

Notice of meeting and agenda

Planning Committee

2.00 pm Wednesday, 3rd February, 2021

Virtual Meeting - via Microsoft Teams

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

Contacts

Email: veronica.macmillan@edinburgh.gov.uk

Tel: 0131 529 4283

1. Order of Business

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

2. Declaration of interests

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

3. Deputations

- 3.1 If any

4. Minutes

- 4.1 Planning Committee of 2 December 2020 - submitted for approval as a correct record 7 - 12

5. Business Bulletin

- 5.1 Planning Committee Business Bulletin 13 - 38

6. Development Plan

- 6.1 Scottish Government Position Statement on National Planning Framework 4 - City of Edinburgh Council – Report by the Executive Director of Place 39 - 46

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| 6.2 | Response to Scottish Government's consultation paper on Mediation in the Planning System – Report by the Executive Director of Place | 47 - 56 |
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7. Planning Policy

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| 7.1 | Annual Review of Guidance – Report by the Executive Director of Place | 57 - 64 |
| 7.2 | Development Management - discretionary charges – Report by the Executive Director of Place | 65 - 76 |
| 7.3 | Accessibility of New Buildings – Report by the Executive Director of Place | 77 - 86 |

8. Planning Process

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| 8.1 | Coronavirus Measure and Publication of Weekly Lists and Posting of Site Notices – Report by the Executive Director of Place | 87 - 90 |
| 8.2 | Edinburgh Urban Design Panel Annual Review – Report by the Executive Director of Place | 91 - 112 |
| 8.3 | Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration - referral from the Housing, Homelessness and Fair Work Committee | 113 - 126 |

9. Planning Performance

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| 9.1 | Housing Land Audit and Completions Programme 2020 – Report by the Executive Director of Place | 127 - 168 |
| 9.2 | Planning Improvement Plan - Interim Refresh – Report by the Executive Director of Place | 169 - 202 |

10. Conservation

| | | |
|-------------|-------|--|
| 10.1 | None. | |
|-------------|-------|--|

11. Motions

11.1 None.

Andrew Kerr

Chief Executive

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 Cameron Rose and Councillor Ethan Young

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 2 December 2020

Present

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Mary Campbell, Gordon, Griffiths, Mitchell, Mowat, Munn, Osler and Rose.

1. Minutes

Decision

To approve the minutes of the Planning Committee of 14 October 2020 as a correct record.

2. Business Bulletin

The Committees Business Bulletin for 2 December 2020 was presented.

Decision

- 1) To note the business bulletin.
- 2) To agree that consideration would be given by the Convener and Vice-Convener of the Planning Committee to consulting with group leaders to receive comments on items of business where it was not possible to bring them before the Committee for consideration.
- 3) To note that Committee agreed in 2014 that monitoring of applications and enforcement of bike sheds should continue and that a further report had been requested to come back to Committee in October 2016.
- 4) To agree that officers would confirm whether monitoring and analysis had taken place since 2014 of applications and enforcement of bike sheds or similar structures in gardens.
- 5) To agree that officers would explore ways to raise the understanding of the limited powers the Planning Authority had regarding permitted developments of digital telecommunications infrastructure.

(Reference – Business Bulletin, submitted.)

3. Motion by Councillor Booth - Extending permitted development rights for sheds

The following motion by Councillor Booth was submitted in terms of Standing Order 17:

“Committee:

- 1) Notes the critical importance of convenient, secure cycle storage in allowing people to travel by bike; notes the Edinburgh Design Guidance which states "High Quality cycle parking, including secure storage, is essential in making cycling as attractive as possible." (p.55); notes the Edinburgh-based research which found that "bike storage problems for flat/tenement dwellers are a significant deterrent to city centre bike use." (Encouraging bike use in residential neighbourhoods, Dr Tim Ryley, 2008)
- 2) Notes Scottish Government design guidance that "[Cycle] parking facilities should be located as close as possible to the entrance of the establishment they are intended to serve." (Cycling by Design, 2020, p.110) and that "there should be a climate of encouraging existing developments to retro-fit or extend cycle parking." (Cycling by Design, 2020, p.109);
- 3) Notes previous decisions of this committee on 16 May and 3 October 2013, on "Cycle Storage in Gardens" to approve a Planning Committee - 2 December 2020 Page 4 of 7 factsheet on the topic, the text agreed with Spokes, the Lothian Cycle Campaign and referenced in the Guidance for Householders; notes that the factsheet, approved by this committee, states that "Much of the difficulty for householders in Scotland who need garden bike storage could be removed if the Scottish Government changed the rules for permitted development, so as to allow front garden sheds/containers which meet certain criteria, such as those in section 4 of this factsheet." (p.4)
- 4) Notes the council's commitment to become a net zero-carbon city by 2030; notes that transport accounts for 37% of carbon emissions, and is the largest source sector and that emissions from the transport sector are increasing; notes the draft City Mobility Plan includes the aim that Edinburgh will see "mass commuting by bike" by 2030;
- 5) Notes the Scottish Government's recent consultation on reviewing and extending permitted development rights ran from 1 October to 12 November 2020 and included a section on active travel, and notes the council's response which is included in the papers for this meeting; notes that this response has not been considered by this committee before today; notes that the Scottish Government has indicated that the council cannot resubmit a revised response, but may submit supplementary information;
- 6) Notes the council response to the previous Scottish Government consultation on reviewing & extending permitted development rights in Scotland, which ran from November 2019 to January 2020, that "City of Edinburgh Council would like [...] active travel to be given a higher priority to enable the City to deliver its transformative vision for the City as efficiently as possible.";
- 7) Notes the report to this committee on 2 October 2014 which was unanimously agreed, which included analysis of all 18 sheds in Shandon Colony front

gardens, and which concluded that "the Planning Committee - 2 December 2020 Page 5 of 7 area is characterised, to an extent, by sheds in gardens and although planning permission would have been required, the sheds and other structures were not detrimental to the amenity of [the] area. It was resolved that it was not expedient for the Council, as local planning authority, to use its discretionary powers to enforce the removal of the structures or the submission of a retrospective application to regularise the structures." (para 3.6)

- 8) Recognises that the planning authority cannot control what is stored in sheds, but nonetheless considers that sheds which are of a suitable size to be bike sheds have not proved to be detrimental to the amenity of residential neighbourhoods, including in conservation areas;
- 9) Therefore agrees to submit the view that the Committee supports extending permitted development rights for sheds in front gardens, including within conservation areas, within the size parameters set out in the factsheet agreed with Spokes and previously approved by this committee in 2013; also to support PD rights for sheds in private garden areas of flats, and communal rear garden areas of flats, with dimensions as proposed in the most recent Scottish Government consultation;
- 10) Further agrees that the Convener will write to the Scottish Government without delay, enclosing a copy of this motion as approved by committee as a supplementary response to their recent consultation, and offering to work constructively with the Scottish Government on implementation should they decide to proceed with granting Permitted Development rights to modestly sized sheds suitable for bike storage, as proposed in their recent consultation."

Motion

To approve the motion by the Councillor Booth.

- moved by Councillor Booth, seconded by Councillor Mary Campbell

Amendment

- 1) Notes the critical importance of convenient, secure cycle storage in allowing people to travel by bike; notes the Edinburgh Design Guidance which states "High Quality cycle parking, including secure storage, is essential in making cycling as attractive as possible." (p.55); notes the Edinburgh-based research which found that "bike storage problems for flat/tenement dwellers are a significant deterrent to city centre bike use." (Encouraging bike use in residential neighbourhoods, Dr Tim Ryley, 2008).
- 2) Notes Scottish Government design guidance that "[Cycle] parking facilities should be located as close as possible to the entrance of the establishment they are intended to serve." (Cycling by Design, 2020, p.110) and that "there

should be a climate of encouraging existing developments to retro-fit or extend cycle parking." (Cycling by Design, 2020, p.109);

- 3) Notes previous decisions of this committee on 16 May and 3 October 2013, on "Cycle Storage in Gardens" to approve a Planning Committee - 2 December 2020 Page 4 of 7 factsheet on the topic, the text agreed with Spokes, the Lothian Cycle Campaign and referenced in the Guidance for Householders; notes that the factsheet, approved by this committee, which supplements planning guidance but is neither planning policy nor guidance in itself, states that "Much of the difficulty for householders in Scotland who need garden bike storage could be removed if the Scottish Government changed the rules for permitted development, so as to allow front garden sheds/containers which meet certain criteria, such as those in section 4 of this factsheet." (p.4)
- 4) Notes the council's commitment to become a net zero-carbon city by 2030; notes that transport accounts for 37% of carbon emissions, and is the largest source sector and that emissions from the transport sector are increasing; notes the draft City Mobility Plan includes the aim that Edinburgh will see "mass commuting by bike" by 2030;
- 5) Notes the Scottish Government's recent consultation on reviewing and extending permitted development rights ran from 1 October to 12 November 2020 and included a section on active travel, and notes the council's response which is included in the papers for this meeting; notes that this response has not been considered by this committee before today; notes that the Scottish Government has indicated that the council cannot resubmit a revised response, but may submit supplementary information;
- 6) Notes the council response to the previous Scottish Government consultation on reviewing & extending permitted development rights in Scotland, which ran from November 2019 to January 2020, that "City of Edinburgh Council would like [...] active travel to be given a higher priority to enable the City to deliver its transformative vision for the City as efficiently as possible.";
- 7) Notes the report to this committee on 2 October 2014 which was unanimously agreed, which included analysis of all 18 sheds in Shandon Colony front gardens, and which concluded that "the Planning Committee - 2 December 2020 Page 5 of 7 area is characterised, to an extent, by sheds in gardens and although planning permission would have been required, the sheds and other structures were not detrimental to the amenity of [the] area. It was resolved that it was not expedient for the Council, as local planning authority, to use its discretionary powers to enforce the removal of the structures or the submission of a retrospective application to regularise the structures." (para 3.6)
- 8) Recognises that the planning authority cannot control what is stored in sheds, but nonetheless considers that sheds which are of a suitable size to be bike

sheds have not proved to be detrimental to the amenity of residential neighbourhoods, including in conservation areas;

- 9) The Council supports in principle, development which will encourage and facilitate active travel means. In this respect, the Council has submitted to the Scottish Government that should it decide to extend permitted development rights for structures for cycle storage, the Council is willing to work with their planners on good practice and design advice. Given the imminent publication of the draft Permitted Development Rights regulations, the Council will amend our planning guidance for householders to address how best to reconcile the issues of character and appearance of conservation areas, amenity of residential areas and the provision of cycle storage structures with a view to encouraging active travel.
- 10) Continues to agree to offer to work constructively with the Scottish Government on implementation should they decide to proceed with granting Permitted Development rights to modestly sized structures suitable for bike storage, as proposed in their recent consultation.”

- moved by Councillor Gardiner, seconded by Councillor Child

Voting

For the motion - 3 votes

For amendment - 8 votes

(For the motion: Councillors Booth, Mary Campbell and Osler.

For the amendment: Councillors Child, Gardiner, Gordon, Griffiths, Mitchell, Mowat, Munn and Rose.)

Decision

To approve the amendment by Councillor Gardiner.

Declaration of Interests

Councillors Booth and Osler declared a non-financial interest in the above item as members of Spokes.

4. City Plan 2030 - Progress to Proposed Plan Stage and Development Plan Scheme

a) Deputation - Inch Community Association

A written deputation was presented on behalf of Inch Community Association.

The deputation requested Committee take the following actions:

- 1) For the City of Edinburgh Council to immediately withdraw the current proposal to build housing in Inch Park from their City Plan 2030 vision

document.

2) That the Council committed itself to permanently protecting the essential character and integrity of Inch Park, as well as engaging closely with the local community about how best to use the Nursery site in the future, if it is no longer needed by the Council as a plant nursery.

b) Deputation - Gilmerton and Inch Community Council

A written deputation was presented on behalf of Gilmerton and Inch Community Council.

The deputation wished to support the local community's plans for the redevelopment of the area subsequently to be known as Inch House Gardens as described in the Inch Community Association paper "Inch House Gardens Vision".

c) Report by the Executive Director of Place

Planning authorities had to publish a scheme at least once a year, to set out their programme for preparing their Local Development Plan (LDP). The last update to the scheme was reported in August 2020. Approval was sought for a new Development Plan Scheme (DPS).

Decision

To approve the new Development Plan Scheme (DPS) for publication.



(References – Planning Committee, 12 August 2020 (item 2); report by the Executive Director of Place, submitted.)

Business Bulletin

Planning Committee

2.00pm, Wednesday, 3 February 2021

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 Ethan Young Councillor Hal Osler Councillor Mary Campbell</p> | <p>Veronica MacMillan Committee Services 0131 529 4283 veronica.macmillan@edinburgh.gov.uk</p> <p>David Leslie Chief Planning Officer david.leslie@edinburgh.gov.uk</p> |

Scottish Government proposals for Planning Control Areas for Short Term Lets in Scotland

In December 2020, the Scottish Government published a [consultation report](#) detailing its responses to comments made during its [consultation](#) on the definition of short-term lets and detailed proposals for the licensing scheme and control areas.

Draft regulations were laid in the Scottish Parliament before the Christmas recess. They cover the arrangements for the designation, variation and cancellation of short-term let control areas, as introduced by section 17 of the 2019 Act, alongside a related order for a licensing scheme for short-term lets. Subject to the approval of the Scottish Parliament, the regulations and licensing order will come into force on 1 April 2021.

[The Town and Country Planning \(Short-term Let Control Areas\) \(Scotland\) Regulations 2021](#)

[The Civic Government \(Scotland\) Act 1982 \(Licensing of Short-term Lets\) Order 2021](#)

Contact:

David Leslie
Chief Planning Officer
david.leslie@edinburgh.gov.uk

Scottish Government Consultation on its programme to review and extend Permitted Development Rights – Phase 1 Priority Development types

In December 2020, the Scottish Government [published](#) an analysis of responses to the public consultation:

On 18 December 2020, a Development Order was laid in the Scottish Parliament that will bring the Phase 1 changes into effect by amending the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (“the GPDO”). Subject to confirmation by the Parliament, they will come into force on 1 April 2021.

Scottish Government planners are working on more detailed guidance and advice and will publish this alongside the measures coming into force in Spring 2021.

Contact:

David Leslie
Chief Planning Officer
david.leslie@edinburgh.gov.uk

Update following the Scottish Government's consultation on changes to Scottish Planning Policy

On 18 December 2020 the Scottish Government published an amended [Scottish Planning Policy](#) (SPP), following the consultation on proposed changes which took place in Autumn 2020. On 2 September 2020 Planning Committee approved a [response](#) supporting the proposed changes.

The amendments now made to SPP are:

- The 'presumption in favour of development that contributes to sustainable development' has been replaced with a **presumption in favour of sustainable development**. Planning policies and decisions should support sustainable development. To assess whether a proposal supports sustainable development, the principles set out in SPP 2014 are maintained.
- For development plans, references to plans being 'out of date' have been removed.
- In determining planning applications, a shortfall in the housing land supply is not the sole or overriding factor in determining a planning consent. Other policies within the development plan can still apply to assess whether developments are sustainable. Should there be no such policies revised para 32 and 33 set out how the presumption should be taken into account - where a proposal is assessed as being a sustainable development the presumption in favour of sustainable development is a material consideration in favour of the proposal.
- Maintaining a five-year Effective Land Supply – there is no longer a direct link with calculating the land supply to the presumption in favour of sustainable development. Where there is a shortfall in the housing land supply in accordance with PAN 2/2010 the shortfall is a material consideration in favour of the proposal. The contribution of the proposal to addressing the shortfall within a five year period should inform the weight to be afforded. No changes have been made to the definition of effectiveness and the considerations of PAN 2/2010 should continue to be taken into account.

Contact:

Iain McFarlane

City Plan Programme Director

iain.mcfarlane@edinburgh.gov.uk

- Methodology for calculating the effective five year land supply - this is set out in PAN1/2020. The approach will apply until a new policy is established in NPF4. The approach set out is based on averaging the housing land requirement such that the five year supply is equal to the plan requirement divided by the duration of the plan period, multiplied by five.

Implications:

- The fact that SDP1 is out of date will no longer mean that there is a presumption in favour of the development. The change to the presumption should reduce the risk of successful appeals on the basis of any shortfall in land supply. The decision maker will determine the weight to afford any shortfall.
- Methodology for calculating land supply will not increase the target should delivery of homes be below target in some years.
- There has been no change to the approach to housing land audits.

Planning (Scotland) Act 2019 implementation

The [Planning \(Scotland\) Act 2019](#) received Royal Assent on July 2019. It contains six parts with numerous new statutory duties introduced. The act will determine the future structure of the modernised planning system.

The changes contained in the act are being introduced in an incremental fashion through a series of commencement orders which have been enacted at intervals throughout 2019 and 2020. Since the passage of the Act, five commencement orders have been introduced, bringing 35 sections of the Act into force. Some of those sections introduced concern minor administrative issues, while other involve the provision of entire new duties for the planning authority.

The Scottish Government’s Post-Bill Work Programme originally intended for most of the Act to be implemented by early 2021, owing to the limitations on any new commencement orders being laid before Parliament in the pre-election period. However, this programme has been impacted by the Covid-19 pandemic, and several important sections of the Act have yet to be brought into force.

Contact:

Gina Bellhouse
 Team Manager
Gina.bellhouse@edinburgh.gov.uk

Appendix 1 lists the progress to date and the next steps.

Princes Street and Waverley Valley Strategy: review of existing guidance

The scope of a new Strategy for Princes Street and the Waverley Valley was agreed by Planning Committee on [14 October 2020](#).

A key first step has been a review of existing guidance applying to the area, focussing on the [City Centre Princes Street Development Framework](#) (CCPSDF) and the development briefs for [Princes Street Blocks 1-7a](#).

The CCPSDF introduced the 'String of Pearls' concept to address a decline in the city centre's retail offer and promote inward investment, whilst safeguarding and enhancing its heritage value.

The Framework outlines unique selling points for each block of Princes Street and introduced block development briefs in 2009, which are material to the assessment of planning applications.

Since that time, development activity has progressed in each block, from the Johnnie Walker Experience in the West End, through the finer urban grain of the western blocks to the larger retail floor plates at the east end.

Appendix 2 details key developments and changes from the last decade for Princes Street Blocks 1-7a. Some blocks have achieved many of the original recommendations e.g.

Block 4 – development of the flagship Primark store with permeability through the block to Rose Street, the Assembly Rooms refurbishment and public realm renewal on Rose Street; and

Block 7a – development at 10-14 Princes Street and upgrade to part of the Princes Street footway, alongside recent regeneration centred on West Register Street, its public realm and the west side of St Andrew Square.

Aspects which have not progressed are public realm upgrades to Princes Street or its key junctions, further re-use of upper floors, north-south permeability through blocks and re-interpretation of Rose Street Lanes, Hope Street and Meuse Lane, which remain as service areas.

Contact:

Will Garrett

Team Manager

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This baseline will provide the starting point to consider the next iteration of the briefs and to integrate these with contemporary placemaking and mobility proposals

Building Standards Appointment

The Council has been appointed as building standards verifier for this council area for a period of a further two years from 1 May 2021 to 30 April 2023. In making the appointment, the Minister for Local Government and Housing acknowledged the sustained improvements that the Building Standards service has made in performance, investment in staff and IT as well as steps taken to improve customer satisfaction. He noted the engagement of the team in the improvement process and the wider commitment across the Council.

The appointment is conditional on sustained and improved performance as well as adherence to actions set out in the Building Standards Improvement Plan.

In relation to performance, the service continues to exceed Scottish Government targets for first reports on building warrant applications and the granting of building warrants once satisfactory information is received. The targets are 95% within 20 working days and 90% within 10 working days respectively.

| | 19/20 | 2020/21 | | |
|-----------------------------------|-------|---------|-----|-------|
| | Q4 | Q1 | Q2 | Q3 |
| Number of first reports | 1,210 | 829 | 921 | 1,397 |
| % on target | 96% | 98% | 98% | 99% |
| Number of warrants granted | 1,061 | 843 | 890 | 1,030 |
| % on target | 89% | 93% | 95% | 94% |

Vision for Water Management

A Vision for Water Management in the City of Edinburgh Council was agreed at Transport and Environment Committee on [12 November 2020](#).

Contact:

Colin Wishart
Building Standards Operations
Manager
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Contact:

Iain McFarlane
City Plan Programme Director
iain.mcfarlane@edinburgh.gov.uk

This piece of work was a collaborative project with SEPA and Scottish Water and will be relevant to all new and retrofit projects, including transport projects and permitted development across the city. It responds to the changing climate addressing all aspects of flooding and water management involving coastal, fluvial and pluvial water. New policy in City Plan will align with the objectives laid out in the vision.

The Vision also has an explanation of risk associated with the interpretation of data that is used to inform decisions and looks at a way to deliver change through the Edinburgh and Lothians Strategic Drainage Partnership.

Detailed guidance is being prepared on the rainwater (pluvial) aspects of the vision and will form part of the Edinburgh Design Guidance.

Planning Time Performance Information – Quarter 3 2020/21

Time performance statistics for Quarter 3 (Q3) 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.

As reported in December, the time performance charts for the three headline indicators for Quarters 1 and 2 (Q1 and Q2) use the Scottish Government's checked mid-year return, which was made available in November.

Appendix 3 shows that in Q3:

- All six of the major applications determined in Q3 had processing agreements or agreed extensions of time. These tools are promoted by the Scottish Government and applications which use them are not monitored by the nationally-aligned indicators. Several of these cases had lengthy legal agreement processes.

Contact:

Ben Wilson

Team Manager

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- Average decision times for relevant local developments (11.6 weeks) were similar to the previous quarter (11.7 weeks), representing sustained improvement and incremental progress towards the national average for last year (10.9 weeks).
- Decision times for householder applications (7.2 weeks) were similar to the previous quarter (7.3 weeks), representing sustained improvement and incremental progress beyond the national average for last year (7.3 weeks).

Across all application types, the service determined over 934 applications during October, November and December. This is higher than either Q1 (780) or Q2 (694). Overall, 1091 applications were submitted in Q3, a significant increase on Q2 (866) and Q1 (733).

Appendix 3 also provides information and brief commentary on enforcement cases and legal agreements. Serving of enforcement notices resumed in Q3.

Appendix 1 - Planning (Scotland) Act 2019 implementation

Major Changes

- Fines for non-compliance with enforcement notices have increased.
- The Planning Authority is required to ensure that noise sensitive developments aren't impacted by potentially adverse noise sources close by.
- The Planning Authority is required to work towards developing a woodland strategy
- Certain larger developments must now include a 'changing places' accessible toilet
- Regulations will be published to set out how a Planning Authority can designate short term let control areas.
- All elected members affected by a major development are now notified directly when an application is submitted.
- Applications which are subject to a pre-determination hearing can now be determined by Development Management Sub-Committee.
- The Planning Authority now has greater flexibility when negotiating or amending section 75 legal agreements.

The Planning Authority will continue to monitor the effectiveness of the changes which have been made and prepare for the further legislative changes which will be introduced in line with The Scottish Government's Post -Bill Work Programme

Consultations Undertaken in 2020

- The planning authority submitted a response to the Scottish Government's consultation on the future of a short term lets licensing regime and planning control areas. The Government's final report can be found via the following link:
<https://www.gov.scot/publications/short-term-lets-licensing-scheme-planning-control-areas-consultation-analysis/>
- A response has been submitted to the consultation on phase 1 of the government's programme for renewing and extending permitted development rights.
- The government has undertaken consultation changes to the existing requirements for pre-application consultation (PAC) with local communities on national and major developments.

- A response is proposed to a government consultation paper which seeks views on draft guidance on the promotion and use of mediation in the Scottish planning system.

Forthcoming Consultations in 2021

- Consultation will take place in early 2021 regarding the regulations for content and process requirements for community bodies seeking to prepare their own local place plans, and for how those plans will be undertaken through the planning system.
- Consultation will also take place in early 2021 on details of the new development planning system, including arrangements for open space strategies and play sufficiency assessments.

Further Details

<https://www.transformingplanning.scot/planning-reform/>

APPENDIX 2 – City Centre Princes Street Development Framework: Review of Blocks 1-7a

Policy Context

Planning applications in the city centre are determined in accordance with the both area-based and subject based [Local Development Plan](#) policies. Area Policy Del 2 supports the city centre's role as a strategic business and regional shopping centre and Edinburgh's role as a capital city.

In addition to meeting the tests of LDP subject policies on design, the environment, economic matters, housing and community facilities, shopping and leisure, transport, resources and services, new development may also require Listed Building consent and Environmental Impact Assessment.

The [City Centre Retail and Leisure Supplementary Guidance](#) (CCRLSG) interprets Policy Ret 2 to balance retail and non-retail use in the Retail Core and guide planning decisions on change of use. Revised in 2020, the CCRLSG permits 30% of each Princes Street block to be in non-shop use at ground floor, such as food and drink (class 3), and assembly and leisure (class 11).

City Centre Princes Street Development Framework (CCPSDF)

Complementing the City Centre Action Plan 2005-10, The 2007 CCPSDF set out principles to guide and co-ordinate development in the city centre to address the decline in the retail offer and promote inward investment, whilst safeguarding and enhancing its built heritage. Key principles of the CCPSDF include:

- To reconcile the needs of the historic environment with the requirements of contemporary users;
- To optimise the site's potential through a retail-led mixed use development; and
- To create a high quality built environment and public realm.

The CCPSDF led to the preparation of development briefs for each block of Princes Street in 2009. Blocks 1-7a area located in the city centre retail core and extend from Hope Street in the west to West Register Street in the east. The blocks are bound by Princes Street and the Gardens to the south, include Rose Street and connectivity with George Street to the north as well as the north-south streets of South Charlotte Street, Castle Street, Frederick Street, Hanover Street, South St David Street and South St Andrew Street.

Key Considerations for Blocks 1-7a

The development brief charts the historical evolution of the Street, which is further detailed in the supporting [Heritage Framework](#) and [Cultural Significance Assessment](#). Key principles that apply to the area as a whole include: sustainable reuse of historic buildings; reinforcing and reinterpreting the historic plan form; redevelopment of unlisted buildings; alterations to buildings to make them work better; and removal and renewal of elements of lesser significance.

A key consideration is maintaining the integrity of the New Town street layout as a key defining factor of its character, including Princes Street's relationship with the Gardens and the importance of topography in shaping the townscape and key views both out and into the World Heritage Site.

Design Principles for the framework seek to respect the hierarchy of layout and spatial character, guide heights and roofscape, elevational treatments, materials and shopfront design with sustainability integral to development proposals. Overall, the framework sought to support the Council's Local Transport Strategy, improving conditions for pedestrians, cyclists and inclusive access.

The management of bus movements to retain high levels of accessibility without the adverse effects on the street environment and wider bus network was a key consideration at the time, alongside the management of car traffic, provision of off-street parking and the need to manage servicing.

In terms of public realm, the ambition was to enhance the street's public realm as a whole. The initial step recommended was to focus on the nodes of activity, as advocated by [Gehl Architects](#), as gateway spaces at the west and east ends of Princes Street and the central area around the Mound and the Princes Street tram stop.

Recent context

Since publication, key changes in the city centre include delivery of tram services between the Airport and City Centre; the opening of St Andrew Square Garden to public access; substantial investment in the form of the redeveloped Edinburgh St James in the east end; and approval of the Edinburgh [City Centre Transformation Strategy](#). ECCT's public realm and active travel projects will enhance the experience of the city centre as a place to spend leisure time and to enjoy its built, cultural and natural heritage.

The draft [City Mobility Plan](#), in response to Edinburgh's target to become carbon neutral by 2030, proposes a largely car-free city centre by 2030 and a 'to not through' model for bus traffic in the city centre by 2025. At the east end of Princes Street and the Waverley Valley, a concept masterplan for Waverley Station undertaken by Network Rail, working in partnership with City of Edinburgh Council and Transport Scotland, has set out a vision for the redevelopment of the station over a 30-year period.

Review of Blocks 1-7a

This document reviews progress towards delivery of the seven individual development briefs, in terms of some of the notable built developments and other consented schemes, alongside changes to the public realm. This will form the first step, alongside analysis of related trends and strategic drivers, towards developing new aspirations for the blocks for the next 10 years.

Block 1

As the western gateway to the city centre core, key objectives for Block 1 were to establish the welcome to Princes Street and provide uses, activities and spaces which enhance this distinct place. Key changes include:

- The redevelopment of the former Frasers store was not foreseen by the brief, however, the combination of a visitor attraction and associated ground floor retail are expected to support footfall at the west end of Princes Street given the city centre's cultural and tourism function. The Johnnie Walker whisky-themed visitor experience comprises ancillary retail, bars, offices, training/event space, and roof-top extension (ref: 19/00574/FUL and 19/00573/LBC);
- Following relocation of the National Trust for Scotland, the refurbishment and redevelopment of Offices at 26-31 Charlotte Square and 2-6 Hope Street Lane was progressed by Fordell Estates Ltd (ref: 11/011996/FUL and 11/011996/LBC), including formation of an internal courtyard, which retains the historic spatial pattern of the garden ground between the buildings referred to by the brief for Block 1.
- A related application (11/03716/FUL) was granted to bring forward public realm enhancements to Charlotte Square, to reflect its importance to the World Heritage Site and to reduce vehicular dominance and provide greater space for pedestrians and cyclists. Traffic Regulation Orders (TROs) and Redetermination Order (RSO) were subsequently secured. The Council is working with the private sector, led by Fordell, to develop a funding arrangement and implementation plan for the public realm works. A bid was recently lodged with Sustrans Places for Everyone programme to support delivery of the project alongside the City Centre West East Link.

At the west end of Princes Street, opportunities to improve the elevations within the centre of the block fronting Princes Street, to introduce movement through the block and to enhance the public realm along Hope Street Lane and surrounding the west end junction have not been taken forward.

The brief emphasises the relationship of the block to the Exchange Quarter and Lothian Road, including theatres (Usher Hall, Lyceum and Traverse) as part of a west end public realm node, which will be of relevance as City Centre Transformation progresses, in particular development of the Lothian Road Boulevard concept.

Block 2

To the east of Charlotte Square, within Block 2 the fine grain qualities of Rose Street Lane South were identified as opportunities to provide for uses and spaces which respect the block's special character and Georgian scale bookend buildings, reinforcing the sense of place and supporting the buildings and uses on Princes Street. Key changes include:

- At 204 Rose Street, the change of use of the Charlotte Baptist Chapel to Centre for Dance and the Performing Arts, including theatre, exhibition area, museum, ballet school, dance studio and ancillary accommodation (ref: 15/05261/FUL and 15/05264/LBC) establishes a cultural venue within Rose Street;
- At 1 South Charlotte Street, consent was granted for five residential apartments within the upper floors of the late 18th century corner building;
- At 122-123 Princes Street, consent has recently been granted (ref:20/00491/FUL and 20/00512/LBC) to redevelop the ground floor retail unit (New Look) to create additional hotel rooms and ground floor restaurant, expanding upon earlier planning permission for retail and hotel development (Premier Inn) in 2009. This change was supported by the recent review of the City Centre Retail and Leisure Supplementary Guidance to allow non-shop use on the ground floor of Princes Street and brings some regeneration to the central section of the block; and
- Within West Princes Street Gardens, the Ross Fountain was restored by The Council, EWH and Ross Development Trust with funding from Historic Environment Scotland (ref 16/06377/LBC).

Further recommendations to promote the co-ordinated regeneration of the central part of the block, activate Rose Street Lane South as well as existing courtyards/car parks, introduce movement through the block, and enhance connections to the Gardens have not been taken forward. Overall, there has been less redevelopment activity within the block by comparison with the eastern half of Princes Street.

Block 3

Within Block 3, situated to the east of Castle Street, key objectives were to restore active frontages on the returns to Rose Street Lane and subsequently the regeneration of the Lane itself. Linked to this ambition were three development opportunities at Nos. 101- 103 (Boots), 107-108 (Next) and 111-112, (Debenhams), where larger floor plate buildings offer the potential to intensify the retail experience. Key changes include:

- At Over-Seas House, 100 Princes Street (ref:19/05791/LBC), the former Royal Overseas League, a club with 20 bedrooms for short-stay let, occupying a three storey and double-attic French Renaissance style building and part of the upper stories of the Boots building on Princes Street remains in class 7 use but now operates as a boutique hotel.
- Planning and Listed Buildings applications have been submitted for the 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 (20/05444/FUL and 20/05442/LBC) to form a hotel including a restaurant fronting Princes Street and including a link route through the block to the Rose Street frontage. This redevelopment of 111-112 Princes St is identified in the brief. Historically the block had a retail arcade at 104-105 Princes Street.

The potential to redevelop 101- 103 (Boots) and 107-108 Princes Street (Next) have not been taken up. Further opportunities to activate Rose Street Lane South and enhance connectivity with Princes Street Gardens and the Old Town have not been undertaken. Overall, there has been less redevelopment activity within the block by comparison with by comparison with the eastern half of Princes Street.

Block 3 sits opposite the Ross Pavilion and therefore any forthcoming application (19/05115/PAN) to replace this building with a new performance space will be of relevance to the block, access improvements to the Gardens and valley townscape as a whole.

Block 4

The mid-section of Princes Street to the west of Hanover Street and The Mound now includes the main Princes Street tram stop. Key objectives for the block were to regenerate and redevelop unlisted buildings and to form better connections to the lanes, Rose Street and George Street and the following change is noted:

- Supporting links through the block and its cultural dimension, the Assembly Rooms on George Street have been refurbished and upgraded, including the partial change of use to retail and restaurant/cafe at ground floor level and pend link retained through to Rose Street Lane North (10/01991/FUL and 10/01997/LBC).
- Redevelopment of 91-93 Princes Street, a Princes Street Panel building as part of the Primark flagship retail development, including over 6,500m² across six floors (including basement) and new active frontage to Rose Street (ref: 10/01123/FUL). The building formerly housed Littlewoods and redevelopment has provided a connection through the block to Rose Street.
- The section of Rose Street between Frederick and Hanover Street has been resurfaced in natural stone, funded in part through a developer contribution from the Primark development.
- Nos 64, 66, 68, 70, 72, 74, 76 Rose Street (Hanover Buildings) has seen a change of use from Class 4 (Offices) to Class 7 (Hotel) and ancillary Class 3 (at ground floor providing a degree of active frontage) with structural alterations including the erection of two new floors (14/00125/FUL).
- Within West Princes Street Gardens West, the Gardener's Cottage has undergone internal renovation by the Ross Development Trust (16/06263/LBC) supporting an objective of the brief and consents to upgrade and restore the garden shelters have recently been granted (20/00569/FUL and 20/00570/LBC)
- At 4, 18 Hanover Street, consent was granted for a change of use from office to serviced apartments (ref:18/04085/FUL and 18/04360/LBC) and concern the upper floors of a late eighteenth century three storey classical style corner tenement building with retail units built out at ground and first floor.

Redevelopment of the Abbey Business Centre at 80-83 Princes Street as identified in the brief has not been undertaken. The design objective to create active frontages on Rose Street Lane South were not achieved through the Primark and Hanover building developments with the lanes remaining in servicing use.

The brief identifies the important relationship shared by both Block 4 and 5 with the public realm at the Mound, The National Galleries of Scotland and Princes Street Gardens, which will be important to consider as part of the Public Realm Design Code and active travel improvements through Meadows to George Street.

Block 5

Located to the east of Hanover Street and The Mound, Block 5 is recognised as having a direct relationship to East Princes Street Gardens, the Scott Monument, Waverley Bridge and the Old Town, as well as St. Andrew Square and Multrees Walk.

Key objectives were to build on existing successful retail and hotel uses, including bringing upper floors back into use.

Redevelopment opportunities included Nos. 53-59 Princes Street (The Mount Royal Hotel and part of Jenners) and improvements to Nos. 60-64 Princes Street (British Home Stores, Romanes and Paterson and part of Marks and Spencer).

- At 64 Princes Street planning and listed building consents were granted for the redevelopment of existing premises (former BHS) to form retail (Class 1) and restaurants (Class 3) at Princes Street and Rose Street levels and at basement levels below, with hotel (Class 7) / restaurants (Class 3) above (within underused upper floors of premises and at new rooftop levels), (16/05292/FUL and 16/05293/LBC). The opportunity identified in the brief for Block 5 to enhance 60-63 Princes Street adjacent to this development remains to be taken forward.
- 70-77 Princes Street – planning and listed building consents were granted for proposed residential development (17/04601/FUL and 17/04602/LBC) to make greater use of upper stories in line with the brief's principles to the southwest of the block.
- As per Block 4, the relationship to the Mound precinct and Princes Street Gardens are important. Through the Scottish National Galleries project (17/05832/FUL and 17/05842/LBC), the entrance to East Princes Street Gardens now includes a new area of public realm, wider steps and accessible path routes.

The brief identified a redevelopment opportunity at Nos. 53-59 Princes Street (The Mount Royal Hotel and part of Jenners), which has not been progressed. The owner of the Jenners' building has announced the potential redevelopment of more than 10,000 square metres of hotel space, 7,000 square metres of retail space including cafes, restaurants/bar, and luxury shops. Opportunity for enhancement at.

Rose Street has benefitted from some placemaking improvements described in the public realm section below, however, its public realm has not yet been resurfaced as per Frederick Street to Hanover Street section. Opportunities to enhance the setting of the rear elevation of No. 14 George Street (The Dome) and connections between George Street and Rose Street to its side elevations have not progressed.

There have been no major changes to servicing, including deliveries and waste collection using the change in levels between Rose Street and Princes Street or wider connections through the block. Rose Street Lane South remains enclosed by tall buildings retaining a 'canyon-like' character.

Block 6

Block 6 forms the southern edge of St Andrew Square, where the anticipated redevelopment of 3-8 St Andrew Square and re-use of upper floors of Princes Street were key recommendations of the brief. The renewal of this block builds on the earlier retail and office development at 33-41 Princes Street, which overlooks the junction of Princes Street and Waverley Bridge.

- 30 - 31 Princes Street (ref:10/02121/FUL) introduced a change of use from retail to hotel of the 2nd-5th floors of Top Shop and the Meuse Lane building with entrance off Meuse Lane. This involved the construction of two additional stories on Meuse Lane and new bridge connections between the Princes Street and Meuse Lane buildings - as recommended by the brief.
- At 3 - 8 St Andrew Square and 7-21 South St David Street, application ref 06/03441/FUL (as amended) resulted in the selective demolition of buildings to form a mixed-use development in the northwest of the block. In addition to office and retail use, there are now predominantly food and drink uses fronting the Square at ground floor level, alongside an improved public realm.
- Within East Princes Street Gardens and making a significant contribution to views along Princes Street and from South St David Street toward the Old Town a scheme to replace the external lighting at the category A Listed Scott Monument was delivered (ref: 15/03473/LBC).

The Brief's objectives for this block have largely been completed except for public realm improvements to address the character and appearance of Meuse Lane. Other changes during the previous decade include the delivery of the tram stop in St Andrew Square and the associated upgrade to public realm on its eastern flank, however, the Square's northern edge remains to be upgraded.

Delivery of the tram led to reconfiguration of the crossings to Princes St and Waverley Bridge. The Block 6 development brief included options to make subterranean links to Princes Mall, which have not progressed. However, an improvement scheme to Waverley Bridge was carried out to widen and resurface footways in sandstone to manage overcrowding and to create a raised table to enhance pedestrian links with Waverley Station.

Block 7a

Block 7a extends eastwards from South St Andrew Street and includes West Register Street and Lane, Gabriel's Walk and the junction of Princes Street, North Bridge, Leith Street and Waterloo Place. Its key objectives were to link with the renewed St James Quarter and within the block itself to provide a unique mix of uses and spaces.

The key changes in this section of the Princes Street have been:

- 10, 11, 12, 13 - 14 Princes Street (formerly Woolworths) and 16 West Register Street, Change of use of 2nd and 3rd floors from class 4 (office)/class 1 (retail) to class 7 (hotel) and alterations to building comprising formation of hotel entrance on east elevation, reconfigured fenestration on north elevation, construction of two additional floors to provide hotel accommodation, replacement shop fronts to south and east elevations etc (ref: 10/02160/FUL and 10/02160/LBC).
- The northern footway on this section of Princes Street was widened during the tram works and subsequently upgraded to Sandstone outside of 10, 11, 12, 13 - 14 Princes Street.
- 15 - 19 South St Andrew Street and 28 - 50 West Register Street, where mixed use development was consented in an area of the block identified for enhancement comprising: demolition of office and retail buildings. Erection of mixed-use development comprising Class 1 (retail), and Class 2 (business) uses at ground floor, with Grade A offices (Class 4) above. Retention of facade of Venetian building and alterations at roof level; five car parking spaces, associated cycle parking (ref: 15/02788/FUL and 15/02784/LBC – amended scheme).
- As part of 15 - 19 South St Andrew Street and 28 - 50 West Register Street, public realm improvements have been secured to West Register Street and Lane to develop their unique character and create a more welcoming environment.

In the north of the development brief area for Block 7a, further developments include:

- A revised scheme is currently being prepared and progressed for the Dunard Centre, a new concert hall at 36 St Andrew Square.
- 37-38 and 39 St Andrew Square (ref: 18/03272/FUL and 18/03274/LBC), the change of use to hotel with ancillary bars, restaurants, meeting rooms, retail and commercial units with associated alterations and extensions (as amended).
- 41-42 St Andrew Square, mixed use development, including change former bank building to Class 1, 2, 3, 11, public house and hot food take away uses at ground and basement levels and flats at first floor level and above. Alterations to windows to form doors on south and east elevations and alterations at roof level to include additional flatted accommodation. The re-use of 42 St Andrew Square was a key recommendation of the brief.

The three buildings at the western end of the block represent the earliest built fabric of James Craig's First New Town. Opportunities to understand their listing, condition and future role within the block have not been progressed.

Improvements to West Register Place and the gardens of New Register House have not formed part of opportunities to improve the historic public realm and greater permeability through the block has not been introduced. Public realm improvements at the wider east end node in front of the Balmoral, General Register House have not been delivered, except for the junction with Leith Street through the redevelopment of Edinburgh St James.

The brief also recommended improving crossing opportunities between the north side of Princes Street and Waverley Station and Waverley Mall. Waverley Mall has an unimplemented consent (ref: 18/02748/FUL) to reconfigure the existing roof-top structures, construct new commercial accommodation (Class 1, 2 and 3), internal cinema use (Class 11) and create an external space to include seating performance space, open air cinema, seasonal event space, pop-ups, farmers market and musical entertainment (Classes 1, 2, 3 and 11).

Public Realm and Active Travel

Princes Street is generally laid to buff pre-cast concrete paving slabs, whereas in the New Town Conservation Area, sandstone flagstones would be expected. The footway was widened during the 1990s, including creating a continuous footway at Castle Street. The widened footway includes drainage channel which are prone to ponding and ramps slightly up to the carriageway to the south.

The arrival of Tram established a setted central reservation, power cable and support columns with new street lighting, and widened crossings at key junctions. Footway widening on the north side of Princes St also took place to the east of Waverley Bridge, where wider footways and a raised table have eased overcrowding.

Kerbing includes pre-cast concrete, wide granite and whin units and where upgrades have taken place, new or re-used whin kerbs have been installed as well as special dark grey granite units with surface drainage apertures.

Resurfacing of Rose Street in granite setts with sandstone footways has been completed between Hanover Street and Frederick Street. A number of improvements to Rose Street have also been achieved including gateway signage, store directories and planters to enhance the public realm and manage vehicle access, co-ordinated by Essential Edinburgh.

