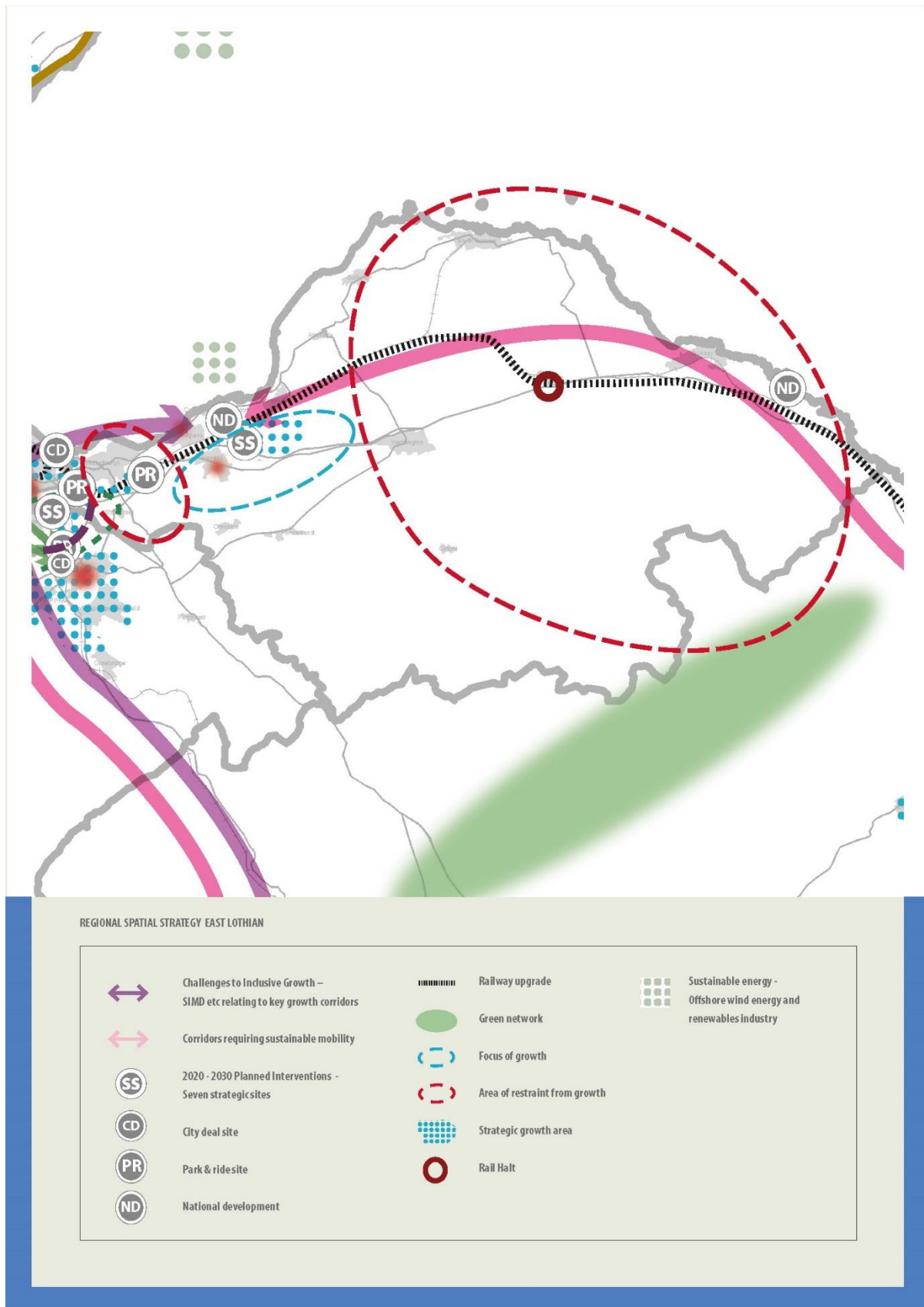
There are significant brownfield development opportunities within the city bypass which can contribute towards sustainable long-term regional growth. A strategic spatial approach for sites which are in public sector ownership, working across national and local public sector agencies to maximise the strategic benefits of their development to the city and city region needs to be encouraged. A coordinated development approach can address affordable housing (including for key workers), provide mixed use communities with integrated facilities and employment opportunities.

Edinburgh's spatial strategy focuses on harnessing the economic and social potential of improved connectivity. Brownfield sites of regional and national significance will be promoted through the next City local development. These will require infrastructure to support them and ensure they are well connected and zero carbon. Coordinated regional and national infrastructure investment in the heart of the city region can enable the above to be delivered, with other significant public health benefits resulting, for national objectives on physical and mental health and wellbeing.

The coastal path linked to development at the waterfront with significant areas of open space also offers opportunity for city regional recreation. These key development sites are physically linked to neighbouring authorities.

The Green Belt forms an important part of the spatial strategy for Edinburgh and the city's relationship to the surrounding countryside. In addition to recreational benefits, prime agricultural land has strategic importance for sustainable local food production. At a micro level the importance of food growing within place making is acknowledged and incorporated into citywide strategies for green spaces.

Focus on the East



Key strategic priorities for East Lothian are to the west of the County around strategic sites at Blindwells and Cockenzie and the ClimatEvolution Zone as an opportunity to genuinely address national climate change targets and to place Scotland as a world leader in developing net zero carbon places.

A one of the seven strategic housing sites in the region, the Blindwells Development Area and former Cockenzie Power Station site are together some 625 hectares of mostly brownfield land. Over a 30 year period, these strategic projects can enable significant new employment and economic development opportunities, including a new regional town centre. There is significant potential enable this long term development opportunity in a sustainable, inclusive, healthy and low carbon way.

Circumstances have changed in relation to the former Cockenzie Power Station and there is a need to recognise the wider opportunities and multiple benefits that a more flexible approach to the delivery of employment generating uses on the site and not just focus on energy and related development.

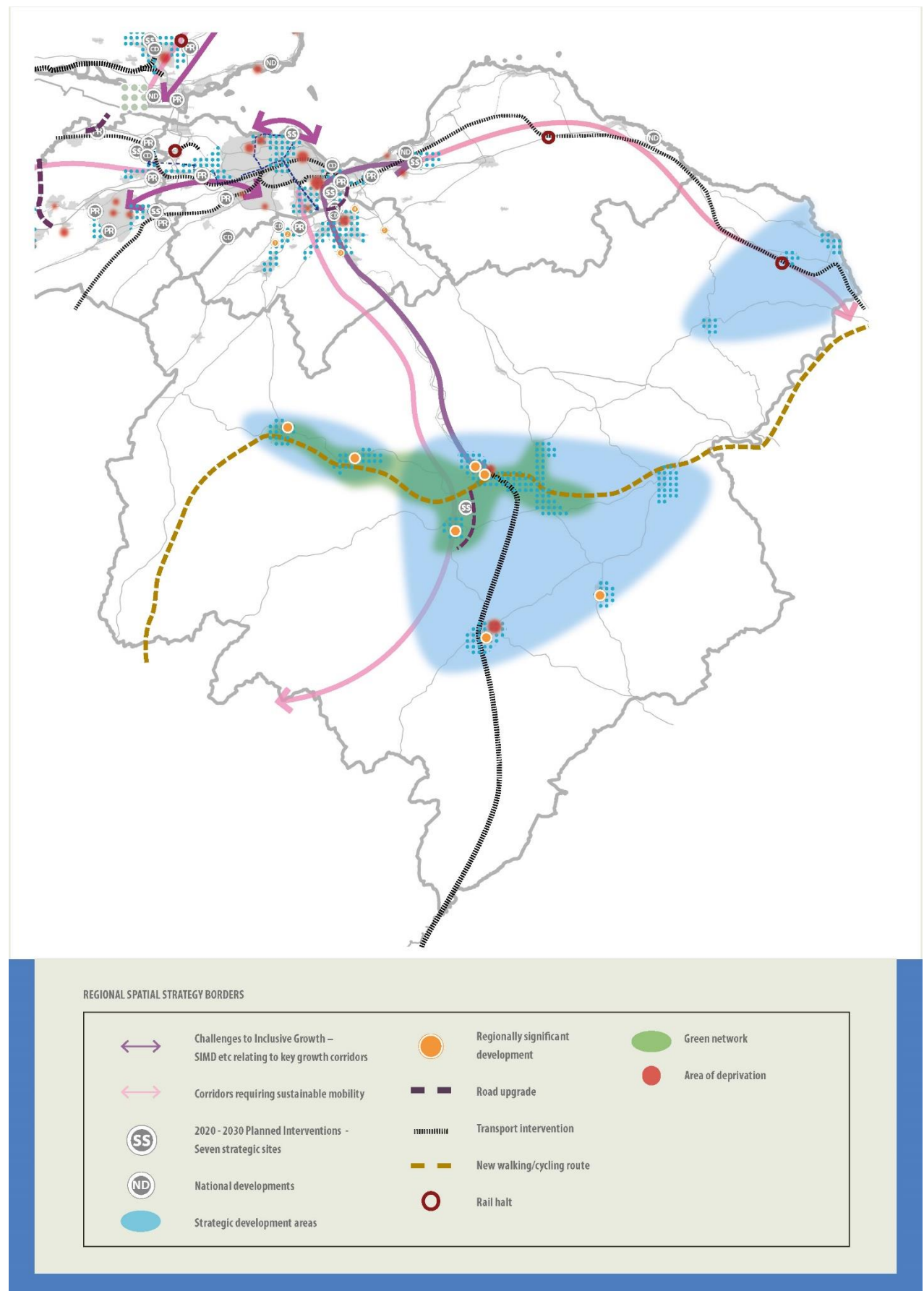
Future housing development will be focused within parts of the west of the County around Blindwells. This is due to the land availability and the sustainable opportunities to link in with travel routes to and from the City. Conversely, restraint to growth will be shown to the far west and east of the county where large scale development has recently taken place. Here existing infrastructure and settlement patterns have been altered at a fast pace and there are few options for the expansion of some infrastructure.

Torness nuclear power station, scheduled to close in 2032, has a major role in the country's energy supply. The Council supports its continued presence and potential for redevelopment, and notes the particular challenges and opportunities that will arise from decommissioning, including its deep-water access. It is important to recognise the key role this site plays in the local economy and the need to have a 'just transition' around any changes proposed.

Torness also provides a grid connection, with another grid connection nearby further inland to serve Crystal Rig Wind Farm. Clearly, the maritime setting off the coast of East Lothian is of increasing national importance for offshore energy generation, and the Council would welcome a national approach through the NPF to addressing the requirements for land based infrastructure to support offshore wind energy whilst considering cumulative seascape and landscape impacts.

One of East Lothian's assets are large areas of prime agricultural land including a good proportion of the very best soils in Scotland. With the need to improve food security and encourage more local production there needs to be greater protection of this resource through the direction of future development across the region to brownfield land.

Focus on the South



Key strategic interventions in Scottish Borders will be delivered through interaction of a range of initiatives including the Edinburgh and South East Scotland City Deal, the Borderlands Deal and the evolving iRSS for Southern Scotland with Dumfries & Galloway Council. Participation in the South of Scotland Regional Economic Partnership and the work of the South of Scotland Enterprise Agency is also be critical to the delivery of inclusive economic growth, sustainable development and addressing existing economic fragility.

There are three identified growth zones in the Borders based around central Borders (incorporating Galashiels, Hawick, Selkirk, Jedburgh, Kelso, Earlston), Eastern Borders (Duns, Eyemouth) and western Borders (Peebles, Walkerburn, Innerleithen), which are the principal areas of search for growth, investment, redevelopment and regeneration.

