

Notice of meeting and agenda

Planning Committee

2.00 pm Wednesday, 18th January, 2023

Dean of Guild Court Room - City Chambers

This is a public meeting and members of the public are welcome to attend or watch the webcast live on the Council's website.

Contacts

Email: martin.scott@edinburgh.gov.uk / taylor.ward@edinburgh.gov.uk

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 November 2022 - submitted for approval as a correct record | 5 - 8 |
| 4.2 | Planning Committee of 30 November 2022 - submitted for approval as a correct record | 9 - 12 |

5. Business Bulletin

- | | | |
|-----|--------------------------------------|---------|
| 5.1 | Planning Committee Business Bulletin | 13 - 32 |
|-----|--------------------------------------|---------|

6. Development Plan

- | | | |
|------------|---|---------|
| 6.1 | National Planning Framework 4: Update – Report by the Executive Director of Place | 33 - 80 |
|------------|---|---------|

7. Planning Policy

- | | | |
|------------|--|----------|
| 7.1 | Edinburgh Urban Design Panel - Annual Review – Report by the Executive Director of Place | 81 - 100 |
|------------|--|----------|

8. Planning Process

- | | |
|------------|-------|
| 8.1 | None. |
|------------|-------|

9. Planning Performance

- | | |
|------------|-------|
| 9.1 | None. |
|------------|-------|

10. Conservation

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

11. Motions

- | | |
|-------------|-------|
| 11.1 | None. |
|-------------|-------|

Nick Smith

Service Director, Legal and Assurance

Committee Members

Councillor James Dalgleish (Convener), Councillor Alan Beal, Councillor Chas Booth, Councillor Lezley Marion Cameron, Councillor Neil Gardiner, Councillor Euan Hyslop, Councillor Tim Jones, Councillor Amy McNeese-Mechan, Councillor Joanna Mowat, Councillor Kayleigh O'Neill and Councillor Hal Osler

Information about the Planning Committee

The Planning Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council. The Planning Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public

Further information

If you have any questions about the agenda or meeting arrangements, please contact Martin Scott, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email martin.scott@edinburgh.gov.uk / taylor.ward@edinburgh.gov.uk

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Minutes

Planning Committee

2.00pm, Wednesday 2 November 2022

Present

Councillors Dalgleish (Convener), Beal, Booth, Cameron, Gardiner, Hyslop, Jones, McNeese-Mechan, Mowat, O'Neill and Osler.

1. Minutes

Decision

To approve the minute of the Planning Committee of 31 August 2022 as a correct record.

2. Business Bulletin

The Planning Committee Business Bulletin for 2 November 2022 was submitted.

Decision

- 1) To note the Business Bulletin.
- 2) To note that an update would be included in the Business Bulletin for the first meeting of the Committee in 2023 on the numbers of applications relating to short term lets.
- 3) To note that an update would be submitted to a future meeting of the Planning Committee:
 - on the opportunities being taken to maximise engagement with communities on developments in the City
 - the process of ensuring democratic oversight of projects
 - the process and criteria around establishing sounding boards and appointing members.
- 4) To note that officers planned to include an update in the Business Bulletin for the first meeting of the Committee in 2023 on the proposed timetable for taking forward the Seafield masterplan work.

(Reference – Business Bulletin 2 November 2022, submitted.)

3. Housing Land Audit and Completions Programme 2022

A summary of the findings of the 2022 annual Housing Land Audit and Completions Programme (HLACP) was presented.

The HLACP was used to assess the supply of land for housing and the delivery of new homes within the City of Edinburgh Council area. It recorded the amount of land available for house building, identified any constraints affecting development and assessed the land supply against the housing supply target and housing land requirement set by the Strategic Development Plan (SDP) for South-East Scotland.

Decision

- 1) To note the findings of the report including The Housing Land Audit and Completions Programme 2022 set out in appendix 1 of the report.
- 2) To agree to refer the report to the Scottish Government for information
- 3) To refer the report to the Housing, Homelessness and Fair Work Committee for information.

(References – Planning Committee, 1 December 2021 (item 5); report by the Executive Director of Place, submitted)

4. Motion by Councillor Osler - Conservation and Adaptation

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

“Committee:

Acknowledges the impacts of the cost of living crisis and climate change being experienced by residents.

Understands the additional challenge those living within conservation areas face, when trying to adapt homes to make them more sustainable such as to improve energy efficiency or to mitigate flood risk.

Believes that to keep residents living in our conservation areas, consideration needs to be given as to the hurdles and costs that go with this and that these should be balanced against the desire to protect our built heritage.

Agrees that an online consultation should be conducted to seek views as to what the challenges are for residents to adapt homes in such areas.

Agrees that responses to the consultation should inform a short term working group which shall be established between planning officers and residents so that knowledge can be shared as to:

- What the challenges are for residents to adapt homes in such areas
- What can be done (presently) to alleviate these
- What needs to change to address those challenges, and
- The cost to our Built Heritage of any changes.