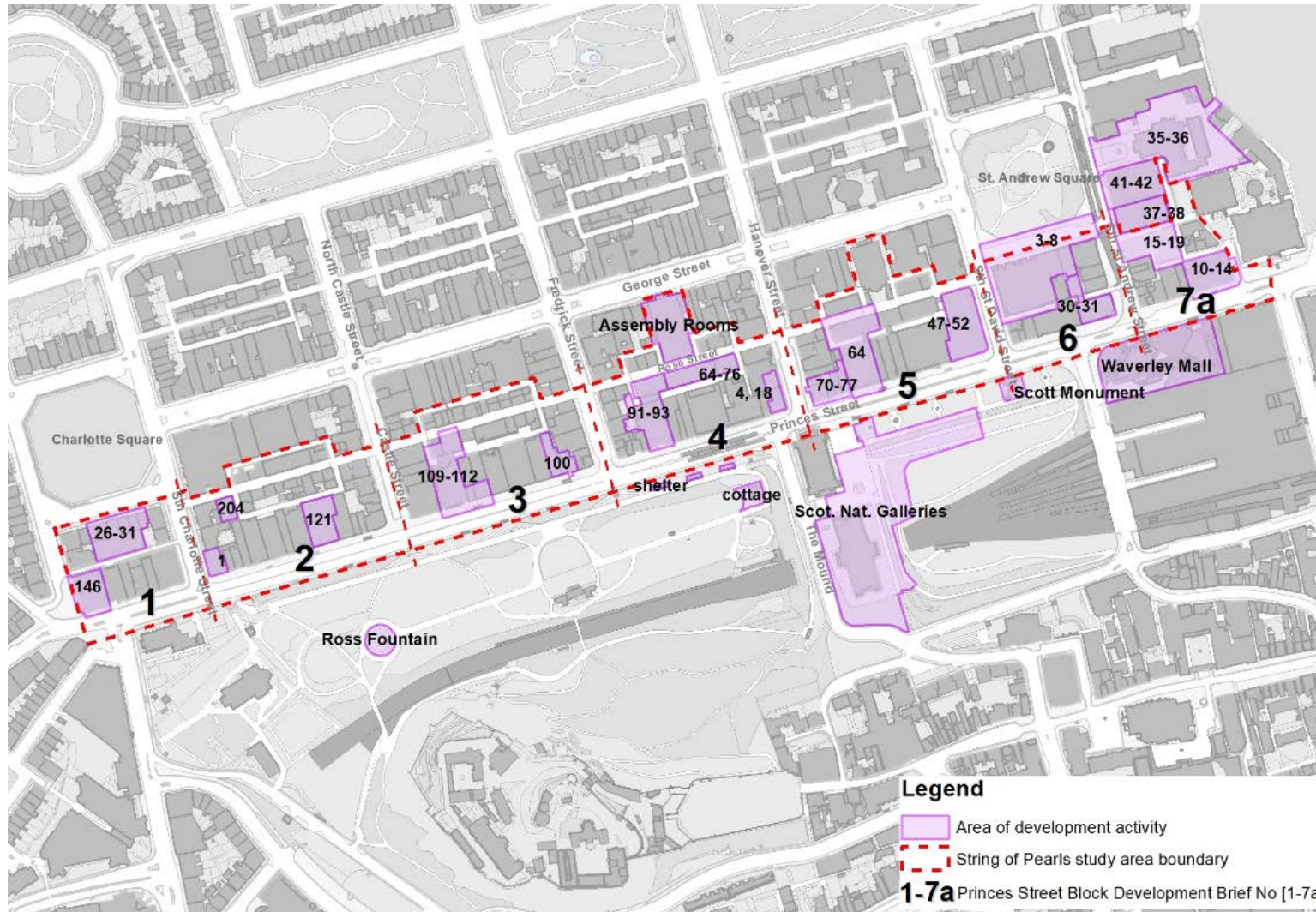
West Register Street and Lane have new sandstone footways and carriageway setts have been relayed. The regeneration and renewal of Mews Lane, Hope Street Lane and Rose Street lanes north and south has not progressed.

The George Street and First New Town design project is at concept stage and progressing towards detailed design and delivery by 2025. The project area includes Castle Street (which was upgraded in the early 2000s through the Capital Streets programme), Frederick Street and Hanover Street. At Hanover Street, the project will incorporate the Meadows to George Street active travel project.

A spur of the City Centre West-Link is also planned to run from South St David Street via Prince Street through to Waterloo Place. New Sandstone footways extend up Leith Street in part at east end of Princes Street, however the area outside General Register House remains in pre-cast concrete paving.

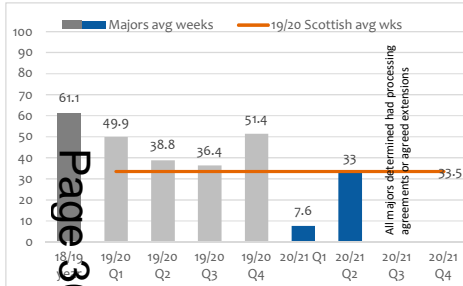
The City Centre Transformation Programme also introduced the proposal to close Waverley Bridge to traffic and to create a pedestrian plaza, which would be brought forward in conjunction with the Waverley Masterplan. The bridge is currently closed to through traffic through the Spaces for People, COVID-19 measures to create safer streets for walking and cycling whilst observing social distancing measures.

Map of key development activity



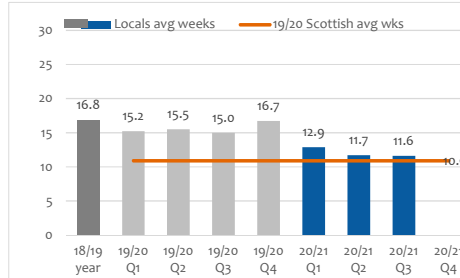
Major Developments

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



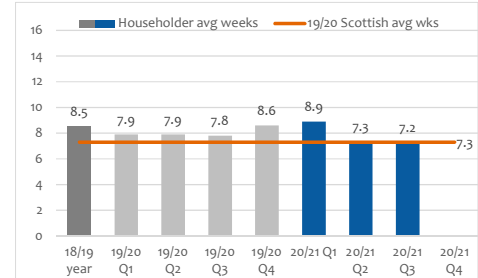
Local (Non-Householder)

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



Householder

Average Decision Times (weeks)



| | | | | | | | | | |
|-----------------|----|----|---|---|---|---|---|---------------|--|
| Sub | 32 | 12 | 7 | 1 | 7 | 3 | 5 | 7 | |
| Det | 25 | 9 | 7 | 5 | 9 | 5 | 5 | 6 | |
| 6 month totals: | | | | | | | | Sub:8, Det:10 | |

| | | | | | | | | | |
|-----------------|------|-----|-----|-----|-----|-----|-----|------------------|--|
| Sub | 1061 | 299 | 248 | 271 | 264 | 184 | 243 | 285 | |
| Det | 1082 | 268 | 242 | 241 | 249 | 187 | 212 | 244 | |
| 6 month totals: | | | | | | | | Sub:427, Det:399 | |

| | | | | | | | | | |
|-----------------|------|-----|-----|-----|-----|-----|-----|------------------|--|
| Sub | 1464 | 422 | 389 | 375 | 425 | 344 | 384 | 509 | |
| Det | 1481 | 387 | 397 | 369 | 390 | 362 | 317 | 472 | |
| 6 month totals: | | | | | | | | Sub:728, Det:679 | |

Comments:

All six major applications determined in Q3 had processing agreements and/or agreed extensions:

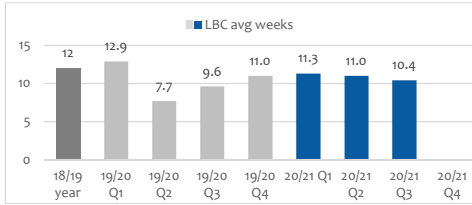
- Hotel at Jeffrey St
- Change to conditions for mixed use development at New St
- Flatted development at Ocean Drive, Leith
- Mixed use development at Peffer Place
- Flatted development at Corbieshot, The Jewel
- Mixed use urban extension at Brunstane

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 charts show these times for relevant applications
- Quarterly figures for Q1 and Q2 are from Scottish Government's 6 monthly analysis (draft), and factor in stop-the-clock periods.
- Q3 figures have not been verified by Scottish Government and may include additional data eg. stop-the-clock periods
- Submitted & determined figures show all applications (i.e. with and without processing agreements / agreed extensions)

Listed Building Consents

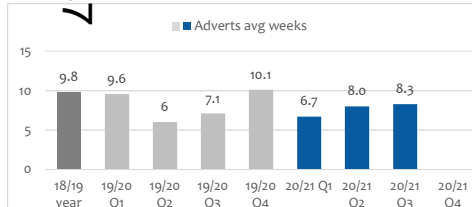
Average Decision Times (weeks)



| | | | | | | | | | |
|-----------------|------|-----|-----|-----|-----|------------------|-----|-----|--|
| Sub | 1061 | 257 | 262 | 270 | 284 | 169 | 184 | 260 | |
| Det | 183 | 187 | 233 | 195 | 231 | 198 | 121 | 183 | |
| 6 month totals: | | | | | | Sub:353, Det:319 | | | |

Advertising Consents

Average Decision Times (weeks)



| | | | | | | | | | |
|-----------------|-----|----|----|----|----|----------------|----|----|--|
| Sub | 212 | 67 | 68 | 53 | 41 | 33 | 50 | 30 | |
| Det | 325 | 62 | 76 | 56 | 53 | 32 | 39 | 29 | |
| 6 month totals: | | | | | | Sub:83, Det:71 | | | |

Enforcement

Short Term Let Enforcement Cases 2020/21

| | Q1 | Q2 | Q3 | Q4 |
|--|------------|-----------|------------|----|
| Number submitted | 6 | 61 | 10 | |
| Number closed | 72 | 15 | 46 | |
| Number (and %) closed within 6 months (target 80%) | 43 (59.7%) | 9 (60.0%) | 34 (73.9%) | |
| 6 month %:- 59.8% | | | | |
| 12 month %:- Last year (19/20): 68.9% | | | | |
| Number of notices served | 0 | 0 | 3 | |
| Number (and %) closed within 6 months (target 80%) | n/a | n/a | 3(100%) | |
| 6 month %:- n/a | | | | |
| 12 month %:- Last year (19/20): 67.6% | | | | |

All Other Enforcement Cases 2020/21

| | Q1 | Q2 | Q3 | Q4 |
|--|------------|------------|------------|----|
| Number submitted | 111 | 199 | 168 | |
| Number closed | 127 | 117 | 234 | |
| Number (and %) closed within 3 months (target 80%) | 95 (74.8)% | 91 (77.8%) | 160(68.4%) | |
| 6 month %:- 76.2% | | | | |
| 12 month %:- Last year (19/20): 65.6% | | | | |
| Number of notices served | 0 | 0 | 0 | |
| Number (and %) closed within 3 months (target 80%) | n/a | n/a | n/a | |
| 6 month %:- n/a | | | | |
| 12 month %:- Last year (19/20): 40.1% | | | | |

Comments: A system has been developed to allow serving of enforcement notices to take place. The service has used discretionary enforcement powers, to allow businesses to operate with short term adaptations to Covid-19, before pursuing formal action in many cases.

Legal Agreements

| Legal Agreements | At end Q1 | At end Q2 | At end Q3 | At end Q4 |
|--|-----------|-----------|-----------|-----------|
| Number of applications at legal agreement stage | 37 | 31 | 31 | |
| Number of applications where more than 6 months since Minded to Grant decision | 24 | 23 | 14 | |
| Comments: Overall pending agreements have reduced from end 19/20 (was 45) and actions to reduce number reaching 6+ months continue to be progressed. | | | | |

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Planning Committee

2.00pm, Wednesday, 3 February 2021

Scottish Government Position Statement on National Planning Framework 4 – City of Edinburgh Response

| | |
|---------------------|---|
| Executive/routine | Executive |
| Wards | All |
| Council Commitments | 1, 2, 4, 10, 11, 12, 18, 26 |

1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 notes the Scottish Government’s Position Statement on National Planning Framework 4 (NPF4);
 - 1.1.2 notes that the Ministers see this as a consultative document that does not replace National Planning Framework 3 (NPF3) and that only once NPF4 is adopted by Scottish Ministers will that be the case;
 - 1.1.3 approves the proposed response to the consultation (Appendix 1) setting out the Council’s broad support for the policy proposals set out in the Statement, with the provisos set out in the Appendix, including that the Position Statement be considered a significant material consideration; and
 - 1.1.4 agrees that the proposed response be submitted to the Scottish Government by 19 February 2021.

Paul Lawrence

Executive Director of Place

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Scottish Government Position Statement on National Planning Framework 4 – City of Edinburgh Response

2. Executive Summary

- 2.1 The purpose of this report is to seek approval for a supportive response to the Scottish Government's Position Statement on NPF4 as set out in Appendix 1.
- 2.2 This supportive approach includes suggestions in respect of strengthening proposed policies and that there should be urgency to give weight to the Position Statement as the Scottish Ministers' direction of future policy frameworks at all levels of the planning system.

3. Background

- 3.1 National Planning Frameworks (NPFs) should be updated every five years.
- 3.2 The most recent, NPF3, was published in 2014.
- 3.3 Work on NPF4 has been held back due to the Covid-19 pandemic and the need for the Scottish Government to address other significant matters.
- 3.4 In the interim, the Planning (Scotland) 2019 Act was approved and put the NPF on a different foundation, as a statutory part of the development plan which informs regional Spatial Strategies and Local Development Plans and has regard to them.
- 3.5 The Position Statement is published for comment and makes reference to NPF3 remaining in place until Ministers adopt NPF4.
- 3.6 The legislation also provides that a reviewed Scottish Planning Policy will form part of NPF4.

4. Main report

- 4.1 The Scottish Government seeks comment on the policy measures set out in the Position Statement to inform the draft NPF4.
- 4.2 The direction of the Position Statement reflects many of the themes and considerations of Council decisions, particularly on action to address climate change and inequality.

- 4.3 The direction of the Statement also reflects those agendas as set out in the Council's draft City Mobility Plan and in the preferred approach of Choices for City Plan 2030.
- 4.4 However, whilst it is recommended that Committee approve a response broadly supportive of the Position Statement it is also recommended that a number of key points are made over concerns at the framing and content of it.
- 4.5 This raises a concern that, whilst the direction of travel expressed in the Statement is appropriate, the qualification that no decisions have yet been made and that until NPF4 itself is adopted by Scottish Ministers then NPF3 remains in force means standstill in the planning landscape.
- 4.6 Whilst it is intended that NPF4 be adopted and come into force in 2022, the effect of the Position Statement being no more than a consultative document with little or no weight would mean that any plans or policies made in the interim would have to accord with NPF3 rather than the considerations of the Statement. For the Council, this means that careful consideration would need to be given as to how preferred approaches from Choices which go beyond NPF3 and current Scottish Planning Policies (SPP) could be framed and how they will be considered at Examination of the proposed plan.
- 4.7 The potential effect for this and other plans is that forward looking policies essential to the delivery of climate change action and other agendas could be seen to be pre-emptive.
- 4.8 Any delay to the introduction of such policies would mean a delay to them having effect on the ground and shaping development.
- 4.9 Given the declaration of a climate change emergency by the Council and the Scottish Government and the relative proximity of carbon neutral targets, then it is essential that national policy change begins to inform plans and policies as soon as possible. It is therefore recommended that Ministers ensure that the Statement is given the weight that the climate emergency requires.
- 4.10 In more detailed analysis it is clear that whilst the Council's existing decisions and policies mean it can support the policy agenda of the Statement, there are a number of areas where policy is framed as being supportive of change rather than requiring it. That support can be given under existing national policies. For new policies to be effective it is essential that they require the changes that will ensure that development will have the desired outcomes rather than simply support them.
- 4.11 Therefore, the response set out in Appendix 1 refers to where policies should be framed to require actions rather than support them. With that broad change, what is set out in the Statement would affect change rather than just suggest it.
- 4.12 The draft response as set out in Appendix 1 also notes where it is recommended that that the Council propose changes in detail as to how the Statement is taken forward. Those proposed changes in detail also seek to reinforce the shared agendas of the Council and the Scottish Government as expressed in the Position Statement.

5. Next Steps

- 5.1 Subject to approval of the proposed response this will be submitted to the Scottish Government as the Council's formal response on this consultation. Officers will continue to promote these principles to the Government, including through any post-consultation process which follows.

6. Financial impact

- 6.1 This report has no direct financial impacts. There is the potential for resource pressures on the Council's Planning and other Services to lessen where there the plan-led system is robustly supported by Scottish Government policy, including National Planning Framework.

7. Stakeholder/Community Impact

- 7.1 The content of the Position Statement have been arrived at through engagement with stakeholders throughout 2020 and the Government now seeks comment on it.
- 7.2 The Scottish Government's proposals are clearly set out and communicated, allowing all stakeholders the opportunity to comment further.
- 7.3 There are no direct sustainability impacts arising from this report.
- 7.4 Any required assessment of impacts would be addressed by the Scottish Government.

8. Background reading/external references

- 8.1 [Scotland's Fourth National Planning Framework Position Statement](#)

9. Appendices

- 9.1 Appendix 1 – draft Response to Scotland's Fourth National Planning Framework Position Statement.

Appendix 1 - City of Edinburgh Council – Response to the Scottish Government’s Scotland’s Forth National Planning Framework Position Statement

Overall the Council welcomes the policy principles and direction of travel of the Position Statement. The Council considers that the climate change issues which lie at the heart of the document are such that the policies which form National Planning Framework 4 and its revision of Scottish Planning Policy must be firm and prescriptive whilst allowing for local circumstances and must be brought into play as significant material considerations in the planning system as soon as possible. Further detail of this is given in the responses to each of the questions on the Statement.

1. Do you agree with our current thinking on planning for net-zero emissions?

The Council agrees with the aspiration for net zero emissions, though itself seeks to achieve this by 2030 rather than 2045 and suggests that the target be revised. Recent evidence on climate change and its impacts suggest there is a need for action now and the issues arising from the current pandemic supports this. The Council agrees with the focus on the new National Transport Strategy Hierarchy, emerging Regional Spatial Strategies and updating the Climate Change Plan and Land Use Strategy to set a clear direction for targets and land use principles to underpin how planning can be empowered to contribute more strongly to emission reduction.

Building solutions will require the proposed alignment with Building Standards, but also requires a real push for those Standards to be upgraded as soon as possible. Buildings represent a significant proportion of carbon emissions and there is little purpose in allowing today’s generations of development to contribute to emissions rather than achieving carbon neutrality. It is acknowledged that new development is only a small proportion of the overall building stock and that retrofitting existing stock is a bigger challenge, but this shouldn’t be compounded by continued investment in emissions producing buildings. It is also not enough to encourage and support emission reduction, it must be required to allow planning authorities to ensure that the today’s generation of developments are future proofed.

The pursuit of nature based solutions and infrastructure for emission free energy/heat generation are supported. For the former there is again a need to do more than promote them so as to ensure they actually happen. This will require further regional and strategic working on flood risk management, green networks across council boundaries through drainage partnerships and regional planning.

The proposed policy measures are supported but the Council considers these must be requirements of policy rather than supportive statements.

2. Do you agree with our current thinking on planning for resilient communities?

The Council supports the approach to achieving more resilient communities. This is a key requirement to support the reduction of emissions. The Council shares the view that this requires commitment to the 20 minute neighbourhood idea, and that in order to provide for it, density of development in cities and towns needs to be considered at levels sufficient to provide a viable market for goods and services and for frequent public transport services for journeys out of the area. Standard housebuilder development models are typically too low in density, particularly where greenfield development is needed, to support that approach.

The Covid crisis has emphasised locality as a foundation of resilient communities and the benefits of traffic reduction on air quality as a significant component of well being and health. The Council considers that a planning focus on health and well being and inclusivity is welcome and that the proposed policies can help meet those objectives. An infrastructure first approach with a proactive approach to providing land for homes and jobs with an appropriately assessed understanding of need and demand for housing provision is essential. This will need to go with a longer term perspective for the future of settlements, using safeguards or land strategy to direct any future further release of land if needed in that plan lifetime. The Council welcomes the principle of potential land releases based on performance and completions rather than because development hasn't happened.

This may require additional consideration, including through the Land Use Strategy, of how land is brought forward for development and how the land value uplift derived from this is distributed, to ensure there are mechanisms to ensure that both short and longer term strategies are viable and deliverable.

The proposal to set out a framework for infrastructure assessment and clearer and simpler approach to developer contributions is also welcomed and the Council notes the ongoing collaborative working to facilitate this.

3. Do you agree with our current thinking on planning for a wellbeing economy?

The Council welcomes the approach towards a greener, wellbeing based economy and this as a basis for post Covid recovery. Digital infrastructure will be of critical importance to maintain and enhance the growth of home working and reduction in travel and opportunities for rural settlements to be more competitive. The Council particularly recognises and supports the need for policies which support sustainable tourism and allow for greater control of short term lets where these take homes out of the market in areas of high demand and create amenity issues for communities, especially where tenements and flats have shared access and communal areas.

Support for creative and cultural industries and establishments is also welcomed as a significant economic sector.

Putting zero carbon infrastructure at the heart of heat networks, transport and energy as reflected also in other policy areas is considered essential as part of the planning policy context. As stated earlier, the Council considers strongly that there must be formal policy requirements to ensure these are brought about, rather than just support given to them.

4. Do you agree with our current thinking on planning for better, greener places?

Place, be it rural or urban, new or old, is critical to tying together the other policy approaches set out in the Position Statement. The Council supports this and looks forward to further detail of how policies will require sufficient density of development, range of housing types, mix of uses, design quality, connectivity and heritage protection to ensure new development and change to places will fulfil these objectives.

The Council largely supports the policies set out here, though urges caution on how policy on repopulating the countryside is framed. This must ensure that in areas where there is significant pressure for new homes in the countryside that there are mechanisms to control sporadic countryside development that doesn't have a locational justification. For the south east Scotland authorities, there is a need to ensure the countryside remains sufficiently rural to maintain its value and not become a location for unsustainable development.

5. Do you have further suggestions on how we can deliver our strategy?

Delivery of the strategy is dependent on the strength of the policy wording that is taken in to NPF4, and the Council's view is that there should be much greater use of requirements for change rather than support for change; the wording of the position statement in many cases suggests the former rather than the latter. To give robustness to policy, and its informing of Local Development Plan policies, this needs to be carefully considered.

The Council also considers that a true and timely delivery of the strategy requires action as soon as possible. Comment is made on timescales to reach carbon neutrality earlier in this statement. The Council is therefore disappointed that the Government considers that the principles set out in the Position Statement will not gather weight as they go through the process in the way that policies and proposals of other parts of the development plan do. There is a clear sense of direction expressed which responds to existing government strategies and policies. Given the importance of all of this, it is critical that Local Development Plans being formed can relate to this policy context. Delay in policy influence will mean a longer delay in

translation into LDPs and therefore greater delay into delivery through development on the ground, counter to commitments on climate change.

6. Do you have any comments on the Integrated Impact Assessment Update Report, published alongside this position statement?

No comment is given on this.

7. Do you have any other comments on the content of the Position Statement?

The introduction to this statement will form the answer to this question in the consultation hub submission.

Planning Committee

2.00pm, Wednesday, 3 February 2021

Response to Scottish Government's consultation paper on Mediation in the planning system

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 It is recommended that Committee agrees Appendix 1 to this report as the Council's response to the Scottish Government's consultation paper on mediation in the planning system.

Paul Lawrence

Executive Director of Place

Contact: David R Leslie, Chief Planning Officer

E-mail: david.leslie@edinburgh.gov.uk

Response to Scottish Government's consultation paper on Mediation in the planning system

2. Executive Summary

- 2.1 The Scottish Government has issued a consultation paper which seeks views on draft guidance on the promotion and use of mediation in the Scottish planning system. While it recognises the wide potential use of mediation, it intends to focus initially on aspects of the development plan process and the pre-application stage in development management.
- 2.2 This report sets out the proposed response to that consultation paper which agrees in principle with the Scottish Government's proposals but identifies some practical issues to be considered further.

3. Background

- 3.1 The use of mediation in the planning system has been part of the wider discussions on planning reform and the Planning (Scotland) Act 2019. Mediation has been identified as a tool which could reduce conflict, improve community engagement and build trust in planning matters. Its potential to enhance planning processes has been examined over the last 15 years and it has been used in various planning contexts.
- 3.2 Scottish Planning Policy supports the use of mediation initiatives as an innovative way of early, meaningful and proportionate engagement between stakeholders. A guide to the use of mediation in Planning was issued in 2009. It categorises mediation in relation to helping to build consensus or helping to resolve specific disputes.
- 3.3 In 2016, the report of an independent panel's review of planning, "Empowering planning to create great places" considered the role of mediation, primarily in development planning.
- 3.4 At Stage 3 of the Scottish Parliament's consideration of the Planning (Scotland) Bill, an amendment was passed by the Parliament requiring the Scottish Ministers to introduce guidance on the promotion and use of mediation. The provision in the 2019 Act states that Scottish Ministers may issue guidance on the promotion and

use of mediation in the Scottish planning system. It also requires that Ministers must issue such guidance within the period of two years beginning with the date on which the 2019 Act received Royal Assent, namely by 25 July 2021.

- 3.5 The Scottish Government is requesting responses to this consultation paper by 12 March 2021.

4. Main Report

What is mediation?

- 4.1 The 2019 Act defines “mediation” to include any means of exploring, resolving or reducing disagreement between persons involving an impartial person that Ministers consider appropriate.
- 4.2 The definition of ‘mediation’ used in the consultation paper relates to processes which include the involvement of an impartial person rather than relying on the parties involved using mediation / facilitation style skills themselves. It recognises that mediation is a voluntary process and can be flexibly applied.

Opportunities for mediation

- 4.3 The consultation proposes to focus guidance for mediation in the Planning process on two specific elements:
- 4.3.1 development planning stages of Development Plan Schemes / Gatechecks and Plan examinations; and
- 4.3.2 development management processes for Proposal of Application Notices (PANs) / Pre-application consultation

Consultation Questions

- 4.4 The consultation paper contains nine key questions about the content of the draft guidance on mediation. Appendix 1 of this report contains the proposed responses to these questions.
- 4.5 In summary, the Planning Authority is generally supportive of the overall aims which mediation seeks to accomplish, particularly the desire to resolve conflict and clarify the reasons behind potential misunderstanding of the positions of various parties in the process.
- 4.6 While there is potential for mediation to bring benefits to the planning system, any attempt to introduce it as a formal part of the process should be approached with care and caution. It is recognised that the planning system often involves parties with diametrically opposed interests which can be difficult to reconcile
- 4.7 The Planning Authority recognises that guidance on mediation will need to be clearly supported at national level in National Planning Framework 4.
- 4.8 The Planning Authority has no objection in principle to mediation being included as one of several potential techniques within the development plan process to engage stakeholders. However, it should be noted that under the changes introduced under

the Planning (Scotland) Act 2019, local authorities are already required to consult with members of the public on the participation statement. The introduction of mediation into the development plan process should therefore be handled with great care in order to avoid any delays to the process.

- 4.9 The Planning Authority has no objection in principle to mediation being included as a potential means to resolve conflict during the pre-application Consultation (PAC) process in a PAN in respect of major development applications. However, a clear distinction should be made in any guidance that mediation applies only to pre application discussions undertaken as part of a PAN. City of Edinburgh Council operates an optional and chargeable pre-application advice service entirely independent of the PAN process and does not believe that mediation would be appropriate in this context given the informal nature of pre-application advice.

5. Next Steps

- 5.1 Following committee approval, comments will be submitted to the Scottish Government in response to its consultation programme.

6. Financial impact

- 6.1 There is no direct financial impact for the Council arising from this report.
- 6.2 If mediation processes were to be used in the development plan process, the costs would have to be provided as part of the plan's project budget.
- 6.3 Mediation at pre-application stage of development proposals is likely to be between developers and the local community and, as such, the developer would be expected to fund the cost of mediation as part of their engagement budget.

7. Stakeholder/Community Impact

- 7.1 The Scottish Government's consultation is open to all stakeholders.
- 7.2 The national programme for reform of the Planning system has engaged stakeholders at different stages. Details can be found on the Transforming Planning website.

8. Background reading/external references

- 8.1 [Scottish Government consultation paper](#)
- 8.2 [Scottish Government Transforming Planning programme](#)
- 8.3 [Scottish Planning Policy](#)
- 8.4 A [guide](#) to the use of mediation in the planning system in Scotland:

9. Appendices

9.1 Appendix 1 – Proposed response to consultation paper

Appendix 1 - Proposed response to consultation paper

Guidance on the promotion and use of Mediation in the Scottish planning system

Q1. Have we got the range of areas to which the mediation guidance should cover right?

- Yes
- No
- No View

Please comment on your answer (particularly if you do not agree)

Answer – The City of Edinburgh Council (CEC) is generally supportive of the overarching aims which mediation seeks to accomplish. Resolving conflict and clarifying potential misunderstanding of the positions of respective parties in the planning system would enable sustainable development to be delivered in a more efficient and comprehensive manner, while also allowing for continued community involvement.

Having regards to the fact that the introduction of mediation guidance would represent a significant new feature within the planning system, CEC agrees that it would be appropriate to limit any guidance to focus on the two areas mentioned in the consultation in the first instance. This would allow the frequency or effectiveness of mediation as a tool to be monitored prior to any further decisions on either its continuation, or ultimate expansion to additional areas of the planning system.

Notwithstanding the above, any attempt to introduce mediation should be undertaken with great care and should recognise that the planning system very often involves diametrically opposed interests which can often prove very difficult to reconcile. In addition, CEC requests that any guidance includes a clear and concise distinction between 'pre application' and 'proposal of application notice' (PAN). CEC operates an optional and chargeable pre-application service which is separate from the legislative requirements of a PAN. CEC does not believe that introducing mediation into this system would be beneficial or constructive for either CEC or prospective applicants given the informal nature of pre-application advice.

Q2. Do you agree with the suggestion to maintain policy support for the use of mediation in National Planning Framework 4?

- Yes
- No
- No View

Please comment on your answer (particularly if you do not agree)

Answer - CEC agrees that there must be clear support for mediation at national policy level if it is to be utilised effectively.

Q3. Please tell us about your experience of using mediation including any financial / non-financial costs incurred. Please set out also how any costs were shared between the parties.

Answer – CEC does not have any experience of using mediation in the development plan process. CEC has a very limited amount of experience in using mediation for larger applications, but this experience concerns ongoing applications and as such it would not be appropriate to provide comment at this time.

Q4. Do you agree with the proposal that the Scottish Government's guidance on Development Plan Schemes should reference the use of mediation as one of a range of innovative techniques and activities for engaging stakeholders to be considered in the planning authority's participation statement?

- Yes
- No
- No View

Please comment on your answer (particularly if you do not agree)

Answer - CEC has no objection in principle to mediation being referenced as one of several techniques referenced within a Development Plan Schemes (DPS) which can potentially be utilised to engage stakeholders. However, it should be made clear within any DPS that mediation is one of several potential options and should not be the expected primary default means of resolving positions of conflict.

Q5. Do you agree with the proposal that planning authorities should consider the use of mediation when preparing the participation statement element of their Development Plan Schemes?

- Yes
- No
- No View

Please comment on your answer (particularly if you do not agree)

Answer - Under the 2019 Act, planning authorities are required to consult with members of the public on the participation statement. CEC would highlight that introducing mediation into the participation statement element of the DPS to resolve conflict does carry a possibility that overall preparation of the development plan may be delayed as a result. Any use of mediation should therefore be exercised with caution in order to avoid any delays to the development plan process which would be detrimental to the wider public interest in maintaining an up-to-date development plan.

Q6. Do you agree that the Scottish Government should further investigate the potential role of mediation at the gatecheck stage?

- Yes
- No
- No View

Answer - CEC believes that, as the gatecheck process is still at a formative stage, the Government should further investigate the role of mediation at the gatecheck stage. However, as highlighted in the response to Q5, any use of mediation should be exercised with caution to avoid delays to the development plan process.

Q7. Do you agree with the proposal that the Scottish Government guidance should encourage the use of mediation between parties in advance of the development plan examination stage?

- Yes
- No
- No View

Answer - As highlighted in the response to Q5, any use of mediation should be exercised with caution to avoid delays to the development plan process.

Q8. Do you agree with the proposal that the Scottish Government guidance should amend its guidance on Proposal of Application Notices to encourage the use of mediation between parties in any additional consultation activity attached to PAC?

- Yes
- No
- No View

Answer - CEC has no objection in principle to the introduction of a means to resolve conflict in the PAC process for PAN's. At this stage in the process, the use of mediation could assist in removing misunderstanding, particularly between developers and the local community, and therefore reduce objections. Mediation at the pre-application stage of development proposals is likely to be between developers and the local community and, as such, the developer would be expected to fund the cost of mediation as part of their engagement budget. Planning authorities should not be expected to cover the financial cost of providing venues for any mediation sessions to take place, or the cost of mediation staff. Such costs would place an unsustainable financial burden on local authorities at a time when existing budgets are under considerable strain.

Q9. Do you agree with the proposal that the Scottish Government should provide guidance encouraging the use of mediation between parties in Pre-Application Consultation?

- Yes
- No
- No View

Answer - Please see response to questions 1 and 8

Included with this consultation paper are partial versions of the following assessments: • Business and Regulatory Impact Assessment (Annex B) • Equalities Impact Assessment (combining Child Rights and Wellbeing Impact Assessment) (Annex C)

Q10. Please give us any views you have on the content of these partial assessments.

No comment

Q11. Do you have or can you direct us to any information that would assist in finalising these assessments

No comment

We have also included our initial assessments screening out requirements to undertake assessments on Island Communities Impact (Annex D), the Fairer Scotland Duty (Annex E) and Strategic Environmental Assessment (Annex F). Based on the information we 17 have identified, we do not consider there is a requirement to undertake full assessments in these cases

Q12. Please give us your views on the Island Communities Impact, the Fairer Scotland Duty and Strategic Environmental Assessment screening documents and our conclusion that full assessments are not required.

No comment

Q13. If you consider that full assessments are required, please suggest any information sources that could help inform these assessments?

No comment

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Planning Committee

2.00pm, Wednesday, 3 February 2021

Annual Review of Guidance

| | |
|---------------------|-------------------------------------|
| Executive/routine | |
| Wards | All |
| Council Commitments | 1,4,10,11,12 and 15 |

1. Recommendations

- 1.1 It is recommended that Committee:
- 1.1.1 notes progress in consolidating and updating guidance for users of the planning service (Appendix 1);
 - 1.1.2 approves the attached updates to certain guidelines (Appendix 2); and
 - 1.1.3 approves the programme for work in 2021 as set out in Section 4 of this report.

Paul Lawrence

Executive Director of Place

Contact: Lynne McMenemy, Senior Planning Officer

E-mail: lynne.mcmenemy@edinburgh.gov.uk |

Annual Review of Guidance

2. Executive Summary

- 2.1 This report advises the Planning Committee of changes to planning guidance in 2020 and seeks approval for the programme for the coming year. It also seeks approval of minor updates to certain guidelines.

3. Background

- 3.1 The Council issues non-statutory guidance to help its customers interpret the statutory development plan.
- 3.2 There are five main guidelines, focused on the main customer groups plus a small number of specialist topic guidelines.
- 3.3 The suite of guidance continues to be kept under review to ensure that it is up-to-date and reflects the Council's objectives and practice.
- 3.4 In [March 2018](#) the Planning Committee agreed a streamlined process for the preparation and review of non-statutory guidance, following a successful trial period in 2017.
- 3.5 Current non-statutory guidance can be viewed [online](#) on the Planning and Building Standards webpages. Statutory Supplementary Guidance (SG) can also be viewed [online](#) along with the Local Development Plan (LDP).

4. Main report

Drivers for Change

- 4.1 The main factors which can indicate a need to consider changes to guidance are as follows:
- 4.1.1 changes in national or development plan policy and guidance (including Scottish Planning Policy and the emerging National Planning Framework 4, and the preparation of City Plan 2030);
- 4.1.2 change in the city (including economic, social, environmental and physical changes or changes in corporate or community planning policy);

- 4.1.3 findings from monitoring the use of existing guidance and policy, including appeal decisions;
 - 4.1.4 the opportunities presented by organisational change; and
 - 4.1.5 the service's improvement plan and charter.
- 4.2 Appendix 1 shows the current status of the Development Plan, statutory and non-statutory guidance. It also sets out scheduled reviews and updates which are to be undertaken during 2021.

Summary of Proposed Minor Updates to Guidance for Approval

- 4.3 Regular monitoring of the use of guidance has indicated the need for some minor updates to the following guidelines:
- 4.3.1 guidance for businesses, to add clarity on shopfront changes;
 - 4.3.2 guidance for householders, to clarify issues of dormers on tenements;
 - 4.3.3 listed buildings and conservation areas, to clarify the legislation framework and add clarity about roof terraces and historic windows;
 - 4.3.4 development in the countryside and green belt, to clarify site types; and
 - 4.3.5 student housing to add cross reference to Edinburgh Design Guidance on amenity.
- 4.4 Further details of all the above updates are set out in Appendix 2 for Committee's approval.
- 4.5 All of the above updates are considered sufficiently minor to not require further consultation.

Summary of Progress on Changes to Guidance since February 2020 and Programme for 2021

- 4.6 The effects of the ongoing Covid-19 emergency have had an impact on the timing of a number of guidance updates proposed to take place in 2020. These include preparation of further guidance on Developer Contributions and Infrastructure Delivery and a full review of the non-statutory Guidance for Householders. It is proposed that these updates will now commence in 2021.
- 4.7 The Proposed City Plan 2030 timetable has also been impacted and it is expected to be published for representations in 2021. Further review of non-statutory guidance may be required following publication of the proposed plan.
- 4.8 Non-statutory guidance will also continue to be monitored throughout the year as a result of changes at national level resulting from implementation of the Planning (Scotland) Act 2019. Significantly, this includes the new National Planning Framework 4 which will eventually become part of the statutory development plan and incorporate Scottish Planning Policy.
- 4.9 Appeal decisions and customer feedback will also continue to be used to inform future updates.

5. Next Steps

- 5.1 The appended changes will be made to the relevant existing non-statutory guidance documents following Committee approval. Electronic copies of these documents will be available on the Council's website.

6. Financial impact

- 6.1 There are no direct financial impacts arising from this report.

7. Stakeholder/Community Impact

- 7.1 Consultation responses are taken into account when full reviews of guidelines are undertaken. A summary of consultation responses are included when finalised guidelines are reported allowing the Planning Committee to see how consultation views have influenced the guidance. In 2020, the Choices for City Plan represented a significant consultation event. Engagement with customers and other stakeholders was affected by Covid-19 restrictions but is underway once more as part of the service's improvement programme.
- 7.2 The minor updates to guidance subject to this report (see Appendix 2), do not require additional consultation and are primarily reported for work scheduling purposes.
- 7.3 There is no requirement to undertake an Integrated Impact Assessment at this time. Assessments will be undertaken for individual guideline reviews as appropriate at the relevant time.
- 7.4 There are no perceived sustainability impacts arising from this report. Individual guideline reviews will consider sustainability impacts as appropriate at the relevant time.

8. Background reading/external references

- 8.1 Annual Review of Guidance, [Report to Planning Committee](#), 14 March 2018.
- 8.2 Annual Review of Guidance, [Report to Planning Committee](#), 26 February 2020.
- 8.3 [Planning Guidelines](#).
- 8.4 [Supplementary Guidance](#).

9. Appendices

- 9.1 Appendix 1 – Status of Development Plan and Guidance.

9.2 Appendix 2 – Annual Review of Guidance Minor Updates to Non-Statutory Guidance.

Status of Development Plan and Guidance

| Title | Status and Date | Comment |
|--|--|---|
| Current Development Plan | | |
| Strategic Development Plan (Includes Housing Land Supplementary Guidance,2014) | Approved June 2013 | Proposed Strategic Development Plan 2 rejected May 2019. SDP 1 is now over five years old. |
| Edinburgh Local Development Plan | Adopted November 2016 | |
| Supplementary Guidance (adopted) | | |
| City Centre Retail Core | Revised guidance adopted 2020 | |
| Tollcross Town Centre | Adopted 2017 | |
| Corstorphine Town Centre | | |
| Gorgie / Dalry Town Centre | | |
| Leith / Leith Walk Town Centre | | |
| Bruntsfield / Morningside Town Centre | | |
| Nicolson St/Clerk St Town Centre | | |
| Portobello Town Centre | | |
| Stockbridge Town Centre | | |
| Heat Opportunities Mapping | Adopted December 2018 | |
| Other Development Plan | | |
| City Plan 2030 | Choices' Main Issues Report consultation took place in 2020 Proposed City Plan 2030 to be published in 2021 | See www.edinburgh.gov.uk/cityplan2030 for information on timetable |
| Developer Contributions & Infrastructure Delivery | Finalised August 2018 | Ministers directed not to adopt January 2020. To be reviewed in 2021. |
| Edinburgh BioQuarter & South East Wedge Parkland | Draft December 2013 | |
| Non-statutory Guidance | | |
| Main Guidelines | | |
| Edinburgh Design Guidance | Updated January 2020 | Ongoing monitoring may indicate need for reviews/updates |
| Guidance for Householders | Updated February 2019 | <i>Minor updates reported February 2021†. Full review scheduled to commence in 2021.</i> |
| Guidance for Businesses | Updated February 2019 | <i>Minor updates reported February 2021†.</i> |
| Listed Buildings & Conservation Areas | Updated February 2019 | <i>Minor updates reported February 2021†.</i> |
| Development in the Countryside & Green Belt | Updated February 2019 | <i>Minor updates reported February 2021†.</i> |
| Student Housing* | Updated February 2016 | <i>Minor updates reported February 2021†.</i> |
| Affordable Housing* | Reissued October 2017 Updates February 2019 | <i>Minor updates reported February 2021†.</i> |
| Other non-statutory guidance | | |
| Outdoor Advertising and Sponsorship | Updated February 2019 | |
| Art in Public Places | Updated February 2019 | Consultation on review started May 2018. Interim minor update reported February 2019. |
| Open Space Strategy | Approved 2016 | Due for 5 yearly review in 2021 |

Excludes non-statutory area guidance: development briefs, masterplans and Place Briefs.

Italics – reported to same Committee meeting.

* Wider review to take place in parallel with City Plan 2030 project.

† In combination with updates rolled over from February 2020.

Minor Updates to Non-Statutory Guidance

| Guidance document | Reason for update | Proposed Edits (new text in blue and bold) | Section/ Page |
|---|---|--|------------------|
| Guidance for Businesses | For clarification based on enforcement cases. | Add: External roller shutters require planning permission. | 17 |
| | For consistency with Outdoor Advertising and Sponsorship guidance and for clarification based on enforcement cases. | Add new section: Other works affecting or relating to a shopfront or other business which may require planning and/or listed building consent: <ul style="list-style-type: none"> • Installation of garlands, particularly if they are supported by a structure • Free standing advertisement fixtures, awnings, flagpoles and banners Where permission is required these will generally not be acceptable. | 18 |
| Guidance for Householders | For clarification and to ensure high design quality. | Add: Dormers on tenemental and other traditional flatted properties will be acceptable where they are an existing characteristic of the building or, where they are not detrimental to the character and appearance of the building or the roofscape. | 17 |
| Guidance on Listed Buildings and Conservation Areas | For consistency. | Add links to HES Managing Change publications. | 5 |
| | For clarification based on appeal decisions and case work relating to listed buildings. | Add: In most instances, roof terraces will not be supported due to the loss of historic fabric and detrimental impacts on the character of the building and setting. | 7 |
| | For clarification | Amend: "The complete replacement of original or historic windows will only be approved where they have clearly deteriorated beyond practicable repair..." | 13 |
| Development in the Countryside and Green Belt | For clarification | Delete text: "These reasons include the reuse of brownfield land and gap sites within existing clusters of dwellings. " | |
| Student Housing | For clarification | Add cross reference to amenity considerations in Edinburgh Design Guidance | 3 |

Please note further changes will be combined with those reported in February 2020.

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Planning Committee

2.00pm, Wednesday, 3 February 2021

Development management – discretionary charges

| | |
|---|--|
| Executive/routine Wards Council Commitments | Executive All 13 , 14 , 50 |
|---|--|

1. Recommendations

- 1.1 It is recommended that the Committee agrees:
 - 1.1.1 the proposed changes to the Council’s pre-application advice service and the proposed additional charges for providing pre-application advice be implemented from 1 April 2021;
 - 1.1.2 the proposed changes to the non-material variation service and the introduction of the proposed charges for providing this service from 1 April 2021; and
 - 1.1.3 that a follow-up report be brought to Planning Committee date within six months of the implementation date to continue to monitor performance.

Paul Lawrence

Executive Director of Place

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Development management – discretionary charges

2. Executive Summary

- 2.1 This report provides an update on the delivery of the pre-application advice service (PAAS) introduced by the Council on 1 July 2019 and proposes some changes.
- 2.2 The introduction of new discretionary charges to cover applications for non-material variations is proposed.