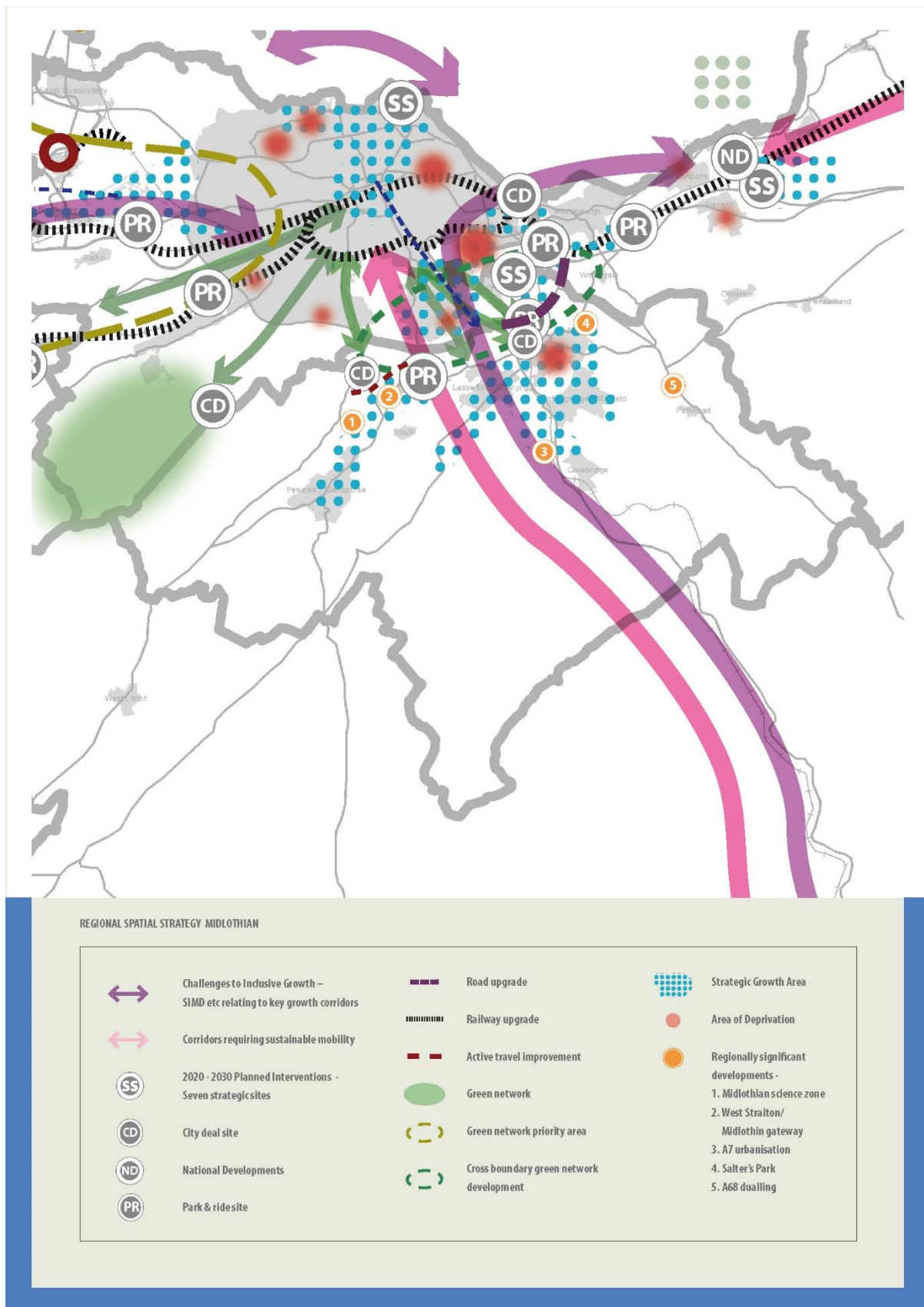
Regionally significant development in the central Borders is linked to the existing railhead at Tweedbank, with the development of the Tweedbank Business Park and a mixed-use expansion of the settlement, plus the potential for the extension of the Borders Rail to Hawick and Carlisle. In the eastern Borders, it relates to the proposed new station at Reston. In the western Borders, this involves the development of the Mountain Biking Innovation Centre in Innerleithen. A significant cross Borders project is Destination Tweed a new National Walking/Cycling route that follows the route of the Tweed from source to sea.

Critically, there are still significant deficiencies in mobile and internet networks in the area and across the South of Scotland which recent investment programmes have not adequately addressed. The potential for greater commercial benefits and home based working to compete with urban areas can only be realised through investment to unlock the area's economic potential.

The strategy promotes a place-based approach to our communities and the repurposing of town centres, moving away from retail and recognising the importance of the integrated service provision including education and community uses as well as supporting the Health and Social Care agenda. Town centre regeneration is promoted through various tools including BID's, CARS schemes and projects such as the Great Tapestry of Scotland in Galashiels.

The Scottish Borders benefits from a high quality natural, built and cultural heritage, the sensitive stewardship of which assists economic and social vitality. The Scottish Borders has a vital role to play in national and regional action in response to Climate Change, reflecting its capacity for renewable energy production and woodland creation.

Focus on the Centre – Midlothian

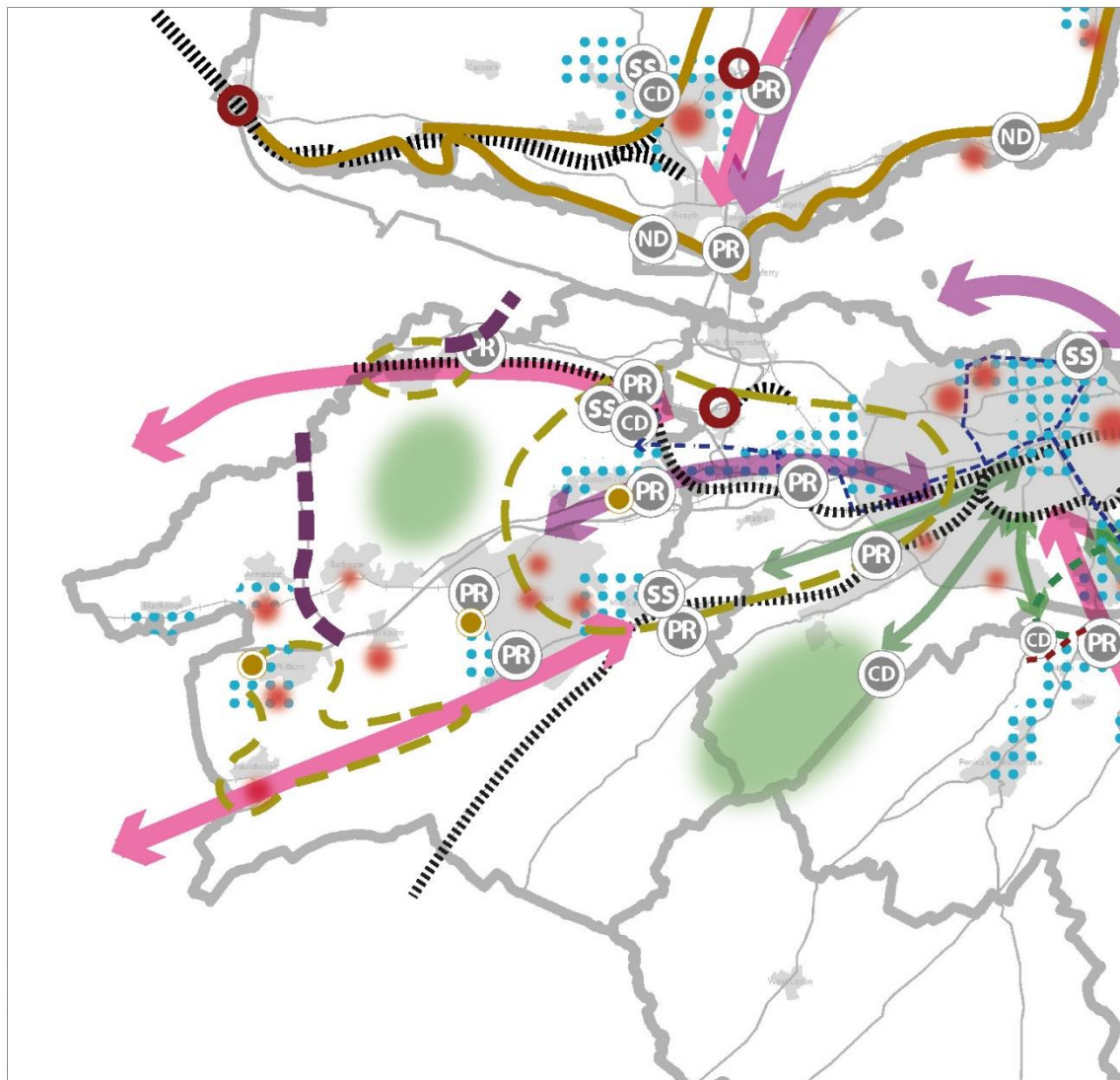


To ensure Midlothian benefits from, and contributes to, the shared prosperity of the region it is important to maintain the identity of Midlothian by supporting and promoting its existing town centres while also seeing key development sites of regional significance being delivered. In particular; the Shawfair new settlement which will comprise over 5,000 new homes, a town centre, 70 hectares of employment allocations, a railway station on the Borders Rail line, renewable energy projects and new schools and community facilities.

In addition it is essential to have the continued development of the Midlothian Science Zone (The biotechnology campus at the Bush); the 60 hectare 'Midlothian Gateway' employment site at West Straiton (which it is hoped will incorporate a new arena to service the south east of Scotland and beyond) and the Salters Park employment site (which it is hoped will incorporate a new film and television studio).

To help, to maintain the character of the area action will be taken to reinforce the green belt and expand cross boundary green network opportunities along the A720 City Bypass between Straiton, Lasswade, Gilmerton and Sheriffhall junctions to mitigate impacts of new development either side of the City bypass.

Focus on the West



REGIONAL SPATIAL STRATEGY WEST LOTHIAN

	Challenges to Inclusive Growth – SIMD etc relating to key growth corridors		Road upgrade
	Corridors requiring sustainable mobility		Railway upgrade
	2020 - 2030 Planned Interventions - Seven strategic sites		Green network
	City deal site		Green network priority area
	National development		Strategic Growth Area
	Park & ride site		Significant business cluster

In West Lothian the spatial strategy is focused on strategic growth corridors along key transport routes – M8, M9 (Winchburgh) and rail corridors (Linlithgow/Bathgate/Livingston South lines to Glasgow and Edinburgh). This allows for containment and promotion of the urbanised area to deliver the core development areas/strategic allocations at East Broxburn/Winchburgh, Armadale, Livingston and Almond Valley (Calderwood, Gavieside and Mossend) and Heartlands.

Enhanced public transport including rail enhancement, the provision of a new rail station at Winchburgh, park & ride facilities at key transport hubs at Broxburn/Uphall and active travel routes across West Lothian will promote sustainable access to local facilities.

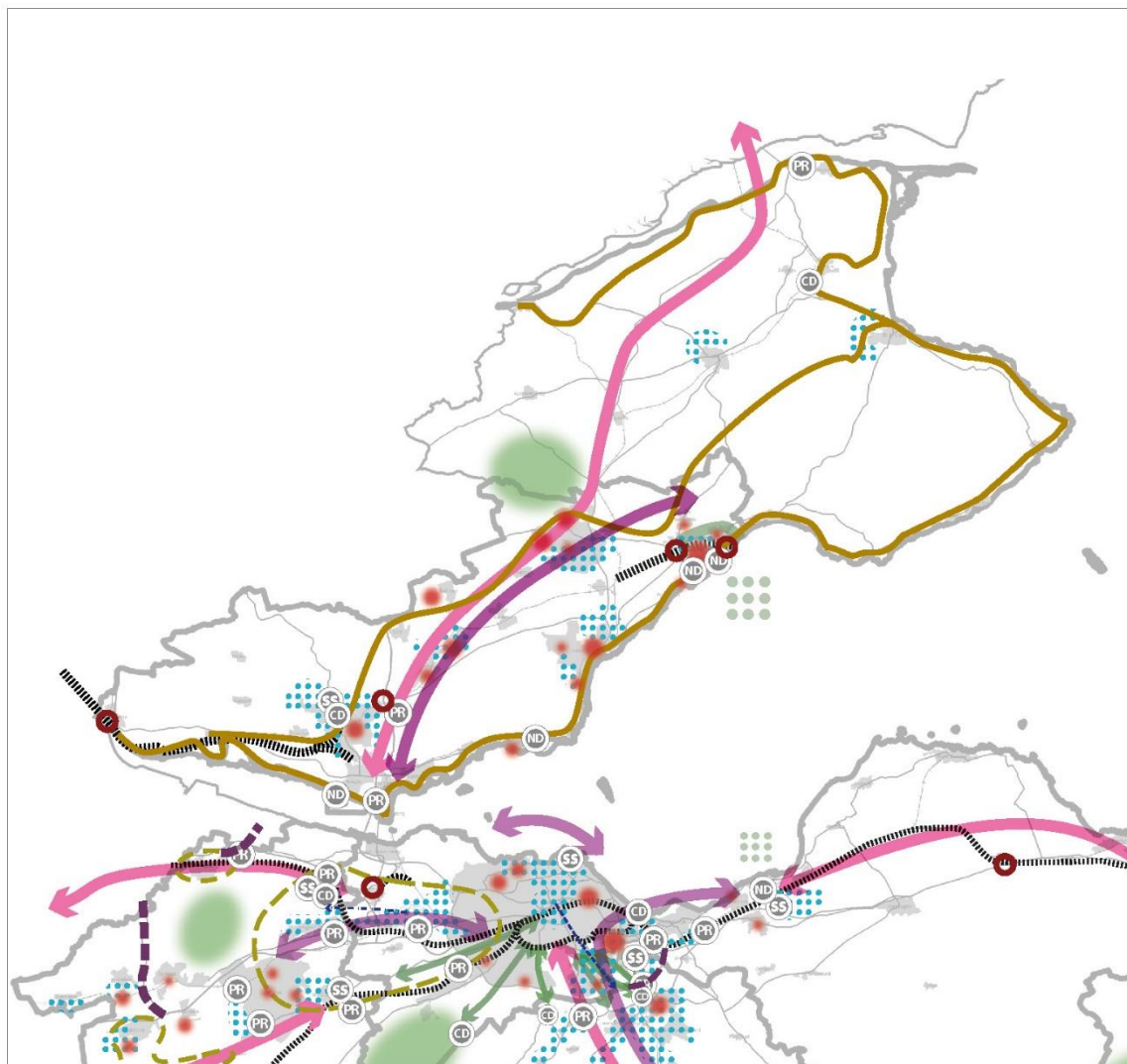
This includes provision of strategic walking and cycling routes within and through the district and key active travel routes identified in the Council's Active Travel and Core Path Plans.