A report from the above should be to be presented to the Planning Committee in four cycles.”

- moved by Councillor Osler, seconded by Councillor Beal

Amendment 1

Committee:

Agrees paragraphs 1, 2 and 3 of the motion as follows:

- 1) Acknowledges the impacts of the cost of living crisis and climate change being experienced by residents.
- 2) Understands the additional challenge those living within conservation areas face, when trying to adapt homes to make them more sustainable such as to improve energy efficiency or to mitigate flood risk.
- 3) Believes that to keep residents living in our conservation areas, consideration needs to be given as to the hurdles and costs that go with this and that these should be balanced against the desire to protect our built heritage.

Deletes paragraphs 4, 5 and 6 of the motion and replaces with the following:

- 4) Agrees that an online consultation should be conducted to seek views as to what the challenges are for residents to adapt homes in such areas; that the consultation information should also be available through public libraries and accept written submissions to the planning department.
- 5) Acknowledges the ongoing workload for Planning Officers at this crucial time, including but not limited to support for City Plan 2030 process and related guidance and the impact of the forthcoming National Planning Framework 4 (NPF4) on existing and proposed policies.
- 6) Agrees that responses to the consultation should be summarised to inform two focused planning officer organised workshops with consultation participants, to consider the matters identified and identify potential policy areas for further development.
- 7) Agrees that a report summarising the consultation and subsequent focused workshops, and which thereafter identifies any proposed guidance area changes recommended by officers as a result of this, should be presented to the Planning Committee for consideration in four cycles.

- moved by Councillor Gardiner, seconded by Councillor Hyslop

Amendment 2

To approve the terms of the motion subject to the following amendments:

- 1) in paragraph 2, after “conservation areas” insert “and listed buildings”.
- 2) in paragraph 3, after “conservation areas” insert “and listed buildings”.

- 3) in paragraph 5, after “planning officers” insert “councillors, relevant bodies with an interest in the historic environment, energy saving or fuel poverty, and”.
- moved by Councillor Booth, seconded by Councillor O’Neill

In terms of Standing Order 22(12), paragraphs 4 and 5 of Amendment 1 and Amendment 2 in its entirety were accepted as addendums to the motion.

Decision

To approve the following adjusted motion by Councillor Osler:

Committee:

- 1) Acknowledges the impacts of the cost of living crisis and climate change being experienced by residents.
- 2) Understands the additional challenge those living within conservation areas and listed buildings face, when trying to adapt homes to make them more sustainable such as to improve energy efficiency or to mitigate flood risk.
- 3) Believes that to keep residents living in our conservation areas and listed buildings, consideration needs to be given as to the hurdles and costs that go with this and that these should be balanced against the desire to protect our built heritage.
- 4) Acknowledges the ongoing workload for Planning Officers at this crucial time, including but not limited to support for City Plan 2030 process and related guidance and the impact of the forthcoming National Planning Framework 4 (NPF4) on existing and proposed policies.
- 5) Agrees that an online consultation should be conducted to seek views as to what the challenges are for residents to adapt homes in such areas; that the consultation information should also be available through public libraries and accept written submissions to the planning department.
- 6) Agrees that responses to the consultation should inform a short-term working group which shall be established between planning officers, councillors, relevant bodies with an interest in the historic environment, energy saving or fuel poverty and residents so that knowledge can be shared as to:
 - What the challenges are for residents to adapt homes in such areas
 - What can be done (presently) to alleviate these
 - What needs to change to address those challenges, and
 - The cost to our Built Heritage of any changes.
- 7) Agrees that a report from the above should be presented to the Planning Committee in four cycles.

Minutes

Planning Committee

2.00pm, Wednesday 30 November 2022

Present

Councillors Dalgleish (Convener), Aston (substituting for Councillor Hyslop), Beal, Booth, Cameron, Gardiner, Jones, McNeese-Mechan, Mowat, O'Neill and Osler.

1. City Plan 2030 – Approval of Schedule 4 documents and Proposed Plan for Examination

Approval was sought of the Schedule 4 documents summarising the Representations, their proposed modifications to the Plan and the Council's responses to these, in respect of the Proposed Plan as approved at Planning Committee on 29 September 2021. Approval was required so that the Proposed Local Development Plan (LDP) (City Plan 2030) could be submitted to Scottish Ministers for Examination.