3. Background

- 3.1 Discretionary charging for planning tasks refers to a range of services that are currently undertaken by planning officials as part of the development management process but are not covered by statutory fees for planning applications.
- 3.2 Pre-application advice refers to advice given to a prospective applicant before a planning application has been submitted. While providing pre-application advice is not a statutory planning function, in line with Scottish Government guidance the Council provides this service to support the efficient operation of the planning process.
- 3.3 A non-material variation application refers to changes to an existing planning permission that is deemed by the authority to be non-material in nature. A non-material variation is one which will not significantly change the scheme that was originally granted planning permission and are therefore by definition minor changes. This may be required for any number of practical or design reasons. Section 64 of the Town and Country Planning (Scotland) Act allows a Planning Authority to vary any planning permissions granted by them if it appears to them that the variation sought is not material.
- 3.4 Revenue budget preparation for the Planning Service seeks to maximise cost recovery for development management activities. Pre-application advice charging was introduced on 1 July 2019. However, there are a number of other work streams for which charges are not currently levied. There is an opportunity to consider where further charges might be implemented on a cost recovery basis in order to enable the Planning Service to continue to function effectively in the context of significant budget pressures.

- 3.5 The Planning Service has undertaken a review of the existing PAAS, and proposes to refine the process to ensure that it accurately reflects the requirements of service users and that charges reflect the resource required.
- 3.6 An initial scoping exercise has also been undertaken within the Planning Service to assess potential other sources of charging for work. As a result of this exploratory work, it is proposed that a charging strategy be taken forward for non-material variation applications. This is discussed in further detail in the report. These proposals have been informed by work previously undertaken in relation to the implemented PAAS charging procedures as well as in consultation with planning staff, customers, and other internal and external stakeholders.

4. Main report

- 4.1 The Council implemented a chargeable pre-application advice service (PAAS) on 1 July 2019. Between 1st July 2019 and 31 October 2020, the PAAS has recovered £373,720 of costs via fees. As of the end of October 2020, the Council had received 239 valid requests for the PAAS. The delivery of the refreshed PAAS has gone relatively smoothly to date, with only modest procedural difficulties. Both the provision of the PAAS itself and the supporting activities (such as taking payment) are working well, and staff resources are generally being managed effectively.
- 4.2 The opportunity has been taken at this stage to review current working practices. The existing service provides a range of options for applicants to choose from, dependent on the scale of development being considered (small local, medium local, and major developments) and the detail of pre-application advice sought. As of 31 October 2020, the Council had received the following split of pre-application enquiries:
- 4.2.1 Householder developments – three enquiries (note – there is no standard householder pre-application service offered, therefore these enquiries are out with the scope of the service);
 - 4.2.2 Small local developments – 20 enquiries;
 - 4.2.3 Medium local developments - 121 enquiries; and
 - 4.2.4 Major developments (including pre-position discussions) – 95 enquiries.
- 4.3 This has identified that whilst the system is generally working well, there are some areas where the offer could be adapted to improve the service. In particular, the above analysis and officer experience has indicated that there is a particular demand for the provision of pre-application advice for medium scale local developments. The existing breakdown of fee options for development of this scale are noted as follows;
- 4.3.1 Standard service (desktop review and one hour meeting): £850 + VAT (£1020);
 - 4.3.2 Additional one hour meeting: £500 +VAT (£600); and

4.3.3 Additional meeting on site with applicant: £200 + VAT (£240).

4.4 The standard service does not currently include a fee for a site visit, however officers' experience has found that in many cases, it has been necessary for the allocated officer to carry out an unaccompanied site visit in order to provide comprehensive and accurate advice to the applicant. There have been 29 cases since July 2019 where an unaccompanied site visit has been provided as part of this service. It is proposed that a new tier of payment be introduced to the scale of fees for medium local developments in order to recover the cost to the Council of these site visits. This would be costed at £100 + VAT per unaccompanied site visit. Further detail of this assessment is included in Appendix 1.

4.5 The inclusion of this additional charge will more accurately represent the time spent on the PAAS by planning officers and will allow the costs of this resource to be recouped by the Council.

The Council budget for 2021/22

4.6 Further to the addition of the additional site visit service as noted above, it is proposed that pre-application charging is increased in line with budget projections for 2021/22. A 5% increase in PAAS fees will be considered in the Council's revenue budget proposals. A summary of the proposed revised pre-application charging schedule is provided in Appendix 2.

Further Discretionary Charging Opportunity

4.7 A scoping exercise has been undertaken by planning officers to consider potential further opportunities to implement a charging regime for service which are currently provided free of charge. The following areas have been considered through initial discussions with officers:

- Non-material variations;
- Discharge of conditions;
- Site history enquiries;
- Window enquiries;
- Tree enquiries; and
- Post advice implementation advice .

4.8 At this stage, it proposed to implement a charging programme for non-material variation applications. There is an existing precedent in other Scottish local authorities for this form of cost recovery.

4.9 There are a number of other areas noted in the above list which may provide future opportunities to explore the potential for cost recovery. However, these would require further detailed work to establish a robust framework through which costs could be reasonably covered.

Non-material variation application service

4.10 The non-material variation application (NMVA) process is currently delivered by the planning service free of charge. It is proposed to change the NMVA service to

include a scale of fees to protect and improve the current level of customer service and standardise the offer to customers.

- 4.11 It is proposed that the NMVA service will cover householder, local and major applications. The scale of fees proposed for each of these categories has been informed by priorities and resourcing experience identified during the scoping exercise undertaken with officers. The introduction of the revised service will help to standardise the service offered across different teams within the Planning Service in terms of timescales and outputs.
- 4.12 The level of service that will be provided to eligible customers in response to requests for NMVAs is set out in Appendix 3.
- 4.13 To enable the Council to deliver a high quality charging NMVA service in the context of significant revenue budget pressures, it is proposed to introduce charges set at a level that will generate enough income overall to wholly offset the costs of providing the service.
- 4.14 In terms of existing planning legislation, the Planning (Scotland) Act 2019 contains provisions which can enable extension of the scope of services planning authorities can charge for in carrying out their functions. However, the current planning fee regulations – the Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 2004 (as amended) – neither make provision for charging for NMVAs, nor expressly prohibit it.
- 4.15 The Scottish Government states that it is at the discretion of the local authority as to which services they intend to charge for. It remains uncertain whether new planning regulations will be enacted to expressly allow local authorities to charge for NMVAs as part of the Scottish Government’s current reform of planning law.
- 4.16 In terms of Section 20 of the Local Government in Scotland Act 2003 (the “2003 Act”), the Council has a general “Power to Advance Wellbeing”. Section 20 of the 2003 Act provides the Council with the power to do anything which it considers likely to promote or improve the wellbeing on its area and/or people within its area, including the provision of services.
- 4.17 The statutory framework for Best Value provided by the Local Government in Scotland Act 2003 covers the Best Value Guidance published in 2004. This guidance allows local authorities to make arrangements to secure continuous improvement in performance (while maintaining an appropriate balance between quality and cost); and in making those arrangements and securing that balance, to have regard to economy, efficiency, effectiveness, the equal opportunity requirements and to contribute to the achievement of sustainable development.
- 4.18 Having had due regard to the 2004 guidance on the Power to Advance Wellbeing, it is considered that the Council has the necessary statutory power to introduce charges and recover the costs for the NMVA service in terms of Section 20 of the 2003 Act, on the basis that the provision of this service will promote sustainable development and thus advance wellbeing.

Justification for charging

- 4.19 It is estimated that for the period 1 November 2019 to 1 November 2020, the cost to the Council of providing the existing NMVA service amounted to a total of £71,712, based on a workload over this period of 228 applications. Of the 228 NMVAs received between 1 November 2019 and 1 November 2020, 96 were for householder developments, 63 were for local developments, and 69 were for major developments.
- 4.20 The charges set out for NMVAs are split across these three levels of cases; householder, local and major applications, with the charges weighted to reflect the greater level of staff time required for more complex applications. The proposed charging regime is based on a cost recovery basis of the total cost as noted above, and it is anticipated that the charges will achieve full cost recovery basis on an aggregate basis (bespoke charges based upon the costs of delivering individual non-material variation applications are not considered to be practical due to the complexity of calculating individual costs and the lack of upfront clarity for customers.) It is noted that the base figure of £71,712 is an estimate and we would look to refine the charges as and when we have a fuller understanding of the costs of providing the service.
- 4.21 Generally, NMVAs for householder and local developments are a relatively straightforward process, and an estimation of officer hours required to resource this work has been used to calculate an average cost for these applications. Using this approach, it is proposed that a fee of £80+VAT be implemented for householder development . A fee of £150+VAT is proposed for local development NMVAs.
- 4.22 For major developments, there is a considerable variation in the level of complexity that an NMVA can generate. At present, an NMVA for a major development can entail anything from a single change to a development to a suite of changes that will significantly increase the resource demand on officers in their assessment of the case and preparation of the report of handling. This will impact on the resource requirement and cost of the application to the Council.
- 4.23 In order to address the disparity across this type of application, it is proposed that a scale of charges be introduced for major NMVAs that allows the variation in workload to be accounted for. A standard charge of £250+VAT is proposed to cover a single NMVA. An additional surcharge of £150+VAT per additional matter will allow for further details to be included in the same applications.
- 4.24 It will be at the applicant's discretion how many matters they wish to apply for under a single NMVA, and the fee will be calculated accordingly. The applicant will be required to provide a list of matters to be considered in the NMVA to clarify to officers the precise changes being sought through the application. The planning service will provide guidance on the definition of matter types to assist applicants in the application process. This approach will allow for more complex NMVAs to recover an appropriate amount of the resourcing cost to the Council, whilst allowing single matters to be dealt with at a proportionate cost.

4.25 It is also proposed that where an applicant has a particularly complex non-material variation enquiry, it will be recommended that the PAAS is utilised. Applicants will be able to choose the level of pre-application advice from the existing schedule of charges, depending on the complexity of their enquiry.

4.26 The proposed schedule of charges is summarised below:

| Application type | Charge |
|--|--------------------------|
| Householder non-material variation | £80 + VAT |
| Local development non-material variation | £150 + VAT |
| Major/national development - non-material variation – initial matter - additional matter | £250 + VAT £150 + VAT |
| Any development relating primarily to improving accessibility for people with disabilities | Free (*) |

(*) As per current structure for planning applications for development that is intended solely to improve access, safety, health or comfort for a disabled person and works to provide means of access for disabled persons to a building to which members of the public are admitted. NMVS fee will be waived for cases which relate to a previous planning consent that was deemed to be free of charge under these provisions or for new issues that fit the criteria as noted above.

4.27 It is anticipated that these charges will be reviewed at appropriate intervals to ensure they accurately reflect the costs of delivering the non-material variation service. Implementing charging would generate data which would enable the Council to refine charges.

Feedback and monitoring

4.28 The key driver of the introduction of these discretionary charges is improving customer service and consistency across the planning service. It is proposed that the discretionary charges system outlined above would be monitored using the same process as is currently in place to monitor the PAAS system. These are identified as follows;

- Customer feedback – capturing the views of customers via surveys and other mechanisms such as the annual Customer Forum;
- Live review – peer review of ongoing customers;
- Retrospective review – peer review of completed cases; and
- Key performance indicators – statistical data on the service provided.

5. Next Steps

- 5.1 The Council will continue to deliver the refreshed PAAS.
- 5.2 Should the Committee agree to the recommendations, the Planning Service will implement the additional pre-application charge for an unaccompanied site visit and begin charging from date 1 April 2021.
- 5.3 Should the Committee agree to the recommendations, the Planning Service will implement the new NMVA service and begin charging from 1 April 2021.

6. Financial impact

Pre-application advice service

- 6.1 Between 1 July 2019 and 31 October 2020 PAAS has achieved cost recovery for the service of £373,720. The addition of new site visit charges for small local development as noted in section 4.4 above would be charged at £100+VAT per visit. Based on officer experience over this period, it is estimated that there is an opportunity to recover an additional £2,200 + VAT of costs per annum through the introduction of this charge.

Non-material variation service

- 6.2 The proposed charges set out for the introduction of the NMVS have been calculated on the basis that these will substantially cover the costs to the Planning Service for this work. It is reasonable to anticipate that the introduction of charging may deter some applicants from seeking a non-material variation who would otherwise have done so. This would result in reduced revenue costs to the Council of delivering a non-material variation service. Based on a 25% reduction, full cost recovery would be expected to generate approximately £54,000. In the longer-term, if charges from a non-material variation service are to form part of budget planning for the Planning Service, consideration may require to be given as to how the Planning service cost base can be made more variable.
- 6.3 As set out in Table 4.1, it is proposed to waive charges for the non-material variation service for any development primarily concerning works relating to accessibility for people with disabilities. The financial impact to the Council of waiving charges in these instances is not expected to be significant as the number of planning applications received in this category each year is relatively small.
- 6.4 It is noted that a non-material variation can only be applied to a grant of planning permission. It does not apply to any other consents such as Listed Building Consents, Conservation Area Consents or Advert Applications.

7. Stakeholder/Community Impact

- 7.1 A project board has been established to drive this project. This includes representatives from planning, legal and financial services. Additional members of

the planning service were also consulted in order to explore potential areas for further charging and to develop the proposed charging scheme for non-material variation applications.

- 7.2 The Council has a customer feedback survey for the PAAS which all customers are asked to complete. The number of responses to date has been modest and work is underway to encourage more customers to provide feedback.

8. Background reading/external references

- 8.1 Changes to the pre-application advice service and Edinburgh Planning Concordat report, Planning Committee on [15 May 2019](#).
- 8.2 Changes to the pre-application advice service report, Planning Committee on [29 January 2020](#).

9. Appendices

- 9.1 Appendix 1 - Proposed additional site visit fee within PAAS.
- 9.2 Appendix 2 - Pre-application charging schedule.
- 9.3 Appendix 3 - Proposed scale of fees for non-material variation applications.

Appendix 1

Proposed additional site visit fee within PAAS

A fee of £100 is proposed as an optional additional cost for customers using the pre-application advice service for an unaccompanied site visit. This is based on a two hour time requirement from officers, using an average officer cost (including overheads) of £52 per hour. This fee amount has been rounded down to £100 for simplicity.

Appendix 2

| Pre-application charging schedule | | 2020/21 | 2021/22 |
|--|-----------------|----------------|----------------|
| Householder Developments / advertising and signage / simple change of use / alterations | | £200.00 | £210.00 |
| Local Development (small) - up to 11 residential units / up to 999m2 commercial / other space | per review | n/a | n/a |
| Local Development (small) - up to 11 residential units / up to 999m2 commercial / other space | per hour | £100.00 | £105.00 |
| Local Development (medium) - 12 to 49 residential units / 1,000m2 to 10,000m2 commercial / other space | per review | £850.00 | £900.00 |
| Local Development (medium) - 12 to 49 residential units / 1,000m2 to 10,000m2 commercial / other space | per visit | £200.00 | £210.00 |
| Local Development (medium) - 12 to 49 residential units / 1,000m2 to 10,000m2 commercial / other space | per hour | £500.00 | £525.00 |
| Local Development (medium) - 12 to 49 residential units / 1,000m2 to 10,000m2 commercial / other space | per application | £500.00 | £525.00 |
| Major/National Development - 50+ residential units / 10,000m2 + commercial / other space / 2 hectares + site size / other criteria per Hierarchy of Development Regulations 2009 | per meeting | £1,000.00 | £1,050.00 |
| Major/National Development - 50+ residential units / 10,000m2 + commercial / other space / 2 hectares + site size / other criteria per Hierarchy of Development Regulations 2009 | per review | £4,900.00 | £5,150.00 |
| Major/National Development - 50+ residential units / 10,000m2 + commercial / other space / 2 hectares + site size / other criteria per Hierarchy of Development Regulations 2009 | per application | £500.00 | £525.00 |
| Major/National Development - 50+ residential units / 10,000m2 + commercial / other space / 2 hectares + site size / other criteria per Hierarchy of Development Regulations 2009 | per application | £500.00 | £525.00 |
| Major/National Development - 50+ residential units / 10,000m2 + commercial / other space / 2 hectares + site size / other criteria per Hierarchy of Development Regulations 2009 | per application | n/a | n/a |

(all figures Net of VAT)

Appendix 3

Proposed scale of fees for non-material variation applications

| Scale of Development | Proposed charge | Service provided (increasing scale of fees relates to increased complexity of enquiry for each type of development) |
|-------------------------------|-----------------|---|
| NMV Householder applications | £80 (+VAT) | <ul style="list-style-type: none"> • Registration of NMV application • Desktop review of proposed variation to proposal. • Assessment and preparation of NMV report. |
| NMV Local applications | £150 (+VAT) | |
| Major - standard application | £250 (+VAT) | |
| Major - additional matters ** | £150 (+VAT) | <ul style="list-style-type: none"> • Assessment of each further matter and incorporation of this matter into NMV report |

** Guidance on the definition of additional matters will be set out in guidance notes which will accompany the proposed scheme of non-material variation charges. The applicant can decide number of matters to be assessed, dependent on complexity of NMV case. These should be clearly listed in a covering letter to allow officers to assess if the applicant proposal can be reasonably covered as one matter.

Planning Committee

2.00pm, Wednesday, 3 February 2021

Accessibility of New Buildings

| | |
|---|------------------|
| Executive/routine Wards Council Commitments | Executive All |
|---|------------------|

1. Recommendations

- 1.1 It is recommended that Committee notes that planning applications are considered against planning policies and guidance which promote accessibility and that the Building Regulations ensure that technical requirements for access to and within buildings are met.

Paul Lawrence

Executive Director of Place

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Accessibility of New Buildings

2. Executive Summary

- 2.1 At its meeting of 10 December 2020, the City of Edinburgh Council requested a report to Planning Committee on 3 February 2020 setting out how accessibility is considered through Building Standards and the planning system and how compliance with the Building Regulations is ensured. Appendix 1 shows the agreed motion in full.
- 2.2 This report sets out the how these matters are considered through both systems and explains how compliance with the Building Regulations is ensured.

3. Background

- 3.1 Planning and Building Standards operate under two separate statutory regimes. The two regimes are complementary to one another and consider different aspects development. In this sense they provide a holistic approach to the regulation of development.
- 3.2 The purpose of planning is to manage the development and use of land in the long term public interest. The Building Standards system regulates technical aspects of the design of buildings. Through the Building Regulations it secures the health, safety, welfare and convenience of persons, the conservation of fuel and power and the achievement of sustainable development.

Planning

- 3.3 Decisions on planning applications are required to be made in accordance with the development plan unless material considerations indicate otherwise.
- 3.4 The Edinburgh Local Development Plan promotes accessibility at a strategic level through promoting sites with good levels of access to public transport and amenities. Applications are considered against the policies within it.
- 3.5 In relation to accessibility, planning can consider where development is located, layout, the position of buildings and how developments are accessed. Internal alterations to buildings are not development and so are outwith the scope of planning applications.

Building Standards

- 3.6 The building standards system considers the technical aspects of building. In relation to accessibility, it considers access to buildings (from, but not including, the road) and access within buildings. To build a building in Scotland a Building Warrant is needed.
- 3.7 The Scottish Government publishes technical standards. If these are met, then buildings meet the relevant building regulation. If the building regulations are met, the Council must grant a building warrant.
- 3.8 Before a building is occupied, the developer needs to have a completion certificate accepted.

4. Main Report

Planning

- 4.1 Decisions on planning applications need to take account of development plan policies which promote accessibility. There are policies on access in and around development, future adaptability, housing mix including those for older people and those with special needs. Extracts from these are contained in Appendix 2.
- 4.2 The plan also sets development principles for a number of development sites and includes requirements for walking and cycling routes within the developments and to neighbouring sites.
- 4.3 The [Edinburgh Design Guidance](#) explains the policies further.
- 4.4 It also states that Design and Access statements are expected for all major planning applications as well as other significant or complex proposals. In relation to access, these should include a section about how issues relating to access to the development for people with disabilities have been addressed. The statement must explain the policy or approach in relation to adopted access. The Design Guidance is a material planning consideration for assessing planning applications.
- 4.5 Numerous factors, including accessibility, will be considered when making planning decisions. Generally, the requirements of policy on accessibility are met. If, however, it was thought that a policy was not being met and the proposal should still be granted planning permission, the reasons for this would be set out in the planning report.
- 4.6 The Planning Act has been amended to require certain public buildings to be granted planning permission subject to a condition requiring them to include a changing places toilet (CPT). CPTs are facilities suitable for use by people that have more complex care needs and will also assist many other people for whom standard accessible sanitary facilities, for reasons of form or size, are not adequate. In addition to standard facilities they provide additional space for assistants, an adult-sized changing bench and a hoist.

Building Standards

- 4.7 Building Warrant proposals are assessed against the Scottish Government's [Technical Standards](#). The documents explain and illustrate how the mandatory standards including those on access (Appendix 3) are met. Sections in the guidance include the following:
- Enhanced apartments (a requirement for at least one large rooms in dwellings) (Technical Standard 3.11.2);
 - Manoeuvring spaces in kitchens (3.11.3);
 - Accessible sanitary accommodation (3.12.3);
 - Accessible car parking to flats or maisonettes (4.1.1);
 - Car parking within the curtilage of a dwelling (4.1.2);
 - Accessible routes (4.1.3);
 - Accessible entrances (4.1.7);
 - Space standards for common entrances (4.1.8);
 - Accessible Thresholds (4.1.9);
 - Circulation routes and lobbies in common areas of domestic buildings (4.2.1-3);
 - Doors within common areas of domestic buildings (4.2.4);
 - Lifts (4.2.5); and,
 - Accessibility within dwellings (4.2.6).
- 4.8 When the standards are met, the Council must grant a building warrant. If the regulations are not met, the Council cannot grant a warrant.
- 4.9 To ensure compliance, the Council is required to verify that what is constructed meets the building regulations. Completion certificates state that the building has been constructed in accordance with the Building Regulations and the building warrant. They are signed by the developer. If the Council is satisfied through its inspection of the works that the works meet the Regulations and the warrant, they must accept the completion certificate. The building can then be occupied. If the regulations are not met, the Council cannot accept a completion certificate and the building should not be occupied.
- 4.10 There are no recorded trends of accessibility non-compliance with the building regulations in the Building Standards service. Anecdotal evidence suggests that minor matters of non-compliance identified during site inspections are rectified prior to the Acceptance of a Completion Certificate being issued.

Other matters

- 4.11 As noted in the motion agreed by Council on 10 December 2020, the Council is committed to delivering accessible homes. The report to Housing, Homelessness and Fair Work Committee of [14 January 2021](#) on Strategic Housing Investment

Plan (SHIP) 2021-2026 sets out the approach to delivering accessible housing (Section 6).

- 4.12 The Edinburgh Access Panel is supported by Council officers. It meets regularly to consider planning applications for public buildings and make comments in relation to any accessibility issues. It also acts as consultees in relation to large development projects, and advise the developers, at an early stage, about improvements in access arrangements.

5. Next Steps

- 5.1 Planning will continue to consider accessibility when deciding and making recommendations on planning applications.
- 5.2 The planning policy context will be considered when Planning Committee considers the proposed City Plan 2030 as a replacement for the adopted Edinburgh Local Development Plan.
- 5.3 Building Standards will continue to ensure accessibility requirements of the Building Regulations are met when granting Building Warrants and accepting completion certificates.
- 5.4 At the present time there are no plans within the Scottish Government - Building Standards Division divisional business plan to review access standards. There is awareness that the Scottish Government's Housing service have committed to review access standards for affordable housing. Any evidence gathered as part of the review may inform a review of access provisions in the Technical Handbooks.
- 5.5 The Scottish Government, in collaboration with stakeholders from across the construction sector, have a Compliance Plan workstream that will improve the outcomes of the application of access standards set by the building regulations. Contractors will be expected to work in accordance with Compliance Plans and the Building Standards service will monitor these once they are put into place.

6. Financial impact

- 6.1 There is no financial impact arising from this report.

7. Stakeholder/Community Impact

- 7.1 Stakeholders and communities are notified about planning applications in accordance with legislative requirements including neighbour notification and weekly lists and as appropriate, advertisements.
- 7.2 Stakeholders and communities are consulted in the preparation of Council policy documents including the Local Development Plan. Stakeholders and communities have been engaged in the preparation of the forthcoming City Plan 2030.

- 7.3 Stakeholders and the public are consulted about changes to the Technical Handbooks that the government publishes in relation to the Building Regulations.

8. Background reading/external references

- 8.1 Motion 9.10 to City of Edinburgh Council on [10 December 2020](#) by Councillor Booth
- 8.2 Amendment to Motion 9.10 by the Coalition – Accessibility of New Buildings: The link to this is found at the via the “Motions and Amendments” PDF at the bottom of the above webpage.
- 8.3 [Edinburgh Local Development Plan](#)
- 8.4 [Edinburgh Design Guidance](#)
- 8.5 [Non Domestic Technical Handbook](#)
- 8.6 [Domestic Technical Handbook](#)
- 8.7 [Planning Circular 1/2020 Town and Country Planning \(Changing Places Toilet Facilities \(Scotland\) Regulations 2020](#).

9. Appendices

- 9.1 Appendix 1 – Motion agreed by City of Edinburgh Council on 10 December 2020.
- 9.2 Appendix 2 - Extracts from Edinburgh Local Development Plan Policies concerning accessibility.
- 9.3 Appendix 3 - Extracts from the Building Standards Technical Handbooks.

Appendix 1 - Motion agreed at by City of Edinburgh Council on 10 December 2020

1. Notes that for new build council homes current policy is that a minimum of 10% should be fully wheelchair accessible and that all homes are built to the Housing for Varying Need (HFVN) standard making ground floor properties accessible for wheelchair users including doorways that are wide enough to accommodate a wheel chair, level entry access, space for a wheelchair turning manoeuvre in both the kitchen and at least one bathroom and a wheel chair accessible path through property. The 10% that are fully wheelchair accessible include further specialist adaptations and where feasible plans are discussed with relevant professionals including Occupational Therapists during the design process to allow additional specialist adaptations for example lowered work surfaces, wet floor shower room or stair lifts. Further notes that a study has been commissioned into future need and demand for wheelchair accessible housing to feed into the updated Housing Needs and Demand Assessment for the city region and target setting as part of the Strategic Housing Investment Plan (SHIP) process.
2. Notes that many buildings can be made at least partially and more easily accessible for disabled people, including wheelchair users by, for example, alterations to the minimum standards for width/sizes of front doors as well as all ground floor room doors, thereby enabling disabled people to enter the accommodation and move around the ground floor. Being able to reach the front door of the accommodation via ramping would be a further important factor in facilitating greater access.
3. Recognises that by building to the HVN standard and investing in increased ease of access for all ground floor new build council homes the demand for full adaption at a later date is reduced, leading to a reduction on pressure on the council's adaptations budget.
4. Notes that the commitment to delivering accessible homes was increased from 3000 to 4500 and that the SHIP report, which will be at the next Housing, Homelessness and Fair Work Committee, will contain a detailed update on the council's strategy for maximising delivery of new build accessible housing as part of the council's new build programme. Agrees that this report should include information on the current and anticipated future demand for accessible housing and a plan for how the council will this.
5. Requests a report to Planning Committee on 3 February 2020 setting out how accessibility is considered through Building Standards and the planning system and how compliance with the Building Regulations is ensured.

Notes: the matter of accessibility has been the subject of a City Plan Leadership Forum meeting. This issue will be considered as part of a policy approach to the proposed City Plan 2030 and will be set within the context of the legislative powers of the planning system. This matter will be addressed, in some measure, as part of the proposed City Plan and presentation to Planning Committee on 24 February 2021 (2 cycles).

Appendix 2 - Extracts from Edinburgh Local Development Plan Policies concerning accessibility.

1. “Planning permission will be granted where... safe and convenient access and movement in and around the development will be promoted, having regard especially to the needs of people with limited mobility or special needs” (Policy Des 7 – Layout Design).
2. “Planning permission will be granted where... the design will facilitate adaptability in the future to the needs of different occupiers”. (Policy Des 5 – Development Design – Amenity).
3. “The Council will seek the provision of a mix of house types and sizes where practical, to meet a range of housing needs, including those of families, older people and people with special needs, and having regard to the character of the surrounding area and its accessibility” (Policy Hou 2 – Housing Mix).

Appendix 3 - Extracts from the Building Standards Technical Handbooks

The Technical Handbooks are Scottish Government documents.

Standard 3.11

Every building must be designed and constructed in such a way that:

- a. the size of any apartment or kitchen will provide a level of amenity that ensures the welfare and convenience of all occupants and visitors, and
- b. an accessible space is provided to allow for the safe, convenient and sustainable drying of washing.

Limitation:

This standard applies only to a dwelling.

Standard 3.12

Every building must be designed and constructed in such a way that sanitary facilities are provided for all occupants of, and visitors to, the building in a form that allows convenience of use and that there is no threat to the health and safety of occupants or visitors.

Standard 4.1

Every building must be designed and constructed in such a way that all occupants and visitors are provided with safe, convenient and unassisted means of access to the building.

Limitation

There is no requirement to provide access for a wheelchair user to:

- a. a house, between either the point of access to or from any car parking within the curtilage of a building and an entrance to the house where it is not reasonably practicable to do so, or
- b. a common entrance of a domestic buildings not served by a lift, where there are no dwellings entered from a common area on the entrance storey.

Standard 4.2

Every building must be designed and constructed in such a way that:

- a. in non-domestic buildings, safe, unassisted and convenient means of access is provided throughout the building;
- b. in residential buildings, a proportion of the rooms intended to be used as bedrooms must be accessible to a wheelchair user;
- c. in domestic buildings, safe and convenient means of access is provided within common areas and to each dwelling;

- d. in dwellings, safe and convenient means of access is provided throughout the dwelling, and
- e. in dwellings, unassisted means of access is provided to, and throughout, at least one level.

Limitation

There is no requirement to provide access for a wheelchair user:

- a. in a non-domestic building not served by a lift, to a room, intended to be used as a bedroom, that is not on an entrance storey, or
- b. in a domestic building not served by a lift, within common areas and to each dwelling, other than on an entrance storey.”

Planning Committee

2.00pm, Wednesday, 3 February 2021

Coronavirus Measures and Publication of Weekly Lists and Posting of Site Notices

Executive/routine
Wards
Council Commitments

1. Recommendations

- 1.1 It is recommended Committee notes the decision taken by the Chief Planning Officer in consultation with the Convener and Vice Convener to extend the period during which weekly lists are not published in libraries and offices to 31 March 2021.
- 1.2 It is recommended Committee notes the decision to suspend the physical posting of site notices and to publish these on the Council's website.

Paul Lawrence

Executive Director of Place

Contact: David Givan, Planning and Building Standards Service Manager

E-mail: david.givan@edinburgh.gov.uk | Tel: 0131 529 3679

Coronavirus Measures and Publication of Weekly Lists and Posting of Site Notices

2. Executive Summary

- 2.1 The Council published its weekly list of applications in libraries, Hub buildings and its principal office at Waverley Court. These buildings were closed to the public as a result of the Coronavirus Emergency
- 2.2 Planning Committee agreed on 2 September 2020 that weekly lists would continue to not be published in libraries and offices until 31 December 2020. It also agreed that if the Chief Planning Officer considers that these measures need to continue beyond that date, he would take a decision to do so following consultation with the Convener and Vice Convener of the Planning Committee and report to Committee on that decision thereafter.
- 2.3 The arrangements for publications need to be extended as libraries and offices will remain closed due to continuing Coronavirus measures.
- 2.4 Following consultation with the Convener and Vice Convener, the Chief Planning Officer has taken the decision to extend these measures to 31 March 2021.
- 2.5 In addition, following the Scottish Government's decision on 4 January to put mainland Scotland and Skye into lockdown along with its Stay at Home advice, given the increased risk to public and staff health, the Chief Planning Officer has taken a decision to suspend the physical posting of site notices. Instead, these will be published on the Council's website. This is being kept under review and as soon as it is considered safe enough, physical posting will be resumed.
- 2.6 This report asks Committee to note these decisions.

3. Background

- 3.1 Under the Planning Acts, the Council published its weekly list of applications in libraries, Hub buildings and its principal office at Waverley Court. At these buildings it allowed the public to view the plans for applications via computers. These buildings were closed to the public as a result of the Coronavirus Emergency.
- 3.2 Under these Acts, the Council also posted site notices for some types of applications.

- 3.3 Paragraph 10(2) of Schedule 6 to the Coronavirus (Scotland) Act 2020 removes the duty requiring public authorities to physically publish or publicise documents or make documents available for physical inspection where they consider that doing so may give rise to a significant risk of transmission of coronavirus.
- 3.4 The Health Protection (Coronavirus) (Restrictions and Requirements) (Local Levels) (Scotland) Regulations 2020 were amended so that from 26 December 2020 Edinburgh would be in what is known as a Level 4 area. In level 4 areas, libraries must be closed to members of the public and public buildings can only be opened for limited reasons.
- 3.5 Planning Committee agreed on 2 September 2020 that weekly lists would continue to not be published in libraries and offices until 31 December 2020.
- 3.6 It also agreed the Chief Planning Officer could extend these arrangements beyond that date if necessary and following consultation with the Convener and Vice Convener of the Planning Committee.
- 3.7 As a result of increased concern about the transmission of coronavirus, the above Regulations were further amended on 5 January to put mainland Scotland and Skye into lockdown. At this time, the Scottish Government advice was for people to stay at home.

4. Main Report

- 4.1 Due to the Council's area being a Level 4 area, it is not possible to publish weekly lists in libraries or Council offices.
- 4.2 Following consultation with the Convener and Vice Convener of the Planning Committee, the Chief Planning Officer took the decision to continue not to publish weekly lists in libraries and offices until 31 March 2021.
- 4.3 This date is the same as the date in which the Coronavirus (Scotland) Act 2020 is in force in relation to the publication and making of documents available for physical inspection.
- 4.4 Weekly lists will continue to be published on the Council's [website](#).
- 4.5 In accordance with the decision of Committee of 2 September 2020, the Chief Planning Officer has suspended the posting of site notices as he considers the risk of infection has increased to a level where the posting of site notices is no longer safe for staff and because he considers the posting of such notices would be counter to objectives of community health protection.
- 4.6 Committee is asked to note the above decisions.

5. Next Steps

- 5.1 The measures set out in this report will be kept under review by the Chief Planning Officer. If it is necessary to further extend the arrangements for non-publication of

weekly lists in libraries and offices, he will consult with the Convener and Vice Convener of the Planning Committee before making any decision.

- 5.2 If it is necessary to extend arrangements for not physically posting site notices beyond 31 March 2021, this will be reported to Committee.

6. Financial impact

- 6.1 There is no financial impact arising from this report.

7. Stakeholder/Community Impact

- 7.1 The contents and recommendations neither contribute to, nor detract from, the delivery of the three Public Sector Equality Duties.
- 7.2 The contents and recommendations described in the report do not deliver any outcomes relating to the ten areas of rights, nor do they enhance or infringe them.
- 7.3 There is no environmental impact arising from the contents of this report.

8. Background reading/external references

- 8.1 Report to Planning Committee of 2 September 2020 on [Changes to Publication Arrangements for Applications during Coronavirus Emergency](#)
- 8.2 [Coronavirus \(Scotland\) Act 2020](#)
- 8.3 [Town and Country Planning \(Scotland\) Act 1997](#)
- 8.4 [The Health Protection \(Coronavirus\) \(Restrictions and Requirements\) \(Local Levels\) \(Scotland\) Regulations 2020](#)
- 8.5 [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#)
- 8.6 [Town and Country Planning \(Development Management Procedure\) \(Scotland\) Regulations 2013](#)
- 8.7 [Town and Country Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Regulations 1987](#)

9. Appendices

- 9.1 None.

Planning Committee

2.00pm, Wednesday, 3 February 2021

Edinburgh Urban Design Panel Annual Review

| | |
|---|----------------|
| Executive/routine Wards Council Commitments | Routine All |
|---|----------------|

1. Recommendations

- 1.1 Planning Committee is asked to:
 - 1.1.1 note the findings of the Edinburgh Urban Design Panel's annual review;
 - 1.1.2 record its appreciation of the voluntary contributions made by the Panel members to the design review process particularly in the landscape of the Covid-19 pandemic; and
 - 1.1.3 agree the revised Remit, Function, Roles and Procedures of the Panel as set out in Appendix 3.

Paul Lawrence

Executive Director of Place

Contact: David R Leslie, Chief Planning Officer, Place Development

E-mail: david.leslie@edinburgh.gov.uk

Report

Edinburgh Urban Design Panel – Annual Review

2. Executive Summary

- 2.1 The Edinburgh Urban Design Panel contributes to the aim of raising the quality of new development in the city.
- 2.2 The purpose of this report is to summarise the findings from the annual review of the Edinburgh Urban Design Panel's work. A series of recommendations and actions are proposed for Committee's approval.

3. Background

- 3.1 The Edinburgh Urban Design Panel was set up by Planning Committee as one of the recommendations from the then City Design Initiative. Its main aim is to provide constructive urban design advice at an early stage in the preparation of development proposals or planning strategy. The Panel's discussion with a developer's design team is summarised in a written report which is then used by both the planning authority and the applicant to guide the finalisation of proposals for submission as a planning application. Advice on planning strategy is used to inform the drafting of policies and guidance.
- 3.2 The Panel is made up of voluntary representatives from a range of member organisations agreed by Planning Committee (see Appendix 1). Membership was expanded in the past year to implement Committee's decision to include a representative from Scottish Natural Heritage (now NatureScot). The wide range of skills and experience of the Panel members brings significant benefits in terms of the insight that can be offered on major and complex projects where a range of design issues will be raised. The discussion at Panel meetings benefits from cross-disciplinary contributions and often provokes a developer's design team to reconsider aspects of their early proposals in a broader context. The presentation of proposals at the pre-application stage offers the greatest opportunity to influence

design quality and to highlight issues likely to be raised by consultees to the future planning applications.

- 3.3 Planning Committee established the Panel as an independent source of advice but wanted the process to be embedded within the development management process in order to have greatest impact. For that reason, the Panel's meetings have always been chaired by a senior planning service manager, acting in a facilitating role, and serviced by planning officers with design skills.
- 3.4 The Panel first met in March 2009 and has reviewed almost 220 development proposals over the past 12 years. There is a requirement that an annual review of effectiveness is reported to the Planning Committee annually.

4. Main report

- 4.1 The annual review of the Panel's work programme and operations was carried out in December 2020. The report of meeting is attached in Appendix 2.
- 4.2 From May 2020, the Panel continued their business by meetings which were held through Skype and Microsoft Teams in response to the Covid-19 pandemic restrictions on meetings. This year's review reflected on this new way of working and Panel members were of the view that the virtual meetings were working well and advocated a blended approach to meetings post pandemic.
- 4.3 During 2020, the Panel carried out seven reviews of emerging development proposals. In addition, the Panel contributed advice to the City Plan, City Mobility Plan and The Princes Street and Waverley Valley Strategy. The Panel considered that the range of development proposals, was representative of the development activity across the City. Panellists expressed an interest in providing more strategic advice with respect to the growth and densification of the city, city wide public realm projects and Place Briefs. This has been noted by the Panel secretariat with respect to the Panel's 2021 work programme.
- 4.4 Given the City of Edinburgh Council's corporate goal to deliver a carbon neutral Capital by 2030 and the actions to address the 'climate emergency', the Panel recognised an opportunity to refocus their remit, function, roles and procedures to prioritise sustainable development in their design advice. The proposed changes are shown as highlighted text in Appendix 3.

5. Next Steps

- 5.1 The operational improvements and revised Remit, Function, Roles and Procedures of the Panel will be implemented following Committee approval.

6. Financial impact

- 6.1 There are no financial impact arising from this report.

7. Stakeholder/Community Impact

- 7.1 In the preparation of this report, Panel members were consulted.

8. Background reading/external references

- 8.1 www.edinburgh.gov.uk/planning-13/edinburgh-urban-design-panel

9. Appendices

- 9.1 Appendix 1 – List of Edinburgh Urban Design Panel Organisations (2020).
- 9.2 Appendix 2 – Edinburgh Urban Design Panel, Annual Review Report.
- 9.3 Appendix 3 – The Edinburgh Urban Design Panel, Remit, Function, Roles and Procedures.

Appendix 1 - List of Edinburgh Urban Design Panel Organisations (2020)

Core membership:

Cockburn Association;
Edinburgh Architectural Association;
Edinburgh School of Architecture and Landscape Architecture, University of Edinburgh;
Historic Environment Scotland;
Landscape Institute Scotland;
NatureScot;
Police Scotland;
Royal Town Planning Institute Scotland;
School of Energy, Geoscience, Infrastructure and Society, Heriot Watt University; and
Transport Research Institute, Edinburgh Napier University

As required (for development proposals in or significantly impacting on the Old and New Towns of Edinburgh World Heritage Site):

Edinburgh World Heritage.

EDINBURGH URBAN DESIGN PANEL

2020 Annual Review

REPORT
of MS TEAMS
meeting held on
02 December 2020

Panel:

| | | | |
|----------------------|-----------------------------------|---------------------------|---------------------------|
| David Leslie | Chair – City of Edinburgh Council | Ben Ranger | EAA |
| Terry Levinthal | The Cockburn Association | John Lancaster | EAA |
| Steven Robb | Historic Environment Scotland | Charles Strang | EAA |
| Kirsty Towler | RTPI Scotland | Dr Sole Garcia Ferrari | ESALA |
| PC Samantha Campbell | Police Scotland | Frazer McNaughton | Nature.scot |
| Grigorios Fountas | Edinburgh Napier University | Susan Horner, Secretariat | City of Edinburgh Council |
| Dr Harry Smith | Heriot Watt University | Una Lee, Secretariat | City of Edinburgh Council |
| Christina Sinclair | EWHT | | |

Apologies

Landscape Institute Scotland

1 Summary

This report summarises the discussion, recommendations and actions from the Edinburgh Urban Design Panel's Annual Review of 2020. The Panel has continued to carry out reviews as defined within the remit, functions, roles and procedures of the Panel across the city. It should be noted that in response to the COVID-19 pandemic the Panel continued to operate primarily within its Remit, Function, Roles and Procedures but with the changes as noted in appendix A. In addition to the annual review meeting on the 2 December 2020 the Panel met in September to discuss the scope for this meeting, refer to appendix B.

The Chair thanked the Panel members for their support and contributions during what has been a very challenging year for everyone.

1 Introduction

- 1.1 The Edinburgh Urban Design Panel was constituted by the Council's Planning Committee with a remit, functions, roles, and principles of conduct. The Panel met for the first time in March 2009 to undertake design reviews of major development proposals and planning policies of urban design significance to the City at pre-application stage.
- 1.2 It is part of the Panel's role to undertake a review of its effectiveness each year. Progress reports have been made to Planning Committee yearly since 2010. At its annual review, the Panel reflects on its work programme, organisational changes and opportunity for improvements.
- 1.3 The agenda for the 2020 annual review was as follows, also refer to appendix C for supporting information:

Virtual Panels:

Addendum to remit, functions, roles and procedures relating to covid-19 response

Support and Administration

Format of the meeting

Preparation for the meeting

Panel's Report/Advice

2020 Panel Work Programme:

Other Panels in Scotland:

Climate Emergency and the role of the Panel:

2 Virtual Panels

From May 2020, Panel meetings were held virtually through SKYPE and Microsoft Teams in response to the COVID-19 pandemic with their operation adapted to suit the virtual platform as detailed in appendix A.

The Panel generally agreed that the support, administration and format of the meetings was working well. It was acknowledged that in the foreseeable future, meetings will continue in virtual format. After social distancing restrictions ease, the Panel suggested that a blended approach should be considered.

Format of the meeting:

The Panel acknowledged that meetings in a virtual format generally take longer and that this has to be reflected in the timing and operation of the meeting. It was also noted that if the number of project reviews is to return to pre pandemic numbers ie. two a month, this would probably result in two separate meetings or if on the same day a break would have to be provided between reviews to avoid virtual 'fatigue'.

The Panel agreed that the round the table summing up was of benefit to the meeting particularly in the virtual format.

Presentations:

The Panel suggested that the presenters pro forma should be reviewed and strengthened, as it could be used more effectively to identify subject areas and information relevant to the Panel's remit.

The Panel agreed that it is important for both the planning officer and presenter/designer to present their understanding of the urban context. It was suggested that they should be briefed to avoid duplication of information between the planning officer and the presenter/designer.

The Panel suggested that a digital flythrough may be beneficial in some cases to understand the proposal. Also, it was noted that they can be easily presented in virtual meetings.

Edinburgh Urban Design Panel: 2020 Annual Review

pg. 2

Panel's Report/Advice:

The Panel suggested that the report could 'weight' the importance of the advice and where appropriate provide design principles.

It was also noted that it is generally recognised that in order for the advice given by cross-disciplinary panels to add value, where possible this advice should advocate innovative high quality design.

Blended Meetings:

Criteria for these meetings will have to be established with respect to why and when a meeting in person would be useful against the virtual format.

Recommendation and actions:

Secretariat to revise the Panel's Remit, Functions, Roles and Procedures to take account of virtual and blended meeting format and review the presenters pro forma.