To further promote sustainable transport and connectivity, opportunities to extend the tram line into West Lothian will be kept under review. Improvements to the A801 and M9 junction 3 upgrade will further assist with economic growth and connectivity.

Livingston will continue in its role as a strategic town centre providing a mix of retail, residential, leisure and commercial uses whilst promoting the 5 traditional town centres – Armadale, Bathgate, Linlithgow, Whitburn, Broxburn to continue to thrive as town centres.

Delivery of the Polkemmet and Breich Water Green Network priority area, Linlithgow and west Edinburgh together with the protection of the sensitive landscapes in the Pentlands and Bathgate Hills and enhancement of the landscape character at and around settlement gateways.

Focus on the North



REGIONAL SPATIAL STRATEGY FIVE

	Challenges to Inclusive Growth – SIMD etc relating to key growth corridors		Strategic Walking and Cycling Routes		Area of Deprivation
	Corridors requiring sustainable mobility		Road upgrade		Sustainable energy - Offshore wind energy and renewables in industry
	2020 - 2030 Planned Interventions - Seven strategic sites		Railway upgrade		
	City deal site		Proposed Rail Halt		
	National developments		Green network		
	Park & ride site		Green network priority area		
			Strategic Growth Area		

Fife's strategic position stretching between three of Scotland's cities from Edinburgh north to Dundee and west to Stirling with a long coastline and strategic transport routes provides excellent opportunities for investment to strengthen Fife's communities and economy.

Ongoing planned strategic growth of Dunfermline is the largest of the City Region's development areas, with levels of strategic infrastructure investment highest outwith a Scottish city. Fife will build on this strong growth around Dunfermline and the Forth bridgehead area through further development across the former Fife coalfield communities, Kirkcaldy, Glenrothes, and through to Levenmouth to regenerate communities and strengthen town centres.

St Andrews strategic growth area will deliver a mixed use development within a high quality environment. The Eden Campus Energy Centre, and associated research and commercialisation hub at Guardbridge is central to the University of St Andrews' strategic drive to become the UK's first energy carbon neutral university. Strategic growth is also proposed at Cupar North. Opportunities in more rural areas to the west and east for low carbon, renewable energy, and food production need to be considered further. The River Leven Project is significant in its scale with transformational opportunities, and SGN's H100 Fife project is seeking to deliver a 'first of a kind' demonstration of a 100% hydrogen network to supply 300 customers in the area of Levenmouth; this will comprise of an end to end system from power generation, distribution, to customer connections and requires to be reflected in NPF4 as a national development.

Continuing to facilitate the long term planned growth of Fife's strategic growth areas remains a focus to provide over 21,000 new homes with mixed business and commercial development. This requires public sector collaboration, Government investment and partnership working with the private sector to achieve investment in physical and community infrastructure such as transportation, water and drainage and education to support committed development and attract further private and public investment, and in digital infrastructure to enable data driven innovation, diversify the economic base, and create employment opportunities in areas in challenging economic circumstances.

Growth clusters at the Forth bridgehead, mid- and east Fife include opportunities for renewable energy innovation, hydrogen, and district heating which can contribute to a green economic recovery. Each are also set to benefit from significant capital investment in new rail links and road enhancement to establish strategic economic links to Clackmannanshire/Forth Valley and Dundee, and energy network investment at the University of St Andrews' Eden Campus.

In west Fife, the Port of Rosyth can enhance import and export infrastructure, linked by improved road and rail corridors including freight rail access via the Fife Circle. On the M90 regional growth/investment zones have the potential to strengthen Fife's outdoor leisure and tourism opportunities and further economic development potential, as well as A92 corridor. Further opportunities for sea transportation (freight and leisure) on the Forth and Fife coast as part of Scotland's east coast connectivity requires to be part of NPF4's strategy.

As we look to a green economic recovery, the strategy includes exploring the potential for a more sustainable, resilient logistics and distribution network considering experiences in that area during the Coronavirus pandemic. Fife's Sustainable Energy and Climate Action Plan (2020-30) demands changes to land use to decarbonise how we live and increase the resilience of Fife's communities and economy. Funding from across the public sector will be required to deliver this.

Planning Committee

2.00pm, Wednesday, 14 October 2020

Princes Street and Waverley Valley Strategy – project scope

Executive/routine Wards Council Commitments	Executive City Centre 15, 43
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1. Recommendations

- 1.1 It is recommended that Committee agrees the scope for the preparation of the Princes Street and Waverley Valley Strategy and the outline programme set out in Appendix 1.

Paul Lawrence

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Report

Princes Street and Waverley Valley Strategy – project scope

2. Executive Summary

- 2.1 This report scopes a new Strategy for Princes Street and the Waverley Valley to inform future development and management of the valley landscape, the role and use of buildings on Princes Street and its environs, and the quality and offer of its public realm.
- 2.2 The Strategy will sit within the context of City Plan 2030 as non-statutory planning guidance and complement delivery of the Edinburgh City Centre Transformation programme (ECCT) and World Heritage Site Management Plan.

3. Background

- 3.1 The Waverley Valley plays a defining role in establishing contrast between the medieval Old Town and Georgian New Town, an urban structure which is unrivalled in the World, and forms a key part of the statement of Outstanding Universal Value of the World Heritage Site. The valley is a fundamental space for the city's wellbeing, civic and cultural life through its gardens and public realm, the wealth of listed buildings and scheduled monuments and their settings, its art collections, exhibition spaces and cultural attractions, its transport infrastructure including Waverley Station and the ability for people from across Edinburgh and beyond to pass through and experience the city's strong sense of identity.
- 3.2 Within this built and natural arena, which this Council has a duty to conserve and enhance, The Scottish National Gallery Project, development of Edinburgh Waverley Masterplan, and the renewal of West Princes Street Gardens through the Quaich Project, as well as seasonal use of the valley for events, highlight some of the individual challenges and pressures exerted on the townscape and a need for the valley's evolution to be sensitively managed with a strategic perspective.
- 3.3 The valley's southern escarpment is formed by the defensive form of the Old Town, with landform, bridging points and Improvement Act streets defining access across to the New Town but affording iconic vistas from elevated locations such as the

Castle, upper slopes of Princes St Gardens and The Mound, Waverley Bridge and North Bridge and glimpsed views channelled through its historic closes. George Street forms the high point of the valley to the north, and the prime street in James Craig's Plan for the First New Town with the roofscape gently following the topography down to Princes Street, where its retail frontage of over one kilometre from east to west forms the main built enclosure. The cross streets of the New Town provide important views across the valley to the Old Town and Castle. Despite its unique views to the Old Town and Castle, the street faces challenges as a result in the decline in traditional department stores, growth in online retailing and a locational shift in prime city centre retailing in the form of competition from George Street and the soon to be realised, redeveloped and enhanced Edinburgh St James to the east.

- 3.4 As identified through the ECCT, Princes Street's public realm needs to be improved to provide a high-quality experience, which befits its historic setting; the quality of surface materials and street furniture are below the standard expected for a regional centre for retail and leisure and an iconic World-renowned street. A growing body of evidence, including publications by [Living Streets](#) and [Transport for London](#), show the beneficial economic impacts to businesses in high streets when space for walking and cycling is prioritised.
- 3.5 Across the UK, the Covid-19 pandemic has accelerated the expansion of online retail. The [Office for National Statistics](#) in May 2020, reports that internet sales accounted for 32.8% of total UK retail sales. The pandemic also brings challenges in terms of its impact on both international and domestic tourism, notably the cancellation of the city's summer festivals. Meanwhile many offices are operating at reduced capacity with many commuters continuing to working from home, impacting on trade for city centre businesses. The crisis highlighted the value of open spaces, as places of tranquillity for essential exercise and wellbeing and the need for footways, public realm and the cycle network to provide sufficient space to enable safe movement and protection from vehicles. It is also important to consider Princes Street as a place to dwell and experience its remarkable context.
- 3.6 The Princes Street and Waverley Valley Strategy will therefore set out coordinated site-specific guidance to conserve the city's historic townscape in response to development pressures, whilst ensuring its continued adaptation and ongoing value to contemporary life, as a place for all to enjoy the beautiful and iconic surroundings.

4. Main report

- 4.1 Set within the context of the Old and New Towns of Edinburgh World Heritage Site Management Plan and the City Centre Transformation Programme, the Council intends to prepare a Strategy for Princes Street and the Waverley Valley. The scope of this planning and operational strategy shall comprise three key and interrelated workstreams as follows:

- 4.1.1 The Waverley Valley Conservation and Access Plan;
- 4.1.2 Princes St Framework - buildings and uses; and
- 4.1.3 Princes St Public Realm Design Code.

The Waverley Valley Conservation and Access Plan

- 4.2 The juxtaposition of Edinburgh's medieval Old Town and its neoclassical New Town, which is an integral component of the Old and New Towns of Edinburgh World Heritage Site, is heightened and contrasted by the great landscape divide of the Waverley Valley, creating an outstanding urban landscape composition, including planned vistas and a spectacular skyline. The [Statement of Outstanding Universal Value \(SOUV\)](#) explains the importance of the World Heritage Site in full.
- 4.3 The Waverley Valley and wider World Heritage Site's Outstanding Universal Value (OUV) is protected by national planning and historic environment policy, by legislation protecting Conservation Areas and Listed Buildings, Ancient Monuments and nationally important Gardens and Designed Landscapes. Castle Rock forms part of the Arthur's Seat Volcano Site of Special Scientific Interest and many local planning policies serve to protect its open space, trees, biodiversity, special landscape character and its skyline and views.
- 4.4 World Heritage Sites are defined as a 'sensitive area' in the Environmental Impact Assessment regulations, which may trigger the need for certain developments within the Valley to undertake Environmental Impact Assessments. Other protections include [legal restrictions](#) on the type of building which may be erected in Princes Street Gardens and height restrictions upon Waverley Market.
- 4.5 The World Heritage Site Management Plan (2017/22) interprets the Site's important qualities and sets actions to protect and manage it through the work of partners Historic Environment Scotland (HES), the City of Edinburgh Council and Edinburgh World Heritage (EWH). Other management tools include:
 - 4.5.1 [Princes Street Gardens Management Plan](#) (2017-20) and its related Conservation Management Plan (2003); and
 - 4.5.2 [The Edinburgh Sustainable Lighting Strategy](#) – which seeks to retain the skyline's contrast between lighting and dark skies.
- 4.6 Recent change to the Valley includes: implementation of New Waverley to the south and east of the Station; restoration of Jacob's Ladder by Edinburgh World Heritage and the Council, supported by the New Waverley Fund; unimplemented consent to reconfigure Waverley Mall's rooftop terrace – including new raised roof-top accommodation; the Scottish National Gallery Project at the Mound, providing new exhibition space, landscaping and access improvements to East Princes Street Gardens; and the restoration of the Ross Fountain by The Council, EWH and Ross Development Trust with funding from Historic Environment Scotland.
- 4.7 Forthcoming considerations include: the detailed planning application process to deliver the Waverley Station masterplan by Network Rail; and the Ross Development Trust's proposals to replace the Ross Theatre with a new event

pavilion, associated facilities, landscaping and access improvements. As ECCT also progresses, central streets will be increasingly oriented towards walking, wheeling, cycling and public transport and new areas of public realm established, such as at Waverley Bridge.