Motion

- 1) To approve the Schedule 4 summaries and responses to Representations made (Appendix 1 of the report), to be submitted with the Proposed Plan (Appendix 2 of the report) and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997.
 - 2) To delegate authority to officers to make final design, layout and minor typographical changes.
 - 3) To delegate authority to officers to provide further information for the Examination as part of the Council's case.
 - 4) To note the Report of Conformity with the Participation Statement as a statutory document to be submitted for examination alongside the Proposed Plan and package of Schedule 4s.
- moved by Councillor Dalgleish, seconded by Councillor Cameron

Amendment 1

- 1) To approve the Schedule 4 summaries and responses to Representations made (Appendix 1 of the report), to be submitted with the Proposed Plan (Appendix 2 of the report) and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997.
- 2) To delegate authority to officers to make final design, layout and minor typographical changes.

- 3) To delegate authority to officers to provide further information for the Examination as part of the Council's case.
 - 4) To note the Report of Conformity with the Participation Statement as a statutory document to be submitted for examination alongside the Proposed Plan and package of Schedule 4s.
 - 5) To provide regular updates in the Planning Committee Business Bulletin, as to the progress of the proposed City Plan 2030 examination.
- moved by Councillor Osler, seconded by Councillor Beal

Amendment 2

- 1) To approve the Schedule 4 summaries and responses to Representations made (Appendix 1 of the report), to be submitted with the Proposed Plan (Appendix 2 of the report) and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997.
 - 2) To delegate authority to officers to make final design, layout and minor typographical changes.
 - 3) To delegate authority to officers to provide further information for the Examination as part of the Council's case.
 - 4) To request officers to keep Committee regularly informed of the progress of the Examination via the Business Bulletin to ensure transparency of the process.
 - 5) To note the Report of Conformity with the Participation Statement as a statutory document to be submitted for examination alongside the Proposed Plan and package of Schedule 4s.
- moved by Councillor Mowat, seconded by Councillor Jones

In terms of Standing Order 22(12), Amendment 1 and Amendment 2 were accepted as addendums to the motion.

Decision

To approve the following adjusted motion by Councillor Dalglish:

- 1) To approve the Schedule 4 summaries and responses to Representations made (Appendix 1 of the report), to be submitted with the Proposed Plan (Appendix 2 of the report) and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997.
- 2) To delegate authority to officers to make final design, layout and minor typographical changes.
- 3) To delegate authority to officers to provide further information for the Examination as part of the Council's case.
- 4) To request officers to keep Committee regularly informed of the progress of the Examination via the Business Bulletin to ensure transparency of the process.

- 5) To provide regular updates in the Planning Committee Business Bulletin, as to the progress of the proposed City Plan 2030 examination.
- 6) To note the Report of Conformity with the Participation Statement as a statutory document to be submitted for examination alongside the Proposed Plan and package of Schedule 4s.

(References – Planning Committee, 29 September 2021 (item 2); report by the Executive Director of Place, submitted)


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Business Bulletin

Planning Committee

2.00pm, Wednesday, 18 January 2023

Planning Committee

Convener:	Members:	Contacts:
<p>Councillor James Dalgleish</p> 	<p>Councillor Alan Beal Councillor Chas Booth Councillor Lezley Marion Cameron Councillor Neil Gardiner Councillor Euan Hyslop Councillor Tim Jones Councillor Amy McNeese-Mechan Councillor Joanna Mowat Councillor Kayleigh O'Neill Councillor Hal Osler</p>	<p>Martin Scott Committee Services martin.scott@edinburgh.gov.uk</p> <p>David Givan Chief Planning Officer and Head of Building Standards david.givan@edinburgh.gov.uk</p>

City Plan

Following the report to Planning Committee on [30 November 2022](#), City Plan and its associated documents including the summaries of issues and the responses to those (known as Schedule 4's) were submitted to Scottish Ministers for Examination on 8 December 2022. The Directorate of Planning and Environmental Appeals (DPEA) is now assessing the submission and will confirm the appointment of a Lead Reporter. The DPEA's reference is LDP-230-3 and can be found on the [DPEA website](#).

Contact:

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

Building Standards

The Council has been appointed as Building Standards verifier for the Council's geographic area for a period of six years. This is a significant milestone as previously the Council had been appointed on a more limited basis. The appointment will take effect from 1 May 2023. In making the appointment, the Minister for Zero Carbon Buildings, Active Travel and Tenants' Rights acknowledged the improvements that the service has made, in particular, the significant improvement in performance, investment in staff and IT, as well as the steps to understand and improve customer satisfaction. The Minister noted the engagement of the building standards team in processes for continuous improvement and the wider commitment across the authority.

Building Standards performance remains good. The percentage of first reports issued within target timescales is high at 91%. Similarly, the number of warrants granted within the target timescale of 10 working days is high also.

Contact:

Colin Wishart
Building Standards Operations Manager
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	2021/22	2022/23			
	Q4	Q1	Q2	Q3	Q4
Number of first reports	1,022	1,295	1,005	1,192	
% issued within 20 day target	94%	90%	91%	91%	
Number of warrants granted	1,076	1,374	1,144	1,248	
% issued within 10 day target	95%	91%	92%	90%	

Planning Time Performance Information

Appendix 1 sets out planning time performance for Q3 2022/23 for the Planning service.