3 2020 Work Programme

The Panel normally will carry out about 22 reviews in a year. However, this year due to the COVID-19 pandemic the Panel carried out 10 reviews. 7 of these reviews were of development proposals within the city, all of which have resulted or are expected to result in planning applications. In addition, the Panel contributed advice to the City Plan, City Mobility Plan and the Princes Street and Waverley Valley Strategy scoping.

The Panel considered that the range of development proposals reviewed was representative of the development activity across the city.

The Panel welcomed the opportunity to review policies, guidance and strategies with a view to influencing wider policy issues within the city, focussed on placemaking, wellbeing, densification, public realm and Climate Emergency. In particular, the Panel expressed an interest in providing advice at a strategic level in particular with respect to the growth and densification of the city, city wide public realm and active travel projects and Place Briefs. It was noted that the preparation of the proposed City Plan 2030 is probably too advanced to benefit from further input.

Recommendations and actions:

Secretariat noted the above with respect to the Panel's 2021 work programme.

4 Other Panels in Scotland

A meeting was convened and chaired by The City of Edinburgh Council to provide a platform for local authorities within Scotland, to share their knowledge and procedures with respect to virtual design panels. The meeting was attended by five local authorities, Glasgow, West

Dunbartonshire, Highland and Aberdeenshire, it was also attended by Architecture and Design Scotland. Virtual meetings could provide a mechanism to enable local authorities which cover a large geographic area to form Panels. With respect to this, the Panel also noted that it may allow resources sharing between professional bodies which sit on these Panels.

The Edinburgh and Glasgow Urban Design Panels are the only panels in Scotland currently operating as virtual panels and as part of this knowledge sharing, Planning officers from Edinburgh attended a meeting of the Glasgow panel as an observer.

The learning points from the discussions were shared with panel members.

Recommendation and actions:

Secretariat to convene and chair a yearly meeting with Scottish Local Authority Panel officers.

5 Climate Emergency and the role of the Panel

The Chair noted that given the City of Edinburgh Council's corporate goal to deliver a carbon neutral Capital by 2030 and the global 'climate emergency' there is an opportunity for the Panel to refocus its remit to prioritise sustainable development, as part of their design advice, within the City.

To assist with this discussion, Nature.scot and the EAA shared their approaches:

- EAA shared with the Panel their sustainability check list and RIBA Sustainability Outcomes Guide refer to appendix. Both of which are referred to when considering development proposals at Panel meetings.
- Nature.scot referred to the Fourth National Planning Framework to illustrate the change in focus and suggested the following topics should be considered when reviewing development in the city;
 - Coastal sea level rise
 - Surface water management
 - Mitigation and active travel

City Scale

The Panel noted that to achieve the larger impacts to address climate change and a changing city these are best dealt with at a neighbourhood and city level and not on an individual building basis and could assist in developing a sustainable urban growth strategy for the city. Therefore, it is recommended that projects coming forward should be considered more at a strategic urban design level and not building design.

It was suggested that in support of this approach the Panel could be involved in and could potentially have an impact in the future of the city, to organise a series of short conversations in 2021, where strategies are shared and discussed.

Historic Environment

With respect to the historic environment the Panel noted the importance of considering how the 'climate emergency' and historic buildings can work 'hand in hand' and based on an understanding of what the heritage values at all scales, whether an area/neighbourhood, building or both.

It was noted that The Edinburgh World Heritage Trust and Historic Environment Scotland have guidance and exemplar projects which were shared during the meeting.

A general comment from the Panel was in respect of future alignment of the City of Edinburgh's sustainable planning policies and the emerging Fourth National Planning Framework. The Panel would have to consider to what extent advice from the Panel with respect to sustainable development could be delivered through the planning process.

Recommendation and actions:

Secretariat to recommend to Planning Committee that the Panel's Remit, Functions, Roles and Procedures be revised to 'promote sustainable development and raise the quality of the built environment within the City of Edinburgh Council area'.

6

Any Other Business:

No other business noted.

APPENDIX 3 - Proposed changes to this document as shown as highlighted text

| | |
|---|--|
| <p>The Edinburgh Urban Design Panel Remit, Functions, Roles and Procedures</p> | |
| | |

About the Edinburgh Urban Design Panel

Page 102



The Edinburgh Urban Design Panel was conceived as part of the City of Edinburgh Council's Design Initiative. It is one of a range of measures which are aimed at raising the quality of the built environment in Edinburgh and prioritising sustainable development in their design advice. It is an important ingredient in the pre-application process for major development proposals in the city.

Why have design reviews?

A high quality of urban design is a key objective for the Planning process. Design review also recognises design is a complex matter which can benefit from informed advice at an early stage.

What are the aims of Edinburgh's Panel?

To contribute constructive advice which can be used by design teams, planners and developers to develop proposals in a positive way, to impart advice on relevant Council policy and guidance and to provide a focus for projects significant to the city.

Who are the Panel members?

The members are drawn from a range of organisations with particular expertise to offer to the design review process. See the stakeholders and contacts page for full details.

Introduction

This report relates to the development of the former system technology for the South (University)

This is the first time that the proposals have been reviewed by the Panel.

No declarations of interest were made by any panel members in relation to the scheme.

This report should be read in conjunction with the pre-meeting papers which provide an overview, context, concept, plans, sections and 3D visualisations of the scheme.

Andrew Trigger provided an overview of the planning considerations as noted in the Planning Issues Paper.

Robert Evans and Jeremy Scott presented the proposal. Refer to the pre-meeting presentation papers.

A PAN notice has been lodged and two community consultation events have taken place. It is envisaged that a PPP Application will be lodged at the end of February 2011.

This report is the view of the Panel and is not attributable to any one individual. The Panel does not prejudice any of the organisations who are represented at the panel.

It does not prejudice any of the organisations who are represented at the panel.

It does not prejudice any of the organisations who are represented at the panel.



How does the Panel operate?

The Panel is chaired by a Senior Planning Manager of the Council, with a role to decide on projects to be presented and to facilitate discussion during meetings at the City Chambers or in the virtual format. After introduction from the relevant Planning Officer the developer's project team gives a short presentation of their proposals and then answers a series of questions from the Panel members who, with the project team present, then identify key issues for comment, the aim being to reach a group consensus. A design review report is drafted and circulated to Panel members for validation before being issued to the project team within two weeks of the meeting. The report and presentation material are not made public until a planning

application for the project is received. From May 2020 the Panel continued its business by meetings which were held through SKYPE and Microsoft Teams in response to the COVID-19 pandemic restrictions on meetings. A blended approach is proposed to continue post pandemic.

What impact will the Panel have?

The Planning system has changed, placing greater emphasis on addressing issues earlier in the process. The Panel is a component of this change, contributing to improved transparency, inclusive engagement and shared exploration of design issues with key consultees.

How many reviews has the Panel carried out?

The Panel reviews around 20 development proposals per year. Additionally, it contributes advice at an early stage in the formulation and review of planning policy and guidance.

How often does it meet?

Meetings are held monthly usually on the last Wednesday of the month in the City Chambers or as a virtual meeting.

Timescales for individual reviews may vary depending on the scale and complexity of the proposals considered, however, typically 1 hour is allowed per review.

Remit, Functions and Roles

Remit

The Edinburgh Urban Design Panel aims to promote sustainable development and raise the quality of the built environment within the City of Edinburgh Council area. In achieving this aim, the Panel will:

- 1 provide constructive and timely advice which can be used by design teams, planners and, or developers to develop their proposals in a positive way which is focused on promoting sustainable development and raising the quality of the built environment;
- 2 provide advice which is well reasoned and aims to be objective;
- 3 provide design advice on development proposals of a significant or complex nature and council policy and guidance with design significance;
- 4 provide design advice on projects which would set new standards;
- 5 provide design advice on building types which, if repeated, would have a cumulative impact;
- 6 usually, not review proposals that are to be engaged with via Architecture and Design Scotland's Design Forum service.

Functions

The Edinburgh Urban Design Panel will:

- 7 be provided with formatted information in advance of any meeting of the Panel to allow a full understanding of the sustainability and design issues raised by their proposals;
- 8 at the Panel meeting, be presented with the sustainability strategy and design aspects of proposals in a concise and comprehensive manner possible;
- 9 seek to reach consensus on the advice to be provided and explain the rationale for this;
- 10 agree key priorities and provide written advice which summarises the discussion held at the Panel meeting;
- 11 allow advice to be viewed by the public once a planning application has been made.

Roles

The Edinburgh Urban Design Panel members will:

- 12 provide advice which draws on their professional knowledge and / or experience;
- 13 advise their respective organisations of the Panel's views;
- 14 adhere to the principles of conduct for the Edinburgh Urban Design Panel;
- 15 expect honesty and openness from all presenters to the Panel;
- 16 expect an undertaking from presenters to consider, reflect and take into account the advice provided in the development of the design;
- 17 on a yearly basis, take part in a review of the effectiveness of the Panel and make any changes as necessary in light of this;
- 18 provide representation to the the yearly A+DS Local Authority Design Review Panel meetings.

Procedures for the Panel's membership organisations

The panel members will:

- provide constructive advice which can be used by architects, planners and, or developers to develop their proposals in a positive way;
- provide advice which is well reasoned and which aims to be objective;
- provide advice which draws on their professional competence and / or experience
- seek to reach consensus on the advice to be provided and explain the rationale for this;
- ensure they are available to comment on or approve the design review report.
- allow advice to be viewed by the public once a planning application has been made;
- as Panel members advise their respective organisations of the Panel's views;
- adhere to the Principles of Conduct for the Edinburgh Urban Design Panel.

Core members



NatureScot will:

- ensure that 1 member of their professional staff can attend each Panel meeting;
- ensure their representative will provide advice which could reasonably be expected to be reflective of the views of NatureScot with respect to landscape context and the global 'climate emergency'.



The Cockburn Association will:

- ensure that 1 member of their professional staff or board can attend each Panel meeting;
- ensure their representative will provide advice which could reasonably be expected to be reflective of the views of the Cockburn Association albeit without prejudice to any later view of the Cockburn Association.



The Edinburgh Architectural Association will:

- establish a small pool of their members from which panel members can be drawn and ensure that 3 of their members can attend each Panel meeting;
- refresh approximately a third of this pool on a yearly basis to ensure that there is a degree of continuity which is balanced by new voices being brought to the panel;
- ensure that panel members are well respected within their profession, have a track record in achieving high quality design and are able to communicate effectively and objectively their view on design matters.

ESALA

Edinburgh School of Architecture & Landscape Architecture

The Edinburgh School of Architecture and Landscape Architecture will:

- ensure that 1 member of their academic staff can attend each Panel meeting;
- use academic experience and knowledge to contribute effectively on design matters;
- while ensuring confidentiality, use general findings of reviews in teaching.

Landscape Institute
Scotland

The Landscape Institute Scotland will:

- establish a small pool of their members from which panel members can be drawn and ensure that 1 of their members can attend each Panel meeting;
- refresh approximately a third of this pool on a yearly basis to ensure that there is a degree of continuity which is balanced by new voices being brought to the Panel;
- ensure that Panel members are well respected within their profession, have a track record in achieving high quality design and are able to communicate effectively and objectively their view on design matters.

Historic Environment Scotland Àrainneachd Eachdraidheil Alba

Historic Environment Scotland will:

- ensure that 1 member of their professional staff can attend each Panel meeting;
- ensure their representative will provide advice which could reasonably be expected to be reflective of the views of Historic Scotland albeit without prejudice to any later view of Historic Scotland;
- provide advice about any relevant matters relating to the historic environment affected by development.



Police Scotland will:

- ensure that 1 member of their Police liaison service can attend each Panel meeting;
- ensure their representative will provide advice which could reasonably be expected to be reflective of the views of Police Scotland albeit without prejudice to any later view of Lothian and Borders Police;
- provide advice about any relevant matters relating to building security affected by the urban design of the development;



The RTPI in Scotland will:

- establish a small pool of their members from which a Panel member can be drawn and ensure that 1 of their members can attend each Panel meeting;
- ensure that Panel members are well respected within their profession, have a track record in achieving high quality design and are able to communicate effectively and objectively their view on design matters.



The School of Energy, Geoscience, Infrastructure and Society, Heriot Watt University will:

- ensure that 1 member of their academic staff can attend each Panel meeting;
- use academic experience and knowledge to contribute effectively on design matters;
- while ensuring confidentiality, use general findings of reviews in teaching.



The Transport Research Institute at Napier University will:

- ensure that 1 member of their academic staff can attend each Panel meeting;
- use academic experience and knowledge to contribute effectively on design matters;
- while ensuring confidentiality, use general findings of reviews in teaching.

Supplementary members:



Edinburgh World Heritage will:

- attend meetings where projects to be reviewed are in the World Heritage Site or are likely to have a significant upon it
- ensure that 1 member of their professional staff can attend such Panel meetings;
- ensure their representative will provide advice which could reasonably be expected to be reflective of the views of Edinburgh World Heritage albeit without prejudice to any later view of Edinburgh World Heritage.

Procedures for Council Officials

The chair will:

- be a Senior Planning Manager from the Council.
- provide a facilitatory role to focus the Panel's discussion upon providing advice upon the proposals being reviewed;
- decide on the proposals to be reviewed;
- invite architects, planners and developers to present revised proposals if a subsequent review is considered likely to make a significant contribution to raising the quality of the proposals;
- advise presenters to ensure that they are providing relevant information for review;
- broadly set out the themes raised in the discussion and indicate the extent to which it is considered action is required;
- arrange external contacts with organisations, including the media;
- provide feedback on how projects have developed since being reviewed by the Panel.

The secretariat will:

- be a staff member of the Council's Planning service;
- arrange the Panel's meeting places and times;
- liaise with architects, planners and developers to establish the type of information that should be provided prior to the panel meeting and for the panel meeting;

- request presenters to provide issues papers on their proposals 8 days in advance of the panel meeting to ensure that this information can be issued to Panel members one week in advance;
- ensure a short summary of the planning issues surrounding the proposals if necessary is provided;
- prepare and issue a draft Panel report 3 working days after the Panel meeting to ensure that agreement can be reached upon it within 2 weeks of the Panel's meeting;
- Include in the written advice any declarations of interest that have been made and any decisions relating to such declarations;
- amend the draft report to reflect any additional comments made by Panel members;
- advise the chair on matters of remit, functions, roles and procedures;
- on behalf of the Panel, issue the formal advice of the panel to the architects, developers and planners;
- ensure the Panel's website is kept up to date.
- liaise with A+DS service to agree projects that will be engaged with via the Design Forum service.

Planning officials should:

- ensure architects, developers and consultant planners are made aware of the potential for their project to be reviewed;

- provide a pre meeting paper which sets out the planning context for the proposal being considered. This should highlight in particular any relevant design policies or issues, particularly where the proposal may be contrary to any policy;
- ensure that this is provided no later than 8 days in advance of the meeting;
- provide a concise presentation on the planning issues and note that this should normally last for no more than 5 minutes;
- remain for the duration of the Panel's discussion to hear the views expressed;
- encourage the design team to consider, reflect and take into account the advice provided in the development of the design;
- ensure that the Panel's report is added to the public record of the planning application;
- Set out how the Panel's comments have been addressed in any relevant planning report.

Procedures for presenters

To ensure that Panel members have a full understanding of **the sustainability strategy** and design issues raised by their proposals, architects, consultant planners and developers should:

- provide a concise presentation in a digital format which focuses on the rationale for the development, including its design concept and sustainability strategy. This should be set out in accordance with the pro forma and be around **10 minutes**;
- provide a summary of the project information including, names of clients, consultants, key players and consultees, estimated project cost and procurement method, and size of site;
- ensure that this visual and written information is provided no later than 8 days in advance of the meeting;
- ensure / encourage their clients to attend Panel reviews;
- remain for the duration of the Panel's discussion to hear the views expressed;
- consider, reflect and take into account the advice provided in the development of the design;
- provide a statement with the planning application on how the advice provided by the Panel has been addressed.

Virtual Meetings

When the Panel holds a virtual meeting, the following procedures will apply:

Meetings

Meetings will be held virtually through Microsoft TEAMS.

Meetings will be held monthly and generally the last Wednesday of each month.

The timescale for an individual review will be around 1 hour however one and a half hours will be allocated to each meeting to accommodate the virtual process.

Microsoft TEAMS Connection

If a presenter's internet connection drops during the meeting, the review will continue without interruption. The Panel's report will be based on the information provided by all Panel members.

If a Panel member's connection drops during the meeting, the review will continue without interruption. The Panel member may email a brief summary of comments to the chair and secretariat, for including in the draft report. Comments must be supplied no later than 5.30 pm on the day of the meeting.

If the chair's connection drops, his/her role in facilitating the meeting will be performed by one

of the design officers. Similarly, if a planning case officer's connection drops, a design officer will fulfil his/her contribution to the meeting.

Report

A draft report will be circulated to the Panel for comment within two days of the meeting. The final report will be issued to the presenting team two weeks after the meeting.

The Chair

The meetings will be chaired by a senior planning manager of the council. The chair's role will be to facilitate and focus Panel discussion on providing advice on proposals under review.

Panel members

Organisations are asked to confirm attendees in advance, ideally no later than 10 days before the Panel meeting.

Presentation material will be emailed to attendees 8 days before the meeting. It is noted that given the current emergency Panel members will not be available to visit a site before a meeting.

To minimise potential shortcomings of the virtual meeting Panel members are asked to:

- Familiarise themselves thoroughly with presentation material in advance;

- Ensure that during the meeting, questions addressed to presenters are targeted and concise.

Panel members are asked to comment within a week of receiving the draft report to allow it to be finalised and issued to the presenters.

The secretariat

A council planning officer will prepare and circulate a draft Panel report within two working days of the meeting to ensure that agreement can be reached on the final version within two weeks.

Planning officials:

A council planning officer will provide a pre-meeting paper which sets out the planning context for the proposal being considered. This should highlight in particular any relevant design policies or issues, particularly where the proposal may be contrary to any policy. The paper should be provided no later than 8 days in advance of the Panel meeting.

At the meeting, the council planning case officer will provide a concise presentation on the planning issues, noting this should normally last no more than 5 minutes.

Procedure for presenters

The number of presenters at the Microsoft TEAMS meeting should be limited to a maximum of three.

To minimise potential shortcomings of the virtual meeting, presenters are asked to:

- Limit presentation time to five minutes, focused on communicating the rationale for the design concept and sustainability strategy (bearing in mind that the Panel will already be familiar with the presentation material).
- Respond concisely to Panel members' questions and comments.

To ensure that Panel members have a full understanding of the design issues raised by their proposals, architects, consultant planners and developers should:

- Provide a concise presentation in a digital format which focuses on the rationale for the design including its concept and sustainability strategy and be set out in accordance with the pro forma. Ensure that this visual and written information is provided no later than 8 days in advance of the meeting;

- Ensure / encourage their clients to take part in the Microsoft TEAMS meeting;
- Remain for the duration of the Panel's discussion to hear the views expressed.

Definitions

Locally Significant Development (A+DS category): This is development that would significantly change the character of large area of the city through its scale or because of the sensitivity of the environment upon which the change is proposed. Examples of this type of development would be for master plans for more than 500 dwellings and major developments within areas of great landscape value.

Locally Significant Development will not be reviewed by the Edinburgh Urban Design Panel but instead will be referred to Architecture and Design Scotland and their Design Forum service.

Significant Development: This is considered to be development which is significant because of its scale or location. For example a tenement infill in the city centre or on an arterial route may be considered major because of its prominence whereas a development of a similar scale in an industrial area may not. Significant development may also be that which involves a significant departure from the development plan / finalised plan or that which raises issues not adequately covered by the development plan / finalised plan. If the degree of public interest in a proposal is likely to be substantial, this would indicate that the proposal would be significant. Discretion will be used by the secretariat in selecting such proposals for review.

Complex Development: This is considered to be development which has complex issues surrounding it such sensitivity due to location or a complex programme of functional requirements, for example a school. Discretion will be used by the secretariat in selecting such proposals for review.

Projects which set new standards: These are considered to include projects which create a new typology of building or architecture or one which is unusual to the Edinburgh context. Discretion will be used by the secretariat in selecting such proposals for review.

Building types which, if repeated, would have a cumulative impact: These are considered to include projects which, individually may not have a significant impact on the quality of the built environment, however if large numbers of them are built could have a significant impact.

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Planning Committee

2.00pm, Wednesday 3 February 2021

Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration – referral from the Housing, Homelessness and Fair Work Committee

Executive/routine

Wards

All

Council Commitments

1. For Decision/Action

- 1.1 The Housing, Homelessness and Fair Work Committee has referred a report on the Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration to the Planning Committee for information.

Andrew Kerr

Chief Executive

Contact: Sarah Stirling, Committee Services

Email: sarah.stirling@edinburgh.gov.uk | Tel: 0131 529 3009

Referral Report

Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration

2. Terms of Referral

2.1 On 14 January 2021, the Housing, Homelessness and Fair Work Committee considered a report which provided an update on the progress with the implementation of the land strategy for Council-led housing developments.

2.2 The Housing, Homelessness and Fair Work Committee agreed:

Motion

- 1) To note the intention to complete the purchase of the former Liberton hospital site for a Council led housing development by the end of the financial year.
 - 2) To note that officers would continue to pursue opportunities to acquire private sector land where this would support wider land assembly and delivery of regeneration outcomes.
 - 3) To note the need for continuing commitment from public sector partners to realise the delivery of Council and Scottish Government's objectives; including building resilient and sustainable places, and transition to net zero carbon.
 - 4) To note that new investment models and partnerships with external organisations including housing associations, housing trusts and the private sector were needed to accelerate development of private sector land.
 - 5) To agree to refer the report to the Planning Committee for information.
 - 6) To agree to provide an annual update report to committee in line with the annual Strategic Housing Investment Plan (SHIP) report.
 - 7) To agree to provide an update in the March Business Bulletin on what the £2.8bn would be used for.
- moved by Councillor Kate Campbell, seconded by Councillor Watt

Amendment 1

- 1) To note the intention to complete the purchase of the former Liberton hospital site for a Council led housing development by the end of the financial year.

- 2) To note that officers would continue to pursue opportunities to acquire private sector land where this would support wider land assembly and delivery of regeneration outcomes.
 - 3) To note the need for continuing commitment from public sector partners to realise the delivery of Council and Scottish Government's objectives; including building resilient and sustainable places, and transition to net zero carbon.
 - 4) To note that new investment models and partnerships with the private sector were needed to accelerate development of private sector land.
 - 5) To note that the Scottish Government had stated that, given constraints on the legislative programme, they did not expect to be in a position to progress the introduction of compulsory sale orders (CSOs) before the end of this session of Parliament, and to note they were a key recommendation of the Scottish Land Commission and an SNP manifesto commitment in 2016; to note that such a mechanism could have a major impact on bringing empty homes and vacant land into use, and therefore to agree that the Convenor would write to Scottish Government urging them to introduce such a power at the earliest available opportunity.
 - 6) To agree to refer the report to the Planning Committee for information.
 - 7) To agree to provide an annual update report to committee in line with the annual Strategic Housing Investment Plan (SHIP) report.
 - 8) To agree to provide an update in the March Business Bulletin on what the £2.8bn would be used for.
- moved by Councillor Booth, seconded by Councillor Miller

Amendment 2

- 1) To note the intention to complete the purchase of the former Liberton hospital site for a Council led housing development by the end of the financial year.
- 2) To note that officers would continue to pursue opportunities to acquire private sector land where this would support wider land assembly and delivery of regeneration outcomes.
- 3) To note the need for continuing commitment from public sector partners to realise the delivery of Council and Scottish Government's objectives; including building resilient and sustainable places, and transition to net zero carbon.
- 4) To note that new investment models and partnerships with the private sector were needed to accelerate development of private sector land.
- 5) To agree to refer the report to the Planning Committee for information.
- 6) To agree to provide an annual update report to committee in line with the annual Strategic Housing Investment Plan (SHIP) report.

- 7) To agree to provide an update in the March Business Bulletin on what the £2.8bn would be used for.

- moved by Councillor Jim Campbell, seconded by Councillor Hutchison

In accordance with Standing Order 22.12, Amendment 1 was accepted as an addendum to the motion.

Voting

For the motion - 8 votes

For amendment - 3 votes

(For the motion: Councillors Booth, Kate Campbell, Key, Lang, Miller, Munro, Watt and Work.

For the amendment: Councillors Jim Campbell, Hutchison and McLellan.)

Decision

- 1) To note the intention to complete the purchase of the former Liberton hospital site for a Council led housing development by the end of the financial year.
- 2) To note that officers would continue to pursue opportunities to acquire private sector land where this would support wider land assembly and delivery of regeneration outcomes.
- 3) To note the need for continuing commitment from public sector partners to realise the delivery of Council and Scottish Government's objectives; including building resilient and sustainable places, and transition to net zero carbon.
- 4) To note that new investment models and partnerships with external organisations including housing associations, housing trusts and the private sector were needed to accelerate development of private sector land.
- 5) To note that the Scottish Government had stated that, given constraints on the legislative programme, they did not expect to be in a position to progress the introduction of compulsory sale orders (CSOs) before the end of this session of Parliament, and to note they were a key recommendation of the Scottish Land Commission and an SNP manifesto commitment in 2016; to note that such a mechanism could have a major impact on bringing empty homes and vacant land into use, and therefore to agree that the Convenor would write to Scottish Government urging them to introduce such a power at the earliest available opportunity.
- 6) To agree to refer the report to the Planning Committee for information.
- 7) To agree to provide an annual update report to committee in line with the annual Strategic Housing Investment Plan (SHIP) report.
- 8) To agree to provide an update in the March Business Bulletin on what the £2.8bn would be used for.

3. Background Reading/ External References

Minute of the Housing, Homelessness and Fair Work Committee of 14 January 2021

[Webcast of the Housing, Homelessness and Fair Work Committee of 14 January 2021](#)

4. Appendices

Appendix 1 – report by the Executive Director of Place

Housing, Homelessness and Fair Work Committee

10.00am, Thursday, 14 January 2021

Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration

| | |
|---------------------|---|
| Item number | |
| Executive/routine | Executive |
| Wards | All |
| Council Commitments | 1, 2, 6, 10, 13, 15, 32 |

1. Recommendations

- 1.1 It is recommended that Housing, Homelessness and Fair Work Committee notes:
- 1.1.1 the intention to complete the purchase of the former Liberton hospital site for a Council led housing development by the end of the financial year;
 - 1.1.2 that officers will continue to pursue opportunities to acquire private sector land where this will support wider land assembly and delivery of regeneration outcomes;
 - 1.1.3 the need for continuing commitment from public sector partners to realise the delivery of Council and Scottish Government's objectives; including building resilient and sustainable places, and transition to net zero carbon; and
 - 1.1.4 that new investment models and partnerships with the private sector are needed to accelerate development of private sector land.

Paul Lawrence

Executive Director of Place

Contact: Elaine Scott, Housing Services Manager

E-mail: Elaine.Scott@edinburgh.gov.uk | Tel: 0131 529 2277

Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration

2. Executive Summary

- 2.1 The report updates on the progress with the implementation of the land strategy for Council led housing developments. Land supply continues to be one of the main risks to the delivery of brownfield sites and affordable housing. Whilst good progress is being made, further land acquisition by the Council and new investment models and partnerships with the private sector will be required to get private and public sector sites developed. This approach aligns with the preferred option for urban area development contained within [Choices for Cityplan 2030](#) which also promotes public sector partners working closer together.
- 2.2 An update is provided on the Place Based Opportunities (PBO) Board which provides a collaborative forum for public sector partners to work together to promote better use of assets. The PBO is supporting the joint working between the NHS and the Council to progress the purchase of the former Liberton hospital site. The purchase of this site as a Council led development will allow delivery of a development designed to accommodate a range of housing needs and support the delivery of Health and Social Care objectives.
- 2.3 The strategy set out in this report will support the delivery of place based area regeneration in partnership with local communities; with the Council acting as enabling developer; de-risking Planning and infrastructure requirements. Private and public sector partnerships are identified as key mechanisms for securing investment and developing sites that cannot be acquired and developed by the Council.

3. Background

- 3.1 Edinburgh needs more homes of all tenures, with greatest demand being for affordable homes. The latest Housing Need and Demand Assessment (HNDA2) states there is demand for between 38,000 and 46,000 new homes in Edinburgh over ten years; over 60% of these homes need to be affordable. Lack of affordable housing is impacting on the ability of the city to address homelessness and is also a barrier to economic growth.

- 3.2 A report was presented to the then Housing and Economy Committee in March 2018 on [Delivering Land for Affordable Housing](#). This report set out a series of actions that should be taken to secure land and increase control over the pace of housing development. The actions include increased engagement with private land owners, exploring the potential for re-provisioning industrial estates, a review of the Affordable Housing Policy (AHP) and establishing a public sector land and property group.
- 3.3 The Strategic Housing Investment Plan (SHIP) is reported annually to this Committee. Previous reports and this year's report highlight the main risk to the delivery of the plan is that affordable housing developers need greater control of sites in order to accelerate development of affordable housing. The report also highlights a £151.66m shortfall in grant funding over the SHIP period and the important role that non-grant funded models play in delivering affordable homes and brownfield regeneration.

4. Main report

- 4.1 The recently announced Programme for Government promotes placemaking and creating sustainable communities, and the Scottish Government has committed to supporting the public sector through a number of capital funding streams to deliver on the commitments of low carbon, social and digital inclusion and the design responses needed to the Covid-19 pandemic. The Scottish Government's Draft Infrastructure Investment Plan for the next five years indicated that over £2.8bn would be made available for affordable and social housing. These homes within sustainable places are reliant on an affordable supply of land that is well connected to local services.
- 4.2 The Council's affordable housebuilding programme is a key enabler for the delivery of area regeneration, using a place-based approach with an increasing focus on creation of 20 minute neighbourhoods. It is supporting the delivery of a number of Council commitments specifically those that aim to:
- 4.2.1 deliver a programme to build at least 10,000 social and affordable homes over the next five years, with a plan to build 20,000 by 2027; and
 - 4.2.2 prioritise the use of brownfield sites and work with public sector and private landowners to develop land for affordable housing.
- 4.3 Building on brownfield land maximises the use of existing infrastructure and mitigates the sizeable financial impact on the Council of delivering infrastructure for greenfield development that cannot be reclaimed under developer contributions.
- 4.4 As part of the Housing Contribution statement to the Edinburgh Health and Social Care Partnership Strategic Plan there is a commitment to deliver 4,500 of the 20,000 new homes to support health and social care priorities. A joint working group of Council officers are progressing work on this and homes in design and under construction are already being delivered for specific client groups.

- 4.5 Since 2012 the Council's housebuilding programme has completed over 1,300 affordable and private homes. These include homes for social rent as well as through the Council's housing partnership Edinburgh Living providing a mix of rented tenures. In existing housing estates such as Pennywell for example, this has been created through a gradual programme of demolition and taking a place based approach to a new masterplan. This is providing new homes alongside a regenerated town centre, including new retail and ambitious plans for the areas first culture and learning hub. There are currently just under 700 new Council homes under construction with a further 4,400 at various stages of design development.
- 4.6 A total of 27 sites have been approved for or already transferred from the Council's General Fund to the Housing Revenue Account (HRA) for affordable housing development. This includes former school, care home and depot sites. Appendix 1 provides a breakdown of these sites as well as indicative numbers of homes to be provided. These sites make up a significant proportion of the current and future programme. Sites are at various stages of design development and construction. Five transferred sites have fully completed. In total these sites have the capacity to deliver nearly 3,000 homes. The future pipeline will also look at strategic land assembly in and around Council owned sites. There is an opportunity to bring in further land around the existing Murrayburn depot, including additional public sector and private land. There are also further land assembly opportunities around Craigmillar Town Centre.

Working with public sector partners

- 4.7 Council owned land supply is becoming increasingly limited so there is a need to work with public sector partners to bring forward land to deliver across public sector outcomes. In 2018 the Chief Executive established and currently chairs a grouping of public sector partners called the PBO Board. This brings together senior representation from the Council, NHS Lothian, Police Scotland and Scottish Futures Trust. This has provided a forum for partners to come together to develop a more joined up and place based approach to creating and disposing of assets. The Council is actively seeking to position itself as purchaser of first resort to public bodies in the city.
- 4.8 NHS Lothian is a key partner who can help support the land strategy but it is also vital that we work in partnership across Housing and Health and Social Care sectors to develop innovative solutions to the specific needs identified locally including any role for extra care, step down, amenity or other forms of specialist and digitally enabled homes.
- 4.9 There is an opportunity for the Council to acquire the former Liberton hospital site before the end of the financial year for its housebuilding programme. Heads of Terms are currently being finalised as a result of discussions over a number of years and a commitment from the Council and the Health and Social Care Partnership to work together to deliver a range of accommodation on the site that would support the need for affordable housing as well as specialist supported and older persons housing. There is grant funding available through the Scottish

Government's Affordable Housing Supply Programme (AHSP) to support the acquisition costs.

- 4.10 Following acquisition the Council will engage with local communities and stakeholders to develop a Place Brief and progress this opportunity to develop mixed tenure, net zero carbon homes that are accessible and digitally enabled to prevent the need for admission to hospital and other forms of bed based care. The Partnership's Bed Based Care project, a priority project within their Transformation Programme, will help to inform the strategic shift from hospital to community based care going forward including this area of the city. It is anticipated that approval will be sought to purchase the site from the Council's Finance and Resources Committee in March 2021.
- 4.11 Joint working between the Council and NHS Lothian to use assets to achieve joint outcomes for the Liberton area has the potential to become a pathfinder for other sites such as the Royal Victoria site. A Place Brief will also be developed for the Astley Ainslie site in partnership with the NHS to set the high level principles for future development and to incorporate views and aspirations of the local community.
- 4.12 Council officers also continue to engage with the Defence Infrastructure Organisation (DIO) part of the Ministry of Defence (MOD) in respect of their landholdings. A Place Brief is under development for Redford Barracks which will be informed by studies and a masterplan that is being taken forward by the MOD.

Private sector sites

- 4.13 Officers regularly monitor the market to identify potential acquisition opportunities for the house building programme. Priority is given to those acquisitions that can support wider land assembly and regeneration outcomes. Specific consideration has been given on how best to leverage Council strengths to make competitive bids and demonstrate that Council-led affordable housing can be a viable disposal option for brownfield landowners. The acquisition of the land at Forthquarter has proved hugely significant in the delivery of a vision, masterplan and delivery strategy for Granton.
- 4.15 The potential to acquire sites on the open market is limited and, therefore, officers are exploring alternative models to deliver regeneration and affordable housing on private sector sites. Lease based models provide an opportunity for the Council to work in partnership with landowners and institutional Investors who are interested in long term investment in an area rather than sale of land or homes.
- 4.16 The expansion of the mid market rent (MMR) programme over the past five years has enabled the Council to increase the supply of affordable, energy efficient, professionally managed homes for working households who cannot afford to rent on the open market or purchase a home. A separate report to this committee highlights that Edinburgh Living (established by the Council to acquire homes for MMR and market rent) is acquiring homes developed by the Council through the affordable housebuilding programme. There is potential to grow the Edinburgh Living portfolio in partnership with the private sector. Realising the potential of

MMR and BTR is a means of stabilising the housing market by increasing overall supply and halting the ever-growing demand for social rented housing which cannot be delivered without grant funding. In addition, these delivery models will be key to accelerating housebuilding rates in general and achieving a brownfield first approach as identified in the City Plan 2030 Choices document.

- 4.17 It is anticipated that the Council would require to use defined powers under Planning and Housing legislation to assemble land for the purpose of housing development. The Housing (Scotland) Act 1987 and Town and Country Planning (Scotland) Act 1997 hold provisions for compulsory purchase that enable delivery of housing, planning and regeneration. Compulsory purchase powers can be used in situations where engagement with owners has been exhausted, where sites have stalled for a significant period of time and where their acquisition would lead to or unlock the delivery of homes at scale.
- 4.18 Moving forward it is anticipated that dedicated cross Council team working will be key to delivering coordinated regeneration at scale. A dedicated multi-disciplinary team is already in place for Granton regeneration and this is helping to inform the approach that will be taken to delivery of development and estate based regeneration in both West and South East Edinburgh.
- 4.19 The £2.8 billion planned investment through the HRA over the next ten years, as reported to Committee in the Draft HRA Budget Strategy on [5 November 2020](#)), the Affordable Housing Supply Programme which is delivered with RSLs and the expansion of MMR and new investment models can act as a catalyst for change, leveraging in private sector and institutional investment to deliver regeneration, create better places and support economic recovery.

5. Next Steps

- 5.1 Continued collaboration across public sector partners to release surplus public land for strategic development opportunities and/or seek out joint-ventures for co-location, site assembly and collaborative development opportunities with public and private sector partners.
- 5.2 Market opportunities will continue to be pursued and assessed in the context of the preference to develop brownfield sites and reported to the Finance and Resources Committee as appropriate.
- 5.3 Officers will also continue to explore opportunities for delivering affordable homes in partnership with the private sector.

6. Financial impact

- 6.1 The HRA Business Plan includes £125 million for land acquisition over the next ten years. Funding is available in this year's HRA capital budget to support land

acquisition and should speculative market land opportunities arise there is the ability to accelerate spend within the HRA land allocation set out at 6.1. HRA funding can also be used to support the compulsory purchase of land for affordable housing development. Any proposal of this nature would be considered on a case by case basis and subject to a full business case approval through the Finance and Resources Committee.

- 6.2 Funding is also available to support land acquisition for social housing through the Affordable Housing Supply Programme. In 2019/20 grant funding of £9.6 million was secured for nine sites with around £10 million expected in 2020/21 to support delivery of six sites.
- 6.3 Consent is in place for Council to on-lend up to £248 million to the Edinburgh Living Limited Liability Partnerships to acquire mid-market and market rent housing. This is supporting the delivery of mixed tenure housing on sites developed through the Council's housebuilding programme.

7. Stakeholder / Community Impact

- 7.1 Development on brownfield land will increase access to affordable housing and well designed, safer and cleaner communities. It will contribute to improved health by increasing the supply of good quality homes, reducing fuel poverty and providing homes which are accessible for people with a range of housing needs.
- 7.2 Engagement with local communities is undertaken at all stages of development. Where appropriate this may involve setting up a Sounding Board to involve local stakeholders, alongside key Council representatives and elected members.

8. Background reading / external references

- 8.1 Transfer of General Fund Sites to Housing Revenue Account for Housing Development, Finance and Resources Committee, [19 March 2015](#)
- 8.2 Accelerating Housing Delivery and Brownfield Regeneration, Finance and Resources Committee, [23 March 2017](#)
- 8.3 Accelerating Housing Delivery and Brownfield Regeneration Update Report, Finance and Resources, [23 January 2018](#)
- 8.4 Delivering land for Affordable Housing, Housing and Economy Committee, [22 March 2018](#)

9. Appendices

- 9.1 Appendix 1 – List of sites transferred/to be transferred from the General Fund to the HRA.

APPENDIX 1 - List of site Transferred from the General Fund to the Housing Revenue Account for the New Build Programme

| Site Name | Approval Date | Transfer Status | Capacity | Current Status |
|---|------------------------------|------------------------|---------------------|---|
| Clermiston | March 2015 | Transferred | 44 homes | Complete |
| Royston | March 2015 | Transferred | 46 homes | Complete |
| West Pilton Grove | March 2015 | Transferred | 29 homes | Complete |
| Hailesland Place | March 2015 | Transferred | 32 homes | Complete |
| Dumbryden (Phase 1) | March 2015 | Transferred | 49 homes | Complete |
| Dumbryden (Phase 2/3) | November 2016 | Transferred | 57 homes | Pre - construction |
| Muirhouse Shopping Centre/ Pennywell Town Centre | March 2017 | Transferred | 156 homes | Under Construction |
| Powderhall | March 2017 | Transferred | 250 homes | Pre- construction |
| Bingham Avenue | March 2017 | Transferred | 40 homes | Under construction |
| Parkview | March 2017 | Transferred | 30 homes | Under construction |
| Silverlea | March 2017 | Transferred | 140 homes | Pre-construction |
| Sighthill Crescent | March 2017 | Transferred | 35 homes | Design Development |
| West Shore Road, Granton | March 2017 | Transferred | 350 homes | Early feasibility |
| West Granton Road | March 2017 | Transferred | 40 homes | Early feasibility |
| Gilmerton Dykes Street | March 2017 | Transferred | 20 homes | Early feasibility |
| Peffer Place | March 2017 | Transferred | Tbc | Early feasibility |
| Balgreen Road (Pansy Walk) | March 2017 | To be transferred | 20 homes | Early feasibility |
| Cowan's Close | March 2017 | Transferred | 22 homes | Design Development |
| Clovenstone | March 2017 | To be transferred | 100 homes | Building still in operation |
| Leith Walk Tram Depot | March 2017 | Transferred | 70 homes | Site currently in use by tram project |
| Murrayburn Gate | January 2018 | Transferred | 40 homes | Early feasibility |
| Burdiehouse Crescent | January 2018 | Transferred | 60 homes | Early feasibility |
| Meadowbank | March 2016 and March 2020 | Transferred | 600 homes | Pre -construction |
| Fountainbridge | December 2019 | Transferred | 435 homes | Enabling works underway, main site pre- construction |
| Howdenhall | March 2020 | Transferred | 80 homes | Early feasibility |
| Colinton Mains | December 2019 | Transferred | 20 homes | Early feasibility |
| Murrayburn Depot | December 2019 | Transferred | 200 homes | Site still operational, early feasibility underway |
| | | | c2,965 homes | |

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Planning Committee

2.00pm, Wednesday, 3 February 2021

Housing Land Audit and Completions Programme 2020

| | |
|---------------------|--|
| Executive/routine | |
| Wards | All |
| Council Commitments | 1.4 and 10 |

1. Recommendations

- 1.1 It is recommended that Committee:
- 1.1.1 notes the findings of this report including Appendix 1, 'The Housing Land Audit and Completions Programme 2020';
 - 1.1.2 agrees to refer this report to the SESplan project board;
 - 1.1.3 agrees to refer this report to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land; and
 - 1.1.4 refers this report to the Housing, Homelessness and Fair Work Committee for its information.

Paul Lawrence

Executive Director of Place

Contact: Iain McFarlane, Programme Director City Plan

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

Housing Land Audit and Completions Programme 2020

2. Executive Summary

- 2.1 The purpose of this report is to summarise the findings of the 2020 annual Housing Land Audit and Completions Programme. A series of recommendations are proposed for Committee's approval.
- 2.2 The Housing Land Audit and Completions Programme (HLACP) is used to assess the supply of land for housing and the delivery of new homes within the City of Edinburgh Council area. It records the amount of land available for house building, identifies any constraints affecting development and assesses the land supply against the housing supply target and housing land requirement set by the Strategic Development Plan (SDP) for South East Scotland.
- 2.3 Affordable housing accounted for nearly 50% of all completions between 2011 and 2015. Affordable completions have remained high whilst market completions have increased and in total are now back to pre-recessions levels averaging almost 2,500 new homes per year.
- 2.4 At nearly 3,000 new homes, the number of completions recorded for 2019/20 is the highest recorded since the late 1990s and the second highest ever recorded.
- 2.5 The Programme demonstrates that there is more than sufficient unconstrained housing land to meet the housing land requirement and that the five-year completions programme is above target.

3. Background

- 3.1 The SDP for Edinburgh and South East Scotland was approved by Scottish Ministers in June 2013. Supplementary guidance on housing land was approved in 2014 and sets the Housing Supply Target for the City of Edinburgh Council area.
- 3.2 Scottish Planning Policy (SPP) requires local authorities to maintain a five year supply of effective housing land at all times to ensure that the housing land requirement is met. The annual HLACP is used to monitor the effective housing land supply. It will also be used to inform infrastructure decisions through the Local Development Plan (LDP) Action Programme.

- 3.3 On [6 October 2016](#), the Planning Committee considered a report on the Housing Land Audit and Delivery Programme 2016 with a new approach to auditing land for new homes. The report recognised that land for housing is an input to the process, the delivery of new homes is an output, and that these should be measured separately. Previously, the housing land supply was measured by the anticipated completions programme.
- 3.4 The conclusion was that, although there was sufficient effective housing land to meet the SDP housing land requirement, the anticipated delivery of new homes was below the five year completions target and there was a need to increase delivery of new homes in the short term, and set out several ways that the Council was seeking to do so.
- 3.5 On [12 October 2017](#), Planning Committee considered the 2017 report. This further enhanced the audit process by identifying steps needed to increase housing delivery on a site by site basis.
- 3.6 The approach to assessing the amount of land available for housing and the rate of delivery of new homes as separate things has been consistently applied since committee approval in 2016.