- 4.8 In recent years, the seasonal use of Princes Street Gardens for Edinburgh's winter and summer festivals has drawn some public criticism relating to the intensity and duration of use and impact on the character of the Valley. Such use will be reviewed through the development of the Council's Public Space Management Plan, which will guide the future use and management of parks and public spaces for events and activities.
- 4.9 As a townscape with a unique character, the Waverley Valley is the product of the interaction of natural and human factors across the centuries, there is a risk that extensive change within a relatively short timeframe may alter the authenticity and intact nature of this key aspect of the OUV of the World Heritage Site. Equally strategic opportunities to influence future change that support the objectives of the World Heritage Site Management Plan should be built-in to forward plans for the area.
- 4.10 The process of developing the Waverley Valley Strategy will achieve the following:
 - 4.10.1 review and bring into one place all relevant Council policies and proposals for the use of land and development of the Waverley Valley;
 - 4.10.2 work with partners, to review the care and maintenance of built, natural and cultural heritage assets and where possible seek to enhance their setting, interpretation and accessibility; and
 - 4.10.3 consider where new guidance is required in order to ensure the valley's continued conservation and adaptation in response to the city's contemporary needs.
- 4.11 The Strategy will address a number of issues and considerations, including:
 - 4.11.1 the need to preserve and enhance Edinburgh's iconic skyline and retain a contrast in character between the Old and New Towns; to review the protection of views and height controls that define the Waverley Valley – including a roofscape that follows the topography and deals sensitively with roof plant, contemporary issues such as rooftop access, solid-to-void relationships and night-time illumination of key buildings. The setting of listed buildings, scheduled monuments, the New Town Gardens designed landscape and other public art/statuary will also be considered;
 - 4.11.2 to support the city's ambitious target to reduce carbon emissions to net zero by 2030 through the sensitive management of the valley, its structural plantings, buildings and economic activity and to consider its potential adaptation to increased temperatures, increases in rainfall and its intensity, and to further biodiversity and support the Million Tree City initiative;
 - 4.11.3 the value of its Gardens and public spaces in providing for physical and mental health, wellbeing and recreation and their ability to improve liveability

for residents within a densely built up area, including through provision of public seating and cycle parking, opportunities for play, public art, feature lighting and spaces for communities to meet, get involved in food growing or nature-based activities;

4.11.4 the need to improve inclusive access to Princes St Gardens and to explore the valley's potential role in providing strategic east-west links - including to areas beyond, such as King's Stables Road, Castle Terrace and car park, Lothian Road and Festival Square; as well as north-south to Princes Street, the wider First New Town and The Mound;

4.11.5 alongside the Public Space Management Plan, to ensure the valley supports events and activities commensurate with its status and community needs and to explore opportunities to support dispersed activity across the network of public realm; and

4.11.6 arrangements for servicing and maintenance within the valley in the context of a city centre with more restrictions on vehicle access.

4.12 Through engagement on the development of the Waverley Valley Strategy, The Council and partners will seek to ensure that stakeholder organisations and communities of interest work effectively together in pursuit of these objectives.

Princes Street Framework - Buildings and Uses

4.13 Princes Street contains a wealth of original townhouses, purpose-built department stores, clubs and hotels and includes a significant number of listed buildings - including two post-war Princes Street Panel buildings, as well as contemporary premises erected in the last 30 years.

4.14 Whilst Princes Street remains the main shopping street in Edinburgh and the Lothians and is a focus for tourism activity, the changing nature of retail, including competition from out-of-town retail parks and the shift to online sales, means that the economic success of the city centre must be based on a more diverse mix of activities and leisure-based experiences.

4.15 In response, in January 2020, aligned with the ECCT programme, the Council updated the [Supplementary Guidance for City Centre Shopping and Leisure](#). For the first time, this provides greater flexibility for non-shop uses on Princes Street. Up to one-third of any block can now include Class 3 (food and drink) or Class 11 (assembly and leisure) in order to support the city's regional focus for retail and leisure and to cater for an alternative experience that competes with online transactions.

4.16 The Council's [Retail and Leisure Commercial Needs Study](#) for City Plan 2030 identified the ongoing need for comparison shopping floorspace in the city centre beyond 2023, following the anticipated opening of the St James development. However, this work pre-dated the impact of the Covid-19 pandemic and further shift in retail activity online, as well as the impact of a reduction in office workers, visitors and residents shopping in city centres and slowdown in consumer spending, as reported by the [British Retail Consortium](#).

- 4.17 In response to the impact of the Covid-19 pandemic on retail and the decline or restructuring of historic high street stores, a review of block-by-block opportunities to sustainably adapt and repurpose or renew building stock, underutilised space, and support uses compatible with Princes St and the World Heritage Site overall, will be undertaken by the Planning service. This may include opportunities to provide city centre living at upper levels, evaluate the mix of non-shop use supporting leisure and tourism, explore potential for smaller units suited to independent retailers and food outlets, to encourage an appropriate balance between day-time and night-time activity and animation, to establish greater permeability between urban blocks (via connections to Rose Street and Rose Street Lanes referencing historic arcades), and to create active ground floor uses - visually linking interior and exterior space and the Gardens beyond and providing interest from the footway.
- 4.18 The Street retains unique strengths as a destination, its south-facing aspect, views to the Old Town skyline and axial views to Calton Hill and via the New Town streets to George Street; its proximity to key transport infrastructure, including bus, tram, rail and connections to the airport; and its relationship to cultural destinations such as Princes Street Gardens, the Royal Scottish Academy and Scottish National Gallery on the Mound, the Scott Monument, as well as the expanding Fruitmarket Gallery, City Arts Centre and Collective Gallery on Calton Hill. The West End's attractions of the Usher Hall, Traverse Theatre, Lyceum and Filmhouse are also within easy reach. Edinburgh's diverse cultural heritage offer and its World Heritage Site remain key reasons to visit the City or spend time in the city centre.
- 4.19 Redevelopment opportunities along Princes Street are being actively realised, including the change of use from the former Frasers store at the West End to become a £150m Johnnie Walker visitor centre with ancillary retail, bars, offices, training and event space. In 2017, planning permission was granted for the redevelopment of the category B Listed 64 Princes Street, the purpose-built British Home Stores (BHS) building. The structure of the BHS building is retained and will comprise retail use at basement, ground and first floor levels. Hotel accommodation is proposed on the second, third and fourth floors with a separate restaurant at fifth floor.
- 4.20 The proposed redevelopment of the Jenners building at the east end of Princes Street, a category A Listed Building which was one of the largest department stores in Britain when it opened 1895, is to restore and re-invent the building through a mixed-use strategy. Planning and Listed Buildings applications are forthcoming for redevelopment and change of use of the existing premises occupied by Debenhams, at the category B Listed Buildings at 109-112 Princes Street and category C Listed 144-150 Rose Street, to form a hotel including a restaurant fronting Princes Street. Ongoing development activity underlines the continued importance of Princes Street and its potential to adapt.
- 4.21 The Strategy will take a focussed and proactive approach to Princes Street's blocks and review the forward-looking Princes Street Framework/String of Pearls (2007). It will consider the different opportunities to the west, centre and east of the Street

and support renewal where blocks may be in decline without the draw of a major retailer, destination or mix of uses and identify where new uses could act as a catalyst for the block and neighbouring premises.

- 4.22 The Strategy therefore will seek to create opportunities for investment, growth and jobs and enhance the overall environment of Princes Street and the Waverley Valley. Where barriers to unlocking the potential of the street exist, the Council will consider ways it can assist the renewal of Princes Street in moving forward, including preparing development briefs.

Princes Street Public Realm Design Code

- 4.23 The World Heritage Site Management Plan recognises the essential contribution of spaces between buildings and public realm to the OUV of the Site. However, despite the prime retail frontage and prospect to the Castle and Gardens, the fabric of Princes Street comprises tired concrete paving, out of keeping with its historic context. Whilst upgrades have been made through the introduction of the Tram, only 37% of the 4,192 respondents surveyed in 2018 were satisfied with the quality of central streets and spaces.
- 4.24 Footways are often congested for shoppers and public transport passengers, including those with sensory or mobility impairments, and broken-up by the wide east-west cross streets. There are few places to dwell and benches on the south side of the street are oriented away from views and towards traffic. With our changing climate resulting in more intense downpours, poor drainage resulting from previous footway widening requires to be resolved.
- 4.25 ECCT is an ambitious plan for a vibrant and people-focused capital city centre which seeks to improve community, economic and cultural life. It outlines a programme to enhance public spaces to better support life in the city, by prioritising movement on foot, by bike and by public transport.
- 4.26 To support Princes Street's role as a focus for retail and leisure across the region, the ECCT Strategy, identified the need for public realm improvements to be made along the full length of the street. This should be enhanced by the gradual rebalancing of priorities from vehicles to people and improved north-south connections to George St, Rose St and southwards to Princes Street Gardens.
- 4.27 Through ECCT, improvements at the east end of Princes Street will be brought forward to enhance connections for walking, wheeling and cycling to St Andrew Square and the redesigned George Street. This will involve the introduction of traffic restrictions and a spur of the City Centre West-East Link. These works will complement public realm upgrades at Register Lanes and the St James quarter, and the upgrading of surfacing along Rose Street, which has commenced between Frederick St and Hanover Street. The Meadows to George Street project will integrate with the George Street and First New Town redesign at the junction of Hanover Street/The Mound. Public realm upgrades are also anticipated at the West End outside the Johnnie Walker Experience and through the reconfiguration of the West End Junction.

- 4.28 However, as a planned street within the First New Town, Princes Street's public realm lacks an agreed design code, including a consistent approach to materials, its key junctions, drainage and levels, street furniture, waste containment and cycle parking. The code should sit within the palette of materials generally agreed for use within the New Town including sandstone flagstones and whin kerbing but respond to Princes Street's unique context and enhance the setting of its key buildings, monuments and its adjacent civic spaces and Gardens.
- 4.29 As redevelopment occurs within the Princes Street blocks and where public realm and active project delivery interact with the existing street, design consistency is crucial to ensure a co-ordinated approach is taken to the entire street. By 2030, the draft City Mobility Plan seeks to reduce through traffic and radial routing of all buses via the city centre. The public realm design code will require to be adaptable over-time: firstly, to optimise the street's design and improve its condition in the shorter term but also to allow space to be re-allocated in the future to create a more people friendly street that supports public life alongside movement e.g. by providing greater pedestrian comfort and reducing overcrowding, introducing protected space for cycling, dwell space and public seating or improved access to Princes Street Gardens.
- 4.30 It is proposed that the Design Code would constitute both a future vision for the street as a place for residents, workers and visitors to spend time in the city and a technical study setting out principles for delivery, funded through ECCT Phase 2 from the Sustrans Places for Everyone Scheme and that this would be incorporated in the Council's Street Design Guidance. This would provide detailed, costed and deliverable actions to support financial planning, funding applications and to evidence developer contributions.

5. Next Steps

- 5.1 Subject to approval by Committee, the next steps will involve:
- 5.1.1 early dialogue with community councils, key stakeholders and wider partners to develop the baseline of the Princes Street and Waverley Valley Strategy;
 - 5.1.2 a workshop with members of the Planning Committee and local ward Councillors;
 - 5.1.3 fieldwork to review the Princes Street Framework and complete development activity reporting such as Edinburgh's retail survey to monitor occupancy; and
 - 5.1.4 scoping and procurement of the Public Realm Design Code through the ECCT programme.
- 5.2 The project timescale allows for a further progress report to Committee in early 2021, ahead of wider public consultation.

6. Financial impact

- 6.1 This project, as part of the Placemaking Agenda, is being delivered by the Council's Planning service. Existing staff resources are being used. Approval of this report will not result in any further financial impact.
- 6.2 The development of a Princes Street Public Realm Design Code will be funded as part of a £1m award from the Sustrans Places for Everyone scheme to develop future stages of ECCT.

7. Stakeholder/Community Impact

- 7.1 The development of a Princes Street and Waverley Valley Strategy is informed by national insights and trends and recent local consultations on the World Heritage Site Management Plan, ECCT, City Mobility Plan and consultation and retail sector workshops led by the City Plan team for City Centre Shopping and Leisure Retail supplementary guidance. In the Preparation Stage of the project (see Appendix 1) community councils, key stakeholders and wider partners will have an early opportunity to contribute to the development of the project.
- 7.2 Preparatory work has also included a review of previous studies and guidance, together with a workshop involving Council services with an interest in the area, including Parks and Greenspaces, Transport, Property, Commercial Development and Investment, Policy and Insight, Culture, Homelessness and Housing Support, Localities, and Waste and Cleansing.
- 7.3 Subject to identifying appropriate engagement and consultation methods during the Covid-19 adaptation and renewal period, it is anticipated that draft materials will be available as part of city-wide opportunities for citizen consultation in early 2021.
- 7.4 The Proposals in this report will seek to deliver Council Commitment 15 'Protect Edinburgh World Heritage Status and make sure developments maintain the vibrancy of our city in terms of placemaking, design and diversity of use.' The Strategy will also contribute to the protection of Princes Street Gardens as major recreational resource (Commitment 43).
- 7.5 Whilst Public Realm strategy falls under the remit of the Planning Committee, any design code for Princes Street will be reported to the Transport and Environment Committee for information with relevance to ECCT programme delivery.
- 7.6 The measures described in this report will continue to support a shift towards active and sustainable travel by making it easier to walk, wheel and cycle, sustainable management of the city's green spaces and the re-use and renewal of historic building stock.
- 7.7 The next stages of the project will include screening in terms of Strategic Environmental Assessment and preparation of an Integrated Impact Assessment.

8. Background reading/external references

- 8.1 [Old and New Towns of Edinburgh World Heritage Site Management Plan](#), report to Planning Committee, 11 December 2017.
- 8.2 [Edinburgh City Centre Transformation – Finalised Strategy](#), report to Transport and Environment Committee, 12 September 2019.
- 8.3 [Supplementary Guidance City Centre Shopping and Leisure](#), report to Planning Committee, 29 January 2020.
- 8.4 [City Centre Princes Street Development Framework – Executive Summary](#), report to Planning Committee, 4 Oct 2007.