Average time for determining householder planning applications is 8.8 weeks. Although slightly higher than the figure for Q2 it is better than Q1.

Average timescales for determining local applications have increased to 18.6 weeks. This reflects the complexity of local applications in comparison with householder. However, the figure is higher than the previous three quarters. New management arrangements across the service which responds to the increased number of short-term let applications and recruitment will help address this rise.

Short term-let applications are reported for the first time. Some of these were previously reported as part of the Local non-householder statistics. As can be seen from the graph there is a marked spike in numbers of applications submitted. Average timescales are improved for Q3 in comparison with Q2. Time has been spent on ensuring a consistent approach to decision making. Numbers being submitted are expected to remain high in 2023.

Timescales for determining listed building consent applications are higher than the previous quarter but an average of 8.8 weeks are within the range normally expected.

Timescales for applications for tree works to those trees with preservation orders has increased this quarter, however the average timescale for determining applications for works to those trees in conservation areas is only 2.9 weeks.

Planning enforcement cases continue to be determined in good time with 64% of notices served issued within target timescale and 224 cases closed during Q3, which is the highest number for over three years.

Housing Land Audit

The Annual Housing Land Audit and Completions Programme records all completions that occur including new-build, conversion and sub-division of Homes. The latest relates to the land position at 31 March 2022 and includes

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Chief Planning Officer and Head
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Contact:

Iain McFarlane
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completions between 1 April 2021 to 31 March 2022 as reported to Planning Committee on [2 November 2022](#).

Aggregating past audits gives a total completions figure of 21,967 for 2012 to 2022.

The first audit in 1981 was paper based. Archived paper copies date from around 1987 on. As much as possible of the information from old paper audits has been added to the database, going back to the late 1980s and data was computerised in 1992.

Year by year breakdown since 2013:

Year	Completions
12/13	1,191
13/14	2,077
14/15	1,525
15/16	2,281
16/17	2,391
17/18	2,650
18/19	2,399
19/20	2,967
20/21	1,700
21/22	2,786
Total	21,967

Constrained Sites

Sites to the extent of some 5,500 homes have been moved (with developer agreement) from constrained to unconstrained in HLAs over the last 10 years. Appendix 2 details these sites as recorded to end of March 2022. Sites in progress may have completed since then. A revised table can be provided once the next annual HLA has been completed.

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City Plan Programme Director
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Housing Market Update

There are pressures in the housing market including:

- Construction costs have increased significantly over the last year;
- Labour availability and cost is increasing;
- Borrowing costs for developers and for home buyers have increased;
- Energy costs affecting production and disposable incomes;
- Inflation affecting costs and disposable incomes; and

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- Temporary rent controls have a negative perception for the private rented sector.

The Strategic Housing Investment Programme (SHIP) 2023-28 report to Housing, Homelessness and Fair Work Committee [1 December 2022](#) noted in the main report a number of factors, some of which overlap with those above. These factors include:

- Costs in the construction sector rising by 40%.
- An increase of grant funding benchmark having only limited benefit due it being around 35% of the cost of an affordable home.
- The availability of mortgage products reducing in recent months.
- The potential for developers to develop elsewhere.
- The Scotland-wide rent freeze on causing concern in the Build to Rent sector and many now prioritise development elsewhere as a result.
- Edinburgh remains attractive for development in the medium and longer term due to the financial return achievable.
- A downturn in demand for housing for sale could provide opportunities for the affordable sector.

Seafield update

The Board was proposed as a response to community questions on developer activity at Seafield within the proposed City Plan site area. From engagement with Community Councils for the area and surrounding areas the Sounding Board model used successfully at Fountainbridge and Meadowbank was adopted to ensure that dialogue and engagement across the Council, community interests, developers and other stakeholders could be captured in a clear and accountable process. Notes on this and meetings are on the Council [website](#).

The formalisation of the Board, appointment of an independent Chair and membership were reported to Policy and Sustainability Committee in [April](#) and [August 2021](#). A spreadsheet of members is attached (Appendix 3).

7N Architects has been appointed to lead the place brief/masterplan work along with Nick Wright Planning leading on community engagement. Timescales for the process will be agreed shortly and further details given in future Business Bulletins. A detailed timeline is being worked