4. Main report

- 4.1 For a housing site to be considered 'effective', it must be free of all constraints that would prevent development, considered against the criteria set out in Planning Advice Note 2/2010 "Affordable Housing and Housing Land Audits" (PAN 2/2010). These include ownership, physical characteristics (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use. PAN 2/2010 also states that "The contribution of any site to the effective land supply is that portion of the expected output from the site which can be completed within the five year period".
- 4.2 The alternative approach to measuring housing land supply and delivery approved by Planning Committee in 2016 recognises that delivery of new homes can be affected by many economic and demand factors, unrelated to the land supply. As well as the anticipated completions programme, the Council also considers the capacity of unconstrained land available for development.
- 4.3 The schedules within the 2020 HLACP have been discussed and agreed as reasonable with Homes for Scotland.

Housing Land Supply

- 4.4 As at 31 March 2020, there was sufficient land free of planning constraints and available for development for 22,696 houses. There was also land for a further 7,468 houses on sites with a constraint as set out in Schedule 4 of Appendix 2.
- 4.5 The effective land supply is varied in type, size and location. It is spread over a range of locations and includes brownfield (55%) and greenfield (45%) sites as shown on the map attached as Appendix 2.

Housing Supply Target and Housing Land Requirement

- 4.6 The housing supply target is the policy view of the number of homes that should be delivered over the LDP period. For the City of Edinburgh this was set by the South East Scotland SDP and its supplementary guidance. To ensure the housing supply target can be met, additional land must be made available to allow for flexibility of range and choice.

Housing Delivery

- 4.7 Delivery of new homes is influenced by a range of factors including economic fluctuations, supply of skills and materials, movement in local and national housing markets and other commercial considerations.
- 4.8 Following the recession from 2008, the market has recovered and completions have increased from 1,191 in 2012/13 to 2,967 in 2019/20.
- 4.9 Despite a fall in construction during the second quarter of 2020, due to measures to address the Covid pandemic, the current forward construction programme is one of the highest ever recorded with 12,400 new homes programmed to be built over the next five years (2,480 units per year).
- 4.10 Emerging from the recession, the delivery of new housing was helped by an increase in the building of affordable homes. Prior to that, affordable tenures accounted for around 17% of all houses built in the city, but nearly 50% for 2011 to 2015. Recovery in the mainstream housing market along with continued high affordable completions mean the all tenure completion rate is now above the pre-recession level.
- 4.11 Table 1 compares the availability of effective housing land against the remaining housing land requirement and anticipated completions over the next five years, against the housing supply target. It demonstrates there is sufficient unconstrained land to meet the remaining housing land requirement in the city and that the anticipated five year completions programme will exceed the five year completions target.

Table 1. Housing Land Supply and Anticipated Completions Programme

| | |
|---|--|
| Housing Supply Target 2009 to 2019 | 22,300 |
| Housing supply Target 2019 to 2024 | 7,210 |
| Housing Supply Target 2024 to 2026 | 2,884 |
| Housing Supply Target 2009 to 2026 | 32,394 |
| Housing Land Requirement 2009 to 2026 | 35,633 |
| Completions 2009 to 2020 | 21,951 |
| Housing Supply Target 2020 to 2026 | 10,443 |
| Supply | Output |
| Remaining Housing Land Requirement 13,682 | Supply Target 2020 to 2025 9,001 |
| Effective Housing Land Supply 22,646 | 5 year completions programme* 12,415 |

* Previously referred to as the five year effective land supply

- 4.12 At current agreed build rates there is sufficient effective housing land in Edinburgh to last for nine years.

Windfall sites

- 4.13 These are sites that are not specifically allocated for housing in the LDP but come through the planning system as planning applications. The LDP assumed that a certain amount of development would occur on windfall sites, contributing to meeting the housing supply target. (4,656 units - 7,400 homes have been granted permission on such sites and of those, 2,100 are for affordable homes. Some 88% are on brownfield land).

National Planning Framework 4

- 4.14 The Scottish Government is currently preparing National Planning Framework 4 (NPF4) – the long term plan for development and investment across Scotland which will set out national planning policies, national developments and strategy. In November 2020, Scottish Government published a [position statement](#) which detailed potential changes that are being considered to national planning policies.
- 4.15 A key change being considered is to replace the current focus on maintaining a five year supply of effective housing land with a longer term perspective to enable future plans to promote immediate deliverability and viability, and steer development to appropriate locations in line with LDP spatial strategy, informed by an infrastructure-first approach. Land take-up would be monitored through completions with additional land releases triggered in line with the development plan, when the need for additional capacity is demonstrated.

- 4.16 The Council's approach to monitoring land supply and delivery of homes is closely aligned with the Scottish Government's considered policy change with a focus on the factors that are affecting delivery on individual sites alongside the anticipated rates of delivery. This helps to identify where there is potential to increase delivery of homes on the current land supply and when additional land releases may be required to maintain current rates of delivery.

Factors affecting delivery of new homes

4.16.1 Homes for Scotland is consulted during the preparation of the HLACP and give their advice on the likely delivery rates for each site. The 2017 HLACP was the first audit to include an assessment of factors that could accelerate delivery and this approach has been continued. Twelve different actions were identified and applied on an individual site by site basis, broadly grouped as factors related to ownership or control of a site, the planning system and other regulatory processes, and the development industry. Details of these are given from page 13 of Appendix 1.

Increasing Housing Delivery

- 4.17 On [24 August 2017](#), Council approved its five year business plan, including an objective to build 20,000 new affordable homes in the city over the next ten years. The Strategic Housing Investment Plan (SHIP) sets out the delivery plan for new affordable homes and is reported to the Housing, Homelessness and Fair Work Committee each year. The latest SHIP, covering the period 2021/26 was approved by Housing and Economy Committee on [14 January 2021](#). It identifies a pipeline of 10,036 affordable homes that could be approved for site start and 11,370 potential completions delivered over the next five years, through a mix of grant funding, private finance raised by Registered Social Landlords and private developers and HRA funding. The report highlights the challenges to delivering affordable housing at scale as construction industry capacity, availability of grant funding for social rented homes and control of sites for development.
- 4.18 In [March 2018](#), a report was presented to the then Housing and Economy Committee on Delivering Land for Affordable Housing. This report set out a series of actions that should be taken to secure land and increase control over the pace of housing development. The actions include increased engagement with private land owners, exploring the potential for re-provisioning industrial estates, a review of the Affordable Housing Policy (AHP) and establishing a public sector land and property group.
- 4.19 In January 2021, The Housing, Homelessness and Fair Work Committee considered a report on the land strategy to support delivery of affordable housing and brownfield regeneration. The report recognises that building on brownfield land maximises the use of existing infrastructure and mitigates the sizeable financial impact on the Council of delivering infrastructure. Council owned land supply is becoming increasingly limited as is the potential to acquire sites on the open market. Therefore, alternative models to deliver regeneration and affordable housing on private sector sites needs to be explored. The strategy set out in the

report is intended to support the delivery of place based area regeneration in partnership with local communities with the Council acting as enabling developer, de-risking Planning and infrastructure requirements. A strategy that prioritises brownfield land for development will require significant and active intervention by the Council, potentially using compulsory purchase powers. Private and public sector partnerships are identified as key mechanisms for securing investment and developing sites that cannot be acquired and developed by the Council. The HRA Business Plan includes £125m for land acquisition over the next ten years.

Conclusions

- 4.20 There is more than sufficient effective land available for development in the City for Edinburgh to meet the current housing land requirement set by the Strategic Development Plan for South East Scotland.
- 4.21 The five year completions programme (previously referred to as the five year effective land supply) is now 35% above the five year completions target.
- 4.22 Based upon current rates of delivery, there is sufficient effective land in Edinburgh to last for nine years.

5. Next Steps

- 5.1 The forward programme of housing completions identified in the HLACP will be used in preparing the annual Local Development Plan Action Programme
- 5.2 The next annual Housing Land Audit and Completions Programme will be carried out in Spring 2020 and reported to Planning Committee in Autumn 2020.

6. Financial impact

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

7. Stakeholder/Community Impact

- 7.1 No formal consultation is required in connection with this report. However, the contents of the schedules within the housing land audit and completions programme were agreed as reasonable with the representative body of the private house building industry, Homes for Scotland.
- 7.2 There is no equalities impact arising as a result of this report's analysis and recommendations. Therefore, it was not considered necessary to carry out a full Integrated Impact Assessment.
- 7.3 There are no direct sustainability impacts arising from this report.

8. Background reading/external references

- 8.1 [Planning Committee: 6 October 2016. Item 7.1 - Housing Land Audit and delivery programme 2016](#)
- 8.2 [Planning Committee: 12 October 2017. Item 5.1 Housing Land Audit and Delivery Programme 2017](#)
- 8.3 [Planning Committee: 2 December 2020. Item 6.1 - City Plan 2030 – Progress to Proposed Plan Stage and Development Plan Scheme](#)
- 8.4 [Housing and Economy Committee: 22 March 2018. Item 6.2 – Delivering land for affordable housing](#)
- 8.5 [Housing, Homelessness and Fair Work Committee: 14 January 2021. Item 7.1 Strategic Housing Investment Plan \(SHIP\) 2021-2026](#)
- 8.6 [Planning Committee: 7 August 2019. Item 8.1 Affordable Housing Policy Delivery](#)
- 8.7 [Fourth National Planning Framework: Position Statement](#)
- 8.8 [Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013](#)
- 8.9 [Local Development Plan](#)
- 8.10 [City Housing strategy](#)

9. Appendices

- 9.1 Appendix 1 – Housing Land Audit and Completions Programme 2020.
- 9.2 Appendix 2 – Map of the established land supply in City of Edinburgh.

Appendix 1

Housing Land Audit and Completions Programme 2020

Housing Land Audit and Completions Programme 2020

1. Introduction

2. Housing Land Supply

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

3. Housing Delivery

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

4. Housing Land Requirement and Housing Supply Target

5. Schedules

1. INTRODUCTION

The Housing Land Audit and Completions Programme (HLACP) 2020 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2020. The audit attempts to programme expected housing completions over the audit period, April 2020 to March 2025 and details completions that took place over the year April 2019 to March 2020.

Sites included in the HLACP are housing sites under construction, sites with planning consent, sites in adopted or finalised Local Plans and, as appropriate, other buildings and land with agreed potential for housing development. All new development, redevelopment, conversion and subdivision of both houses and flats are included but rehabilitation of existing housing is excluded. The HLACP gives a detailed picture of the supply of housing land in terms of the number of housing units that it can accommodate. It also sets out a programme of expected completions over the next 5 years and in the longer term.

The HLACP comprises schedules for each housing site with four or more units. Smaller sites are not detailed individually but are included as an aggregate figure only. The estimates of programmed completions are prepared by the City of Edinburgh Council in consultation with Homes for Scotland, other private sector house builders, Housing Associations and public agencies. A summary of the housing land supply, site details including delivery programme, details of units completed over the previous 12 months and a list of constrained sites are contained in schedules 1 to 4 at the end of this report.

2. HOUSING LAND SUPPLY

Established Land Supply

The established land supply is all land identified for housing including sites allocated in the local development plan, sites which have been granted planning consent for housing and other land with agreed potential for new house building. The established land supply is made up of “effective housing land” - land free of all constraints that would prevent development taking place and “constrained” sites - sites which cannot be developed without some form of remedial action.

On 31 March 2020, the established land supply in the City of Edinburgh Council area was 30,623. This included land free of all planning constraints for 22,646 dwellings and land for a further 7,977 dwellings on sites that are currently considered constrained.

Effective land supply

In order for a housing site to be considered **effective**, it must be free of all constraints that would prevent development. Sites are considered against a range of criteria set out in Planning Advice Note 2/2010 “Affordable Housing and Housing Land Audits” (PAN 2/2010). These criteria include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use.

When assessed against the criteria contained in PAN 2/2010, there is land free of planning constraints for 22,646 dwellings in the City of Edinburgh Council. This includes 7,608 dwellings on sites currently under construction, 6,239 dwellings on sites with planning consent but where development has not yet started and a further 8,517 dwellings on sites that have not yet received planning consent – mostly sites allocated in the Local Development Plan. The remaining 282 dwellings are on small sites that are not listed separately in the audit.

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

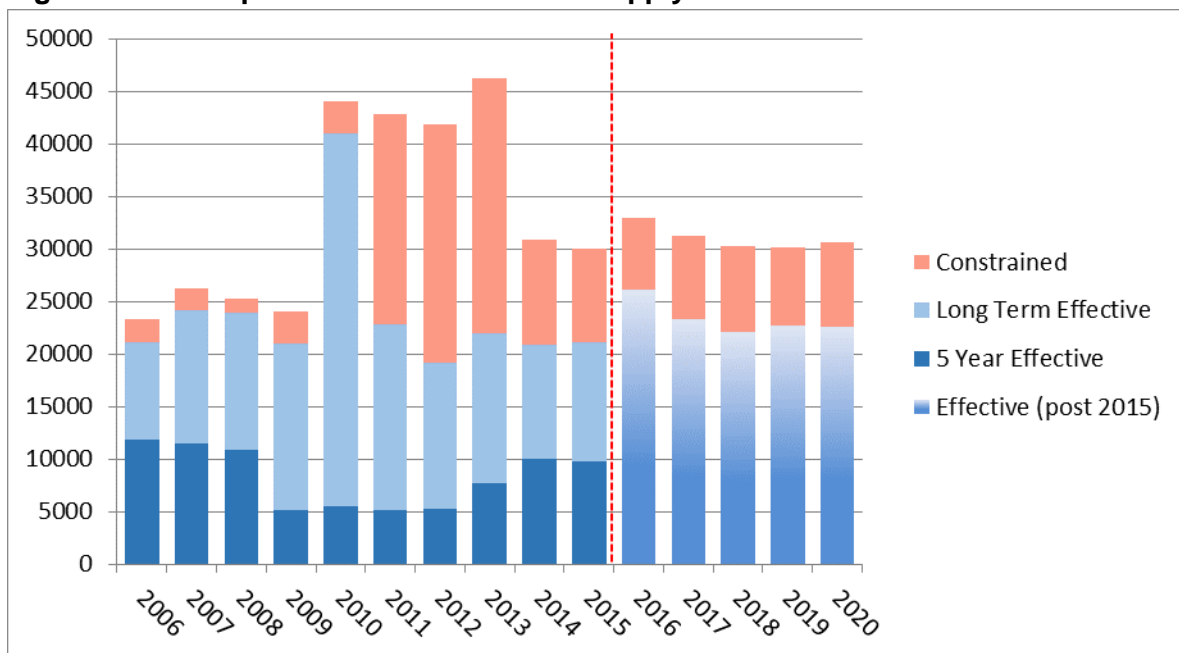
‘Effective’. Land free of development constraints and available for the construction of housing; and

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

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

The five year effective land supply fell dramatically following the credit crunch in 2008/09. As reduced credit availability affected both the development industry and house buyers, the rate of development slowed, reducing the five-year programme of development intentions. Fewer new applications were submitted on windfall land, resulting in the reduction of the overall land supply as completions on land already partially developed outstripped new land entering the supply. Between 2009 and 2012, the five-year effective supply fell to around 5,200 (1,050 per year) – around half the level of the previous three years. The effective land supply has been increasing in recent years and the allocation of new land in the local development plan for over 8,500 dwellings brought the effective land supply to the highest it has been for over 10 years with the exception of 2010. There was a large increase in land supply in 2010 caused by local plan allocation and an application for around 18,000 units at Leith Docks. As the consent was not issued, the site was moved from the long term effective supply into constrained in 2011. Following a change in Forth Ports’ intentions to concentrate on port-related activities and changes to the national and local planning policy context, a large part of the area around Leith Docks was removed from the housing land supply entirely in 2014, reducing the capacity from 18,000 to around 5,600. This has been reduced further in 2016 to 2,700 following the publication of the LDP report of examination.

Figure 1: Make-up of the established land supply



Constrained Land

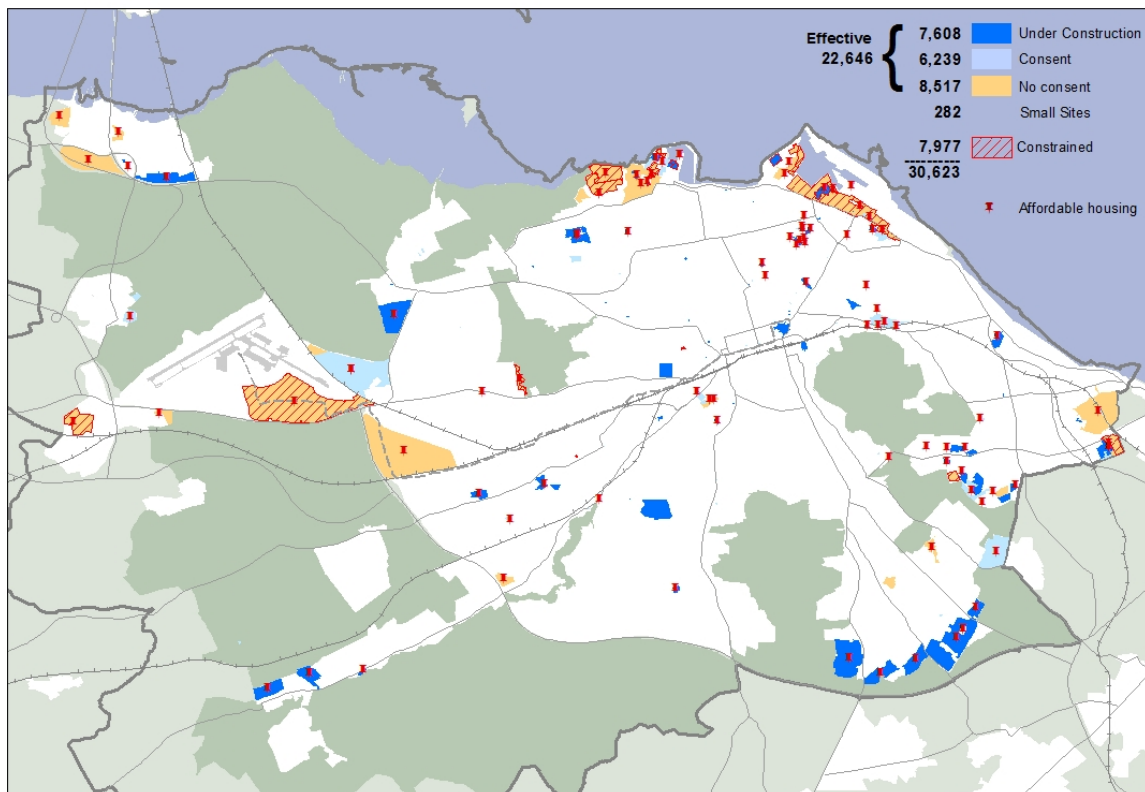
Constrained sites are those on which development cannot take place without some form of remedial action. Such constraints include:

- **Ownership:** the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;

- Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site can be included in the effective land supply;
- Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;
- Deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;
- Marketability: the site, or a relevant part of it, can be developed in the period under consideration;
- infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or is committed to by another party to allow development;
- Land use: housing is the preferred use of the land in planning terms, or if housing is one of a range of possible uses, other factors such as ownership and marketability point to housing being a realistic option.

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

Map 1. Housing Land Supply 2020



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Greenfield / Brownfield analysis

Excluding small sites, 10,625 units of the remaining capacity of effective sites (22,364) are categorised as being on greenfield land. This represents 48% of the total. Ten years ago, less than 10% of the effective land supply was greenfield. The Local Development Plan allocated over 8,500 units on greenfield land and this has been a major factor in increasing the overall proportion of greenfield sites in the city. It is expected that the proportion of greenfield land will decrease in future years as the current greenfield sites are built out and future windfall sites are likely to be mainly brownfield land.

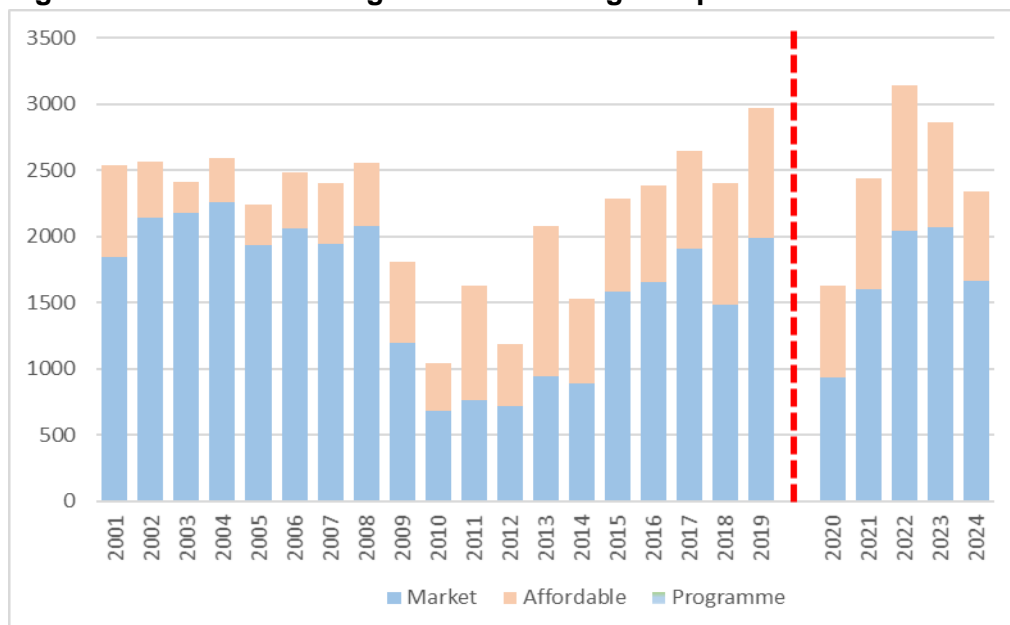
3. HOUSING DELIVERY

Completions

Mirroring the situation with changes to the effective land supply, the effect of the credit crunch and subsequent recession was followed by a steep decline in the annual number of completed dwellings. There has been an increase in completions over the last 5 years and the rate has now returned to the pre-recession levels.

Programmed completions over the next 5 years is slightly lower than anticipated a year ago. Restrictions on the construction industry during the second quarter of 2020 brought about by the Covid-19 pandemic has significantly reduced the programmed delivery of homes for the 2020/21 financial year. It is anticipated that construction will increase beyond 2020. The number of completions could actually be higher than programmed as there will likely be some additional housing completions on windfall sites. Figure 2 below charts historic housing completions and programmed completions for the next 5 years.

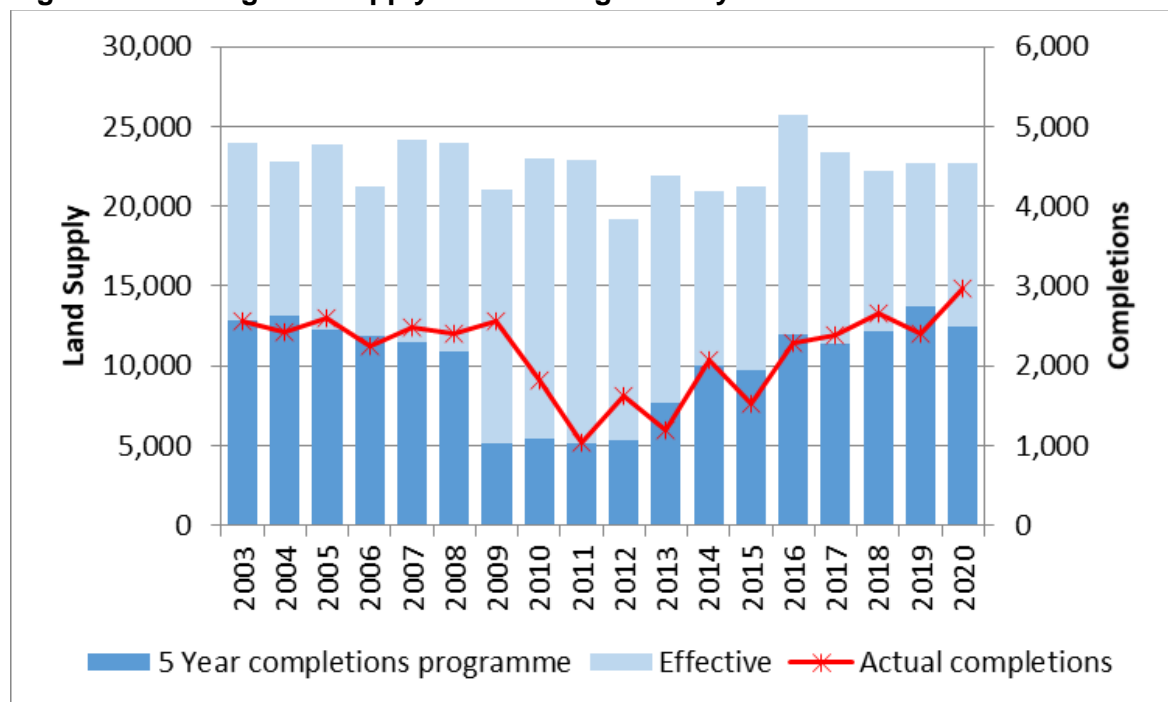
Figure 2. Historic and Programmed Housing Completions



Factors Effecting Housing Delivery

Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease. This was particularly noticeable following the credit crunch in the late 2000s. Reduced credit availability affected both purchasers' ability to obtain a mortgage, thus vastly decreasing real demand for new homes and also developers' ability to secure loans to enable development to take place. With no real change to the availability of effective housing land, delivery rates fell to less than half of previous rates. Figure 3 below shows the effective land supply, the five year completions programme (previously referred to as the five year effective land supply) and the number of completions that actually took place over the period 2003 to 2020. As the land supply and five year completions programme relate to a period of five years and the number of completions refers to a single year, they are shown against different scales on the chart.

Figure 3. Housing land supply and housing delivery



Affordable Housing

Affordable housing tenures account for around a third of the current effective land supply (7,620 units). A similar ratio has been observed in the completions over the last three years. Between 2001 and 2011, affordable tenures accounted for 19% of all dwellings completed in Edinburgh. Over the last few years, affordable completions have accounted for a much higher proportion, averaging over 38% of all dwellings completed since 2011. Numerically, affordable housing completions have increased in recent years but the large proportional shift is more a consequence of a reduction in market completions following the credit crunch.

The number of market completions has increased again markedly over the last few years, from 890 in 2014/15 to an average of 1,720 per year since.

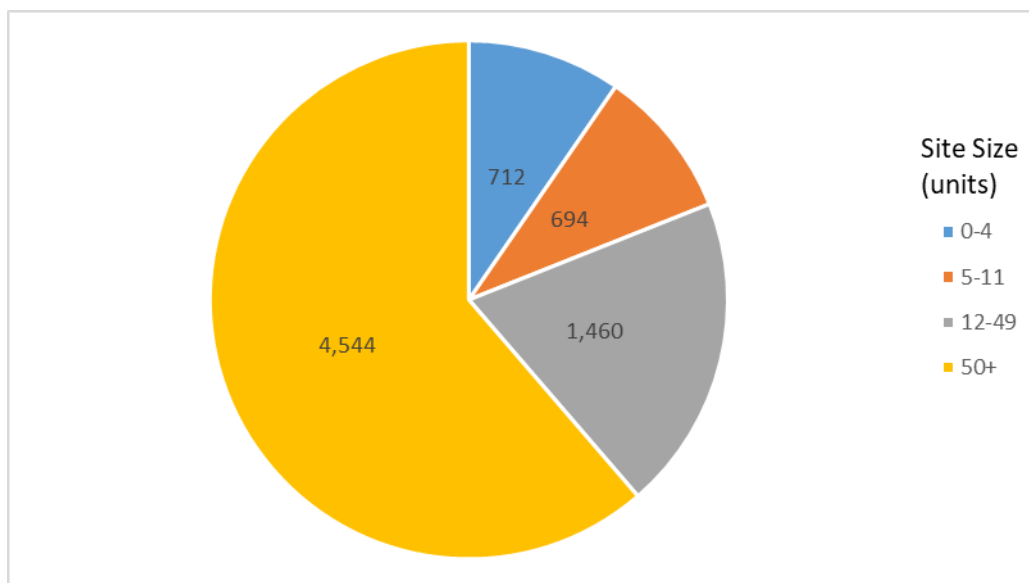
Windfall Development

To avoid over allocating housing land, the Local Development Plan assumed a certain amount of development would occur on unplanned sites that would come through the planning system. Development on these unallocated sites would still contribute to meeting the housing supply target set by the Strategic Development Plan. The adopted LDP assumed a contribution of 4,656 units from windfall sites – 1,694 to be delivered by 2019 with the remaining 2,962 between 2019 and 2026.

Since April 2015, 7,410 homes have received planning consent on windfall sites. Of these over 2,090 units will be affordable.

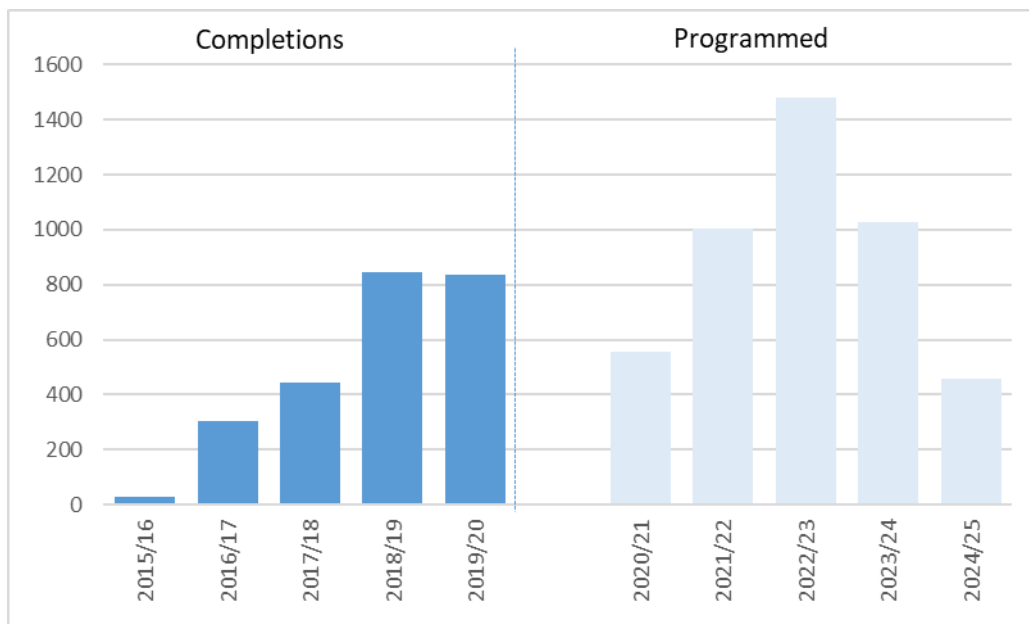
The windfall sites cover a range of sizes with over half the consented units being major developments (sites of over 50 units). The size distribution of windfall sites is show in figure 4 below.

Figure 4 Housing units consented on windfall sites since 2015 by size of site



Between 2015 and 2019, there have been 1,650 units completed on windfall sites – very slightly below the target of 1,690. However, with 835 homes completed in 2019/20 and a further 4,525 programmed over the next 5 years the remaining target of 2,960 is likely to be significantly surpassed. The actual number of windfall completions is likely to be higher still as additional windfall sites receive planning consent. The number of units completed since 2015 and units programmed over the next five years are shown in Figure 5. The number of units completed starts very low and rises each year. This is to be expected as there is a lead in time between consent and completions and only sites gaining consent after 2015 are regarded as windfall.

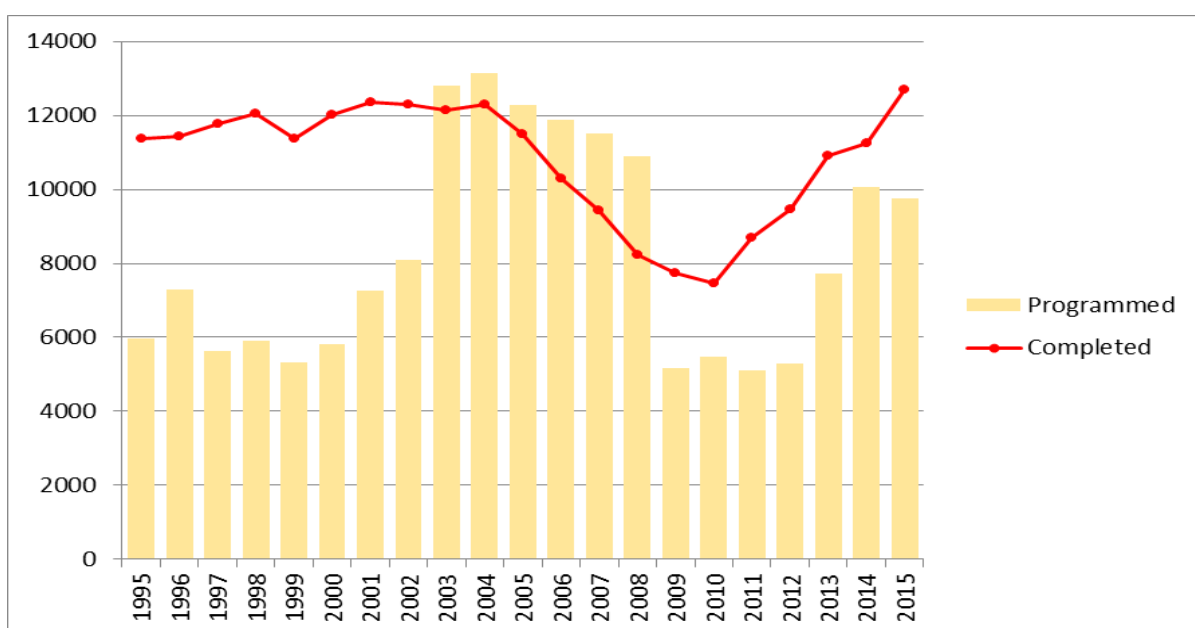
Figure 5 Units completed and programmed on windfall sites



Accuracy of Completions Programme

Estimating future completions for the delivery programme is not an exact science – some sites will be built out faster than anticipated and some slower. Further, some sites may not be developed at all or be developed for uses other than housing and additional windfall sites will provide completions not anticipated at the base date of the audit. Figure 6 below compares the number of completions programmed for the following five year period to the number of completions that actually occurred for each five year period since 1995.

Figure 6: 5 Year completions programme and actual completions over the five year period



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

4. HOUSING SUPPLY TARGET AND HOUSING LAND REQUIREMENT

SPP defines the Housing Supply Target as “*a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements ...*”

The housing supply target for the City of Edinburgh is set by the approved 2013 Strategic Development Plan (SDP) and its supplementary guidance on housing land (SG). The SG sets the housing supply target for the city at 22,300 units for the period to 2019 and a further 7,210 for the period to 2024. The LDP Report of Examination recommended extending the supply target by an additional 2,884 for the two years to 2026. To ensure that the target can be met, additional land must be made available to allow for flexibility of range and choice. An additional 10% is added to the target to obtain the housing land requirement.

The annual average supply target for the period up to 2019 is considerably higher than for the periods beyond 2019. This is due to two factors:

- The Housing Needs and Demand Study identified a significant backlog of households currently in need of affordable housing which should be addressed early. This backlog is on top of newly arising need and demand and is all added to the housing land requirement of the first period.
- House building during the first period has been affected by the credit crunch and subsequent recession resulting in lower completion rates than required. The shortfall is added to the remaining requirement of the first period raising the annual average needed even further, to a level nearly 15% above the highs achieved in the early 2000s.

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

Table 1: Effective housing land supply against requirement by period

| | |
|---|---|
| Housing Supply Target 2009 to 2019 | 22,300 |
| Housing supply Target 2019 to 2024 | 7,210 |
| Housing Supply Target 2024 to 2026 | 2,884 |
| Housing Supply Target 2009 to 2026 | 32,394 |
| Housing Land Requirement 2009 to 2026 | 35,633 |
| Completions 2009 to 2020 | 21,951 |
| Housing Supply Target 2020 to 2026 | 10,443 |
| Supply | Output |
| Remaining Housing Land Requirement 13,682 | Supply Target 2020 to 2025 9,001 |
| Effective Housing Land Supply 22,646 | 5 year completions programme 12,415 |

* Previously referred to as the 5 year effective land supply

The table demonstrates that there is sufficient land, free from development constraints, to meet the housing land requirement in the City. The table further demonstrates that there is also more than sufficient housing units programmed for development over the next five years to meet the five year delivery target.

Maintaining a 5 year supply of effective land

Scottish Planning Policy (SPP) requires local authorities to maintain a five year supply of effective housing land at all times to ensure that the housing land requirement is met.

The Strategic Development Plan for South East Scotland was approved in June 2013 with supplementary guidance on Housing approved in 2014. In the notice of intention to grant planning permission in principle for the 'called in' planning application 15/04318/PPP - Land East of Milburn Tower, Scottish Government Ministers concluded that, as the SDP was over five years old, the relevant policies in SESPlan and the associated SESplan Housing Land Supplementary Guidance (2014) relating to housing land requirements are out of date. The reporter dealing with the planning appeal against refusal on planning application 19/01032/FUL -South East Wedge, Old Dalkeith Road, made the same conclusion. As such, there are currently no relevant targets or housing land requirements to determine whether there is a five year supply of effective housing land in Edinburgh, as required by Scottish Planning Policy.

New housing supply targets and housing land requirements will be set by the next local development plan – City Plan 2030.

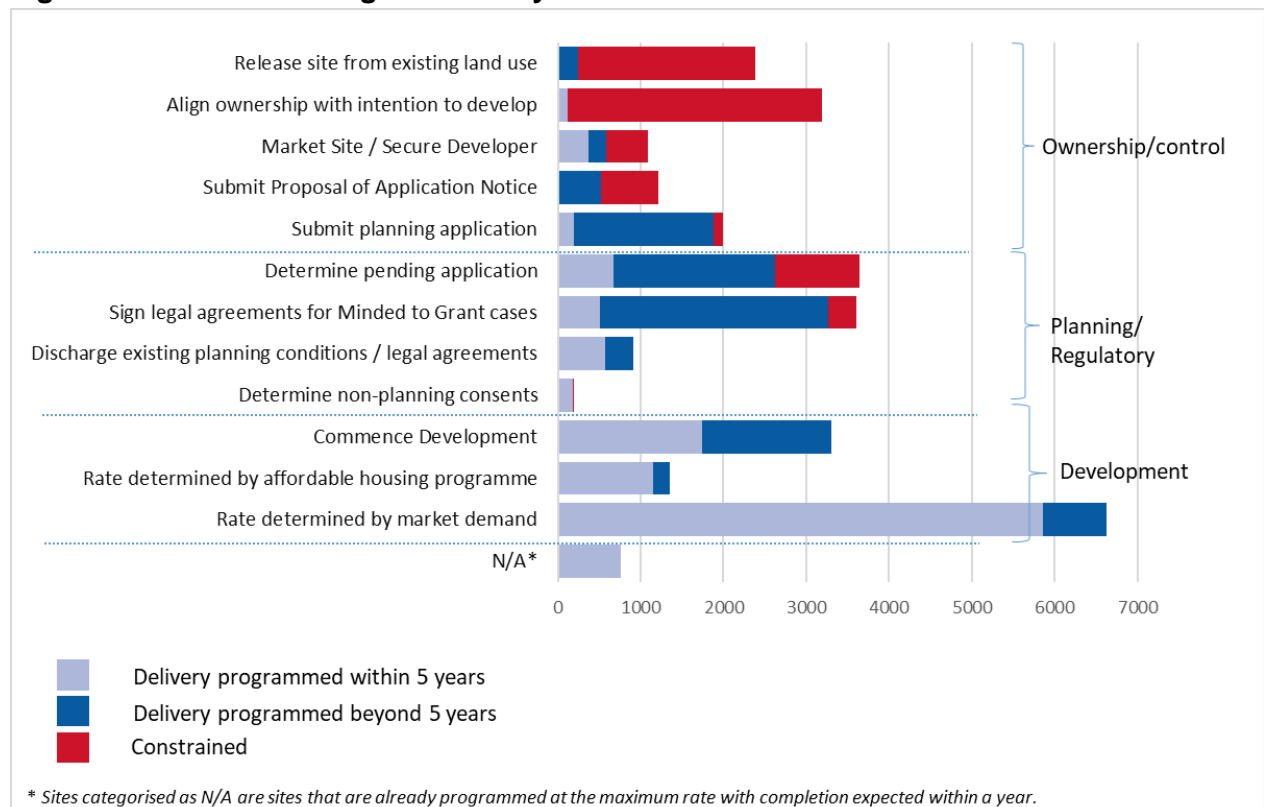
Increasing Housing Delivery

Further to identifying constraints that prevent delivery of new homes, HLACP2020 also attempts to identify the actions that would be required to increase the delivery rates on effective sites. These factors affecting delivery were discussed and agreed with Homes for Scotland alongside the programmed delivery rate. These factors are not intended to be viewed as solutions in themselves to increasing delivery, rather they should be viewed as identifying the steps that would need to be taken in order for the agreed delivery rates to be accelerated. In many cases, the site may already be being developed at an acceptable rate. 12 different actions were identified and applied on an individual site by site basis. The 12 factors can be broadly grouped as;

- factors relating to ownership or control of a site
- factors related to the planning system
- factors related to the development industry

Figure 7 below shows the numbers of units (excluding small sites) affected by each of the 12 delivery factors. For each factor, the graph shows the number of units programmed for completion within 5 years as a lighter shade and units programmed beyond 5 years as a darker shade.

Figure 7. Factors affecting the delivery of homes



Sites categorised as affected by factors related to the development industry have a greater proportion of units programmed within the next 5 years than sites affected by other factors.

These sites are already in the control of house builders with planning consent secured and in many cases, are already under construction.

Sites affected by factors related to the planning system are fewer in number than those affected by development industry factors but, due to uncertainty around the issuing of planning permission/legal agreements, have a higher proportion of units programmed beyond the five year period. In total, there are 5,046 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

Finally, there are around 2,530 units programmed beyond the five year period on effective sites affected by factors related to ownership or control. These are largely allocated sites that are not yet in the control of a house builder or sites for which a planning application has yet to be submitted. The majority of constrained sites are constrained by factors relating to ownership or control of the site, especially sites that are still in use for other uses and sites that are not being promoted for housing development by the land owner.

5. SCHEDULES

The following schedules give further details of the housing land supply in the City of Edinburgh Council area including:

1. Summary of the housing land supply and completions programme
2. Completions programme on site by site basis
3. Actual housing completions 2019/20 by site
4. Schedule of constrained sites
5. Housing sites broken down by factors affecting delivery rates
6. List of sites removed from the audit since HLACP 2019. This list includes all sites that are no longer regarded as housing sites. It does not include sites which have been completed. These sites will be included in Schedule 3 – Housing Completions.

The locations of housing sites within this audit can be viewed on the [Council's online Atlas](#).