9. Appendices

- 9.1 Appendix 1 – Princes Street and Waverley Valley Strategy - Outline Programme.

Princes Street and Waverley Strategy – Outline Programme

Stage	Indicative Timeline	Description
Preparation	Oct – Dec 2020	<ul style="list-style-type: none"> • dialogue with Community Councils' key stakeholders and wider partners to develop the Strategy's baseline; • review of the Princes Street Framework • fieldwork to undertake retail survey to monitor occupancy; and • scope and procure Public Realm Design Code through ECCT
Interim Report	Early 2021	<ul style="list-style-type: none"> • update report to Committee and propose key topics for public consultation to shape Strategy.
Draft Strategy Report and Consultation Period	Spring/summer 2021	<ul style="list-style-type: none"> • seek opinions from key stakeholders and wider public on potential way forward.
Finalised Strategy	Autumn 2021	<ul style="list-style-type: none"> • review consultation feed-back, revised and prepare final Strategy for approval.

Planning Committee

2.00pm, Wednesday, 14 October 2020

Legal Review of Council Planning Processes - Implementation and Resource Impacts

Executive/routine Wards Council Commitments	All
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1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 agrees the proposed implementation of the recommendations of the Legal Review as set out in Appendix 1; and
 - 1.1.2 notes the resource impacts identified in Appendix 1.

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Legal Review of Council Planning Processes - Implementation and Resource Impacts

2. Executive Summary

- 2.1 This report sets out how the recommendations of the Shoosmiths Legal Review of Council Planning Processes are being implemented and addressed and the resource impacts of doing so.
- 2.2 Some of the recommendations require Committee input. A workshop was held on 8 October 2020 to discuss these.

3. Background

- 3.1 On 24 October 2019, the Council approved a Motion submitted by Councillor Mowat which called for two things. This was subsequently referred to Planning Committee:
 - 3.1.1 a report detailing planning appeals from major sites which have been allowed; and
 - 3.1.2 an independent review of these decisions to determine whether the Council's approach to determining these sites aligns with national and local policy.
- 3.2 The Council's Head of Legal and Risk appointed Shoosmiths to undertake the review. It was decided that a firm outwith the Council's appointed legal framework should be tasked with the review, in order to be assured of a completely independent approach.
- 3.3 Shoosmiths undertook a process of interviewing relevant Council officers in Planning, Committee and Legal services and reviewed relevant policies and associated documentation.
- 3.4 The Shoosmiths report was reported to Planning Committee on [2 September 2020](#). At that meeting Committee agreed the following motion:
 - 3.4.1 Calls for a further report on how the recommendations of the Shoosmiths Report are to be addressed and implemented or rejected in two cycles; said report should set out resource implications of implementation and cross reference to any actions that have already been taken under the Planning

Improvement Plan; changes to the management of DM Sub Committee should be discussed with Councillors at a workshop.

4. Main report

- 4.1 There are 22 recommendations in the Shoosmiths report. These are set out in Appendix 1 and cover the following topics:
 - 4.1.1 Dealing with difficult applicants;
 - 4.1.2 Supervision and Support for Planning Officers;
 - 4.1.3 Correspondence submitted prior to the DM Sub-Committee Meeting;
 - 4.1.4 Debrief Process;
 - 4.1.5 Preparation of reports to the DM Sub-Committee;
 - 4.1.6 Legal advice (sought by planning officers);
 - 4.1.7 Legal advice (provided by in-house solicitors); and
 - 4.1.8 Elected members and the DM Sub-Committee.
- 4.2 Appendix 1 sets out how these recommendations will be addressed and implemented. Broadly it is intended to implement them in full. However, there are some matters that require input by Committee members. A workshop was held on 8 October 2020 with members to discuss these.
- 4.3 It is recommended that the proposed implementation of the recommendations of the Shoosmiths report as set out in Appendix 1 is agreed by Committee and that the resource impacts are noted.

5. Next Steps

- 5.1 Once agreed, the implementation of the recommendations will be incorporated into actions within the Planning Improvement Plan. These will be reported to Planning Committee as part of six- monthly update reports on the Improvement Plan.

6. Financial impact

- 6.1 As a result of the key recommendations in the Shoosmiths' report, an additional Planning Solicitor is being recruited, with resultant financial impact. Further resource implications resulting from the implementations of the recommendations will be contained within existing budget.
- 6.2 The remit for the independent review sought to identify areas of potential risk of financial impact to the Council from planning appeals and judicial reviews. Implementation of the recommendations will reduce that risk.

7. Stakeholder/Community Impact

- 7.1 An improved planning process will benefit planning applicants.

8. Background reading/external references

- 8.1 The full confidential report for Elected Members is made available via secure means.
- 8.2 Report to Planning Committee of 2 September 2020 on [Legal Review of Council Planning Processes](#)

9. Appendices

- 9.1 Appendix 1 - Proposed Implementation of Legal Review Recommendations.

Appendix 1 - Proposed Implementation of Legal Review Recommendations

Ref	Recommendation	Proposed implementation	Resource Impacts
Dealing with difficult applicants:			
4.13 (i)	if it is identified that an applicant may be challenging in a negative sense senior planners should be deployed to either handle the application or support the case officer in their handling of it.	This recommendation will be implemented and incorporated as part of the Leadership and Management Theme of the Improvement Plan.	There is likely to be a positive impact which results from reducing the officer resource utilised in dealing with difficult applicants.
4.13 (ii)	If an applicant or their agent acts in an unacceptable manner towards any officer of the Council, then they should be excluded from any meetings involving officers that occur in connection with the application. In place of the applicant, professional advisors could be asked to attend meetings on their behalf.	<p>This recommendation will be implemented and incorporated as part of the Leadership and Management Theme of the Improvement Plan.</p> <p>Consideration will be given to updating the Planning and Building Standards Customer Charter to set out the expectations for customer interactions.</p>	None - Incorporated as part of ongoing improvement actions.
Supervision and Support for Planning Officers:			
4.14 (i)	The allocation of major applications to case officers should be thoroughly considered, having regard to the nature and scale of the proposed development and the experience and skill-set of the case officer.	These recommendations are already partly implemented as part of the Performance theme of the Improvement Plan with a fortnightly cycle of management meetings on caseload and time performance monitoring now in place. Further work will be done by the management team to bolster this.	None - Incorporated as part of ongoing improvement actions.
4.14 (ii)	Senior managers should regularly review the applications being dealt with by their teams to identify where additional support or supervision may be required. Where necessary, senior management should be deployed to assist with the progress of applications.		
4.14 (iii)	Resourcing levels should be kept under constant review, particularly in teams that deal with a high-volume case load.		

Ref	Recommendation	Proposed implementation	Resource Impacts
Correspondence submitted prior to the DM Sub-Committee Meeting:			
4.15 (i)	New guidelines or procedures should be developed to ensure that material correspondence is properly considered by planning officers and by elected members before an application is determined.	Written procedures will be developed with input from Committee members via a workshop and with legal advice to ensure fairness to all parties with an interest in the relevant planning applications.	Additional time may be required for the consideration of planning application cases if more applications need to be continued at Committee. This will have a limited resource impact. There may also be an increased risk of appeals being made for non-determination which will result in additional officer time.
Supporting information and internal consultee responses:			
4.16 (i)	Where it does not already exist, the Council should provide clear and unambiguous guidance to applicants that any failure to provide the required supporting information will have an adverse impact on the period for determining the application. Robust pre-application consultation discussions should be used where possible to flush out potential issues and establish what areas require to be examined as part of the Council's consideration of the development proposals.	This will be incorporated into the formal pre application process and embeded with the use of processing agreements. This will be incorporated as part of the Perfomance theme of the Improvement Plan.	This should have a positive impact on resources by helping to speed up the overall timescales for determining applications.
4.16 (ii)	Internal arrangements should be established requiring internal consultees to provide their responses to applications in a considered and timeous manner.	This has already been identified as an action under the Continuous Improvement theme of the Improvement Plan and will be implemented.	This should have a positive impact on resources by helping to speed up the overall timescales for determining applications.

Ref	Recommendation	Proposed implementation	Resource Impacts
Debrief Process: -			
4.17 (i)	Where a planning application is subject to an appeal or legal challenge, it should be mandatory to have a formal debrief among the officers involved in the application.	This will be incorporated into the Performance theme of the Improvement Plan	The resource impacts of debriefing in relation to additional officer time / the cost of any additional legal advice will be outweighed by benefits of improved collective knowledge.
4.17 (ii)	A debrief should be carried out in connection with all major applications that are determined by the Council.	This will be incorporated into the Performance theme of the Improvement Plan	The resource impacts of debriefing in relation to additional officer time will be outweighed by benefits of improved collective knowledge.
Preparation of reports to the DM Sub-Committee: -			
4.18 (i)	The Council should consider a change to its style/model report to the DM Sub-Committee to ensure that all types of development are considered under the appropriate assessment framework.	The format of DM Sub-Committee reports is already under review as part of the Continuous Improvement theme of the Improvement Plan. This recommendation will be progressed in that context.	The resource impact of preparing a new report template will be absorbed as part of the improvement plan. It is anticipated that an improved report will save time in Committee Report preparation. Greater clarity in reports should assist members in decision making.
Legal advice (sought by planning officers): -			
4.19 (i)	A clear procedure or guidance should be formulated so that legal advice is sought by planning officers in appropriate circumstances and at the most appropriate time.	Planning and Legal Services will prepare a framework for the circumstances and time at which legal advice should be sought. This will be incorporated as part of the Continuous Improvement theme of the Improvement Plan.	The impact of preparing this will be outweighed by the consequential reduced risk of legal challenge.

Ref	Recommendation	Proposed implementation	Resource Impacts
Legal advice (provided by in-house solicitors):			
4.20 (i)	Where possible legal advice should be provided in written form. The advice should contain reference to the issue raised, the legal framework relating to it, the application of the law to the circumstances, and a conclusion. Extracts from cases and legislation should not be provided without an explanation as to what the terms mean, and how they would apply to the circumstances.	This recommendation will be progressed by Planning and Legal services as part of the Continuous Improvement theme of the Improvement Plan.	The majority of advice is provided in written form already. It is not anticipated the implementation of this will have any significant resource impact.
4.20 (ii)	It is incumbent on in-house solicitors to ensure that no planning officers leave meetings uncertain about either the legal advice that has been provided, or the next steps in the process.	This recommendation will be progressed by Planning and Legal services as part of the Continuous Improvement theme of the Improvement Plan.	None anticipated.
4.20 (iii)	Where in-house solicitors feel that the questions being asked of them are outside their range of expertise or there are capacity issues then those matters should be referred to panel solicitors.	This recommendation already happens with external solicitors engaged where additional expertise or capacity is required.	No additional impacts.
4.20 (iv)	A solicitor should attend all meetings of the DM Sub-Committee.	Options surrounding this recommendation will be discussed with members of Committee at a workshop and the outcome of this will be taken forward accordingly.	Fully implementing this will impact on the solicitor's time both at Committee and in advance in relation to preparatory work. There is likely to be reduced risk of legal challenge. Recruitment for an additional planning solicitor is currently underway.

Ref	Recommendation	Proposed implementation	Resource Impacts
Elected members and the DM Sub-Committee:			
4.21 (i)	Compulsory training should be provided to each member of the DM Sub-Committee at the time they are appointed. Elected members should be discouraged from participating in the decision-making of the DM Sub-Committee until they have completed the relevant training.	All Committee members are provided with training at present. This recommendation will be discussed with members of Committee at a workshop and the outcome of this will be taken forward accordingly.	No additional impacts.
4.21 (ii)	Any member elected convenor of the DM Sub-Committee should receive comprehensive training and support.	Options surrounding this recommendation will be discussed with members of Committee at a workshop and the outcome of this will be taken forward accordingly.	No additional impacts.
4.21 (iii)	Elected members should receive compulsory training on the role of a planning officer, to ensure that the DM Sub-Committee is aware of the work that they carry out, and the expertise and skills that they possess.	This recommendation is already incorporated as part of training provided to members. This aspect can be amplified as part of the training in 4.21 (i) above. To be discussed with members of Committee at a workshop and the outcome of this will be taken forward accordingly.	No additional impacts.