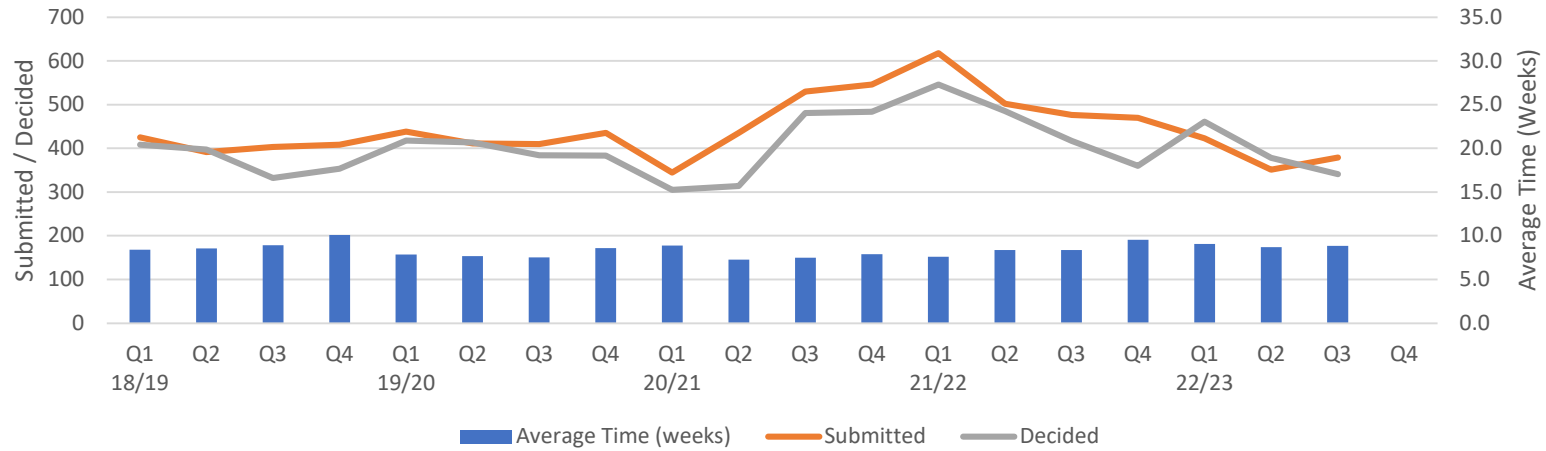
Contact:

Iain McFarlane
City Plan Programme Director
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on for with the output which is planned to be delivered in mid-2023, in close consultation with the communities.

Appendix 1 - Planning Time Performance Quarterly Bulletin - Q2 2022/23

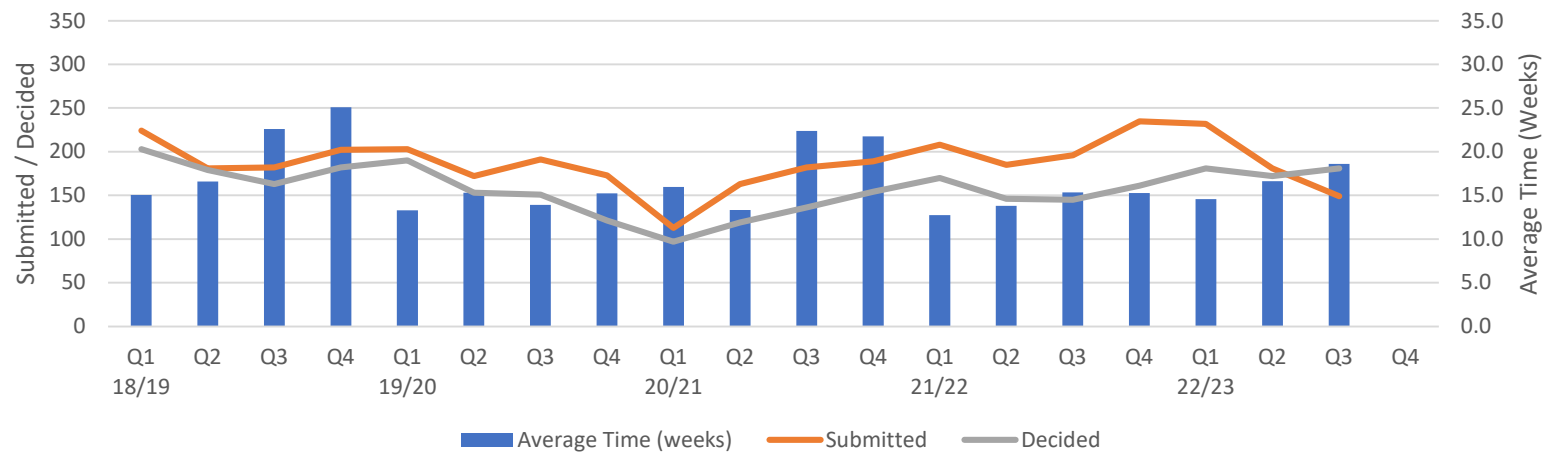
Householder																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	8.4	8.5	8.9	10.1	7.8	7.6	7.5	8.6	8.9	7.3	7.5	7.9	7.6	8.4	8.4	9.5	9.1	8.7	8.8	
Submitted	425	391	403	408	438	411	410	435	345	435	530	546	618	502	476	470	423	351	379	
Decided	408	397	332	353	418	413	384	383	305	314	481	484	546	485	417	360	461	378	341	
12 Month Totals:	Sub: 1627 Dec: 1490				Sub: 1694 Dec: 1598				Sub: 1856 Dec: 1584				Sub: 2066 Dec: 1808				Sub: 1153 Dec: 1180			
Decided over 2 months (no agreements / extensions)	86	84	69	103	76	41	26	43	133	51	70	74	78	126	111	155	204	116	108	
Appeals against non determination									0	0	0	0	0	1	2	0	0	1	0	



Commentary:

There has been a slight increase of 0.1 weeks in householder performance. Performance is therefore relatively stable.