Schedule 1: Summary

Housing Land Audit and Completions Programme 2020

Schedule 1. Land supply and delivery summary

| Status | Housing Land Supply | | | | Completions Programme | | | | | | | | |
|--|---------------------|------------------------|----------------------------|---------------------------|------------------------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|--------------|
| | Total site capacity | Total affordable units | All completions by 31/3/19 | Total dwellings remaining | Programmed Completions | | | | | Total 20/25 | 25/26 | 26/27 | Post 2027 |
| | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | | | | |
| Under Construction | 10,213 | 3,318 | 2,605 | 7,608 | 1,575 | 2,074 | 1,666 | 823 | 613 | 6,751 | 482 | 229 | 146 |
| Consent | 6,239 | 1,816 | 0 | 6,239 | 0 | 291 | 1,287 | 1,510 | 1,070 | 4,158 | 598 | 410 | 1,073 |
| No Consent | 8,517 | 3,168 | 0 | 8,517 | 0 | 20 | 134 | 469 | 601 | 1,224 | 853 | 940 | 5,500 |
| Small Sites | 287 | 2 | 5 | 282 | 56 | 57 | 56 | 57 | 56 | 282 | 0 | 0 | 0 |
| Total Effective Supply | 25,256 | 8,304 | 2,610 | 22,646 | 1,631 | 2,442 | 3,143 | 2,859 | 2,340 | 12,415 | 1,933 | 1,579 | 6,719 |
| <i>Market</i> | 16,952 | 0 | 1,925 | 15,027 | 935 | 1,601 | 2,044 | 2,069 | 1,662 | 8,311 | 1,209 | 977 | 4,530 |
| <i>Affordable</i> | 8,304 | 8,304 | 685 | 7,619 | 696 | 841 | 1,099 | 790 | 678 | 4,104 | 724 | 602 | 2,189 |
| Constrained | 8,254 | 1,583 | 373 | 7,977 | | | | | | | | | |
| Total Established Supply in City of Edinburgh | 33,510 | 9,887 | 2,983 | 30,623 | | | | | | | | | |

Schedule 2: Site Details

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref | Site Name /Address | Developer (Or Owner) | Area | Brf/Grf | Consent | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | |
|------------------------|--|-------------------------------|----------|---------|---------|--------|---------------------|-----|-----------------|--------|-------|-----------------------|-------------------|-----------------------|----------------------|-------|-------------|-------|-------|-----------|------|
| | | | | | /ha | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | Post 2027 | |
| (N=New site in 2020) | | | | | | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | | |
| LDP Allocations | | | | | | | | | | | | | | | | | | | | | |
| 3825 | LDP CC2: New Street | Artesan | 0.78 B | FULL | Dec-16 | Sep-19 | 167 | 10 | 157 | 0 | 0 | 167 | 0 | 37 | 50 | 50 | 30 | 167 | 0 | 0 | 0 |
| 4338.5 | LDP CC3: Fountainbridge (North) | Fountain North Ltd. | 0.6 B | FULL | Nov-19 | | 125 | 0 | 125 | 0 | 0 | 125 | 0 | 0 | 60 | 65 | 0 | 125 | 0 | 0 | 0 |
| 4338.6 | LDP CC3: Fountainbridge (North) | Moda Living (Springside) Ltd. | 0.61 B | FULL | Nov-18 | | 205 | 0 | 205 | 0 | 0 | 205 | 0 | 0 | 100 | 105 | 0 | 205 | 0 | 0 | 0 |
| 4338.7 | LDP CC3: Fountainbridge (North) | Moda Living (Springside) | 1.09 B | OUT | Dec-16 | | 140 | 0 | 140 | 0 | 0 | 140 | 0 | 0 | 0 | 70 | 70 | 140 | 0 | 0 | 0 |
| N 4900.1A | LDP CC3: Fountainbridge (South) | City Of Edinburgh Council | 0 B | FULL | May-19 | | 64 | 0 | 64 | 32 | 0 | 64 | 0 | 0 | 64 | 0 | 0 | 64 | 0 | 0 | 0 |
| | Market | | | | | | 32 | | | 0 | 0 | 32 | 0 | 0 | 32 | 0 | 0 | 32 | 0 | 0 | 0 |
| | Affordable | | | | | | 32 | | | 32 | 0 | 32 | 0 | 0 | 32 | 0 | 0 | 32 | 0 | 0 | 0 |
| N 4900.1B | LDP CC3: Fountainbridge (South) | City Of Edinburgh Council. | 0 B | FULL | Oct-19 | | 113 | 0 | 113 | 113 | 0 | 113 | 0 | 0 | 0 | 50 | 63 | 113 | 0 | 0 | 0 |
| 4900.1 | LDP CC3: Fountainbridge (South) | City Of Edinburgh Council | 3.7 B | NONE | | | 258 | 0 | 258 | 0 | 0 | 258 | 0 | 0 | 0 | 0 | 0 | 0 | 78 | 90 | 90 |
| 4900.2 | LDP CC3: Fountainbridge (Vastint) | Vastint | 1.17 B | NONE | | | 234 | 11 | 223 | 58 | 0 | 234 | 0 | 0 | 0 | 50 | 50 | 100 | 50 | 50 | 34 |
| | Market | | | | | | 176 | | | 0 | 0 | 176 | 0 | 0 | 0 | 50 | 50 | 100 | 50 | 20 | 6 |
| | Affordable | | | | | | 58 | | | 58 | 0 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 28 |
| 5245 | LDP Del 4: Edinburgh Park / South Gyle | LDP Site | 121.75 G | NONE | | | 1737 | 0 | 1737 | 434 | 0 | 1737 | 0 | 0 | 0 | 50 | 100 | 150 | 100 | 100 | 1387 |
| | Market | | | | | | 1303 | | | 0 | 0 | 1303 | 0 | 0 | 0 | 25 | 75 | 100 | 75 | 75 | 1053 |
| | Affordable | | | | | | 434 | | | 434 | 0 | 434 | 0 | 0 | 0 | 25 | 25 | 50 | 25 | 25 | 334 |
| 3424.1 | LDP EW 1A: Western Harbour - Sandpip | Robertson Living | B | FULL | Oct-19 | Mar-20 | 40 | 0 | 40 | 40 | 0 | 40 | 0 | 40 | 0 | 0 | 0 | 40 | 0 | 0 | 0 |
| 3424.11 | LDP EW 1A: Western Harbour | Forth Properties Limited. | 17.6 B | NONE | | | 938 | 0 | 938 | 938 | 0 | 938 | 0 | 0 | 0 | 50 | 100 | 150 | 100 | 100 | 588 |
| 4893A | LDP EW1B: Central lieth Waterfront A | CALA Management Ltd. | 5.25 B | FULL | Aug-18 | Mar-19 | 390 | 33 | 357 | 97 | 38 | 352 | 40 | 40 | 96 | 96 | 80 | 352 | 0 | 0 | 0 |
| | Market | | | | | | 293 | | | 0 | 38 | 255 | 40 | 20 | 66 | 66 | 63 | 255 | 0 | 0 | 0 |
| | Affordable | | | | | | 97 | | | 97 | 0 | 97 | 0 | 20 | 30 | 30 | 17 | 97 | 0 | 0 | 0 |
| 4894.1C | LDP EW 1C: Salamander Place phase 3 | Crudden and Teague | 1.03 B | FULL | Nov-17 | Mar-18 | 199 | 0 | 199 | 199 | 0 | 199 | 100 | 99 | 0 | 0 | 0 | 199 | 0 | 0 | 0 |
| N 4894.1D | LDP EW 1C: Salamander Place Phase 5 | Homes & Crud | 0 B | FULL | Sep-19 | | 155 | 44 | 111 | 0 | 0 | 155 | 0 | 0 | 50 | 50 | 55 | 155 | 0 | 0 | 0 |
| N 4894.1E | LDP EW 1C: Salamander Place Phase 6 | Teague Homes | 0 B | FULL | Nov-19 | | 151 | 0 | 151 | 151 | 0 | 151 | 0 | 0 | 0 | 50 | 50 | 100 | 51 | 0 | 0 |
| 3105A | LDP EW 2A: West Shore Road - Forth Q | City of Edinburgh Council | 4.32 B | NONE | Oct-03 | | 350 | | | 350 | 0 | 350 | 0 | 0 | 0 | 0 | 50 | 50 | 100 | 100 | 100 |
| 3733A.5 | LDP EW 2B: Upper Strand Phs 3 | Places for People | 0.54 B | FULL | Mar-19 | Jun-19 | 89 | 0 | 89 | 33 | 0 | 89 | 0 | 40 | 49 | 0 | 0 | 89 | 0 | 0 | 0 |
| | Market | | | | | | 56 | | | 0 | 0 | 56 | 0 | 40 | 16 | 0 | 0 | 56 | 0 | 0 | 0 |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref (N=New site in 2020) | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/ Grf | Consent | | | Housing Land Supply | | | | Completions Programme | | | | | | | | | | | | | |
|----------------------------------|---------------------------------------|------------------------------------|-------------|-------------|---------|--------|--------|---------------------|--------|-------|---------------------------|-----------------------|--------------------------|----------------------|-------|----------------|-------|-------|--------------|----|----|-----|-----|----|------|
| | | | | | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | Post 2027 | | | | | | |
| | | | | | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | | | | | | | |
| | Affordable | | | | | | | | | | 33 | | | 33 | 0 | 33 | 0 | 0 | 33 | 0 | 0 | 0 | | | |
| 3733A | LDP EW 2B: Waterfront WEL - Central D | Various | 7.1 | B | NONE | Jul-03 | | | | | 1385 | 0 | 1385 | 235 | 0 | 1385 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 1285 |
| | Market | | | | | | | | | | 1150 | | | 0 | 0 | 1150 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 38 | 1074 |
| | Affordable | | | | | | | | | | 235 | | | 235 | 0 | 235 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 12 | 211 |
| 3744A.3 | LDP EW 2C: Granton Harbour - Plot 3 | Port Of Leith Housing Association. | 0.7 | B | FULL | Dec-16 | Mar-19 | | | | 104 | 0 | 104 | 104 | 0 | 104 | 0 | 50 | 54 | 0 | 0 | 104 | 0 | 0 | 0 |
| 3744A.7 | LDP EW 2C: Granton Harbour Plots 26 a | Link | 1.9 | B | FULL | Jun-06 | Mar-18 | | | | 264 | 0 | 264 | 264 | 0 | 264 | 132 | 0 | 0 | 0 | 0 | 132 | 132 | 0 | 0 |
| 3744A.8 | LDP EW 2C: Granton Harbour Plots S1 & | Port of Leith HA | 2.16 | B | FULL | Aug-17 | | | | | 302 | 0 | 302 | 302 | 0 | 302 | 0 | 0 | 50 | 50 | 50 | 150 | 50 | 50 | 52 |
| 3744A.9 | LDP EW 2C: Granton Harbour Plots 9a/9 | Granton Central Developments Ltd. | 0.81 | B | FULL | Nov-17 | | | | | 104 | 0 | 104 | 0 | 0 | 104 | 0 | 0 | 50 | 54 | 0 | 104 | 0 | 0 | 0 |
| 3744A.10 | LDP EW 2C: Granton Harbour | GCD Ltd. | 8.26 | B | FULL | Mar-19 | | | | | 171 | 18 | 153 | 0 | 0 | 171 | 0 | 0 | 21 | 40 | 40 | 101 | 40 | 30 | 0 |
| 3744A.11 | LDP EW 2C: Granton Harbour | GCD Ltd. | 8.26 | B | FULL | May-20 | | | | | 98 | 0 | 98 | 0 | 0 | 98 | 0 | 0 | 0 | 38 | 60 | 98 | 0 | 0 | 0 |
| 3760 | LDP HSG 1: Springfield | Lp Site | 11.97 | G | NONE | | | | | | 150 | | | 38 | 0 | 150 | 0 | 0 | 50 | 50 | 50 | 150 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 112 | | | 0 | 0 | 112 | 0 | 0 | 38 | 38 | 36 | 112 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 38 | | | 38 | 0 | 38 | 0 | 0 | 12 | 12 | 14 | 38 | 0 | 0 | 0 |
| 3747 | LDP HSG 5: Hillwood Rd | Taylor Wimpey | 4.93 | G | NONE | | | | | | 124 | | | 31 | 0 | 124 | 0 | 20 | 49 | 55 | 0 | 124 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 93 | | | 0 | 0 | 93 | 0 | 15 | 35 | 43 | 0 | 93 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 31 | | | 31 | 0 | 31 | 0 | 5 | 14 | 12 | 0 | 31 | 0 | 0 | 0 |
| 4773 | LDP HSG 11: Shrub Place | Places For People (Shrubhill) Ltd. | 2.08 | B | FULL | May-16 | Mar-17 | | | | 376 | 0 | 376 | 225 | 201 | 175 | 73 | 102 | 0 | 0 | 0 | 175 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 151 | | | 0 | 49 | 102 | 0 | 102 | 0 | 0 | 0 | 102 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 225 | | | 225 | 152 | 73 | 73 | 0 | 0 | 0 | 0 | 73 | 0 | 0 | 0 |
| 3965 | LDP HSG 12: Albion Road | Places for People | 2.7 | B | FULL | Mar-14 | Mar-15 | | | | 205 | 48 | 157 | 0 | 137 | 68 | 30 | 38 | 0 | 0 | 0 | 68 | 0 | 0 | 0 |
| 3756.8 | LDP HSG 14: Niddrie Mains Road | Cruden Homes (East) Ltd. | 2.14 | B | FULL | Nov-16 | Mar-18 | | | | 149 | 79 | 70 | 38 | 115 | 34 | 34 | 0 | 0 | 0 | 0 | 34 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 111 | | | 0 | 85 | 26 | 26 | 0 | 0 | 0 | 0 | 26 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 38 | | | 38 | 30 | 8 | 8 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |
| 3756.9 | LDP HSG 14: Niddrie Mains | 21st Century Homes | 3.31 | B | FULL | Feb-18 | Mar-19 | | | | 194 | 66 | 128 | 108 | 0 | 194 | 40 | 80 | 74 | 0 | 0 | 194 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 86 | | | 0 | 0 | 86 | 20 | 40 | 26 | 0 | 0 | 86 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 108 | | | 108 | 0 | 108 | 20 | 40 | 48 | 0 | 0 | 108 | 0 | 0 | 0 |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref (N=New site in 2020) | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/ Grf | Consent | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | | | | |
|----------------------------------|--|---------------------------------------|-------------|-------------|---------|--------|---------------------|--------------------|--------|-------|---------------------------|-----------------------|--------------------------|----------------------|-------|----------------|-------|-------|--------------|-----|-----|-----|---|--|
| | | | | | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | Post 2027 | | | | | |
| | | | | | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | | | | | | |
| 3755 | LDP HSG 16: Thistle Foundation Phase ; Places For People. | | 2.29 | B | FULL | May-17 | Mar-18 | 149 | 45 | 104 | 149 | 78 | 71 | 71 | 0 | 0 | 0 | 0 | 0 | 71 | 0 | 0 | 0 | |
| 3754 | LDP HSG 17: Greendykes (areas K and Craigmillar JVC | | 15.79 | B | OUT | Oct-15 | | 129 | 0 | | 0 | 0 | 129 | 0 | 0 | 0 | 25 | 50 | 75 | 54 | 0 | 0 | 0 | |
| 3754.4 | LDP HSG 17: Greendykes Road (areas BDW Trading Ltd | | 2.99 | B | FULL | May-16 | Mar-17 | 158 | 123 | 35 | 0 | 152 | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | |
| 3754.6 | LDP HSG 17: Greendykes Road (areas Taylor Wimpey | | 3.93 | B | FULL | Sep-18 | Mar-20 | 169 | 111 | 58 | 0 | 0 | 169 | 0 | 20 | 50 | 50 | 49 | 169 | 0 | 0 | 0 | 0 | |
| 3753.6 | LDP HSG 18: New Greendykes Areas A, Persimmon Homes. Sheratan Ltd + Persimmon Homes | | 4.04 | G | NONE | | | 163 | 112 | 51 | 0 | 0 | 163 | 0 | 0 | 0 | 10 | 40 | 50 | 40 | 40 | 33 | | |
| 3753.5 | LDP HSG 18: New Greendykes Areas C (East S | | 2.93 | G | FULL | Sep-17 | Mar-19 | 145 | 115 | 30 | 0 | 35 | 110 | 20 | 40 | 50 | 0 | 0 | 110 | 0 | 0 | 0 | 0 | |
| 3753.7 | LDP HSG 18: New Greendykes Areas H/ Persimmon Homes. | | 4.82 | G | OUT | Jul-10 | | 128 | 110 | 18 | 25 | 0 | 128 | 0 | 0 | 0 | 0 | 28 | 28 | 50 | 50 | 0 | | |
| | Market | | | | | | | 103 | | | 0 | 0 | 103 | 0 | 0 | 0 | 0 | 28 | 28 | 25 | 50 | 0 | | |
| | Affordable | | | | | | | 25 | | | 25 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 0 | |
| 5246.2 | LDP HSG 19: Maybury Central | West Craigs Ltd. | 58.82 | G | OUT | Sep-19 | | 1400 | 0 | 0 | 370 | 0 | 1400 | 0 | 50 | 190 | 280 | 180 | 700 | 100 | 100 | 500 | | |
| | Market | | | | | | | 1030 | | | 0 | 0 | 1030 | 0 | 50 | 100 | 100 | 80 | 330 | 100 | 100 | 500 | | |
| | Affordable | | | | | | | 370 | | | 370 | 0 | 370 | 0 | 0 | 90 | 180 | 100 | 370 | 0 | 0 | 0 | | |
| 5246.1 | LDP HSG 19: Maybury East | Taylor Wimpey UK Limited (c/o Agent). | 12.99 | G | OUT | Oct-19 | | 250 | 0 | 0 | 63 | 0 | 250 | 0 | 30 | 60 | 60 | 60 | 210 | 40 | 0 | 0 | | |
| | Market | | | | | | | 187 | | | 0 | 0 | 187 | 0 | 30 | 45 | 45 | 45 | 165 | 22 | 0 | 0 | | |
| | Affordable | | | | | | | 63 | | | 63 | 0 | 63 | 0 | 0 | 15 | 15 | 15 | 45 | 18 | 0 | 0 | | |
| 5246.3 | LDP HSG 19: Maybury West | Roseberry Estates | 4.53 | G | NONE | | | 130 | 0 | 0 | 33 | 0 | 130 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 50 | 55 | | |
| | Market | | | | | | | 97 | | | 0 | 0 | 97 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 17 | 55 | | |
| | Affordable | | | | | | | 33 | | | 33 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 0 | | |
| 5247 | LDP HSG 20: Cammo | CALA Management Ltd/BDW Trading Ltd | 28.18 | G | FULL | Jan-20 | Mar-20 | 656 | 656 | 393 | 164 | 0 | 656 | 0 | 150 | 107 | 90 | 90 | 437 | 90 | 90 | 39 | | |
| | Market | | | | | | | 492 | | | 0 | 0 | 492 | 0 | 82 | 30 | 71 | 90 | 273 | 90 | 90 | 39 | | |
| | Affordable | | | | | | | 164 | | | 164 | 0 | 164 | 0 | 68 | 77 | 19 | 0 | 164 | 0 | 0 | 0 | | |
| 5248 | LDP HSG 21: Broomhills | BDW Trading Ltd. | 24.6 | G | FULL | May-17 | Mar-18 | 671 | 540 | 93 | 168 | 340 | 331 | 109 | 121 | 67 | 34 | 0 | 331 | 0 | 0 | 0 | | |
| | Market | | | | | | | 503 | | | 0 | 236 | 267 | 94 | 86 | 53 | 34 | 0 | 267 | 0 | 0 | 0 | | |
| | Affordable | | | | | | | 168 | | | 168 | 104 | 64 | 15 | 35 | 14 | 0 | 0 | 64 | 0 | 0 | 0 | | |
| 5249 | LDP HSG 22: Burdiehouse Road | Hallam Land Management Ltd & BDW | 13.97 | G | FULL | Apr-16 | Mar-17 | 210 | 145 | 65 | 52 | 193 | 17 | 17 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | | |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/Grf | Consent | | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | | |
|----------------------|--|--|----------|---------|---------|------|--------|---------------------|--------|-------|---------------------|-------------------|-----------------------|----------------------|-------|-------|-------------|-------|-----------|-----|-----|-----|------|
| | | | | | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | Post 2027 | | | | |
| (N=New site in 2020) | | | | | | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | | | | |
| | Market | | | | | | | 158 | | | 0 | 141 | 17 | 17 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | | |
| | Affordable | | | | | | | 52 | | | 52 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| 5251.1 | LDP HSG 24: Gilmerton Station Road | Miller Homes Ltd | 7.86 G | | FULL | | Mar-17 | Mar-18 | 198 | 151 | 47 | 0 | 134 | 64 | 40 | 24 | 0 | 0 | 0 | 64 | 0 | 0 | 0 |
| 5251.2 | LDP HSG 24: Gilmerton Station Road | Persimmon Homes | 9.72 G | | FULL | | Jun-18 | Mar-20 | 294 | 237 | 57 | 74 | 0 | 294 | 20 | 80 | 60 | 44 | 40 | 244 | 40 | 10 | 0 |
| | Market | | | | | | | | 220 | | | 0 | 0 | 220 | 10 | 40 | 40 | 40 | 40 | 170 | 40 | 10 | 0 |
| | Affordable | | | | | | | | 74 | | | 74 | 0 | 74 | 10 | 40 | 20 | 4 | 0 | 74 | 0 | 0 | 0 |
| 5251.3 | LDP HSG 24: Gilmerton Station Road | BDW | 12.37 G | | FULL | | Jun-18 | Dec-19 | 315 | 270 | 45 | 78 | 0 | 315 | 31 | 62 | 61 | 36 | 36 | 226 | 36 | 36 | 17 |
| | Market | | | | | | | | 237 | | | 0 | 0 | 237 | 23 | 3 | 50 | 36 | 36 | 148 | 36 | 36 | 17 |
| | Affordable | | | | | | | | 78 | | | 78 | 0 | 78 | 8 | 59 | 11 | 0 | 0 | 78 | 0 | 0 | 0 |
| 5252 | LDP HSG 25: Candlemaker's Park | Taylor Wimpey / South East Edinburgh D | 6.87 G | | FULL | | May-18 | Mar-19 | 149 | 125 | 24 | 37 | 37 | 112 | 30 | 30 | 52 | 0 | 0 | 112 | 0 | 0 | 0 |
| | Market | | | | | | | | 112 | | | 0 | 37 | 75 | 16 | 7 | 52 | 0 | 0 | 75 | 0 | 0 | 0 |
| | Affordable | | | | | | | | 37 | | | 37 | 0 | 37 | 14 | 23 | 0 | 0 | 0 | 37 | 0 | 0 | 0 |
| 5254.1 | LDP HSG 27: Newcraighall East phas 1-; Avant Homes | | 9.41 G | | FULL | | Mar-16 | Mar-17 | 176 | 152 | 24 | 44 | 140 | 36 | 36 | 0 | 0 | 0 | 0 | 36 | 0 | 0 | 0 |
| | Market | | | | | | | | 132 | | | 0 | 120 | 12 | 12 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 |
| | Affordable | | | | | | | | 44 | | | 44 | 20 | 24 | 24 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 0 |
| N 5254.2 | LDP HSG 27: Newcraighall East Phase 4 Avant Homes | | 17.05 G | | FULL | | Jan-20 | | 37 | 37 | 0 | 10 | 0 | 37 | 0 | 17 | 20 | 0 | 0 | 37 | 0 | 0 | 0 |
| | Market | | | | | | | | 27 | | | 0 | 0 | 27 | 0 | 17 | 10 | 0 | 0 | 27 | 0 | 0 | 0 |
| | Affordable | | | | | | | | 10 | | | 10 | 0 | 10 | 0 | 0 | 10 | 0 | 0 | 10 | 0 | 0 | 0 |
| 5254.3 | LDP HSG 27: Newcraighall East Phase 5 Avant Homes | | 17.05 G | | NONE | | Sep-15 | | 29 | 37 | 0 | 6 | 0 | 29 | 0 | 0 | 0 | 29 | 0 | 29 | 0 | 0 | 0 |
| | Market | | | | | | | | 23 | | | 0 | 0 | 23 | 0 | 0 | 0 | 23 | 0 | 23 | 0 | 0 | 0 |
| | Affordable | | | | | | | | 6 | | | 6 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 6 | 0 | 0 | 0 |
| 5710 | LDP HSG 28: Ellens Glen Road | LDP site | 4.04 B | | NONE | | | | 240 | 0 | 0 | 60 | 0 | 240 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 60 | 120 |
| | Market | | | | | | | | 180 | | | 0 | 0 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 45 | 90 |
| | Affordable | | | | | | | | 60 | | | 60 | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 15 | 30 |
| 5711 | LDP HSG 29: Brunstane | LDP site | 48.29 G | | NONE | | | | 1330 | 0 | 0 | 332 | 0 | 1330 | 0 | 0 | 0 | 25 | 50 | 75 | 100 | 100 | 1055 |
| | Market | | | | | | | | 998 | | | 0 | 0 | 998 | 0 | 0 | | 25 | 35 | 60 | 75 | 75 | 788 |
| | Affordable | | | | | | | | 332 | | | 332 | 0 | 332 | 0 | 0 | | 0 | 15 | 15 | 25 | 25 | 267 |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref (N=New site in 2020) | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/ Grf | Consent | | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | |
|-----------------------------------|--|--|-------------|-------------|---------|--------|--------|---------------------|--------|-------|---------------------------|----------------------|--------------------------|----------------------|-------|----------------|-------|-------|--------------|-----|-----|-----|
| | | | | | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | | | | |
| | | | | | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | Post 2027 | | | |
| 5257 | LDP HSG 30: Moredunvale Road | LDP Site | 5.41 G | | NONE | | | 200 | 0 | 0 | 200 | 0 | 200 | 0 | 0 | 0 | 25 | 50 | 125 | | | |
| 5256 | LDP HSG 31: Curriemuirend | CEC | 5.73 G | | NONE | | | 188 | 0 | 0 | 188 | 0 | 188 | 0 | 0 | 0 | 25 | 50 | 113 | | | |
| 5712 | LDP HSG 32: Buileyon Road | Cala Management Ltd. | 38.41 G | | NONE | | | 840 | 0 | 0 | 210 | 0 | 840 | 0 | 0 | 25 | 50 | 50 | 125 | 100 | 100 | 515 |
| | Market | | | | | | | 630 | | | 0 | 0 | 630 | 0 | 0 | 25 | 38 | 38 | 101 | 75 | 75 | 379 |
| | Affordable | | | | | | | 210 | | | 210 | 0 | 210 | 0 | 0 | 12 | 12 | 24 | 25 | 25 | 136 | |
| 5713 | LDP HSG 33: South Scotstoun | Taylor Wimpey East Scotland. | 18.83 G | | FULL | Jun-19 | Mar-20 | 339 | 339 | 92 | 85 | 0 | 339 | 0 | 15 | 70 | 79 | 80 | 244 | 80 | 15 | 0 |
| | Market | | | | | | | 254 | | | 0 | 0 | 254 | 0 | 15 | 50 | 59 | 60 | 184 | 60 | 10 | 0 |
| | Affordable | | | | | | | 85 | | | 85 | 0 | 85 | 0 | 0 | 20 | 20 | 20 | 60 | 20 | 5 | 0 |
| 5716 | LDP HSG 37: Newmills Road | Cala Management Ltd. | 11.33 G | | FULL | Jul-17 | Mar-18 | 206 | 91 | 115 | 51 | 141 | 65 | 35 | 30 | 0 | 0 | 0 | 65 | 0 | 0 | 0 |
| | Market | | | | | | | 155 | | | 0 | 105 | 50 | 20 | 30 | 0 | 0 | 0 | 50 | 0 | 0 | 0 |
| | Affordable | | | | | | | 51 | | | 51 | 36 | 15 | 15 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | |
| 5706 | LDP HSG 38: Ravelrig Road | CALA Management Ltd. | 14.02 G | | FULL | Apr-17 | Mar-18 | 140 | 116 | 24 | 36 | 93 | 47 | 47 | 0 | 0 | 0 | 0 | 47 | 0 | 0 | 0 |
| | Market | | | | | | | 104 | | | 0 | 57 | 47 | 47 | 0 | 0 | 0 | 47 | 0 | 0 | 0 | |
| | Affordable | | | | | | | 36 | | | 36 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| 5717 | LDP HSG 39: Lasswade Road | Persimmon / Miller | 14.21 G | | FULL | Jan-18 | Mar-19 | 260 | 227 | 33 | 65 | 110 | 150 | 50 | 50 | 50 | 0 | 0 | 150 | 0 | 0 | 0 |
| | Market | | | | | | | 195 | | | 0 | 52 | 143 | 43 | 50 | 50 | 0 | 0 | 143 | 0 | 0 | 0 |
| | Affordable | | | | | | | 65 | | | 65 | 58 | 7 | 7 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | |
| 5704 | LDP HSG 40: SE Wedge South - Edmon Snaefell Holdings (UK) Ltd. | | 27.23 G | | FULL | Sep-18 | | 696 | 398 | 298 | 174 | 0 | 696 | 0 | 0 | 15 | 30 | 60 | 105 | 60 | 60 | 471 |
| | Market | | | | | | | 522 | | | 0 | 0 | 522 | 0 | 0 | 15 | 30 | 45 | 90 | 45 | 45 | 342 |
| | Affordable | | | | | | | 174 | | | 174 | 0 | 174 | 0 | 0 | 0 | 15 | 15 | 15 | 15 | 15 | 129 |
| Sites not allocated in LDP | | | | | | | | | | | | | | | | | | | | | | |
| 5720 | Abbey Mount | Abbey Mount Estates Ltd C/O Agent | 0.05 B | | FULL | May-19 | | 11 | 0 | 11 | 0 | 0 | 11 | 0 | 11 | 0 | 0 | 0 | 11 | 0 | 0 | 0 |
| 6028 | Almondhill | Almond Hill Kirkliston Ltd. | 1.74 G | | FULL | Dec-19 | | 11 | 11 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 |
| N 6248 | Ardshiel Avenue | Southside Company Services Ltd & Rothe | 0 | | FULL | Nov-19 | | 6 | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 0 |
| 5882 | Ashley Place | Cornhill Building Services Limited. | 0.47 B | | FULL | May-17 | | 40 | 0 | 40 | 8 | 0 | 40 | 0 | 0 | 20 | 20 | 0 | 40 | 0 | 0 | 0 |
| | Market | | | | | | | 32 | | | 0 | 0 | 32 | 0 | 0 | 20 | 12 | 0 | 32 | 0 | 0 | 0 |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref | Site Name /Address | Developer (Or Owner) | Area | Brf/ Grf | Consent | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | | |
|----------------------|-----------------------|--|-------|-------------|---------|--------|---------------------|-----|--------------------|--------|-------|---------------------------|----------------------|--------------------------|----------------------|-------|----------------|-------|-------|--------------|----|---|
| | | | | | /ha | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | Post 2027 | | |
| (N=New site in 2020) | | | | | | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | | | |
| | Affordable | | | | | | | 8 | | | 8 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | | |
| 6152 | Barnton Avenue West | Barnton Avenue West Ltd. | 0.21 | B | FULL | Sep-18 | | 7 | 0 | 7 | 0 | 0 | 7 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | | |
| N 6271 | Barnton Avenue West | New Age Developers. | 0 | B | FULL | Jan-20 | | 15 | 0 | 15 | 0 | 0 | 15 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | | |
| N 6210 | Bath Road | Kindplease Ltd. | 0 | B | FULL | Jul-19 | | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | | |
| N 4893B | Bath Road | BDW Trading Ltd. | 0 | B | FULL | Aug-19 | | 212 | 0 | 212 | 53 | 0 | 212 | 0 | 31 | 60 | 60 | 60 | 211 | 1 | 0 | 0 |
| | Market | | | | | | | 159 | | | 0 | 0 | 159 | 0 | 0 | 38 | 60 | 60 | 158 | 1 | 0 | 0 |
| | Affordable | | | | | | | 53 | | | 53 | 0 | 53 | 0 | 31 | 22 | 0 | 0 | 53 | 0 | 0 | 0 |
| 5698 | Beaverbank Place | Dunedin Canmore | 0.17 | B | FULL | Apr-15 | Mar-19 | 41 | 0 | 41 | 41 | 0 | 41 | 41 | 0 | 0 | 0 | 0 | 41 | 0 | 0 | 0 |
| 5993 | Bernard Street | J & M Cameron Properties Ltd | 0.08 | B | FULL | Jun-17 | Mar-19 | 11 | 0 | 11 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 0 |
| 6014 | Bonnington Road Lane | Mr James Watson And Mr David Elliott | 0.05 | B | FULL | Oct-18 | | 14 | 0 | 14 | 3 | 0 | 14 | 0 | 14 | 0 | 0 | 0 | 14 | 0 | 0 | 0 |
| | Market | | | | | | | 11 | | | 0 | 0 | 11 | 0 | 11 | 0 | 0 | 0 | 11 | 0 | 0 | 0 |
| | Affordable | | | | | | | 3 | | | 3 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 0 |
| N 6282 | Bonnington Road Lane | John Lewis Partnership. | 0 | | OUT | Feb-20 | | 220 | 0 | 220 | 55 | 0 | 220 | 0 | 0 | 0 | 50 | 50 | 100 | 50 | 70 | 0 |
| | Market | | | | | | | 165 | | | 0 | 0 | 165 | 0 | 0 | 0 | 50 | 35 | 85 | 35 | 45 | 0 |
| | Affordable | | | | | | | 55 | | | 55 | 0 | 55 | 0 | 0 | 0 | 15 | 15 | 15 | 25 | 0 | 0 |
| 5732 | Bonnington Road Lane | Miller Homes Limited & Bonnington Part | 1.48 | B | FULL | Nov-16 | Mar-18 | 201 | 0 | 201 | 50 | 135 | 66 | 30 | 36 | 0 | 0 | 0 | 66 | 0 | 0 | 0 |
| | Market | | | | | | | 151 | | | 0 | 94 | 57 | 21 | 36 | 0 | 0 | 0 | 57 | 0 | 0 | 0 |
| | Affordable | | | | | | | 50 | | | 50 | 41 | 9 | 9 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 |
| N 6211 | Braid Road | Pentland Investements Limited. | 0 | B | FULL | Jul-19 | | 7 | 0 | 7 | 0 | 0 | 7 | 0 | 7 | 0 | 0 | 0 | 7 | 0 | 0 | 0 |
| 4635 | Broughton Street Lane | Prosper Holdings | 0.09 | B | FULL | Sep-08 | Mar-18 | 11 | 11 | 0 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 0 |
| 4402 | Brunstane Road South | South Castle Properties Limited. | 0.54 | B | FULL | May-14 | Mar-12 | 12 | 12 | 0 | 0 | 8 | 4 | 0 | 2 | 2 | 0 | 0 | 4 | 0 | 0 | 0 |
| 4917A | Calder Road | The City Of Edinburgh Council. | 2.6 | B | FULL | Nov-15 | Mar-18 | 184 | 35 | 149 | 184 | 30 | 154 | 20 | 40 | 60 | 34 | 0 | 154 | 0 | 0 | 0 |
| 4917B | Calder Road | The City Of Edinburgh Council. | 2.11 | B | FULL | Mar-17 | Mar-19 | 132 | 73 | 59 | 0 | 92 | 40 | 40 | 0 | 0 | 0 | 0 | 40 | 0 | 0 | 0 |
| 6080 | Canaan Lane | Mr Phillip Sunderland | 0.03 | B | FULL | Nov-18 | | 10 | 0 | 10 | 0 | 0 | 10 | 0 | 10 | 0 | 0 | 0 | 10 | 0 | 0 | 0 |
| 6122 | Canon Street | Thistle Property Group. | 0.03 | B | FULL | Dec-18 | | 11 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 |
| 5280 | Canonmills Bridge | Glovart Holdings Ltd. | 0.06 | B | FULL | May-13 | Mar-16 | 9 | 3 | 6 | 0 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 |
| 6135 | Colinton Road | Rutherford Colinton. | 0.02 | B | FULL | Oct-19 | Mar-20 | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| 5898 | Constitution Street | GA Group Ltd. | 0.07 | B | FULL | Mar-18 | | 9 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 0 |
| 5423 | Craighouse Road | Edinburgh Napier University And Craigh | 19.77 | B | FULL | Nov-14 | Mar-17 | 145 | 43 | 102 | 0 | 8 | 137 | 37 | 50 | 50 | 0 | 0 | 137 | 0 | 0 | 0 |
| 5547 | Craighouse Road | Motor Fuel Limited. | 0.15 | B | FULL | Feb-19 | Mar-20 | 8 | 8 | 0 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref | Site Name /Address | Developer (Or Owner) | Area | Brf/ Grf | Consent | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | |
|----------------------|-----------------------|--|------|-------------|---------|--------|---------------------|-----|--------------------|--------|-------|---------------------------|----------------------|--------------------------|----------------------|-------|----------------|-------|-------|--------------|---|
| | | | | | /ha | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | Post 2027 | |
| (N=New site in 2020) | | | | | | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | | |
| 5899 | Crewe Road Gardens | Robertson Partnership Homes. | 0.39 | B | FULL | Jul-17 | Mar-19 | 26 | 0 | 26 | 26 | 16 | 10 | 10 | 0 | 0 | 0 | 10 | 0 | 0 | 0 |
| 6280 | Duddingston Road West | KLN Properties | | B | OUT | Feb-20 | | 120 | 0 | 120 | 30 | 0 | 120 | 0 | 0 | 30 | 30 | 90 | 30 | 0 | 0 |
| | Market | | | | | | | 90 | | | 0 | 0 | 90 | 0 | 0 | 15 | 15 | 60 | 30 | 0 | 0 |
| | Affordable | | | | | | | 30 | | | 30 | 0 | 30 | 0 | 0 | 15 | 15 | 30 | 0 | 0 | 0 |
| N 6205 | Duddingston Row | 21st Century Homes. | 0 | B | FULL | Jul-19 | | 40 | 2 | 38 | 40 | 0 | 40 | 0 | 20 | 20 | 0 | 40 | 0 | 0 | 0 |
| 6177 | Dumbiedykes Road | Mr Martone | 0.02 | B | OUT | Jul-18 | | 19 | 0 | 19 | 0 | 0 | 19 | 0 | 0 | 9 | 10 | 19 | 0 | 0 | 0 |
| N 6249 | Dumbryden Drive | Robertson Partnership Homes | 0 | B | FULL | Nov-19 | | 49 | 14 | 35 | 49 | 0 | 49 | 0 | 0 | 15 | 34 | 49 | 0 | 0 | 0 |
| 6055 | East Trinity Road | Inverleith Property Holdings Ltd. Edinburgh Intelligent Mortgage Advice. | 0.03 | B | FULL | Jun-18 | Mar-19 | 5 | 2 | 3 | 0 | 2 | 3 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 0 |
| 6066 | Easter Road | J.Smart & Co (contractors) PLC. | 0.02 | B | FULL | Jun-18 | | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 0 | 0 | 0 |
| 6154 | Ferrymuir | J.Smart & Co (contractors) PLC. | 0.5 | G | FULL | May-18 | Mar-19 | 44 | 0 | 44 | 44 | 0 | 44 | 44 | 0 | 0 | 0 | 44 | 0 | 0 | 0 |
| 5918 | Figgate Street | Figgate Street Developments | 0.04 | B | FULL | Jun-17 | Mar-20 | 6 | 0 | 6 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| 6025 | Fishwives Causeway | Barrat | 4.93 | B | FULL | Apr-18 | Mar-19 | 435 | 76 | 359 | 108 | 38 | 397 | 82 | 87 | 50 | 50 | 319 | 50 | 28 | 0 |
| | Market | | | | | | | 327 | | | 0 | 38 | 289 | 41 | 49 | 21 | 50 | 211 | 50 | 28 | 0 |
| | Affordable | | | | | | | 108 | | | 108 | 0 | 108 | 41 | 38 | 29 | 0 | 108 | 0 | 0 | 0 |
| N 6187 | Frederick Street | Plumbing Pensions UK Ltd. | 0 | | FULL | May-19 | | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 5 | 0 | 0 | 0 |
| 4946 | Gayfield Square | Dr Ennis | 0.05 | B | FULL | Jun-18 | | 11 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 |
| N 6190 | George Street | Lightstorm Estates Ltd. | 0 | B | FULL | May-19 | | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | 0 | 0 | 0 |
| 5928 | Gorgie Road | Caledonian Heritable | 0.07 | B | FULL | Dec-19 | | 11 | 11 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 0 |
| 6061 | Gorgie Road | AMA (New Town) Ltd. | 0.66 | B | FULL | Jan-19 | Mar-19 | 48 | 9 | 39 | 0 | 0 | 48 | 9 | 39 | 0 | 0 | 48 | 0 | 0 | 0 |
| 6040 | Great Junction Street | Glenprop2. | 0.12 | B | FULL | Jan-20 | Sep-19 | 37 | 37 | 37 | 0 | 0 | 37 | 0 | 37 | 0 | 0 | 37 | 0 | 0 | 0 |
| 4728 | Groathill Road South | Beaufort Property Company Ltd. | 0.13 | B | FULL | Aug-15 | Mar-19 | 9 | 1 | 9 | 0 | 0 | 9 | 9 | 0 | 0 | 0 | 9 | 0 | 0 | 0 |
| N 6200 | Hopetoun Crescent | K & S Mir Ltd. | 0 | B | FULL | Jun-19 | | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | 0 | 0 | 0 |
| 5941 | Kinnear Road | Mr Ali Afshar | 0.22 | B | FULL | Sep-17 | Mar-19 | 16 | 0 | 16 | 0 | 0 | 16 | 16 | 0 | 0 | 0 | 16 | 0 | 0 | 0 |
| N 6285 | Lanark Road | John Clark (Holdings) Ltd. | 0 | B | FULL | Feb-20 | | 57 | 0 | 57 | 12 | 0 | 57 | 0 | 0 | 0 | 57 | 0 | 0 | 0 | 0 |
| | Market | | | | | | | 45 | | | 0 | 0 | 45 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 0 |
| | Affordable | | | | | | | 12 | | | 12 | 0 | 12 | 0 | 0 | 12 | 0 | 12 | 0 | 0 | 0 |
| N 6281 | Lanark Road | Haynes Asset Management. | 0 | B | FULL | Feb-20 | | 9 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 9 | 0 | 0 | 0 |
| 5947 | Lanark Road West | George Dunbar And Sons Builders Ltd. | 0.98 | B | FULL | Jun-17 | Mar-19 | 53 | 0 | 53 | 12 | 0 | 53 | 23 | 30 | 0 | 0 | 53 | 0 | 0 | 0 |
| | Market | | | | | | | 41 | | | 0 | 0 | 41 | 23 | 18 | 0 | 0 | 41 | 0 | 0 | 0 |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref (N=New site in 2020) | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/ Grf | Consent | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | | |
|----------------------------------|-----------------------|--|-------------|-------------|---------|--------|---------------------|--------------------|--------|-------|---------------------------|-----------------------|--------------------------|----------------------|-----|-----|----|----|--------------|----|----|----|
| | | | | | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | Post 2027 | | | |
| | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | | | | | | | | |
| | Affordable | | | | | | 12 | | | | 12 | 0 | 12 | 0 | 12 | 0 | 0 | 0 | | | | |
| 6178 | Lasswade Road | Bellway / Miller | 18.61 | G | FULL | Mar-19 | Sep-19 | 335 | 299 | 36 | 83 | 0 | 335 | 23 | 103 | 131 | 50 | 28 | 335 | 0 | 0 | 0 |
| | Market | | | | | | | 252 | | | 0 | 0 | 252 | 23 | 75 | 76 | 50 | 28 | 252 | 0 | 0 | 0 |
| | Affordable | | | | | | | 83 | | | 83 | 0 | 83 | 0 | 28 | 55 | 0 | 0 | 83 | 0 | 0 | 0 |
| N 6215 | Leven Street | Scotmid Co-operative | 0 | B | FULL | Aug-19 | Mar-20 | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |
| 6151 | Lochend Butterfly Way | STD Ltd | 0.18 | B | FULL | Sep-18 | | 24 | 0 | 24 | 6 | 0 | 24 | 0 | 0 | 24 | 0 | 0 | 24 | 0 | 0 | 0 |
| | Market | | | | | | | 18 | | | 0 | 0 | 18 | 0 | 0 | 18 | 0 | 0 | 18 | 0 | 0 | 0 |
| | Affordable | | | | | | | 6 | | | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 0 |
| 6067 | London Road | City Of Edinburgh Council. | 11.62 | B | OUT | Dec-18 | | 300 | 0 | 300 | 75 | 0 | 300 | 0 | 0 | 50 | 50 | 50 | 150 | 50 | 50 | 50 |
| | Market | | | | | | | 225 | | | 0 | 0 | 225 | 0 | 0 | 38 | 38 | 38 | 114 | 38 | 38 | 35 |
| | Affordable | | | | | | | 75 | | | 75 | 0 | 75 | 0 | 0 | 12 | 12 | 12 | 36 | 12 | 12 | 15 |
| 6017 | London Road | Murascot Ltd. | 0.12 | B | FULL | Nov-18 | | 30 | 0 | 30 | 7 | 0 | 30 | 0 | 0 | 30 | 0 | 0 | 30 | 0 | 0 | 0 |
| | Market | | | | | | | 23 | | | 0 | 0 | 23 | 0 | 0 | 23 | 0 | 0 | 23 | 0 | 0 | 0 |
| | Affordable | | | | | | | 7 | | | 7 | 0 | 7 | 0 | 0 | 7 | 0 | 0 | 7 | 0 | 0 | 0 |
| 5027 | London Road | Caledonian Trust PLC. | 0.81 | B | OUT | Nov-16 | | 116 | 0 | 116 | 29 | 0 | 116 | 0 | 0 | 0 | 56 | 60 | 116 | 0 | 0 | 0 |
| | Market | | | | | | | 87 | | | 0 | 0 | 87 | 0 | 0 | 0 | 42 | 45 | 87 | 0 | 0 | 0 |
| | Affordable | | | | | | | 29 | | | 29 | 0 | 29 | 0 | 0 | 0 | 14 | 15 | 29 | 0 | 0 | 0 |
| 6001 | Long Dalmahoy Road | Mr C Hardy | 0.32 | B | FULL | Jan-19 | | 7 | 7 | 0 | 0 | 0 | 7 | 0 | 7 | 0 | 0 | 0 | 7 | 0 | 0 | 0 |
| 5800 | Longstone Road | Castle Rock Edinvar Housing Associatio | 5.63 | G | FULL | Nov-16 | Mar-18 | 157 | 50 | 107 | 38 | 107 | 50 | 25 | 25 | 0 | 0 | 0 | 50 | 0 | 0 | 0 |
| | Market | | | | | | | 119 | | | 0 | 107 | 12 | 12 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 |
| | Affordable | | | | | | | 38 | | | 38 | 0 | 38 | 13 | 25 | 0 | 0 | 0 | 38 | 0 | 0 | 0 |
| 5801 | Madeira Street | Port Of Leith Housing Association. | 0.12 | B | FULL | May-16 | Mar-17 | 12 | 0 | 12 | 12 | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 |
| 6096 | Main Street | Undefined | 0.1 | B | FULL | Oct-18 | Mar-20 | 7 | 0 | 7 | 0 | 0 | 7 | 0 | 7 | 0 | 0 | 0 | 7 | 0 | 0 | 0 |
| 5544 | Marionville Road | Glendinning Assets Limited. | 0.45 | B | NONE | | | 113 | 10 | 103 | 28 | 0 | 113 | 0 | 0 | 10 | 50 | 53 | 113 | 0 | 0 | 0 |
| | Market | | | | | | | 85 | | | 0 | 0 | 85 | 0 | 0 | 10 | 36 | 39 | 85 | 0 | 0 | 0 |
| | Affordable | | | | | | | 28 | | | 28 | 0 | 28 | 0 | 0 | 0 | 14 | 14 | 28 | 0 | 0 | 0 |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref | Site Name /Address | Developer (Or Owner) | Area | Brf/ Grf | Consent | | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | |
|----------|----------------------------|--|------|-------------|---------|--------|--------|---------------------|--------------------|--------|-------|---------------------------|-----------------------|--------------------------|----------------------|-------|-------|-------|-------|----------------|-------|-------|
| | | | | | /ha | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | | | |
| | | | | | | | | | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 |
| 5803 | Maritime Lane | Zonal Retail Data System Ltd. | 0.05 | B | FULL | Aug-18 | | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 6161 | Meadowbank | City Development Office Ltd. | 0.04 | B | FULL | Mar-19 | | 11 | 0 | 11 | 0 | 0 | 11 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | |
| N 6233 | Melville Street | Dragon Development Edinburgh. | 0 | B | FULL | Sep-19 | Mar-20 | 11 | 0 | 11 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5809 | Mill Lane | F3 Building Surveyors | 0.04 | B | FULL | May-18 | Mar-20 | 6 | 0 | 6 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 6059 | Milton Road West | 83S Ltd | 0.21 | B | FULL | Aug-18 | Mar-19 | 11 | 0 | 11 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 6158 | Mitchell Street | J.N.L Property Investments. | 0.02 | B | FULL | Mar-19 | | 9 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | |
| 5707 | Morrison Crescent | Fountain North Ltd And Dunedin Canmore | 0.15 | B | FULL | Mar-16 | Mar-19 | 19 | 0 | 19 | 19 | 0 | 19 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 6029 | Newhaven Road | Queensberry Properties | 0.38 | B | FULL | Feb-19 | Sep-19 | 52 | 0 | 52 | 13 | 0 | 52 | 0 | 26 | 26 | 0 | 0 | 0 | 52 | 0 | 0 |
| | Market | | | | | | | 39 | | | 0 | 0 | 39 | 0 | 26 | 13 | 0 | 0 | 39 | 0 | 0 | |
| | Affordable | | | | | | | 13 | | | 13 | 0 | 13 | 0 | 0 | 13 | 0 | 0 | 13 | 0 | 0 | |
| 6020 | Newtoft Street | Abbey Property Partnership | 0.21 | B | FULL | May-18 | | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 0 | |
| N 6276 | Niddrie Mains Road | CCG (Scotland) Ltd. | 0 | B | FULL | Feb-20 | Mar-20 | 136 | 0 | 136 | 136 | 0 | 136 | 0 | 68 | 68 | 0 | 0 | 136 | 0 | 0 | |
| N 6290 | Ocean Drive | Abercastle Developments Ltd. | 0 | | FULL | Sep-19 | | 5 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | |
| 6011 | Ocean Drive | Port of Leith HA | 0.38 | B | FULL | Jan-18 | | 57 | 0 | 57 | 57 | 0 | 57 | 0 | 0 | 57 | 0 | 0 | 57 | 0 | 0 | |
| N 6184 | Oxgangs Green | Hopefield Partnership Ltd. | 0 | | FULL | May-19 | Mar-20 | 85 | 6 | 79 | 85 | 0 | 85 | 0 | 35 | 50 | 0 | 0 | 85 | 0 | 0 | |
| 6046 | Peffermill Road | 21st Century Homes. | 0.34 | B | FULL | Jan-19 | | 30 | 0 | 30 | 30 | 0 | 30 | 0 | 30 | 0 | 0 | 0 | 30 | 0 | 0 | |
| 5159.2 | Pennywell Road | City Of Edinburgh Council. | 3.24 | B | FULL | Dec-17 | Sep-19 | 136 | 0 | 136 | 0 | 12 | 124 | 0 | 0 | 24 | 50 | 50 | 124 | 0 | 0 | |
| 5159.3 | Pennywell Road | Urban Union | 7.74 | B | FULL | Jan-18 | Jun-19 | 315 | 140 | 175 | 181 | 0 | 315 | 0 | 0 | 25 | 50 | 50 | 125 | 50 | 50 | |
| | Market | | | | | | | 134 | | | 0 | 0 | 134 | 0 | 0 | 25 | 20 | 20 | 65 | 20 | 20 | |
| | Affordable | | | | | | | 181 | | | 181 | 0 | 181 | 0 | 0 | 0 | 30 | 30 | 60 | 30 | 30 | |
| 4996.4 | Pennywell Road | CEC | 2.21 | B | OUT | Sep-13 | | 68 | 2 | 66 | 20 | 0 | 68 | 0 | 0 | 0 | 30 | 38 | 68 | 0 | 0 | |
| | Market | | | | | | | 48 | | | 0 | 0 | 48 | 0 | 0 | 0 | 30 | 18 | 48 | 0 | 0 | |
| | Affordable | | | | | | | 20 | | | 20 | 0 | 20 | 0 | 0 | 0 | 20 | 20 | 20 | 0 | 0 | |
| 6113 | Pitt Street | Buckley Building UK Ltd. | 0.01 | B | FULL | Jan-19 | | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | 0 | |
| 6039 | Prestonfield Avenue | First Construction Ltd. | 0.08 | B | FULL | Oct-18 | | 9 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 0 | |
| N 6228 | Princes Street | ECF Edinburgh Retail. | 0 | | FULL | Aug-19 | | 17 | 0 | 17 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 0 | |
| 6026 | Queen Street | Glenmorison Group. | 0.01 | B | FULL | Jun-19 | Mar-20 | 7 | 7 | 0 | 0 | 0 | 7 | 0 | 7 | 0 | 0 | 0 | 7 | 0 | 0 | |
| 6102 | Queensferry Road | Greenstead Properties Ltd | 0.14 | B | FULL | Jan-19 | Mar-19 | 6 | 6 | 0 | 0 | 4 | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | |
| 6050 | Randolph Crescent | Randolph Development LLP. | 0.04 | B | FULL | Nov-18 | Mar-20 | 8 | 0 | 8 | 0 | 0 | 8 | 8 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | |
| N 6207 | Randolph Crescent | | 0 | B | FULL | Jul-19 | Mar-20 | 7 | 0 | 7 | 0 | 0 | 7 | 0 | 7 | 0 | 0 | 0 | 7 | 0 | 0 | |
| 6166 | Randolph Crescent | Square & Crescent Ltd | 0.05 | B | FULL | Mar-19 | Mar-20 | 8 | 0 | 8 | 0 | 0 | 8 | 8 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | |
| 3762 | RWELP HSG : Ferrymuir Gait | Corus Hotels Ltd. | 4.66 | B | NONE | Oct-15 | | 108 | 78 | 30 | 27 | 0 | 108 | 0 | 0 | 0 | 50 | 58 | 108 | 0 | 0 | |
| | Market | | | | | | | 81 | | | 0 | 0 | 81 | 0 | 0 | 0 | 40 | 41 | 81 | 0 | 0 | |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref (N=New site in 2020) | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/ Grf | Consent | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | | | | | |
|----------------------------------|-------------------------|--|-------------|-------------|---------|--------|---------------------|--------------------|--------|-------|---------------------------|-----------------------|--------------------------|----------------------|-------|----------------|-------|-------|--------------|----|----|-----|----|---|---|
| | | | | | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | Post 2027 | | | | | | |
| | | | | | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | | | | | | | |
| | Affordable | | | | | | | | | | 27 | | | 27 | 0 | 27 | 0 | 0 | 0 | 10 | 17 | 27 | 0 | 0 | 0 |
| N 3424.1 | Sandpiper Drive | Robertson Living. | 0 B | | FULL | Oct-19 | Mar-20 | | | | 40 | 0 | 40 | 40 | 0 | 40 | 0 | 40 | 0 | 0 | 0 | 40 | 0 | 0 | 0 |
| 5011 | Shandwick Place | Mr Tom Diresta c/o Agent | 0.06 B | | FULL | Apr-19 | | | | | 11 | 11 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 |
| N 6254 | Simon Square | Seven Hills Property Ltd. | 0 B | | FULL | Nov-19 | | | | | 6 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| N 6191 | South Fort Street | Blake Property Company LLP & BDW Tradi | 0 | | FULL | May-19 | | | | | 115 | 0 | 122 | 34 | 0 | 115 | 0 | 0 | 50 | 65 | 0 | 115 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 81 | | | 0 | 0 | 81 | 0 | 0 | 36 | 45 | 0 | 81 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 34 | | | 34 | 0 | 34 | 0 | 0 | 14 | 20 | 0 | 34 | 0 | 0 | 0 |
| 6108 | South Learmonth Gardens | Square & Crescent. | 0.05 B | | FULL | Oct-18 | Mar-19 | | | | 6 | 0 | 6 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| 4793 | St James Centre | TIAA Henderson Real Estate. | 0.49 B | | FULL | Sep-16 | Mar-19 | | | | 150 | 0 | 150 | 0 | 0 | 150 | 0 | 75 | 75 | 0 | 0 | 150 | 0 | 0 | 0 |
| N 6289 | St John's Road | Mactaggart And Mickel Commercial Devel | 0 B | | FULL | Mar-20 | | | | | 36 | 4 | 32 | 9 | 0 | 36 | 0 | 0 | 4 | 16 | 16 | 36 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 27 | | | 0 | 0 | 27 | 0 | 0 | 4 | 16 | 7 | 27 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 9 | | | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 |
| 6157 | Stead's Place | McGregor MOT Centre. | 0.04 B | | FULL | Mar-19 | | | | | 11 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 |
| 5850 | Sunnybank Place | Enemetric. | 0.2 B | | FULL | Jun-16 | Jun-19 | | | | 35 | 0 | 35 | 35 | 0 | 35 | 0 | 15 | 20 | 0 | 0 | 35 | 0 | 0 | 0 |
| 5980 | Telford Drive | Mr Adam Dzierzek | 0.03 B | | OUT | Jul-17 | | | | | 8 | 0 | 8 | 0 | 0 | 8 | 0 | 0 | 8 | 0 | 0 | 8 | 0 | 0 | 0 |
| 6022 | The Wisp | Springfield Properties PLC | 1.63 G | | FULL | Mar-20 | Mar-20 | | | | 139 | 139 | 139 | 35 | 0 | 139 | 0 | 39 | 50 | 50 | 0 | 139 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 104 | | | 0 | 0 | 104 | 0 | 39 | 30 | 35 | 0 | 104 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 35 | | | 35 | 0 | 35 | 0 | 0 | 20 | 15 | 0 | 35 | 0 | 0 | 0 |
| 5857 | Trinity Road | Mr John and Moira Paterson | 0.14 B | | FULL | Feb-17 | Mar-18 | | | | 5 | 5 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| 6037 | Union Street | Blagden Property (One) Ltd | 0.06 B | | FULL | Oct-18 | Mar-19 | | | | 11 | 0 | 11 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 0 |
| 6160 | Viewforth | CALA Management Ltd. | 0.88 B | | FULL | Mar-19 | Sep-19 | | | | 104 | 0 | 104 | 17 | 0 | 104 | 11 | 48 | 45 | 0 | 0 | 104 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 87 | | | 0 | 0 | 87 | 11 | 31 | 45 | 0 | 0 | 87 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 17 | | | 17 | 0 | 17 | 0 | 17 | 0 | 0 | 0 | 17 | 0 | 0 | 0 |
| 5546 | Warriston Road | Canonmills No. 5 LTD. | 0.07 B | | FULL | Apr-19 | | | | | 11 | 11 | 11 | 0 | 0 | 11 | 0 | 11 | 0 | 0 | 0 | 11 | 0 | 0 | 0 |
| 5983 | Warriston Road | Artisan Cannonmills | 0.72 B | | FULL | Jul-17 | Mar-19 | | | | 180 | 0 | 180 | 45 | 0 | 180 | 0 | 30 | 60 | 60 | 30 | 180 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 135 | | | 0 | 0 | 135 | 0 | 30 | 35 | 40 | 30 | 135 | 0 | 0 | 0 |
| | Affordable | | | | | | | | | | 45 | | | 45 | 0 | 45 | 0 | 0 | 25 | 20 | 0 | 45 | 0 | 0 | 0 |
| N 6244 | Wellflats Road | The Trustees Of The Foxhall Trust. | 0 | | OUT | Oct-19 | | | | | 108 | 108 | 0 | 27 | 0 | 108 | 0 | 20 | 40 | 48 | 0 | 108 | 0 | 0 | 0 |
| | Market | | | | | | | | | | 81 | | | 0 | 0 | 81 | 0 | 20 | 30 | 31 | 0 | 81 | 0 | 0 | 0 |