Ref	Recommendation	Proposed implementation	Resource Impacts
4.21 (iv)	As a general rule, Elected Members unable to attend a site visit should be excluded from participating in the determination of the planning application. A clear exception to the general rule would be where a site visit raises issues of accessibility for any elected member. Further exceptions to this may be where (i) a member is the ward councillor for the application site, and therefore could reasonably be assumed to have sufficient knowledge of the site; and (ii) where an elected member cannot attend the site visit because of competing material demands on their time. Consideration should be given in those circumstances as to whether alternative tools can be utilised to ensure that elected members are familiar with the site – for example, whether it would be possible to have a virtual tour of the site.	Options surrounding this recommendation will be discussed with members of Committee at a workshop and the outcome of this will be taken forward accordingly.	There may be additional resource impacts resulting from any officer time in additional site visits or preparing additional material for Committee
4.21 (v)	The introduction of a form of “pause” mechanism to committee procedures. This would either take the form of a break in proceedings for a prescribed period of time at the instance of a planning officer, solicitor, or clerk. This would enable officers to clarify factual issues or planning matters with members.	Options surrounding this recommendation will be discussed with members of Committee at a workshop and the outcome of this will be taken forward accordingly.	None.
4.21 (vi)	Where the DM Sub-Committee takes a decision that is contrary to the recommendation of the Chief Planning Officer, members should be reminded that they can only overturn that recommendation for proper planning reasons. A procedure should be introduced to enable individual members to check the proposed reasons for their prospective decision with planning officers and/or solicitor at the end of the debate section, before the committee moves to a vote. This would help ensure that the committee is effectively exercising its planning judgment and that its decisions are supported by proper planning reasons.	Options surrounding this recommendation will be discussed with members of Committee at a workshop and the outcome of this will be taken forward accordingly.	This should have a positive impact on resources by helping reduce the risk of a successful planning appeal or legal challenge.

Planning Committee

2.00pm, Wednesday, 14 October 2020

Scottish Government Consultation on Proposed Changes to Pre-Application Consultation Requirements in Planning – proposed response

Executive/routine Wards Council Commitments	Routine All
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1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 approves the content of the consultation response attached at Appendix 1; and
 - 1.1.2 agrees that this will be sent to Scottish Government as the City of Edinburgh Council's formal response to the Consultation on Proposed Changes to Pre-Application Consultation Requirements in Planning.

Paul Lawrence

Executive Director of Place

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Scottish Government Consultation on Proposed Changes to Pre-Application Consultation Requirements in Planning – proposed response

2. Executive Summary

- 2.1 This report seeks approval of the Council's response to the Scottish Government's consultation on Proposed Changes to Pre-Application Consultation Requirements in Planning.
- 2.2 Requirements already exist for pre-application consultation (PAC) with local communities on national and major developments. These requirements were introduced in 2009, as part of the implementation of the Planning etc. (Scotland) Act 2006.
- 2.3 The proposed changes to PAC are part of a wider package of measures on improving community engagement in planning matters and building public trust.
- 2.4 This consultation response supports the need for greater accountability and transparency in the process.

3. Background

- 3.1 The Planning (Scotland) Act 2019 was passed by the Scottish Parliament in June 2019. This will determine the future structure of the modernised planning system.
- 3.2 The detail of how the new Act's provisions will work in practice will be contained within secondary legislation and guidance, which will be developed over the coming months.
- 3.3 The proposals for changes to PAC come, in part, from the report by the independent panel assigned to review the Scottish Planning system: 'Empowering Planning to Deliver Great Places' (May 2016). The report referred to concerns that PAC can be a 'tick box' exercise and that there was a lack of feedback to communities on their views at the pre-application stage – i.e. prior to the finalised application being made.

- 3.4 This consultation presents options for greater transparency and clarity around the PAC process. It seeks views on the detailed legislative proposals for PAC, the approach to engagement with disabled people during PAC, and on the content of guidance on PAC.
- 3.5 The results of consultation will assist in finalising the changes to legislation and guidance on PAC.
- 3.6 It should be noted that the consultation is concerned only with the PAC process. The wider package of measures on improving community engagement in planning matters and building public trust includes aspects of local place plans and innovative methods of early community engagement in areas of change. The Council's approach to the use of Place briefs is one aspect of that package.

4. Main report

- 4.1 This Scottish Government consultation on PAC requirements in Planning is welcomed as the Council supports meaningful community engagement at an early stage in the Planning process.
- 4.2 Early engagement must be wide reaching involving the wider community, proportionate to the scale of the development and responsive to the comments received to ensure it is meaningful and not a tick box exercise, which is a concern that has previously been expressed.

Public Events

- 4.3 Currently prospective applicants are required to hold at least one physical public event as part of PAC. During the Covid-19 emergency this requirement is suspended temporarily, and online alternatives are being promoted through guidance.
- 4.4 In order to help address concerns about PAC being a 'tick box' exercise, and concerns about a lack of feedback to the public on the views they have submitted (prior to the application being made), the Scottish Government is proposing to make a second public event mandatory as part of the PAC process.
- 4.5 From our experience of major development proposals in Edinburgh, exemplar engagement should have several events. The proposal here is that the second event would provide feedback to the community following receipt of comments after the first event. The developer would need to clearly set out the purpose of the first event to ensure the second event is meaningful. It seems reasonable that a second public event would feedback on the comments received at the first event, with the developer explaining how they intend to address (or explain why they are not addressing) the issues raised.
- 4.6 During the Covid-19 emergency, the Planning Service has agreed a number of online PAC events with prospective developers in line with Scottish Government advice. There has been no formal evaluation but there have been very few issues reported to the Planning Service about online consultations.

- 4.7 Online events are accessible to a wide range of people including the “hard to reach” groups; those with children/the young/disabled/shift workers who may find it difficult to attend events due to the timing or locality. However, there may still be barriers to engagement for people without access to the internet. The Scottish Government recognises that it is unlikely that a move to online engagement will in itself be a solution for issues around engagement in planning. The Council would encourage more use of online consultation events but that other forms of engagement should be explored to meet local requirements.

Availability of documents

- 4.8 Likewise, currently prospective applicants conducting PAC are required to make information on the proposal available to members of the public in a physical format (paper copies). During the Covid-19 emergency the option was allowed to provide information by electronic means (online).
- 4.9 The Council would support the continued practice of online documents but the availability from the prospective applicant of hard copies (paper) for specific requirements in the community. Experience has shown that developers provide more information when consultation is online. There is a high level of online access amongst Edinburgh households but for those without personal access, it is recommended that one solution would be the continued use of online access in libraries.

PAC Content

- 4.10 In order to improve the consistency and transparency of PAC reports, and the PAC process itself, the Scottish Government is proposing to specify the content of PAC reports in regulations. The Council agrees with this proposal.
- 4.11 The Council would also agree that there needs to be consistency between the Planning Advice Note (PAN) and the subsequent application. However, the Council considers that this requires further clarification from Scottish Government. For example, following the PAC process the description of the proposal may change. If the Council did not accept these minor changes, then the applicant would need to be very vague in their PAN description, which would then lead to an inadequate description at the application stage.

Pre-application Consultation with Disabled People

- 4.12 It is proposed to prepare guidance relating to the inclusion of consultation with Access Panels at the PAC stage. The inclusion of Access Panels at the PAC stage would greatly assist in designing prospective developments. The Council would welcome this proposal.

General Comments

- 4.13 The PAC is not material to the determination of a planning application. It engages the community at an early stage in the planning process. Guidance must be clear in setting out the scope of early engagement to ensure expectations from the community are reasonable and managed.

- 4.14 At present PAC reports are submitted by developers but may not always be a true reflection of the views expressed by the community. However, there is no statutory recourse if this is the case. The current practice of advertising public events in the local newspaper should be removed from the process. This is costly and disproportionate to the audience it reaches. The practice is considered outdated. Instead, it is suggested that events could be advertised on the Planning Authority website, alongside weekly lists.

Conclusion

- 4.15 To encourage greater community engagement early in the planning process and manage expectations, the Scottish Government must recognise the need to update practices and guidance and move towards to the use of online technology to encourage efficiencies and reach wider audiences.

5. Next steps

- 5.1 The consultation response will be submitted once it has been approved by Committee.
- 5.2 The consultation closes on 6 November 2020 and the responses received by the Scottish Government will inform changes to legislation and guidance on PAC.

6. Financial impact

- 6.1 None

7. Stakeholder/Community Impact

- 7.1 Community groups can respond directly to the Scottish Government's consultation. This is actively being encouraged through Planning Aid Scotland (PAS).

8. Background reading/external references

- 8.1 Scottish Government consultation paper <http://www.gov.scot/publications/proposed-changes-pre-application-consultation-requirements-planning-consultation/pages/1/>

9. Appendices

- 9.1 Appendix 1 – Consultation on Proposed Changes to Pre-Application Consultation Requirements in Planning - Response by the City of Edinburgh Council.

Appendix 1:

Scottish Govt Consultation: Proposed Changes to Pre-Application Consultation Requirements in Planning

September 2020

Requirements on the Provision of Information on PAC Proposals

Currently the prospective applicant conducting PAC is required to make information on the proposal available to members of the public. This has generally been taken to be in physical ('hard copy') formats from a physical location.

During the COVID-19 emergency the option was allowed to provide information by electronic means (online).

The intention is that such information should be required to be available in 'hard copy' and electronic formats (that is members of the public can choose the format).

Q1. Do you agree with the proposal to require the PAC information, which is to be made available to the public, to be available both by electronic means and in 'hard copy' format?

YES

Please comment and explain your view

The Council would support the continued practice of online documents but the availability from the prospective applicant of hard copies (paper) for specific requirements in the community. Experience has shown that developers provide more information when consultation is online. There is a high level of online access amongst Edinburgh households but for those without personal access, it is recommended that one solution would be the continued use of online access in libraries.

Hard Copies (papers) should be only be available upon request directly to the developer. Some community councils will find it useful to have hard copies to facilitate their discussions.

The Council supports the move towards greater use of online technologies.

Public Events

Currently prospective applicants are required to hold at least one physical public event as part of PAC. During the COVID-19 emergency this requirement is suspended temporarily, and online alternatives promoted in guidance.

We would be interested to hear of people's experience of online events as part of a PAC process.

Q2. Please give us details of your experience using online alternatives to public events during the COVID-19 emergency.

Please comment and explain your view

There have been very few issues during Covid as a result of switching to online only consultations. However, post Covid, the Council would encourage more use of online consultation events but that other forms of engagement should be explored to meet local requirements.

If the aim is to try to engage “hard to reach” groups, going online is accessible to a wide range of groups/age profiles as there is no requirement to physically attend the event (those with children/young/disabled/shift workers may find it difficult to attend events due to timing/locality). However, there may still be barriers to engagement for people without access to the internet. It is recommended that one solution would be the continued use of online access in libraries.

We have successfully held online meetings of Planning Committee, Development Management Sub-committee and the Local Review Bodies with webcasting and recordings available for later viewing on the Council website.

Often the issue at public events is who is representing the developer, and can they answer all the questions. Online events may make it easier for the developer to resource attendance from a range of experts in this type of engagement.

The proposal is that in order to help address concerns about PAC being a 'tick box' exercise, and concerns about a lack of feedback to the public on the views they have submitted (prior to the application being made), an additional public event should be required as a minimum in PAC.

As we have yet to evaluate the use of online public events in PAC, this additional public event would be a physical event.

It is proposed that a minimum period of seven days between the required public events is specified. Also, a second newspaper notice with details of the second event and PAC must be published after the first public event.

Q3. Do you agree with the proposal to make a second physical public event a minimum requirement of PAC?

YES

Please comment and explain your view

At present PANs do the minimum. Exemplar engagement should have several events, the Council supports this proposal in principle. However, the proposal here is that the second

event would provide feedback to the community. The developer would need to clearly set out the purpose of the first event to ensure the second event is meaningful.

There is no need for any Newspaper Advert – this is an outdated practice. It is disproportionately costly in comparison to the audience it reaches. Events could be advertised on the Planning Authority website, alongside weekly lists.

Q4. Do you agree that a second physical public event required as part of PAC must include feedback to the public on their earlier engagement in PAC?

YES

Please comment and explain your view

It seems reasonable that a second public event would feedback on the comments received at the first event and how the developer intends to address (or explain why they are not addressing) the issues raised.

Q5. Do you agree with the proposed minimum time period between the required public events in PAC?

NO

Please comment and explain your view

From our experience, this seems like too short timescale for the developers to process the community feedback in a meaningful way and consider how this may be addressed.

Q6. Do you agree with the proposed requirement for an additional newspaper notice for the second required public event?

NO

Please comment and explain your view

See response to Qu 3, there shouldn't be any Newspaper notices due to the cost versus very limited reach of them. This is an outdated practice. We should be considering alternative more effective promotion in general.

PAC Report – Content

In order to improve the consistency and transparency of PAC reports, and the PAC process itself, the proposal is to specify the content of PAC reports in regulations. Guidance will still be used to elaborate on the requirements.

The proposed precise wording is specified in the draft regulations accompanying the consultation paper (Annex A). Basically, the proposed content is:

the dates on which and places where public events were held,

a description of any additional steps taken by the prospective applicant to consult with members of the public as regards the proposed development,

a list of bodies, groups and organisations who were consulted by the prospective applicant,

evidence of the prospective applicant carrying out the activities described under sub-paragraphs (a), (b) and (c),

copies of—

(i) any materials sent to consultees,

(ii) any materials provided to those attending a public event, and

(iii) any visual presentation shown or displayed at a public event.

photographs of any display boards or models available at public events,

confirmation as to whether consultees and attendees at public events were informed that pre-application consultation does not remove the right or the potential need to comment on the final application once it is made to the planning authority,

a summary of—

(i) the written responses to consultations, and

(ii) views raised at public events,

an explanation of how the prospective applicant took account of views raised during the pre-application consultation process, and

an explanation of how members of the public were given feedback on the prospective applicant's consideration of the views raised during the pre-application consultation process.