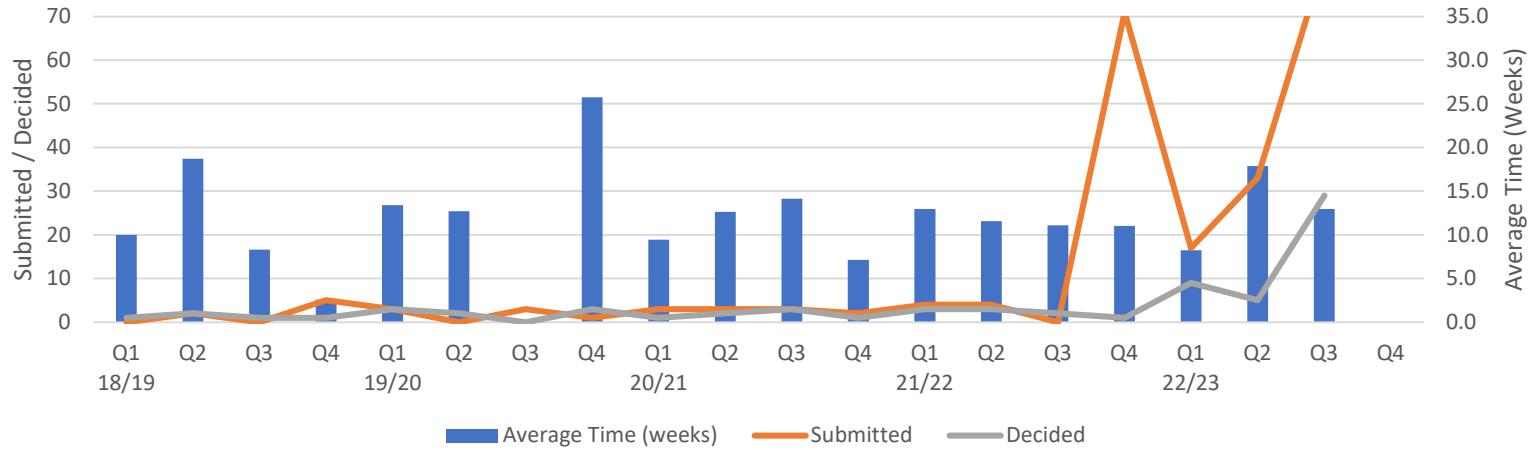
Local (Not Householder or Short-term Let)																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	15.0	16.6	22.6	25.1	13.3	15.3	13.9	15.2	16.0	13.3	22.4	21.8	12.7	13.8	15.3	15.3	14.6	16.6	18.6	
Submitted	224	181	182	202	203	172	191	173	113	163	182	189	208	185	196	235	232	181	149	
Decided	203	179	163	182	190	153	151	121	97	119	136	154	170	146	145	161	181	172	181	
12 Month Totals:	Sub: 789 Dec: 727				Sub: 739 Dec: 615				Sub: 647 Dec: 506				Sub: 824 Dec: 622				Sub: 562 Dec: 534			
Decided over 2 months (no agreements / extensions)	102	106	82	116	85	63	48	58	60	52	66	64	73	74	91	105	118	121	127	
Appeals against non determination									0	0	0	0	3	0	0	0	3	4	0	



Commentary:

There has been an increase in average decision making times for Q3. The applications for short-term lets has contributed to this. New management arrangements have now been put in place to address this and recruitment is underway for additional staff which will enable greater focus on non-householder local cases.

Short-term Let																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	10.0	18.7	8.3	2.6	13.4	12.7		25.8	9.4	12.6	14.1	7.1	13.0	11.6	11.1	11.0	8.2	17.9	13.0	
Submitted	0	2	0	5	3	0	3	1	3	3	3	2	4	4	0	71	17	33	83	
Decided	1	2	1	1	3	2	0	3	1	2	3	1	3	3	2	1	9	5	29	
12 Month Totals:	Sub: 7 Dec: 5				Sub: 7 Dec: 8				Sub: 11 Dec: 7				Sub: 79 Dec: 9				Sub: 133 Dec: 43			
Decided with extension of time																				
Decided over 2 months (no agreements / extensions)	1	2	0	0	1	1	0	3	1	2	2	0	3	3	2	1	0	5	24	
Appeals against non determination																				0