Draft Housing Land Audit and Completions Programme 2020

Schedule 2: Site Details

| Site Ref (N=New site in 2020) | Site Name /Address | Developer (Or Owner) | Area /ha | Brf/ Grf | Consent | | Housing Land Supply | | | | | Completions Programme | | | | | | | | | | |
|----------------------------------|---------------------------|--|-------------|-------------|---------|--------|---------------------|--------------------|--------|-------|---------------------------|-----------------------|--------------------------|----------------------|-------|-------|-------|--------|--------------|-------|-------|---|
| | | | | | Type | Date | U/C | Total Dwellings | Houses | Flats | Total affdble units | Complete by 04/20 | Remaining as at 04/20 | Expected Completions | | | | | Post 2027 | | | |
| | | | | | | | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | Total 20-25 | 25/26 | 26/27 | | | | | | | | |
| | <i>Affordable</i> | | | | | | 27 | | | | 27 | 0 | 27 | 0 | 0 | 10 | 17 | 0 | 27 | 0 | 0 | 0 |
| 5984 | Wellington Place | Deborah Bailey HB Villages Developments Limited. | 0.14 | B | FULL | Feb-18 | 32 | 0 | 32 | 32 | 0 | 32 | 0 | 0 | 32 | 0 | 0 | 0 | 32 | 0 | 0 | 0 |
| 5866 | West Bowling Green Street | J Smart & Co. | 0.39 | B | FULL | Sep-18 | 24 | 0 | 24 | 0 | 0 | 24 | 12 | 12 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 0 |
| 5370 | West Bowling Green Street | J Smart & Co. | 0.83 | B | FULL | Mar-17 | 97 | 0 | 97 | 24 | 91 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| | <i>Market</i> | | | | | | 73 | | | 0 | 67 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| | <i>Affordable</i> | | | | | | 24 | | | 24 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6021 | West Bowling Green Street | WBG Partnership. | 0.36 | B | FULL | Jul-18 | 77 | 0 | 77 | 19 | 0 | 77 | 0 | 37 | 40 | 0 | 0 | 0 | 77 | 0 | 0 | 0 |
| | <i>Market</i> | | | | | | 58 | | | 0 | 0 | 58 | 0 | 37 | 21 | 0 | 0 | 0 | 58 | 0 | 0 | 0 |
| | <i>Affordable</i> | | | | | | 19 | | | 19 | 0 | 19 | 0 | 0 | 19 | 0 | 0 | 0 | 19 | 0 | 0 | 0 |
| 4502 | West Coates | Cala Evans Restoration Ltd And City & | 7.42 | B | FULL | Jun-16 | 203 | 0 | 203 | 0 | 110 | 93 | 43 | 50 | 0 | 0 | 0 | 0 | 93 | 0 | 0 | 0 |
| 6076 | West Granton Road | ED Consilium Ltd. | 0.07 | B | FULL | Jun-19 | 11 | 11 | 11 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 0 | 0 | 11 | 0 | 0 | 0 |
| 6125 | York Place | S1 Developments. | 0.02 | B | FULL | Jan-19 | 6 | 0 | 0 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |
| | Small Sites | | | | | | 287 | | | 2 | 5 | 282 | 56 | 57 | 56 | 57 | 56 | 0 | 282 | 0 | 0 | 0 |
| | Total | | | | | | 25,256 | | | 8,304 | 2,610 | 22,646 | 1,631 | 2,442 | 3,143 | 2,859 | 2,340 | 12,415 | 1,933 | 1,579 | 6,719 | |
| | <i>Market</i> | | | | | | 16,952 | | | 0 | 1,925 | 15,027 | 935 | 1,601 | 2,044 | 2,069 | 1,662 | 8,311 | 1,209 | 977 | 4,530 | |
| | <i>Affordable</i> | | | | | | 8,304 | | | 8,304 | 685 | 7,619 | 696 | 841 | 1,099 | 790 | 678 | 4,104 | 724 | 602 | 2,189 | |

Schedule 3: Completions

Draft Housing Land Audit and Completions Programme 2020

Schedule 3: Completions 2018/19

| Site Ref (C= Site completed during 2019/20) | Site Name | Developer | Brf/ Grf | Total | | | | Completions up to 03/19 | | | Completions 04/19 to 03/20 | | | Units Remaining | | |
|--|--|---|-------------|-----------|--------|------------------|-------|-------------------------|--------|------------|----------------------------|--------|------------|-----------------|--------|------------|
| | | | | Dwellings | Houses | Flats affordable | units | Total | Market | Affordable | Total | Market | Affordable | Total | Market | Affordable |
| LDP Allocations | | | | | | | | | | | | | | | | |
| C | 5245.1 LDP Del 4: Edinburgh Park / South Gyle | David Wilson Homes | G | 200 | 96 | 104 | 50 | 192 | 142 | 50 | 8 | 8 | 0 | 0 | 0 | 0 |
| C | 3424.9 LDP EW 1A: Western Harbour - Newhaven Place | FP Newhaven Two Ltd. | B | 146 | 0 | 146 | 138 | 108 | 0 | 108 | 38 | 8 | 30 | 0 | 0 | 0 |
| C | 4894.1B LDP EW 1C: Salamander Place Phase 1 and 2 | Teague Developments Ltp | B | 163 | 0 | 163 | 0 | 60 | 60 | 0 | 103 | 103 | 0 | 0 | 0 | 0 |
| C | 3733A.7 LDP EW 2B: Upper Strand: Phase 2 | Places for People | B | 100 | 33 | 67 | 0 | 14 | 14 | 0 | 86 | 86 | 0 | 0 | 0 | 0 |
| | 4893A LDP EW1B: Central leith Waterfront A | CALA Management Ltd. | B | 390 | 33 | 357 | 97 | 0 | 0 | 0 | 38 | 38 | 0 | 352 | 255 | 97 |
| | 4773 LDP HSG 11: Shrub Place | Places For People (Shrubhill) Ltd. | B | 376 | 0 | 376 | 225 | 64 | 0 | 64 | 137 | 49 | 88 | 175 | 102 | 73 |
| | 3965 LDP HSG 12: Albion Road | Places for People | B | 205 | 48 | 157 | 0 | 99 | 99 | 0 | 38 | 38 | 0 | 68 | 68 | 0 |
| | 3756.8 LDP HSG 14: Niddrie Mains Road | Cruden Homes (East) Ltd. | B | 149 | 79 | 70 | 38 | 36 | 32 | 4 | 79 | 53 | 26 | 34 | 26 | 8 |
| | 3755 LDP HSG 16: Thistle Foundation Phase 3 | Places For People. | B | 149 | 45 | 104 | 149 | 0 | 0 | 0 | 78 | 0 | 78 | 71 | 0 | 71 |
| C | 3754.5 LDP HSG 17: Greendykes Road (area G) | 21st Century Homes. | B | 75 | 13 | 62 | 75 | 0 | 0 | 0 | 75 | 0 | 75 | 0 | 0 | 0 |
| | 3754.4 LDP HSG 17: Greendykes Road (areas D and J) | BDW Trading Ltd | B | 158 | 123 | 35 | 0 | 82 | 82 | 0 | 70 | 70 | 0 | 6 | 6 | 0 |
| C | 3753.3 LDP HSG 18: New Greendykes Area F | Persimmon Homes. | G | 58 | 58 | 0 | 0 | 43 | 43 | 0 | 15 | 15 | 0 | 0 | 0 | 0 |
| | 3753.5 LDP HSG 18: New Greendykes Areas C & D | Sheratan Ltd + Persimmon Homes (East S | G | 145 | 115 | 30 | 0 | 0 | 0 | 0 | 35 | 35 | 0 | 110 | 110 | 0 |
| C | 3753.4 LDP HSG 18: New Greendykes Areas G & AH3 | Persimmon Homes (East Scotland) | G | 165 | 87 | 78 | 70 | 95 | 95 | 0 | 70 | 0 | 70 | 0 | 0 | 0 |
| | 5248 LDP HSG 21: Broomhills | BDW Trading Ltd. | G | 633 | 540 | 93 | 158 | 57 | 41 | 16 | 283 | 195 | 88 | 293 | 239 | 54 |
| | 5249 LDP HSG 22: Burdiehouse Road | Hallam Land Management Ltd & BDW Tradi | G | 210 | 145 | 65 | 52 | 146 | 94 | 52 | 47 | 47 | 0 | 17 | 17 | 0 |
| | 5251.1 LDP HSG 24: Gilmerton Station Road | Miller Homes Ltd | G | 198 | 151 | 47 | 0 | 33 | 33 | 0 | 101 | 101 | 0 | 64 | 64 | 0 |
| | 5252 LDP HSG 25: Candlemaker's Park | Taylor Wimpey / South East Edinburgh D | G | 149 | 125 | 24 | 37 | 0 | 0 | 0 | 37 | 37 | 0 | 112 | 75 | 37 |
| | 5253 LDP HSG 26: Newcraighall North | EDI Group Ltd And Barratt Homes/BDW Tr | G | 220 | 194 | 26 | 55 | 179 | 157 | 22 | 41 | 8 | 33 | 0 | 0 | 0 |
| | 5254.1 LDP HSG 27: Newcraighall East phas 1-3 | Avant Homes | G | 176 | 152 | 24 | 44 | 59 | 54 | 5 | 81 | 66 | 15 | 36 | 12 | 24 |
| C | 3745.4 LDP HSG 3: Queensferry Road | Walker Group | G | 75 | 75 | 0 | 0 | 65 | 65 | 0 | 10 | 10 | 0 | 0 | 0 | 0 |
| C | 5714 LDP HSG 34: Dalmeny | Westpoint Homes Ltd | G | 15 | 15 | 0 | 0 | 6 | 6 | 0 | 9 | 9 | 0 | 0 | 0 | 0 |
| | 5716 LDP HSG 37: Newmills Road | Cala Management Ltd. | G | 206 | 91 | 115 | 51 | 58 | 22 | 36 | 83 | 83 | 0 | 65 | 50 | 15 |
| | 5706 LDP HSG 38: Ravelrig Road | CALA Management Ltd. | G | 140 | 116 | 24 | 36 | 32 | 20 | 12 | 61 | 37 | 24 | 47 | 47 | 0 |
| | 5717 LDP HSG 39: Lasswade Road | Persimmon / Miller | G | 260 | 227 | 33 | 65 | 9 | 9 | 0 | 101 | 43 | 58 | 150 | 143 | 7 |
| C | 5718 LDP HSG 41: The Wisp North | Springfield Properties. | G | 80 | 48 | 32 | 20 | 48 | 48 | 0 | 32 | 12 | 20 | 0 | 0 | 0 |
| Other Housing Sites | | | | | | | | | | | | | | | | |
| C | 5719 Abbey Lane | Bellway Homes Ltd (Scotland). Miller Homes Limited & Bonnington | B | 139 | 0 | 139 | 34 | 44 | 36 | 8 | 95 | 69 | 26 | 0 | 0 | 0 |
| | 5732 Bonnington Road Lane | Part | B | 201 | 0 | 201 | 50 | 44 | 19 | 25 | 91 | 75 | 16 | 66 | 57 | 9 |
| C | 5892 Boswall Parkway | Robertson Partnership Homes. | B | 46 | 0 | 46 | 46 | 0 | 0 | 0 | 46 | 0 | 46 | 0 | 0 | 0 |
| | 4917A Calder Road | The City Of Edinburgh Council. | B | 184 | 35 | 149 | 184 | 0 | 0 | 0 | 30 | 0 | 30 | 154 | 0 | 154 |
| | 4917B Calder Road | The City Of Edinburgh Council. | B | 132 | 73 | 59 | 0 | 26 | 26 | 0 | 66 | 66 | 0 | 40 | 40 | 0 |
| | 5423 Craighouse Road | Edinburgh Napier University And Craigh | B | 145 | 43 | 102 | 0 | 0 | 0 | 0 | 8 | 8 | 0 | 137 | 137 | 0 |
| | 5899 Crewe Road Gardens | Robertson Partnership Homes. | B | 26 | 0 | 26 | 26 | 0 | 0 | 0 | 16 | 0 | 16 | 10 | 0 | 10 |
| C | 5909 Dumbryden Drive | Robertson Partnership Homes. | B | 49 | 0 | 49 | 49 | 0 | 0 | 0 | 49 | 0 | 49 | 0 | 0 | 0 |
| | 6055 East Trinity Road | Inverleith Property Holdings Ltd. | B | 5 | 2 | 3 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 3 | 3 | 0 |
| C | 5914 Ettrick Road | Mr Jim Barlow | B | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 10 | 10 | 0 | 0 | 0 | 0 |
| | 6025 Fishwives Causeway | Barrat | B | 435 | 76 | 359 | 108 | 0 | 0 | 0 | 38 | 38 | 0 | 397 | 289 | 108 |

Draft Housing Land Audit and Completions Programme 2020

Schedule 3: Completions 2018/19

| Site Ref (C= Site completed during 2019/20) | Site Name | Developer | Brf/ Grf | Total | | | | Completions up to 03/19 | | | Completions 04/19 to 03/20 | | | Units Remaining | | | |
|--|------------------------------------|--|-------------|-----------|--------|------------------|-------|-------------------------|--------|------------|----------------------------|--------------|------------|-----------------|--------|------------|--|
| | | | | Dwellings | Houses | Flats affordable | units | Total | Market | Affordable | Total | Market | Affordable | Total | Market | Affordable | |
| C | 5924 Gilmerton Dykes Road | Lovell Partnerships | B | 30 | 0 | 30 | 30 | 0 | 0 | 0 | 30 | 0 | 30 | 0 | 0 | 0 | |
| C | 6019 Gorgie Road | LAR Housing Trust. | B | 47 | 0 | 47 | 47 | 0 | 0 | 0 | 47 | 0 | 47 | 0 | 0 | 0 | |
| C | 6045 Great King Street | Howard Property Developments LLP. | B | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | |
| C | 5777 Hailesland Place | Robertson Partnership Homes. | B | 32 | 10 | 22 | 32 | 10 | 0 | 10 | 22 | 0 | 22 | 0 | 0 | 0 | |
| C | 5937 Jordan Lane | Thistle Residential Ltd. | B | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | |
| C | 5940 King's Stables Road | Peveril Securities & Campus Developmen | B | 11 | 0 | 11 | 0 | 0 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | |
| C | 5939 King's Stables Road | Peveril Securities & Campus Developmen | B | 28 | 0 | 28 | 0 | 0 | 0 | 0 | 28 | 28 | 0 | 0 | 0 | 0 | |
| C | 5791 Ladywell Avenue | New Age Developers Ltd. | B | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 10 | 10 | 0 | 0 | 0 | 0 | |
| C | 5949 Lasswade Road | Square & Crescent. | B | 41 | 0 | 41 | 11 | 30 | 30 | 0 | 11 | 0 | 11 | 0 | 0 | 0 | |
| C | 5463A Liberton Gardens | David Wilson Homes | B | 206 | 116 | 90 | 72 | 202 | 130 | 72 | 4 | 4 | 0 | 0 | 0 | 0 | |
| | 5800 Longstone Road | Castle Rock Edinvar Housing Associatio | G | 157 | 50 | 107 | 38 | 35 | 35 | 0 | 72 | 72 | 0 | 50 | 12 | 38 | |
| C | 5955 Melville Street | Mr Keith & Majella Shiells | B | 6 | 0 | 6 | 0 | 0 | 0 | 0 | 6 | 6 | 0 | 0 | 0 | 0 | |
| C | 5810 Minto Street | Merchant Capital (Edinburgh) Ltd. | B | 11 | 3 | 8 | 0 | 0 | 0 | 0 | 11 | 11 | 0 | 0 | 0 | 0 | |
| C | 5383 Old Dalkeith Road | Sheratan Ltd. | G | 63 | 63 | 0 | 0 | 10 | 10 | 0 | 53 | 53 | 0 | 0 | 0 | 0 | |
| C | 5383.1 Old Dalkeith Road | Miller Homes/Cruden Homes. | G | 47 | 31 | 16 | 47 | 0 | 0 | 0 | 47 | 0 | 47 | 0 | 0 | 0 | |
| C | 5159.2 Pennywell Road | City Of Edinburgh Council. | B | 136 | 0 | 136 | 0 | 0 | 0 | 0 | 12 | 12 | 0 | 124 | 124 | 0 | |
| C | 5159.1 Pennywell Road | City Of Edinburgh Council. | B | 12 | 0 | 12 | 12 | 0 | 0 | 0 | 12 | 0 | 12 | 0 | 0 | 0 | |
| C | 5540A Portobello High Street | Barratt East Scotland. | B | 105 | 28 | 77 | 0 | 79 | 79 | 0 | 26 | 26 | 0 | 0 | 0 | 0 | |
| C | 6102 Queensferry Road | Greenstead Properties Ltd | B | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0 | 2 | 2 | 0 | |
| C | 3750 RWELP HSP 6: Craigpark Quarry | Cala Management Ltd. | B | 111 | 111 | 0 | 0 | 94 | 94 | 0 | 17 | 17 | 0 | 0 | 0 | 0 | |
| C | 5265 South Gayfield Lane | TRI Scotland. | B | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | |
| C | 6041 South Learmonth Gardens | Channings Developments LLP. | B | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | |
| C | 6008 Suffolk Road | Miller Homes Limited. | G | 10 | 10 | 0 | 0 | 2 | 2 | 0 | 8 | 8 | 0 | 0 | 0 | 0 | |
| C | 5370 West Bowling Green Street | J Smart & Co. | B | 97 | 0 | 97 | 24 | 0 | 0 | 0 | 91 | 67 | 24 | 6 | 6 | 0 | |
| C | 4502 West Coates | Cala Evans Restoration Ltd And City & | B | 203 | 0 | 203 | 0 | 6 | 6 | 0 | 104 | 104 | 0 | 93 | 93 | 0 | |
| C | 5869 West Pilton Place | Salus Developments. | B | 8 | 0 | 8 | 0 | 0 | 0 | 0 | 8 | 8 | 0 | 0 | 0 | 0 | |
| | Small Sites | | | | | | | | | | 98 | 98 | 0 | | | | |
| Completions 2019/20 | | | | | | | | | | | 2,967 | 1,986 | 981 | | | | |

Schedule 4: Constrained Sites

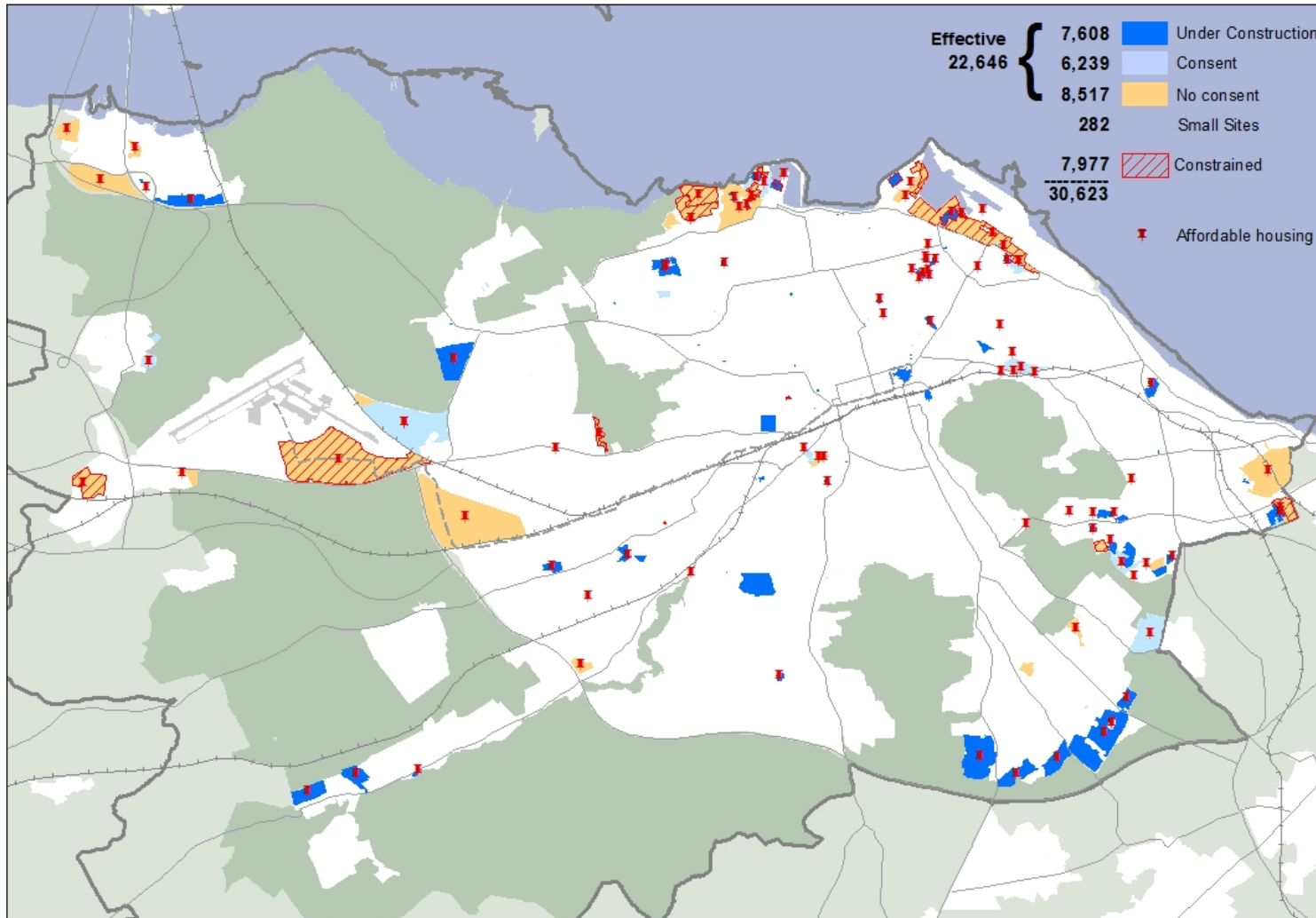
Draft Housing Land Audit and Completions Programme 2020

Schedule 4: Constrained Sites

| Ref | Address | Developer/applicant | Total | Housing Units | | | Last Consent | | Constraint |
|---------|--|-----------------------------------|-------------|---------------|------------|-------------|--------------|--------|---|
| | | | | Afford. | Comp. | Remain | Type | Date | |
| 5244 | LDP Emp 6 IBG | LDP Site | 350 | 88 | 0 | 350 | NONE | | No housing use established |
| 3424 | LDP EW 1A: Western Harbour | Forth Properties Limited. | 669 | 0 | 0 | 669 | NONE | | Consent expired - flood risk |
| 3424.1 | LDP EW 1A: Western Harbour - Platinum Point | Gregor Shore Plc. | 452 | 0 | 226 | 226 | FULL | Apr-04 | Owner not ready to market |
| 3424.6 | LDP EW 1A: Western Harbour View | AB Leith Ltd. | 258 | 0 | 0 | 258 | NONE | | Owner not ready to market |
| 4893 | LDP EW 1B: Central Leith waterfront | Various | 2138 | 535 | 0 | 2138 | NONE | | Multiple ownership - Site mostly in use |
| 4894 | LDP EW 1C: Leith Waterfront - Salamander Place | | 719 | 180 | 0 | 719 | NONE | | Much of site in use (Commercial) |
| 3105B | LDP EW 2A: West Shore Road - Forth Quarter | City of Edinburgh Council | 691 | 125 | 0 | 691 | NONE | | Some land contamination - no consent |
| 3733A.1 | LDP EW 2B: Granton Park Avenue | Buredi + Waterfront Edinburgh Ltd | 95 | 26 | 14 | 81 | FULL | Sep-05 | Alternative use proposed |
| 3733A.6 | LDP EW 2B: West Harbour Road | Waterfront Edinburgh Limited. | 42 | 7 | 0 | 42 | NONE | | Consent expired on plot |
| 3744B | LDP EW 2C: Granton Harbour | Various | 347 | 190 | 0 | 347 | NONE | | Site in use (commercial) |
| 3744A.2 | LDP EW 2C: Granton Harbour | Gregor Shore PLC. | 288 | 0 | 133 | 155 | FULL | Jul-05 | Owner not ready to market |
| 3744A.6 | LDP EW 2C: Granton Harbour - Plot 29 | Hart Estates Ltd. | 36 | 0 | 0 | 36 | NONE | | Owner not ready to market |
| 3744A.4 | LDP EW 2C: Granton Harbour - Plot 31 | | 97 | 0 | 0 | 97 | NONE | | Consent Expired |
| 3733B | LDP EW 2D: Waterfront - WEL - North Shore | Various | 850 | 170 | 0 | 850 | NONE | | Not viable in current climate |
| 4157 | LDP HSG 15: Castlebrae | LP site | 145 | 0 | 0 | 145 | NONE | | Lp site. No consent |
| 3754.3 | LDP HSG 17: Greendykes Road | Craigmillar Eco Housing Co-op | 10 | 10 | 0 | 10 | NONE | | Consent expired - no further activity |
| 5254 | LDP HSG 27: Newcraighall East (East Part) | LDP Site | 88 | 22 | 0 | 88 | NONE | | Railway line/ Electricity pylons |
| 5132 | LDP HSG 4: West Newbridge | Lp Site | 500 | 125 | 0 | 500 | NONE | | No planning consent (Consent now granted) |
| 4897 | LDP HSG 7: Edinburgh Zoo | | 80 | 20 | 0 | 80 | NONE | | Site in alternative use |
| 5888 | Belford Road | AMA (Belford) Ltd. | 52 | 0 | 0 | 52 | FULL | May-17 | Consent Now expired (Aug 2020) |
| 5919 | Ford's Road | AMA (New Town) Ltd. | 9 | 0 | 0 | 9 | FULL | Jun-17 | Consent Now expired (Aug 2020) |
| 3623 | Ocean Drive | S1 Developments | 338 | 85 | 0 | 338 | NONE | | Consent Expired (New consent now granted) |
| | Small Sites | | | | | 96 | | | |
| | Total Constrained Capacity | | 8254 | 1583 | 373 | 7977 | | | |

8254 1583 373 7881

Appendix 2: Established Housing Land Supply 2020



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Planning Committee

2.00pm, Wednesday, 3 February 2021

Planning Improvement Plan – Interim Refresh

| | |
|---------------------|---------------------------------|
| Executive/routine | |
| Wards | All |
| Council Commitments | 1,4,10-15,18,28 |

1. Recommendations

- 1.1 It is recommended that Committee:
- 1.1.1 approves the appended service Improvement Plan as a refresh of the Improvement Plan originally approved in December 2018 (Appendix 1);
 - 1.1.2 approves the appended sample template for application reports to the Development Management Sub-Committee (Appendix 2), subject to any necessary amendments necessary for technical reasons;
 - 1.1.3 notes the appended update on progress in implementing the recommendations of an internal audit on developer contributions (Appendix 3); and
 - 1.1.4 notes the Scottish Government’s feedback on the service’s performance in 2019/20 (Appendix 4).

Paul Lawrence

Executive Director of Place

Contact: David Givan, Planning and Building Services, Service Manager

E-mail: David.givan@edinburgh.gov.uk | Tel: 0131 529 3679

Planning Improvement Plan – Interim Refresh

2. Executive Summary

- 2.1 The purpose of this report is to seek the Committee's approval of changes to the Planning Improvement Plan (PIP) 2018/21 to reflect progress and other changes since it was first prepared. The Committee's approval is also sought for a new template for application reports to the Development Management Sub-Committee.
- 2.2 This report also provides an update on progress made in implementing the recommendations of an internal audit on developer contributions, and feedback from the Scottish Government on the service's Planning Performance Framework for 2019/20.

3. Background

- 3.1 The PIP 2018/21 was first approved by Planning Committee in [December 2018](#). Its sets out a series of key actions in relation to Leadership and Management, Customer, Continuous Improvement and Performance.
- 3.2 Regular updates on progress have been provided:
 - In progress reports as listed in section 8 below; and
 - In Business Bulletins updating on quarterly decision making time performance, also listed in section 8 below.

4. Main report

- 4.1 The original PIP (December 2018) consists of four sections:
 - 4.1.1 Introduction;
 - 4.1.2 Strategy including a vision, the wider strategic context, and objectives grouped by theme and timescale within the three-year period of the Improvement Plan;
 - 4.1.3 Improvement approach; and
 - 4.1.4 Measures of success.

- 4.2 Significant progress has been made in a number of ways in the first two years of the Improvement Plan's period. The wider context has also changed and will continue to do so through 2021 and beyond.
- 4.3 It is therefore appropriate to carry out an interim review of the Improvement Plan, and refresh is where appropriate.
- 4.4 Progress since December 2018 has been reported regularly to the Committee. Major achievements in the last two years are set out in part 3 of Appendix 1.
- 4.5 Some of that progress complete or underway by March 2020, when the Covid-19 pandemic forced the service to rapidly relocate its operations to a working-from-home basis. However, some of the progress was made during the 2020 Covid-19 period, and in many cases was accelerated by the pace of change required in this time.
- 4.6 That pace of change is a key driver for the Council's [Adaptation and Renewal Programme](#) reported to the Policy and Sustainability Committee in May 2020. Other parts of the wider context which have changed since the PIP was originally prepared include:
- 4.6.1 The Council's budget challenge;
 - 4.6.2 The preparation of City Plan 2030 and the City Mobility Plan;
 - 4.6.3 The Legal Review of planning processes, reported to Planning Committee in September 2020;
 - 4.6.4 The Planning (Scotland) Act 2019 and its secondary legislation;
 - 4.6.5 Work on the emerging National Planning Framework 4 and associated policy and advice; and
 - 4.6.6 The national [digital strategy for planning](#), published by the Scottish Government in December 2020
- 4.7 The original PIP's period was to run from the end of 2018 to the end of 2021. In light of the progress made to date and changes in wider context, it is appropriate to carry out an interim refresh of the Improvement Plan. This is intended to cover the remainder of 2021 and potentially early 2022, ahead of further review.
- 4.8 The updated PIP is attached as Appendix 1 for approval.
- 4.9 Additional or substantially sections are identified in **bold**. Major changes include
- 4.9.1 Addition of the above strategic context drivers to the strategy section;
 - 4.9.2 Consolidation of the Performance and Continuous Improvement themes into one, to reflect practice in the improvement programme. The Customer theme has been expanded to explicitly include other stakeholders, which include community groups; and
 - 4.9.3 Other updates to improvement objectives and actions to reflect progress and learning since 2018 and address outstanding areas identified in the Scottish Government's feedback on 2019/20 .