Q7. Do you agree with the proposed list of required content for PAC reports?

YES

Please comment and explain your view

No comment.

PAC Exemption – who is making the application

The proposal is that only the party who made the earlier application would be entitled to an exemption from PAC for a second application, perhaps amended in some respects, for the same basic proposal.

Q8. Do you agree with the PAC exemption being limited to the same applicant who made the earlier application?

NO

Please comment and explain your view

Exemption should relate to same nature of “development” not the identity of the applicant, which is not a planning matter. Planning permission runs with the land.

However, it does need to be clear who is applying – in our experience, this is important information to assist the understanding of the community.

PAC Exemption - The circumstances in which a second application is made

It is proposed that a second application should not be able to get exemption from PAC requirements where the planning authority declined to determine the earlier application (that is the planning authority refused to deal with it under Section 39 of the Town and Country Planning (Scotland) Act 1997).

That means, subject to meeting the other criteria, a second application would be able to get an exemption where the earlier application is either:

withdrawn;

refused;

granted;

appealed;

called-in for determination by Scottish Ministers; or

still before the planning authority.

Q9. Do you agree with the circumstances regarding an ‘earlier application’ (withdrawn, refused etc.) in which a second application would be able to get exemption from PAC?

YES

Please comment and explain your view

Agree, provided it is for essentially the same development.

PAC Exemption - Relationship between the proposals

In order to qualify for PAC exemption there needs to be a relationship between the two development proposals contained in the earlier and second applications.

The consultation paper discusses some of the issues in this regard. The intention is to use an existing definition from the regulations on planning application fees which applies to fee exemptions. That is:

"development of the same character or description as development to which an earlier application relates and to no other development' and where "the application relates to the same site as that to which the earlier application related, or to part of that site, and to no other land except land included solely for the purpose of providing a different means of access to the site."

Both of these aspects of development and land would need to be met to qualify for exemption from PAC.

Q10. Do you agree with the approach to linking the description of the proposal in the earlier application and that in the second application for the purposes of a PAC exemption?

YES

Please comment and explain your view

Agree that there needs to be a degree of consistency between the PAN and the subsequent application.

However, further clarification is required. For example, an applicant submits a PAN with a description, but following the PAC process the description of the application alters slightly. If the Council didn't accept these minor changes, then the applicant would need to be very vague in their initial PAN description, which would then lead to an inadequate description at the application stage.

The Council also accepts applications for a part of the site covered by a PAN, i.e. the application site does not have to match the size of the PAN boundary, or there could be multiple applications for different elements/uses within a PAN site. This needs further consideration.

PAC Exemption - The Relationship with the Proposal of Application Notice

We also consider it appropriate that both applications should fall within the scope of what was considered at PAC.

So, the proposals in both applications must also be within the scope of the description of development contained in the proposal of application notice (PAN), served on the planning authority in relation to the earlier application.

Q11. Do you agree that the exemption from PAC should be linked to the content of the PAN served in relation to PAC for the earlier application?

YES

Please comment and explain your view

No further comment.

PAC Exemption - Time Limit

We are proposing that any exemption from PAC for a second application be time limited – that is, it cannot be divorced in time too much from the PAC done prior to the earlier application.

Such a time limit would need to allow an opportunity for the earlier application to be processed. Running the period from, for example, the date of decision on that earlier application, would be somewhat open ended.

We propose that to qualify for an exemption from PAC, the second application would need to be made within 18 months from the date the earlier application was made to the planning authority.

Q12. Do you agree with the proposed time limit on exemptions from PAC?

NO

Please comment and explain your view

From experience of many major development proposals in Edinburgh, we would suggest 12 months. This would be easier to monitor, more consistent with meaningful community engagement and would encourage developers to bring forward development proposals more quickly.

Timing and Transitional Arrangements

We intend to bring into force the new time limit on making applications to which PAC requirements apply at the same time as the proposed changes in this paper.

Section 18 of the Town & Country Planning (Scotland) Act 2019 specifies that applications to which PAC applies must be made within 18 months from the date the proposal of application notice (PAN) is given to the planning authority.

The intention is to have a transitional arrangement so that in cases where the PAN was given before the new requirement comes into force, the prospective applicant has 18 months from that coming into force date to make an application. So, for example, prospective applicants do not suddenly find themselves with no time left to make an application.

The requirements for making information available in hard copy and electronic formats, having an additional public event and complying with requirements on the content of PAC reports would apply to cases where the PAN was given on or after the coming into force date of the new regulations.

Exemptions from PAC would be available in qualifying cases from the coming into force date of the regulations.

Q13. Do you agree with the proposed transitional arrangements for bringing into force the new PAC requirements, including the time limit for making applications to which PAC requirements apply?

YES

Please comment and explain your view

But as previously stated this should be 12 months, which also has the potential to reduce the number of speculative PANs, which causes anxiety and uncertainty in communities.

Pre-application Consultation with Disabled People

During the passage of the Bill which became the Planning (Scotland) Act 2019, the issue of statutory consultee status for Access Panels was discussed. Whilst the Scottish Government could not support the amendment in this regard, Kevin Stewart MSP, Minister for Local Government, Housing and Planning indicated that involvement at the pre-application stage represented the best opportunity for these parties to influence proposals, and that the Scottish Government would consider this further.

We propose guidance on highlighting the importance of pre-application consultation with these parties, and will consider what we can say about how best this might be achieved. The general requirements in the PAC report should then indicate what was done and how any issues raised were considered in finalising the proposal.

Q14. Please give us your views on the proposed approach to pre-application engagement with disabled people.

Please comment and explain your view

The inclusion of Access Panels at PAC stage would greatly assist. Planners are not qualified in matters concerning disability and in order to understand such matters it is necessary to look through the prism of representatives of those with disabilities.

PAC Guidance

As indicated above, the intention is to produce guidance supporting the revised PAC arrangements. In addition to engagement with Access Panels, this would include matters such as: the issues to be considered when holding and scheduling public events; consideration of the nature of local communities and approaches to engagement; and the use of information technology in supporting statutory requirements. Reference would be made to existing good practice guidance on effective engagement with communities.

Q15. Please tell us what issues you think should be covered in guidance for PAC.

Please comment and explain your view

The primary purpose of any guidance should focus on the overall objective of delivering great places. However, it would be useful to include information on the suitability of locations for public events – preference should be given to libraries, community centres and public buildings. These buildings will be barrier free and therefore accessible.

Impact Assessments

Included with the consultation paper are partial versions of the following assessments:

Business and Regulatory Impact Assessment (BRIA)

Combined Equalities and Child's Rights and Welfare Impact Assessment (EQIA/ CRWIA)

There is also a screening paper regarding an Island Communities Impact Assessment. Based on the information we have identified, we do not consider there to be a significant impact on island communities in particular arising from the proposed changes.

Q16. Please give us any views you have on the content of these partial BRIA and combined EQIA/CRWIA.

Please comment and explain your view

No comment

Q17. Do you have or can you direct us to any information that would assist in finalising the BRIA and combined EQIA/ CRWIA?

Please comment and explain your view

No comment

Q18. Please give us your views on the Island Communities Impact Assessment screening paper and our conclusion that a full assessment is not required.

Please comment and explain your view

No comment

Q19. If you consider that a full Island Communities Impact Assessment is required, please suggest any information sources that could help inform that assessment.

No comment

General Question

Q20. Please give us any general comments on the PAC proposals or related issues not covered by earlier questions.

The PAC is not material to the determination of a planning application. It engages the community at an early stage, but it can unreasonably raise expectations. Exemplar consultation by developers often results in more engagement but lead to more objections. Developers are unlikely to encourage more engagement for this reason.

There is no way at present to check if the developer PAC feedback reflects the actual view expressed by the community. Our experience is that we receive comments that the PAC is not an accurate reflection of the comments made, but there is no recourse.

Guidance on the PAC process should be explicit about the purpose, but also about what can be reasonably expected from the process.

More consideration should be given as to how to engage the 'hard to reach' sectors of society.

Need to remove the reliance on advertising in the newspaper – this is an outdated practice.

End.

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Planning Committee

2.00pm, Wednesday, 14 October 2020

Training and Awareness Raising Programme

Executive/routine	Routine
Wards	All
Council Commitments	10-15

1. Recommendations

- 1.1 It is recommended that the Committee agrees the priorities for training and awareness raising over the next 12 months and the indicative themes for workshops.

Paul Lawrence

Executive Director of Place

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Training and Awareness Raising Programme

2. Executive Summary

- 2.1 The report sets out the proposed themes and dates for the training and awareness programme for Planning Committee members, and where relevant, members from other Council committees.

3. Background

- 3.1 A member training and awareness raising programme has been in place for the Planning Committee over the last five administrative terms of the Council. The programme continues to support a wider group of elected members who have an interest in, or requirement to be briefed on, relevant Planning issues.
- 3.2 The programme provides a helpful way to build awareness and understanding of planning issues for Edinburgh and the wider city region. Similarly, the programme has facilitated improved awareness and mutual understanding with partner organisations and key stakeholders, including government agencies, local partners and the development sector.
- 3.3 The programme for the past year was largely undertaken with the exception of the Planning Committee Tour in June which was unable to take place due to Covid-19 restrictions.

4. Main report

- 4.1 As per previous years, the programme will be based around two-hour interactive workshops, with a lead speaker(s). Where necessary representatives from partner organisations and the development sector will be invited to contribute to the sessions. Five dates have been added to the Council diary for Wednesday afternoons and are noted as follows:
- 4 November 2020;
 - 16 December 2020;
 - 3 February 2021;
 - 10 March 2021; and
 - 9 June 2021 (full day Planning Committee Tour).

- 4.2 With restrictions on physical meetings continuing in the short to medium term, the workshops are planned as Microsoft Teams meetings. This will be reviewed as the programme progresses. The Planning and Building Standards services are already holding staff workshops and can use this experience to deliver training for elected members.
- 4.3 The format of the Planning Committee Tour, which would normally consist of visits by coach to several sites across the city, may require a different approach on this occasion. The potential to conduct a 'virtual tour' is being explored, which would allow members to review recently completed developments and ask questions of those directly involved in the planning and delivery processes. Events such as [Doors Open Day](#) are already delivering their programme digitally through virtual tours, webinars, and audio trails and there is much to learnt from this.
- 4.4 The Planning service is already looking at new ways to undertake committee site visits through the possible use of video and real time broadcasts. This could in some ways increase accessibility by removing barriers to physical access to sites. Members will be provided with more detail as this work progresses.
- 4.5 Following a workshop with members of the Planning Committee, focussing on the high-level actions arising from the Legal Review of Council Planning Process, it is proposed to address other planning improvements in workshops. This and the other proposed themes for the 2020/21 programme will include:

Service improvements and performance monitoring

- Outcomes from the Legal Review of the Planning service
- Service improvement planning
- Development Management Sub Committee processes and decision making (including advice on use of conditions, mixed decisions, etc)

Development planning

- Proposed City Plan 2030
- Planning for mixed use sites
- Land use strategies and the tools available - legislative frameworks and masterplan consent areas
- Carbon reduction and adaption

Planning for climate change

- Surface water and flooding
- Trees, landscaping and biodiversity

Planning Legislation

- Short term lets – regulations and implementation
- Other relevant legislative changes

- 4.6 The workshops continue to provide the opportunity to deliver cross-Committee training on the above themes with members from the Housing, Homelessness and

Fair Work, and Transport and Environment committees invited to participate where this supports their remit.

5. Next Steps

- 5.1 The proposed training and awareness themes will be delivered over the course of the coming year.

6. Financial impact

- 6.1 There are no new financial implications arising from the recommendations of this report. Provision for elected member training is contained in the service revenue budget.

7. Stakeholder/Community Impact

- 7.1 The training and awareness raising programme provides elected members with a better understanding of planning issues in the city and supports the Planning Committee in their assessment of planning proposals and strategies as they come forward.

8. Background reading/external references

- 8.1 None.

9. Appendices

- 9.1 None.

Planning Committee

2.00pm, Wednesday, 14 October 2020

Proposed extension to the New Town Conservation Area

Executive/routine	Executive
Wards	11 – City Centre, 5 Inverleith
Council Commitments	15

1. Recommendations

- 1.1 It is recommended that Committee approves the boundary extension to the New Town Conservation Area.

Paul Lawrence

Executive Director of Place

Contact: Iain McFarlane, City Plan Programme Director, Place Development

E-mail: iain.mcfarlane@edinburgh.gov.uk | Tel: 0131 529 2419

Report

Proposed extension to the New Town Conservation Area

2. Executive Summary

- 2.1 On, [17 August 2017](#), the Planning Committee approved the Finalised New Town Conservation Area Character Appraisal (CACA). This report presents a proposed boundary extension to the New Town Conservation Area.
- 2.2 The proposed boundary extension has been the subject of consultation with Historic Environment Scotland, the West End Community Council and local owners/occupiers through direct correspondence and an online consultation.
- 2.3 This report provides an assessment of an area proposed as an extension of the New Town Conservation Area and concludes that the historic and architectural character of the area is sufficient to merit its inclusion in the Conservation Area.