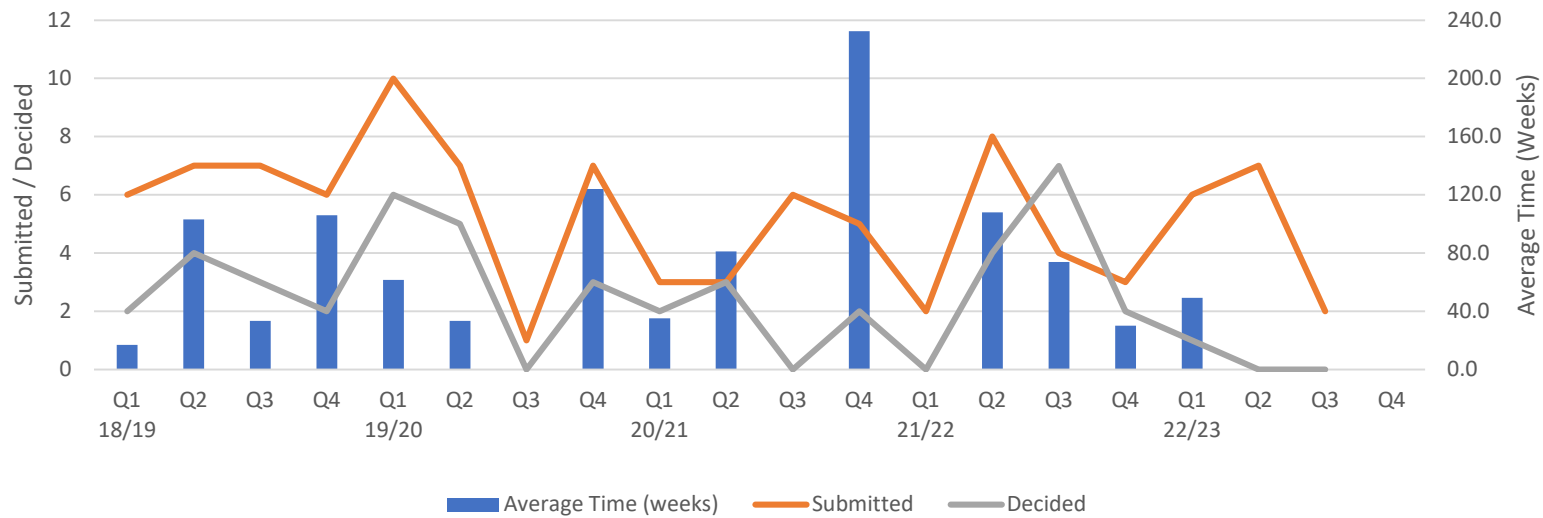


Commentary:

This is the first time stats for applications for planning permission for short term lets have been reported. In Q3 there has been an improvement in the average timescale for determining STL applications. However the number being submitted is high and is expected to remain so in 2023.

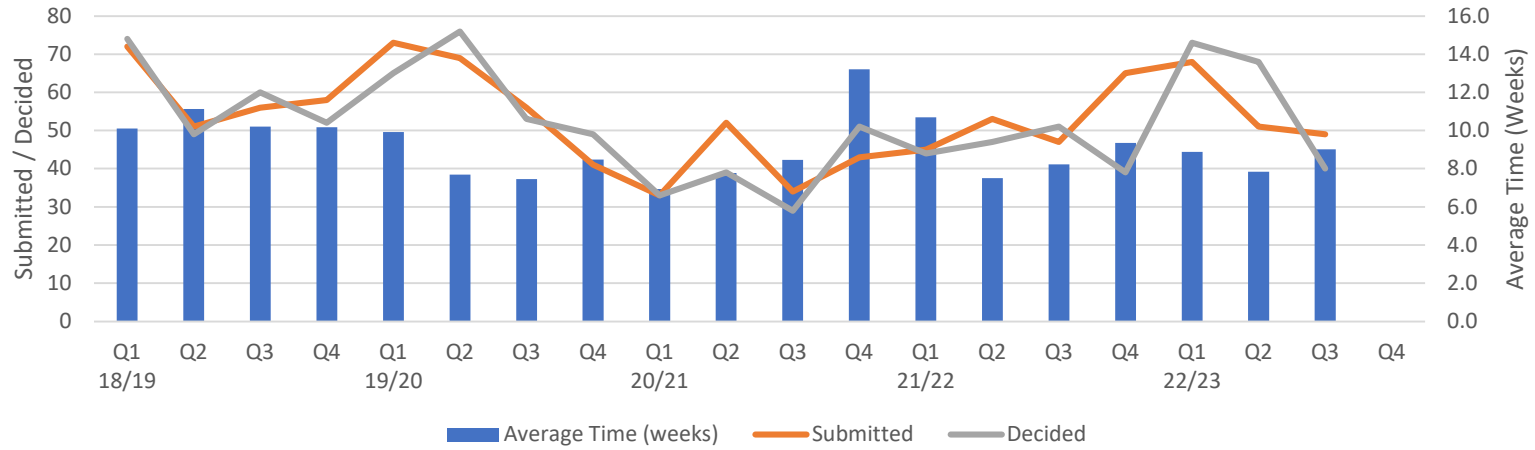
Note: Appeals against non determination for previous quarters are included in the figures for Local (Not Householder or Short-term Let) above.