- 4.10 One of the key strands of improvement has been the 'Delivering Excellence' lean reviews of processes. These have identified a number of ways in which processes can be simplified and streamlined. This has resulted in a new report template for delegated cases, in use since autumn 2020. A new template for reports to the Development Management Sub-Committee has been developed on a similar basis. A sample is attached as Appendix 2 for the Committee's approval for use, subject to any amendments which may be needed to address technical factors arising. These may be due to the ICT system used, findings from early use of the new template, or service adaptations.
- 4.11 Appendix 3 sets out progress against the actions recommended in an internal audit relating to developer contributions. These recommendations were set out in a report referred from the Governance, Risk and Best Value Committee to Planning Committee in [May 2019](#). Updates were provided in January and September 2020. Work on these has been impacted by the Covid-19 period, and audit deadlines were extended by four months accordingly. It has still been possible to progress all actions, as summarised in Appendix 3.
- 4.12 Appendix 4 sets out the Scottish Government's feedback on the Council's [Planning Performance Framework](#) for 2019/20, received in December 2020. The Scottish Ministers provide feedback to local authorities after a period of analysis to identify national trends. This feedback uses a red, amber, green scoring system against 15 indicators.
- 4.13 In summary, the feedback shows:
- 4.13.1 Nine indicators retaining green status;
 - 4.13.2 Some positive changes, with two red indicators improved to amber, but two indicators remaining at amber;
 - 4.13.3 Improvements across all three sub-indicators for application decision-making times for major, local and householder applications. All three were better than the Council's figures for the previous year but are still slower than the national average;
 - 4.13.4 Associated improvements in times for legal agreements, but these are still slower than the national average;
 - 4.13.5 Lack of progress in resolving stalled sites and legacy cases, which remain red;
 - 4.13.6 Lack of progress in demonstrating improvements in relation to continuous improvement and developer contributions; and
 - 4.13.7 A new red indicator for the timescales for replacement of the local development plan.
- 4.14 The next stage in the replacement local development plan project, City Plan 2030, is due to be reported to Committee later in February 2020.
- 4.15 The other red and amber indicators will be addressed by the appended refreshed Improvement Plan, which also includes measures intended to maintain green

scores in indicators. The Scottish Government's feedback also points to opportunities for clearer communication of the service's actions in the Planning Performance Framework.

5. Next Steps

- 5.1 Work will continue to implement actions in the updated improvement plan. Priority will continue to be given to actions which sustain improvements in decision making timescales and to actions which establish a cycle of monitoring and improving the quality of outcomes on the ground.
- 5.2 Lessons learned from pilot and trial working practices will be used to inform further actions and build the service's capacity to change and respond to future challenges as they arise. This experience and monitoring will be used to keep the Improvement Plan under review and inform future updates of it.

6. Financial impact

- 6.1 The costs associated with implementing the proposed improvements in the updated PIP will be met from the Planning and Building Standards Service budget.

7. Stakeholder/Community Impact

- 7.1 The improvement work to date has included actions informed by Customer Forum sessions held in June 2018 and September 2019.
- 7.2 A further Customer Forum event was due to have been held in summer 2020, but this was not possible due to Covid-19 restrictions. The refreshed Improvement Plan includes a customer and stakeholder engagement programme involving several virtual sessions of the Customer Forum.
- 7.3 The refreshed Improvement Plan also includes a project to develop the service's approach to equalities monitoring of planning applications.

8. Background reading/external references

- 8.1 Report to Planning Committee, 2 September 2020, [Legal Review of Council Planning Processes](#);
- 8.2 Report to Policy and Sustainability Committee, 28 May 2020, [Adaptation and Renewal Programme](#);
- 8.3 Report to Planning Committee, 15 May 2019, [Internal Audit – Developer Contributions – referral from the Governance, Risk and Best Value Committee](#); and
- 8.4 Report to Planning Committee, 12 December 2018, [Planning and Building Standards Improvement Plans](#).

- 8.5 Previous updates have been provided as follows:
- 8.5.1 [February 2019](#) - report on the Scottish Government's feedback on the Council's Planning Performance Framework 2017/18;
 - 8.5.2 [May 2019](#) - report summarising implementation of actions over the first six months of the Improvement Plan;
 - 8.5.3 [August 2019](#) – Business Bulletin providing time performance monitoring figures for Quarter 1 of 2019/20. The Council's Planning Performance Framework, which is submitted annually to Scottish Government, was also reported for information;
 - 8.5.4 [January 2020](#) – report updating on progress in implementing the improvement plan, with time performance figures for Quarter 2 and an update on progress addressing the recommendations of an internal audit on developer contributions;
 - 8.5.5 [February 2020](#) -report with a Business Bulletin item providing time performance figures for Quarter 3 and the Scottish Government's feedback on the Council's Planning Performance Framework for 2018/19;
 - 8.5.6 [September 2020](#) – report providing an update on progress in implementing the improvement plan, with time performance figures for Quarter 4 of 2019/20 and an update on progress addressing the recommendations of an internal audit on developer contributions;
 - 8.5.7 [October 2020](#) - Business Bulletin providing time performance monitoring figures for Quarter 1 of 2010/21, using new, nationally-aligned indicators; and
 - 8.5.8 [December 2020](#) - Business Bulletin providing time performance monitoring figures for Quarter 2 of 2010/21,

9. Appendices

- 9.1 Appendix 1 - Planning Improvement Plan 2018/21 - Interim Refresh, February 2021
- 9.2 Appendix 2 – Report template for planning applications reported to the Development Management Sub-Committee (To follow).
- 9.3 Appendix 3 – Update on Recommendations from Internal Audit on Developer Contributions – February 2021 (To follow).
- 9.4 Appendix 4 – Scottish Government feedback on the Council's [Planning Performance Framework](#) for 2019/20

Appendix 1 - Planning Improvement Plan 2018 - 2021 Interim Refresh

Refreshed text shown in underline

Contents

1. Introduction
2. Strategy for Improvement
3. Improvement Approach
4. Measures of Success

1. Introduction

Vision

To be a great organisation to work for and with because we are making a better Edinburgh and providing excellent service.

This Planning Improvement Plan sets out how we will achieve our vision for the service over the three years from end of 2018 to the start of 2022. It was refreshed at the start of 2021.

It builds on previous improvement plans and the current Building Standards Improvement Plan and is set within the context of wider Council objectives and priorities. In preparing the Improvement Plan, consideration has been given to the needs and views of customers of the Planning Service, Members of the Planning Committee and employees.

City Growth

Edinburgh is a city of growth, both economically and demographically. Meeting the demand for new homes, commercial floorspace and infrastructure creates a busy and complex workload for the planning service. In addressing the challenges of growth, we also continue to value and protect the key heritage assets of the city and listen to the views of people who live, work and socialise in the city.

Measuring our Performance

There are a number of ways that we can measure how well we are performing as a Planning Authority. These include how quickly we determine applications, the quality of development on the ground, how well we are meeting our customers' expectations and whether our staff feel valued and supported.

We are not currently performing as well as we want to and the purpose of this Improvement Plan is to highlight our commitment to improve our Planning Service. In taking a more strategic approach over a three year time period, we recognise that quick fixes are not the answer to the challenges we face.

This refreshed Improvement Plan reflects progress made since December 2018, when the original Plan was approved. It also reflects the changes in context since then, as summarised in the following section.

2 Strategy for Improvement

Vision

To be a great organisation to work for and with because we are making a better Edinburgh and providing excellent service.

Our strategy for improvement is based on four themes

- leadership and management
- customers and stakeholders
- performance and continuous improvement



We aim to enhance our performance in relation to both quality and timescale, improve our relationship with customers and ensure that employees are fully engaged and motivated in driving forward the changes needed.

This section sets out our objectives for year three within the context of the Council business plan and commitments, as well as what we did in years one and two. A rolling programme of more detailed actions is used to deliver the Improvement Plan.

The Council Business Plan

The Council's Business Plan 2017/22 sets out that it is committed to improving our services and our amenities in ways that meet the needs of our citizens and communities. This improvement plan has been designed to be aligned to the aims, outcomes and commitments of the Council's Business Plan.

The strategic aims of the left hand column in the table below are accompanied by 20 outcomes in on the right hand columns. The Planning Service will:

- assist economic growth;
- support the housing programme;
- help ensure our built and natural environment is protected and enhanced;
- ensure value for money while meeting the needs of our citizens; and,
- deliver excellent customer service.

| | | | | |
|----------------------------------|--|--|--|--|
| Vibrant City | Citizens lead healthy and active lives with improved wellbeing | Every citizen and community can participate in the cultural life of our city | Our places and localities make Edinburgh a great and unique place to visit and study | Our economy thrives with excellent and equal opportunities for business, employment and innovation |
| A City of Opportunity | Everyone, regardless of wealth and background can fulfil their potential and benefit from the city's success | All children and young people have the best start in life and are able to reach their full potential | Citizens are socially connected and able to participate and develop throughout their lifetime | Everyone has access to suitable housing, facilities and amenities |
| A Resilient City | Communities are safe, strong and able to cope with change | Our built and natural environment is protected and enhanced | Edinburgh is a low carbon, connected city with transport and infrastructure that is fit for the future | Edinburgh is clean, attractive and well looked after |
| A Forward Looking Council | We deliver value for money services through optimising our use of resources and building on the capabilities of our talented workforce | We provide are focused on prevention and early intervention | We plan our services to ensure we can continue to meet the needs of citizens and communities into the future | Our organisation is flexible and adaptable and embraces change |
| An Empowering Council | A leading Council in community engagement and empowerment, giving citizens confidence to make decisions and act on issues | We work with partners and communities to deliver services locally | We place our customers at the heart of what we do, we are responsive, accessible and fair for all | We are an open, honest, inclusive and transparent organisation |

Council Commitments

The improvement plan will support the following [Council Commitments](#) :

- 1 Deliver a programme to build at least 10,000 social and affordable homes over the next 5 years, with a plan to build 20,000 by 2027.
- 4 Direct development to growth corridors as the best way to accommodate the extra housing needed for Edinburgh's growth and allowing the city to manage and protect green belt.
- 10 Prioritise the use of brownfield sites and work with public sector and private landowners to develop and for affordable housing.

- 11 Ensure that Council policies on planning, licensing and sale of Council land give substantial weight to the needs of residents while still encouraging business and tourism.
- 12 Review the Council's policy on promoting mixed communities. The review should be completed by summer of 2018 and should include homes of multiple occupancy, short term temporary lets and student housing.
- 13 Improve planning enforcement to ensure that all developers, large or small, conform to Edinburgh's policies and developer's commitments.
- 14 Work with the Scottish Government to review planning policy and overhaul the planning appeal system to make it shorter, more independent and give communities the right to appeal
- 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
- 18 Improve Edinburgh's air quality and reduce carbon emissions. Explore the implementation of low emission zones
- 28 Create a first-class education estate – building two new secondary schools and 10 new primaries by 2021.

Other Context - 2021

Since this Improvement Plan was first prepared in 2018, the wider context has changed and now includes:

- The Council's Adaptation and Renewal Programme, May 2020.
- The emerging City Plan 2030 and the City Mobility Plan.
- The Legal Review of planning processes, reported to Planning Committee in September 2020.
- The Planning (Scotland) Act 2019 and its secondary legislation.
- The emerging National Planning Framework 4 and associated national documents.
- The national digital strategy for planning, published by the Scottish Government in December 2020.

One and Three Year Strategic Objectives

We have divided our objectives into one and three year periods as follows:

| Improvement Themes | Delivered in Years 1 and 2 | Planned in Year 3 |
|---|--|---|
| <p>Leadership & Management</p> | <p>A successful planning service requires strong leadership and employees who are fully committed to working together to deliver improvements. Priority will be given to actions which promote a positive and inclusive culture: create an environment that encourages effective engagement, open communication, empowerment and high performance.</p> <p><u>In years 1 and 2, the following were delivered or substantially progressed:</u></p> <ul style="list-style-type: none"> • <u>Improvement team established</u> • <u>Investment in developing leadership and management</u> • <u>Recruitment progressed (pre-Covid-19)</u> • <u>Workforce profile prepared</u> • <u>Coordinated approach to performance management initiated</u> • <u>New approach to staff communications</u> • <u>New staff-led approach to wellbeing</u> | <p>All staff have the potential to develop leadership qualities. We will continue to empower and invest in our employees to ensure they are fully engaged and take a proactive role in the continuous improvement of the planning Service.</p> <p><u>Priorities for the next year include:</u></p> <ul style="list-style-type: none"> • <u>Continue to develop leadership capacity at all levels</u> • <u>Develop workforce strategy to support delivery of new ways of working</u> • <u>Continue to develop coordinated performance management</u> • <u>Continue to develop staff communications</u> • <u>Refresh quality assurance processes</u> |

| Improvement Themes | Delivered in Years 1 and 2 | Planned in Year 3 |
|--|--|---|
| <p>Customers & Stakeholders</p> | <p>Feedback from customers indicates that we are not meeting their expectations in terms of how we communicate with them. We aim to bring forward improvements which enable us to communicate more effectively with customers but still allows us to meet timescale targets.</p> <p><u>In years 1 and 2, the following were delivered or substantially progressed:</u></p> <ul style="list-style-type: none"> • <u>Customer surveys and Customer Forum (2019 only)</u> • <u>Continued core customer service throughout 2020 with minimal disruption while adapting to Covid-19</u> • <u>Introduction of new pre-application service</u> • <u>A review of complaints procedures</u> • <u>Closer working internally and externally, including on major projects such as City Plan 2030 and the City Mobility Plan</u> | <p>The Planning Service has a wide range of customers with sometimes competing needs. We will continue to work with customer groups to explore different options for how we can improve the level of service we provide.</p> <p><u>Priorities for the next year include:</u></p> <ul style="list-style-type: none"> • <u>Customer and stakeholder engagement programme, including Customer Forum virtual sessions</u> • <u>Further development of complaints procedure to monitor and inform improvements</u> • <u>Develop options for introducing equalities monitoring</u> • <u>Develop external communications to support improvements, including website review</u> |

| Improvement Themes | Delivered in Years 1 and 2 | Planned in Year 3 |
|--|---|---|
| <p>Performance & Continuous Improvement</p> | <p>Delivering the actions identified under the above themes will improve our performance. We will also review how we measure and monitor key indicators and agreed priorities to ensure we address all aspects of our performance. We want to improve the speed and efficiency of our service but also the quality of development resulting from our decisions.</p> <p><u>In years 1 and 2, the following were delivered or substantially progressed:</u></p> <ul style="list-style-type: none"> • <u>Realignment of teams to better fit operational needs</u> • <u>Flexible allocation of caseload</u> • <u>'Delivering Excellence' lean reviews of processes: intake to allocation; allocation to officer decision; technicians stage; and enforcement</u> • <u>Reporting cycle of new, nationally aligned time performance indicators</u> • <u>Model legal agreement and end-to-end s75 process</u> • <u>Quality of outcome evaluation tool pilot</u> • <u>Hardware refresh and digital support established</u> | <p>We will continue to review how we measure and improve our performance within the context of wider Council objectives and changes to planning legislation and national policy.</p> <p>We will continue to improve our Service by introducing changes over time and revisiting and checking earlier changes. This will help increase efficiency in processes and improve the quality of outcomes.</p> <p><u>Priorities for the next year include:</u></p> <ul style="list-style-type: none"> • <u>Continue to develop responsive ways of working.</u> • <u>Delivering Excellence: continue to deliver actions from first Delivering Excellence process reviews; review Enforcement charter to deliver identified improvements; and apply similar approach to other operational areas.</u> • <u>Continue to improve processes and time performance for legal agreements.</u> • <u>Clear stalled sites / legacy cases</u> • <u>Establish quality of outcome monitoring cycle</u> • <u>Develop strategic approach to digital planning</u> |

3 Improvement Approach

In order to improve our Service, we will continue to work collaboratively with other Council services and our customers. We will review and evaluate our business processes for efficiency, effectiveness and flexibility. But we may also ask others to make changes in the way they interact with us.

The approach is led by a small improvement team, seconded within the service and leading, coordinating and supporting the programme of change and improvement.

Individual change and improvement actions are led by staff and team managers, using a range of approaches fitted to the nature of the change.

The delivery of the Improvement Plan will generally be progressed using existing staff resources. This includes some additional posts which were created in 2018 as a result of an increase in Council budget provision and an increase in planning application fees.

4 Measures of Success

This sets out the key measures of success against which we will assess our performance in relation to this improvement plan.

Scottish Government Planning Performance Markers

The Scottish Government assesses the Council's annual Planning Performance Framework against a set of performance markers. Red, amber and green ratings are given based on the evidence provided within the Planning Performance Framework.

City of Edinburgh Council Performance Framework

Following the approval of the Council Business Plan 2017/22, a revised internal performance framework was developed to monitor delivery of the Business Plan's five Strategic Aims. This sits alongside, and in addition, to the monitoring of Commitments, which was reported to the City of Edinburgh Council on 28 June 2018. There are a number of indicators directly related to the work of the Planning Service.

Improved Customer Satisfaction

We will continue to engage with our customers and other stakeholders, including our annual Customer Forum and monitor complaints and compliments, as a measure of customer satisfaction. From 2021 this engagement will resume in virtual form using online sessions.

Improve Employee Satisfaction and Wellbeing

An employee satisfaction survey was carried out in 2019, and two wellbeing surveys were carried out in 2020. Further surveys will be carried out in 2021.

Appendix 2 - Development Management Sub Committee

Application for Planning Permission

Address - 23 - 24 Greenside Place, Edinburgh, EH1 3AA

Proposal: Change of use from offices to serviced apartments with associated upgrading and refurbishment works with replacement dormers and rooflights (as amended).

Item – 7.1

Application Number – 20/02211/FUL

Ward – B11 – City Centre

Recommendation

It is recommended that this application be **Granted** subject to the details below.

Summary

The proposal complies with the adopted Edinburgh Local Development Plan. The proposal is an appropriate use which is reflective of the commercial character of the surrounding area and which preserves both the character and appearance of the New Town Conservation Area and the Outstanding Universal Value of the Old and New Towns of the Edinburgh World Heritage Site. The proposal will not have an adverse impact on the unique architectural and historical character of the listed building and is an acceptable city centre development. It will not have a detrimental impact on the amenity of the surrounding area or raise any concerns in respect of road safety.

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997.

There are no material planning considerations which outweigh this conclusion.

SECTION A – Application Background

Site Description

Originally built as a tenement block designed by John Baxter and constructed c. 1798, the application site has undergone significant internal renovation and now houses two pubs at ground floor, with open plan office space on the upper floors. The building was Category B Listed on 19 June 2001 (Reference number LB48035).

The Playhouse Theatre lies to the south and a hotel to the north on the other side of the lane. There are some flatted dwellings at the bottom of this lane to the east with Calton Hill beyond. A main arterial route (Leith Walk up to Leith Street) lies to the west of the site and the surrounding area is a mix of largely commercial uses with some flats above.

This application site is located within the New Town Conservation Area.

Description Of The Proposal

The proposal is for a change of use from the existing eight office units on the four upper floors of the building to 31 serviced apartment units. The proposal includes the complete reconfiguration of the internal space with new partitions to form the new apartment units. External changes include the removal of four non-original dormer windows located to the rear of the building. These will be replaced with two dormer windows of traditional design with timber framed sash and case windows and Scots slate to match existing. Existing non-original rooflights are to be replaced with conservation style rooflights.

Access would be from the front in Greenside Place where stairs and a lift will lead up to the upper floors. There is an area shown for an office and reception but no dining facilities apart from vending machines; however each unit will have its own kitchen. Given the level of management of the site, the use is more akin to hotel use than short stay lets.

Previous Scheme

The proposed lead clad dormer windows with aluminium framed, slim line double glazed windows and glass balustrades have been removed from the scheme. The two proposed dormer windows to the rear will be smaller, with timber framed sash and case windows and a slate roof.

Relevant Site History

No relevant site history.

Consultation Engagement

Transportation Planning
Archaeology
Environmental Protection

Publicity and Public Engagement

Date of Neighbour Notification: 04 June 2020

Date of Advertisement: 09 June 2020

Date of Site Notice: 12 June 2020

Number of Contributors: 6

Section B - Assessment

Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

Assessment

- a) the use is acceptable in principle;
- b) the proposal will preserve the character and setting of the listed building;
- c) the proposal will preserve the character and appearance of the New Town Conservation Area;
- d) the proposal will preserve the outstanding universal value of the Old and New Towns of the Edinburgh World Heritage Site;
- e) the proposal will have a detrimental impact on the amenity of neighbouring residents;
- f) the proposal raises any issues in respect of parking and road safety;
- g) any other planning issues have been addressed;
- h) any impacts on equalities or human rights are acceptable; and
- i) any issues raised by objectors have been addressed.

a) Principle

The application site is situated in the city centre area as defined in the adopted Edinburgh Local Development Plan (LDP).

LDP policy Emp 9 (Employment Sites and Premises) states that proposals to redevelop employment sites or premises in the urban area for uses other than business, industry or storage will be permitted provided:

(i) the introduction of non-employment uses will not prejudice or inhibit the activities of any nearby employment use;

(ii) the proposal will contribute to the comprehensive regeneration and improvement of the wider area.

LDP Policy Del 2 (City Centre) states that development which lies within the city centre will be permitted where it retains and enhances its character, attractiveness, vitality and accessibility and contributes to its role as a strategic business and regional shopping centre and Edinburgh's role as a capital city. It also states that the requirements in principle will be for a use or mix of uses appropriate to the location of the site, its accessibility characteristics and the character of the surrounding area.

The surrounding area is commercial in nature. The existing offices are located above two public houses. The Playhouse Theatre and the Omni Centre neighbour the application site to the south and the site is close to the ongoing St James' Centre redevelopment site. Elsewhere in the surrounding area, buildings are characterised by commercial uses at ground floor level with some residential on upper floors.

The proposal will not prejudice or inhibit the activities of any nearby employment use. As the application is for serviced accommodation, no amenity protection is provided for the temporary occupants of these properties. Any protection against disturbance from the surrounding commercial business such as the Playhouse will be the responsibility of the developer or operator of the proposed serviced apartments.

Whilst the proposal will not contribute to the regeneration of the area, the proposal will provide accommodation for tourists and individuals visiting the city, within an area which is continuing to develop as a cultural and leisure hub in the city centre. The use of the site for tourist accommodation is consistent with the area. The proposal will contribute to the vitality of the street. The site is highly accessible and will also not result in the loss of any residential properties within the city. There will be no direct interaction between users of the short stay units and long term residents of residential properties in the area.

This is a busy city centre location within walking distance of public transport, so the development should not diminish the quality of the residential environment in terms of noise generation, disturbance or parking demand.

Set within the context of the busy, commercial character of the surrounding area and the city centre location, the proposal complies with LDP policy Del 2 and Emp 9 and is

acceptable in principle subject to compliance with the other policies of the adopted LDP.

b) Character and Setting of Listed Building

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) states that proposals to alter a listed building will be permitted where those alterations are justified; will not result in unnecessary damage to historic structures or result in a diminution of the buildings interest; and any additions would be in keeping with other parts of the building.

Historic Environment Scotland's (HES) Managing Change in the Historic Environment guidance note on the use and adaptability of listed buildings is applicable. It states that *for a building to remain in use over the long term, change will be necessary. This reflects changes over time in how we use our buildings and what we expect from them.....We need to make sure they have a long term future if we want to benefit from them in the long term.*

The application site was originally a tenement building, constructed in the late 18th century. It is one of the last remaining examples of the Georgian tenements which occupied the east side of Leith Walk. However, the building has undergone significant change. The ground floor is occupied by two public houses and the remaining upper floors underwent significant alteration in 2002 to accommodate open plan office spaces. Consequently, nothing of the original decorative scheme or plan form remain. The proposed internal alterations to form 31 apartment units will have no impact on anything of architectural or historic significance.

Externally, alterations are limited to the roof. The proposal includes the removal of four, small, non-original dormer windows to the rear which are to be replaced by two larger dormer windows. This element of the scheme has been amended. Originally the replacement dormer windows were larger and of a modern design. In the revised scheme, the replacement dormer windows will be smaller and of a traditional design, mirroring the existing dormers on the principal elevation and others in the surrounding area through the use of matching slate and timber framed sash and case window units. Non-original rooflights are to be removed and replaced with conservation rooflights which will be flush with the roof line. The applicant has not specified the material of the rooflights. A condition has been added to this consent requiring information about the specific rooflight units to be submitted to and approved in writing by the Planning Authority before work is commenced on site.

The proposal will preserve the character of the listed building.

c) Conservation Area

LDP Policy Env 6 permits development within a conservation area which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal.

The New Town Conservation Area Character Appraisal identifies the key characteristics of the First New Town as:

{i "Georgian and early Victorian rectilinear development of grand formal streets lined by fine terraced building expressing neo-classical order, regularity, symmetry, rigid geometry, and a hierarchical arrangement of buildings and spaces with controlled vistas and planned views."}

The rear of the application site is visible from Calton Hill, a protected view. However, the traditional design of the new dormer windows is in keeping with the existing building and other dormer windows in the wider area. The external alterations proposed will not alter essential characteristics of the conservation area or interfere with important vistas and views.

The proposal will not have a detrimental impact on the New Town Conservation Area.

d) Impact on the World Heritage Site

The Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site (EWHS) is defined as the remarkable juxtaposition of two clearly articulated urban planning phenomena: the contrast between the organic medieval Old Town and the planned Georgian New Town which provides a clarity of urban structure unrivalled in Europe.

The Statement of Outstanding Universal Value emphasises the importance of maintaining the authenticity of the Site which "{i continues to retain its historic role as the administrative and cultural capital of Scotland, while remaining a vibrant economic centre.}"

LDP Policy Env 1 (World Heritage Sites) states that development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh will not be permitted.

In terms of the use, the EWHS Management Plan encourages sustainable tourism and recognises that a balance is needed between resident and visitor needs. The re-use of this redundant building ensures the New Town Conservation Area is maintained as a thriving part of the city without harm to the OUV.

As discussed above, external alterations are limited to the roof. These alterations make use matching slate and traditional timber framed sash and case windows. The alterations are in keeping with the existing building and the wider area. The proposed

external alterations will have no detrimental impact on the character or appearance of the New Town, nor its relationship with the Medieval Old Town.

The proposal will have no adverse impact on the Outstanding Universal Value of the Edinburgh World Heritage Site and complies with LDP policy Env 1.

e) Neighbouring Amenity

Policy Hou 7 (Inappropriate Uses in Residential Areas) which states that developments, including changes of use which would have a materially detrimental impact on the living conditions of nearby residents, will not be permitted.

In this instance the application site is located in a busy part of the city centre which is characterised by a range of commercial uses including retail, bars, restaurants and wider entertainment uses. The serviced apartments will be accessed via a private entrance, meaning there will be no direct interaction between visitors and long-term residents and limited potential for the disturbance of such residents. Environmental Protection noted in their consultation response that no noise sensitive receptors are located nearby.

The proposal will not have a negative impact on neighbouring amenity.

f) Parking and Road Safety

LDP policy Tra 2 (Private Car Parking) states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council Guidance.

LDP policy Tra 3 (Private Cycle Parking) states that planning permission will be granted for development where proposed cycle parking and provision complies with standards set out in Council Guidance.

The Council's Edinburgh Design Guidance does not include any parking standards for either car parking or cycle parking for this sui generis use.

It is noted, however, that the applicant proposes no off-street parking provision for the site and whilst no cycle parking is proposed, the property is located within a city centre location with nearby access to public transport provision.

The proposal complies with LDP Policy Tra 2 and Tra 3.

g) Other Planning Matters

Archaeology

The application concerns a B-listed Georgian tenement constructed in 1798 by John Baxter at the top of Leith Walk as part of his wider development including Baxter's Place. This building is regarded as being of archaeological and historic significance and accordingly. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Although the building was converted into open plan offices around 2002, no archaeological work was undertaken to record the surviving historic fabric at the time. The current proposals will see the stripping out of the 2002 alterations including the suspended ceiling. Such works will accordingly provide an opportunity to not only record any surviving significant historic fabric (which inform us of the development history and changes of use) but also importantly allow for the preservation and conservation of any such fabric.

Therefore, it is necessary to undertake a programme of historic building recording during internal alterations and downtakings in order to record the buildings historic fabric and ensure appropriate measures are put in place to conserve any such fabric within the final development. This has been made a condition of the consent.

h) Equalities and Human Rights

This application was assessed in terms of equalities and human rights. No impact was identified.

i) Public Comments

Material Comments - Objections

- Commercial venues generate too much noise and would impact amenity of users of proposed apartments; this is addressed in section (a) of the assessment.
- Potential negative impact on commercial practices due to noise complaints; this is addressed in section (a) of the assessment.
- Negative impact on roofscape and a protected view; this is addressed in section (a) and (b) of the assessment.
- Negative impact on listed building; this is addressed in section (b) of the assessment
- Negative impact on the conservation area; this is addressed in section (c) of the assessment.
- Rooflights unacceptable; this is addressed in section (b) of the assessment.
- Historic tramway rosette at first floor level should be retained; external changes are limited to the roof as discussed in section (b) and (c) of the assessment.

Non-Material Comments

- The proposed studio flats do not meet minimum floorspace requirements; this is not a residential development. There are no minimum floorspace requirements for serviced apartments.
- Too many short-term lets in the city centre; this is a commercial consideration not covered in current planning policy.

Conclusion

The proposal complies with the adopted Edinburgh Local Development Plan. The proposal is an appropriate use which is reflective of the commercial nature of the surrounding area and which preserves both the character and appearance of the New Town Conservation Area and the Outstanding Universal Value of the Old and New Towns of the Edinburgh World Heritage Site. The proposal will not have an adverse impact on the unique architectural and historical character of the listed building and is an acceptable city centre development. It will not have a detrimental impact on the amenity of the surrounding area or raise any concerns in respect to road safety.

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

1. Details of proposed rooflights must be submitted to and approved in writing by the Planning Authority before work is commenced on site.
2. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, reporting and analysis) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reasons: -

1. In order to safeguard the character of the listed building and the conservation area.
2. In order to safeguard the interests of archaeological heritage.

Informatives

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 02 June 2020

Drawing Numbers/Scheme

01-02, 03a 04a 05a 06a 07a

Scheme 2

David R. Leslie

Chief Planning Officer
PLACE
The City of Edinburgh Council

Appendix 1

Consultations

NAME: Transportation Planning

COMMENT: No objection to the application.

NAME: Archaeology

COMMENT: it is recommended that a programme of historic building recording is undertaken during internal alterations / down takings in order to record the buildings historic fabric and ensure appropriate measures are put in place to conserve any such fabric within the final development

It is recommended that that the following condition is attached to any granted permission to ensure that this programme of archaeological works is undertaken;

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, reporting and analysis) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

NAME: Environmental Protection

COMMENT: As there are no current sensitive receptors in the vicinity of the application site, Environmental Protection has no objections to this application.

Appendix 3

Internal Audit on Developer Contributions May 2019 (PL1802)

Update on Recommended Actions

The internal audit report and full recommendations are available [here](#).

| Recommendation | Status Update |
|---|---|
| 1 Backlog of legacy developer contributions | |
| 1.1 Recommendation – review of developer contributions held in the Finance database <ul style="list-style-type: none"> • Agreed management action - review of developer contributions held in the Finance database • Owner: Stephen Moir, Executive Director of Resources • Agreed Implementation Date: original 30 September 2020 – extended by four months to 31 January 2021 | Complete – pending confirmation by Legal and Risk service Recommendations implemented. Evidence collated for review and sign off by Legal and Risk service. |
| 1.2 Recommendation – retrospective review of historic developer contribution legal agreements <ul style="list-style-type: none"> • Agreed Management Action – retrospective review of historic developer contribution legal agreements • Owner: Paul Lawrence, Executive Director of Place • Agreed Implementation Date: original 30 September 2020 – extended by four months to 31 January 2021 | Complete – pending confirmation by Legal and Risk service Recommendations implemented. Evidence collated for review and sign off by Legal and Risk service. |
| 2 End-to-end developer contributions processes, procedures and training | |
| 2.1 Recommendation – process documentation, guidance, and standardised documentation <ul style="list-style-type: none"> • Agreed Management Action – process documentation, guidance, and standardised documentation • Owner: Paul Lawrence, Executive Director of Place • Agreed Implementation Date: 31 March 2020 | Re-opened and completed – pending confirmation by Legal and Risk service Key elements of an end-to-end process had been introduced by Jan 2020. These had been integrated into a full end-to-end process had readied to put into practice from September 2020. Action was re-opened in October 2020 in order to provide further evidence of the operation of the process and of staff training. Training carried out December 2020. |
| 2.2 Recommendation – quality assurance <ul style="list-style-type: none"> • Agreed Management Action – quality assurance • Owner: Paul Lawrence, Executive Director of Place • Senior Solicitor. Agreed Implementation Date: original 31 December 2020 - extended by four months to 30 April 2021 | In progress Quality assurance process was to have been included as part of wider ISO 9001 audit , however this has been rescheduled due to Covid-19. An alternative process using checks against |

| | |
|--|--|
| | procedure guidance, is being progressed.. |
| <p>2.3 Recommendation – legal agreements and rates</p> <ul style="list-style-type: none"> • Agreed Management Action – legal agreements and rates • Owner: Stephen Moir, Executive Director of Resources • Agreed Implementation Date: 30 June 2019 for implementation of template application of revised hourly charge; and 30 June 2020 for completion of first annual review of hourly charges - extended by four months to 31 October 2020. | <p>Complete – pending confirmation by Legal and Risk service</p> <p>Review of hourly charges updated in 2020 in connection with establishment of new legal framework with external firms.</p> |
| <p>2.4 Recommendation – Induction and refresher training</p> <ul style="list-style-type: none"> • Agreed Management Action – induction and refresher training • Owner: Paul Lawrence, Executive Director of Place • Agreed Implementation Date: 30 September 2019 | <p>Completed.</p> <p>Training was undertaken in September 2019. Additional training provided in 2020.</p> |
| 3 Ongoing Management of Developer Contributions | |
| <p>3.1 Recommendation – identification and allocation of developer contributions</p> <ul style="list-style-type: none"> • Agreed Management Action – identification and allocation of developer contributions • Owner: Paul Lawrence, Executive Director of Place • Agreed Implementation Date: 31 March 2020 | <p>Completed.</p> <p>All invoices now issued through the Council's Finance system (PPSL).</p> |
| <p>3.2 Recommendation – ongoing maintenance of developer contributions</p> <ul style="list-style-type: none"> • Agreed Management Action – ongoing maintenance of developer contributions • Owner: Stephen Moir, Executive Director of Resources • Agreed Implementation Date: original 30 September 2020 – extended by four months to 31 January 2021 | <p>Complete – pending confirmation by Legal and Risk service</p> <p>Recommendations implemented. Evidence collated for review and sign off by Legal and Risk service.</p> |

T: 0300 244 4000
E: scottish.ministers@gov.scot

Andrew Kerr
Chief Executive
City of Edinburgh Council

17 December 2020

Dear Andrew,

PLANNING PERFORMANCE FRAMEWORK FEEDBACK 2019-20

I am pleased to enclose feedback on your authority's ninth Planning Performance Framework (PPF) Report, for the period April 2019 to March 2020.

Firstly, I would like to take this opportunity to thank you and your staff for enabling planning services to continue to operate during the Covid-19 pandemic. This has been a difficult year for so many, and our planning system has a vital role to play in Scotland's green recovery. The impact which the pandemic has had, has demonstrated how valuable planning is from ensuring that businesses can operate flexibly to the contribution that it can make to the Places that are so important for our communities in terms of having access to the services they need, to greenspace and other areas where families can walk, wheel and cycle safely.

Turning to the 2019-20 PPF reporting year, I believe that good progress continues to be made by Scotland's planning authorities. Overall, there has been an increase in the number of green ratings awarded this year, with a subsequent reduction in red ratings, however, there remains some variation across some authorities and markers. I have been particularly pleased to see improvements in the speed of determination of major planning applications in some authorities.

When I wrote about performance reporting last year, I indicated that a consultation on Planning Performance and Fees was underway, including preparations for the new performance arrangements being introduced through the Planning (Scotland) Act 2019; with our intention at that time being that the proposed changes would be implemented in Summer 2020. However, the Covid-19 pandemic has required a rethink about the timing and a wider reprioritisation of our work programme.

I would like to reassure you that, while we have paused the changes to the fees and performance legislation, I am committed to ensuring that planning authorities are properly resourced and that planning fee levels are proportionate. We will pick this up again when the timing is more appropriate.

Finally, although the Covid-19 pandemic will have impacted on the tail end of the 2019-20 reporting year, I appreciate the impacts on service delivery will show through more in the 2020-21 reporting year. The Planning statistics for the first 6 months of the reporting year are due to be published in January, which will provide the first indications of how the pandemic has affected the ability of authorities to determine applications. I would like to reassure you that I will consider, in liaison with the High Level Group on Planning Performance, how next year's reports will be assessed, so that authorities are not unfairly criticised due to circumstances outwith their control. It could also provide an opportunity to recognise the vital actions taken by planning authorities to maintain the planning system and its contribution to recovery.

If you would like to discuss any of the markings awarded below, please email chief.planner@gov.scot and a member of the team will be happy to discuss these with you.

Yours sincerely



KEVIN STEWART

CC: David Leslie & Ben Wilson

PERFORMANCE MARKERS REPORT 2019-20

Name of planning authority: **City of Edinburgh**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

| No. | Performance Marker | RAG rating | Comments |
|-----|---|------------|--|
| 1 | Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4] | Amber | <p>Major Applications Your timescales of 45.7 weeks are faster than the previous year but are slower than the Scottish average of 33.5 weeks. RAG = Amber</p> <p>Local (Non-Householder) Applications Your timescales of 15.6 weeks are faster than the previous year but are slower than the Scottish average of 10.9 weeks. RAG = Amber</p> <p>Householder Applications Your timescales of 8.1 weeks are faster than the previous year but are slower than the Scottish average of 7.3 weeks. RAG = Amber</p> <p>Overall RAG = Amber</p> |
| 2 | <p>Processing agreements:</p> <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website | Green | <p>You promote the use of processing agreements for major developments. However, it is noted that there has been a reduction in their use during the reporting period. RAG = Green</p> <p>The availability of advice and guidance in the use of processing agreements is advertised on your website. RAG = Green</p> <p>Overall RAG = Green</p> |
| 3 | <p>Early collaboration with applicants and consultees</p> <ul style="list-style-type: none"> availability and promotion of pre-application discussions for all prospective applications; and clear and proportionate requests for supporting information | Green | <p>You have used 3 case studies to demonstrate your approach to providing pre-application advice. However, it is not clear what input was provided or how any requests for supporting information are clear or proportionate. RAG = Green</p> <p>Your case study on Pre-application Advice sets out your approach to your new paid for service and how different levels of service are provided which is dependent on the scale of development. For major developments this involves bringing together internal and external consultees to provide their input early in the process you feedback process has identified areas for improvement going forward. RAG = Green</p> <p>Overall RAG = Green</p> |

| | | | |
|----|---|-------|--|
| 4 | Legal agreements: conclude (or reconsider) applications after resolving to grant permission reducing number of live applications more than 6 months after resolution to grant (from last reporting period) | Amber | Your average timescales for applications with legal agreements are faster than last year's figures but are slower than the Scottish average. You have created 2 templates to aid the completion of legal agreements. Initial indications are that this has led to a reduction in requests from solicitors for additional information and that agreements are being completed within the 6 month timescale. |
| 5 | Enforcement charter updated / re-published within last 2 years | Green | Your enforcement charter was 3 months old at the time of reporting. |
| 6 | Continuous improvement: <ul style="list-style-type: none"> • progress/improvement in relation to PPF National Headline Indicators; and • progress ambitious and relevant service improvement commitments identified through PPF report | Amber | Your decision making timescales are faster than last year, including applications with legal agreements however they remain slower than the Scottish Average. Your enforcement charter and LDP are up to date, however it will be replaced within the required timescale. The number of legacy cases has also increased. RAG = Amber You have provided an update on actions undertaken on your 2018-2021 improvement Plan however it is not clear what the commitments were and whether these have been achieved. RAG = Amber Overall RAG = Amber |
| 7 | Local development plan less than 5 years since adoption | Green | Your LDP was 3 years and 4 months old at the end of the reporting period. |
| 8 | Development plan scheme – next LDP: <ul style="list-style-type: none"> • on course for adoption within 5 years of current plan(s) adoption; and • project planned and expected to be delivered to planned timescale | Red | Your LDP is not on course to be replaced within the required 5 year timescale. There has been further delay noted due to the rejection of the Proposed SDP and the impact of Covid19. RAG = Red It is not clear from your report how you are project managing the replacement of your LDP to minimise any further delays. RAG = Red Overall RAG = Red |
| 9 | Elected members engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> | Green | Case study 5 states that you have built on the engagement which was undertaken on your previous LDP to involve greater engagement with elected members and key stakeholders. |
| 10 | Cross sector stakeholders* engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> <i>*including industry, agencies and Scottish Government</i> | Green | |
| 11 | Regular and proportionate policy advice produced on information required to support applications. | Green | You have updated your City Centre Retail Supplementary Guidance which was prepared with the input of relevant stakeholders and allows more flexibility in changes of use in the city centre. |
| 12 | Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact | Green | Your case study on Pre-application Advice sets out your approach to your new paid for service and how different levels of service are provided which is dependent on the scale of development. For major developments this involves bringing together internal and external consultees to provide their input early in the process. |

| | | | |
|----|--|-------|---|
| | arrangements; joint pre-application advice) | | |
| 13 | Sharing good practice, skills and knowledge between authorities. | Green | You have provided examples of learning activities undertaken throughout the year including your case study on training provided to staff, elected members and community councils. Your case study on the Delivering Excellence programme is another good example of the steps you are taking to learn and improve the service provided to customers. |
| 14 | Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old. | Red | You have cleared 36 cases during the reporting year, with 71 cases still awaiting conclusion. This is an increase in the number of legacy cases from the previous reporting period. |
| 15 | Developer contributions: clear and proportionate expectations <ul style="list-style-type: none"> • set out in development plan (and/or emerging plan); and • in pre-application discussions | Amber | <p>It is noted that your legal agreement template sets out the expected contributions however it is not clear if there is policy or guidance established as part of your LDP. RAG = Amber</p> <p>Your reports sets out that your legal agreement template provides clear expectations of the contributions which developers are expected to make. RAG = Green</p> <p>Overall RAG = Amber</p> |

CITY OF EDINBURGH COUNCIL
Performance against Key Markers

| Marker | | 12-13 | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 |
|--------|--|-------|-------|-------|-------|-------|-------|-------|-------|
| 1 | Decision making timescales | | | | | | | | |
| 2 | Processing agreements | | | | | | | | |
| 3 | Early collaboration | | | | | | | | |
| 4 | Legal agreements | | | | | | | | |
| 5 | Enforcement charter | | | | | | | | |
| 6 | Continuous improvement | | | | | | | | |
| 7 | Local development plan | | | | | | | | |
| 8 | Development plan scheme | | | | | | | | |
| 9 | Elected members engaged early (pre-MIR) | N/A | N/A | N/A | N/A | N/A | | | |
| 10 | Stakeholders engaged early (pre-MIR) | N/A | N/A | N/A | N/A | N/A | | | |
| 11 | Regular and proportionate advice to support applications | | | | | | | | |
| 12 | Corporate working across services | | | | | | | | |
| 13 | Sharing good practice, skills and knowledge | | | | | | | | |
| 14 | Stalled sites/legacy cases | | | | | | | | |
| 15 | Developer contributions | | | | | | | | |

Overall Markings (total numbers for red, amber and green)

| | Red | Amber | Green |
|----------------|-----|-------|-------|
| 2012-13 | 2 | 4 | 7 |
| 2013-14 | 1 | 5 | 7 |
| 2014-15 | 2 | 4 | 7 |
| 2015-16 | 2 | 3 | 8 |
| 2016-17 | 1 | 3 | 9 |
| 2017-18 | 3 | 3 | 9 |
| 2018-19 | 3 | 3 | 9 |
| 2019-20 | 2 | 4 | 9 |

Decision Making Timescales (weeks)

| | 12-13 | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 | 2019-20 Scottish Average |
|-------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------------|
| Major Development | 81.6 | 27.9 | 26.5 | 33.6 | 43.0 | 56.3 | 61.1 | 45.7 | 33.5 |
| Local (Non-Householder) Development | 10.5 | 10.7 | 11.6 | 11.6 | 12.4 | 14.7 | 16.8 | 15.6 | 10.9 |
| Householder Development | 6.9 | 7.5 | 7.7 | 8.0 | 8.3 | 8.8 | 8.5 | 8.1 | 7.3 |

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