3. Background

- 3.1 It is a statutory requirement in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 for local authorities to periodically review conservation area boundaries and consider whether new conservation area designations are appropriate.
- 3.2 The New Town Conservation Area was prioritised, along with the Old Town CACA, to support the Old and New Towns of Edinburgh World Heritage Management Plan and was revised in 2017.
- 3.3 Since then, there have been enquiries concerning the potential inclusion of the small grouping of mews properties to the rear of Belgrave Place which are within an area sandwiched in between the boundaries of the New Town and Dean Conservation Areas.

4. Main report

- 4.1 The New Town Conservation Area was originally designated in October 1977. An amendment in March 1980 transferred Waverley Station to the Old Town Conservation Area. A further amendment was made in 1995 to include Atholl

Crescent and Rutland Square, which were previously included in the West End Conservation Area.

- 4.2 The area identified for inclusion within the New Town Conservation Area falls in the Old and New Towns of Edinburgh World Heritage Site, which was inscribed on UNESCO's World Heritage Site list in 1995. This was in recognition of the outstanding architectural, historical and cultural importance of the Old and New Towns.
- 4.3 The area under consideration for inclusion in the New Town Conservation Area is located immediately to the west of part of the western boundary of the existing Conservation Area. It is bounded on the east by the rear of Belgrave Place, by Dean Path to the west, the rear of the gardens belonging to Belgrave Crescent to the south and the rear of the gardens including the Bristo Baptist Church along Buckingham Terrace to the north.
- 4.4 Conservation areas are designated under the Planning Listed Buildings and Conservation Areas (Scotland) Act 1997. Conservation areas are areas which have special architectural or historic interest that are considered worthy of protection. The main implication of designation is that consent will be required for specific types of development that would not otherwise require it.
- 4.5 National planning policy sets out that local authorities are expected to ensure that Local Development Plans (LDPs) and Supplementary Guidance (SG) provide a framework for protecting and, where appropriate, enhancing all elements of the historic environment. In this regard, local planning authorities should designate and review existing and potential conservation areas and identify existing and proposed Article 4 Directions. This should be supported by Conservation Area Appraisals and Management. As part of this process, planning authorities are encouraged to undertake a thorough appraisal of any area before designation to ensure that its character or appearance is understood.
- 4.6 Historic Environment Scotland's 'Managing Change in the Historic Environment' 'Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent' states that it is the character of an area, either architectural or historic, created by buildings and open spaces and their relationship with one another which the designation of a conservation area seeks to preserve. Elements such as the street layout, open spaces and the public realm all contribute to an area's special character. To be designated as a conservation area it must meet the criterion of 'special architectural or historic interest the character or appearance of which is desirable to preserve or enhance', as set out in Section 61 of the 1997 Act. Areas of 'special architectural or historic interest' will be selected based on a range of factors which may include:
 - 4.6.1 areas of significant architectural or historic interest in terms of specific listed buildings and/or ancient monuments;
 - 4.6.2 areas of significant architectural or historic interest in terms of building groupings, which may or may not include listed buildings and/or ancient monuments, and open spaces which they abut;

- 4.6.3 areas with features of architectural or historic interest such as street pattern planned towns and villages and historic gardens and designed landscapes; and;
- 4.6.4 other areas of distinctive architectural or historic character.
- 4.7 The designation of a conservation area must, therefore, be based on the historic and architectural interest of an area. Conservation area status is not intended to act simply as a means of controlling development.
- 4.8 The area proposed for inclusion is shown on the 1852 Ordnance Survey plan as forming part of the wider Dean Estate, with a continuous terrace of development where some of the buildings present along the section of Dean Path currently appear. To the north west and south west, the Dean Church and Western Cemetery are included on 1852 Ordnance Survey plan. The former Edgehill Nursery previously located to the west of the Dean Church is indicated on the site where the Dean Cemetery was later laid is also shown on 1852 Ordnance Survey plan.
- 4.9 The late Victorian terraces of Belgrave Crescent, Buckingham Terrace and the eastern sections of Learmonth Terrace appear first on the 1877 Ordnance Survey plan (OSP) with Belgrave Place making its first appearance on the 1897 OSP. Within the 1897 OSP the area proposed for inclusion within the Conservation Area exhibits the spatial arrangement found today, with a grouping of mews buildings along the newly formed lane to the east of Dean Path built in close proximity and appearing to be directly ancillary to the large townhouses along Belgrave Place they were intended to serve.
- 4.10 Existing character within the site comprises:
 - 4.10.1 one and half to two storey traditionally designed slate pitched roofed mews properties with finely detailed polished margins and intricate wallhead dormer windows;
 - 4.10.2 large carriage doors (some converted into windows) with squat first floors and timber framed astragal windows;
 - 4.10.3 attractive Dutch gable, elaborate corbelled features and gothic inspired architraves to windows and doors to the properties addressing the northern entrance to Belgrave Mews; and
 - 4.10.4 traditional granite setted surfaces with carriage entrances and doors directly adjoining the carriageway with random rubble sandstone walls with smooth stone copes to the rear of the buildings along Dean Path.
- 4.11 The essential elements which contribute to the character of the New Town Conservation Area are derived from the outstanding concentration of planned ensembles of ashlar-faced, world-class, neo-classical buildings and typified by formal plan layouts, spacious stone-built terraces, broad streets and an overall classical elegance. The majority of buildings are of a standard type that expresses Georgian ideals of urban living. The standard building form is three main storeys over a sunken basement, normally three bays wide and three storeys high,

including steps from street to basement and cellars under the pavement with a slate covered pitched roof.

- 4.12 Craig's New Town contained lanes that were composed of artisans' dwellings, but as the expansions of the New Town took place, the original purpose of the lanes transferred to the provision of mews. These provided accommodation for stabling and coaches, usually associated with the town houses on the streets that they lay behind. They are usually one and a half stories high, with a carriage entrance and sometimes a hayloft, both on the lane side. They were usually built with a formal high-quality design facing the house and an informal rubble elevation facing the lane of the mews.
- 4.13 The proposed area is of historic interest as the buildings and lane were laid out as a mews in direct association with the large townhouses built along Belgrave Place and Crescent of which the majority of the mews buildings directly address through their rear elevations backing onto the rear gardens of those townhouses. The buildings on the site have greater degree of formality than many of the traditional buildings within the mews lanes of the first New Town which contribute to the architectural character of the New Town Conservation Area. The overall character of the area is, therefore, considered to be of sufficient architectural interest to merit inclusion in the Conservation Area.
- 4.14 It is, therefore, concluded that the area is of sufficient architectural and historic character to merit designation as an extension to the New Town Conservation Area in terms of the criteria specified by Historic Environment Scotland's 'Managing Change in the Historic Environment' 'Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent'.
- 4.15 The proposed extension to the New Town Conservation Area was the subject of a consultation with Historic Environment Scotland and West End Community Council. They reviewed the justification for the proposed extension and submitted comments which have informed this report.
- 4.16 The proposed extension to the New Town Conservation Area was also the subject of a public consultation from 13 January to 24 February 2020. An on-line questionnaire was set up on the consultation hub to capture views on the proposed extension to the Conservation Area and to encourage comments about whether the boundary should be extended to encompass Belgrave Mews and whether the area is reflective of the special characteristics of the Conservation Area.
- 4.17 The consultation generated 10 responses via the online survey. Appendix 1 lists the comments received. The vast majority of respondents agreed with the proposal to extend the boundary of the Conservation Area.
- 4.18 It is normal practice to notify ward members of proposals such as these. It appears in this instance that this has not been carried out.

5. Next Steps

- 5.1 Once approved, the proposed extension to the New Town Conservation Area will be initiated through formal designation procedures.

6. Financial impact

- 6.1 There are no immediate financial implications for the Council arising from this report.

7. Stakeholder/Community Impact

- 7.1 The proposed extension to the New Town Conservation Area was the subject of a consultation with Historic Environment Scotland and the West End Community Council. The aim of conservation area status is to preserve and enhance the quality of the area. This has the potential to improve quality of life and supports sustainable communities.

8. Background reading/external references

- 8.1 [Report to Planning Committee of 22 August 2018, Review of Conservation Area Character Appraisals.](#)
- 8.2 The current [New Town Conservation Area Character Appraisal](#)

9. Appendices

- 9.1 Appendix 1 - Analysis of Survey Results.
- 9.2 Appendix 2 - Map of New Town Conservation Area with area of consideration for inclusion.

Appendix 1

New Town Conservation Area Boundary Extension: Analysis of Consultation Results

The consultation ran from 13 January to 24 February 2020. Ten respondents completed the evaluation of proposed boundary extension to the Conservation Area by answering two questions. Historic Environment Scotland (HES) and the West End Community Council (WECC) submitted their responses to the consultation individually by way of a formal written response. These responses are included within the analysis.

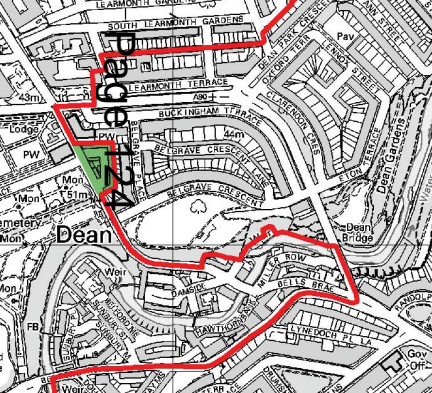
Q1 *Do you agree with the proposed extension to the New Town Conservation Area to include Belgrave Mews and Dean Path within its boundary?*

Nine out of ten respondents agreed that the New Town Conservation Area should be extended to encompass Belgrave Mews / Dean Path within its boundary. One respondent disagreed with the proposal, leaving comments within their answer to the second question.

Within the two written consultation responses received from Historic Environment Scotland and the West End Community Council, both organisations strongly agreed with the proposed boundary extension to the New Town Conservation Area.

Q2 *If you don't agree with the proposal to include the area selected for inclusion within the New Town Conservation Area, can you provide reason why?*

Only one out of ten respondents disagreed with the proposal to extend the boundary of the New Town Conservation Area to include the area selected for consideration. The respondents reasoning made reference to the other core functions of the Council as requiring attention and improvement before considering the scope and extent of already established conservation areas.



Amendment by the Coalition

Planning Committee

14 October 2020

Item 7.1 - Princes Street and Waverley Valley Strategy – Project Scope

Delete paragraph 4.7 and replace with the following wording:

4.7 Forthcoming considerations include: The Princes Street and Waverley Valley Strategy will provide context and guidance, including civic considerations, within which forthcoming planning applications will be considered, such as the Waverley Station masterplan by Network Rail; and the Ross Development Trust's proposals to replace the Ross Theatre with a new event pavilion, associated facilities, landscaping and access improvements and other projects which may have a significant impact. As ECCT also progresses, central streets will be increasingly oriented towards walking, wheeling, cycling and public transport and new areas of public realm established, such as at Waverley Bridge

Moved by: Cllr Gardiner

Seconded by: Cllr Child

Amendment – Conservative Group

Item No. 7.1

Report Title - Princes Street and Waverley Valley Strategy – Project Scope

Deletes 1.1. and replaces with:

Notes the Report and its attempt to bring together a complex policy landscape which cuts across Council areas; is concerned that no decision has been taken to move Council policy into cross cutting place based policy statements and until such time as the Council moves to such a delivery framework considers this to be premature and regrets that the report does not fully consider the relationship between Princes Street and the bus network and therefore:

Calls for a review of current documentation and policies to be conducted and presented to Committee with all background papers available as appendices before instructing further work so that Committee can consider whether there are any gaps in policy that need further development or whether a review and consolidation of existing policy is sufficient at this time given the constrained Council resources.

Moved by Councillor Joanna Mowat

Seconded by Councillor

Amendment – Conservative Group

Item No. 8.1

Report Title - Legal Review of Council Planning Processes – Implementation and Resources Impacts

Agrees 1.1.1 with further clarification:

Appendix 1:

4.15(i) Best practice is that Councillors should submit additional information they receive prior to the Committee to officers as soon as possible and advise officers if they plan to ask questions on this at Committee; officers should advise if they can respond to those requests and Committee will then decide whether a pause is required;

4.19 (i) It should be clear to Convener and Committee that legal advice is available should this be required, where this is not requested prior to Committee and requested at Committee it should be Committee's decision whether to pause or continue the item;

4.20 (iv) The Convener and Vice Convener with Planning Officers should determine at their agenda planning meeting which Committees require the presence of a Council solicitor and revert to process at 4.19 (i) where there is no solicitor present and another member of the Committee raises issues that the require a legal opinion;

4.21 (iv) To note that elected members may take part in determination of Planning Applications which have been the subject of a site visit without attending the site visit.

Moved by Councillor Joanna Mowat

Seconded by Councillor

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