Major																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	16.9	103.0	33.4	106.1	61.5	33.4		124.0	35.1	81.0		232.5		107.9	73.8	30.1	49.1			
Submitted	6	7	7	6	10	7	1	7	3	3	6	5	2	8	4	3	6	7	2	
Decided	2	4	3	2	6	5	0	3	2	3	0	2	0	4	7	2	1	0	0	
12 Month Totals:									Sub: 17 Dec: 7				Sub: 17 Dec: 13				Sub: 15 Dec: 1			
Decided over 2 months (no agreements / extensions)	2	3	2	2	6	3	0	3	2	3	0	2	0	4	6	2	1	0	0	
Appears against non determination										0	0	1	0	1	0	1	0	1	0	



Commentary:
 There have been no major applications determined during quarter 3

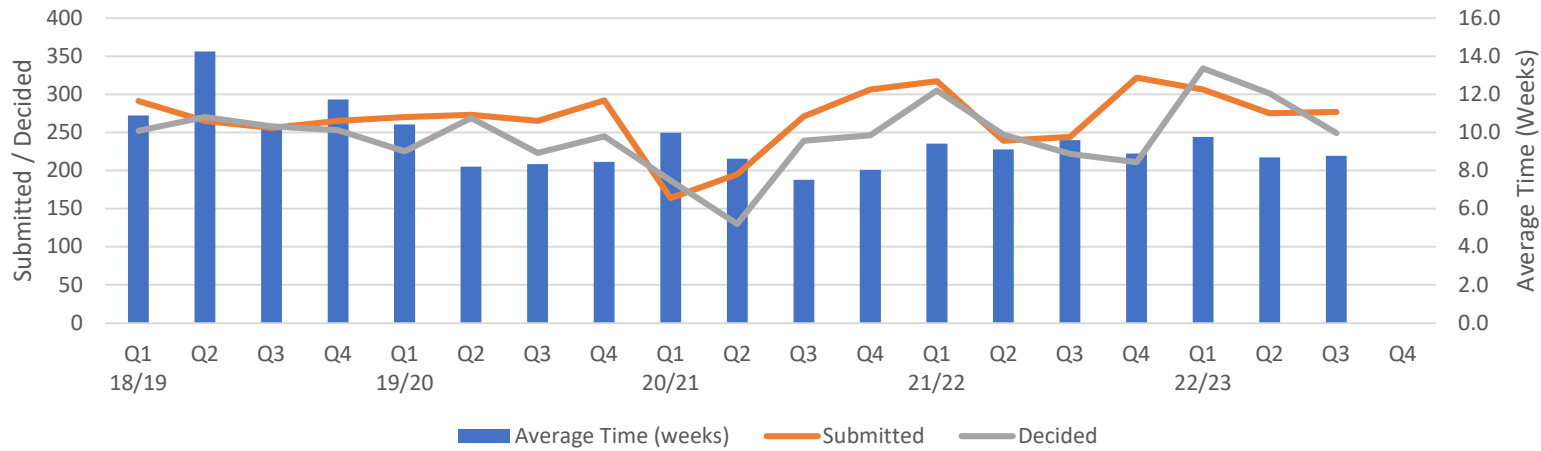
Advertisements																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Average Time (weeks)	10.1	11.1	10.2	10.2	9.9	7.7	7.5	8.5	6.9	7.8	8.5	13.2	10.7	7.5	8.2	9.4	8.9	7.8	9.0	
Submitted	72	51	56	58	73	69	56	41	33	52	34	43	45	53	47	65	68	51	49	
Decided	74	49	60	52	65	76	53	49	33	39	29	51	44	47	51	39	73	68	40	
12 Month Totals:	Sub: 237 Dec: 235				Sub: 239 Dec: 243				Sub: 162 Dec: 152				Sub: 210 Dec: 181				Sub: 168 Dec: 181			
Decided over 2 months (no agreements / extensions)	34	19	20	15	17	15	7	7	4	8	4	22	14	13	12	19	21	16	10	



Commentary:
 There has been a continued improvement in performance for adverts with continued high numbers being determined.

Listed Building Consents																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Average Time (weeks)	10.9	14.2	10.3	11.7	10.4	8.2	8.3	8.4	10.0	8.6	7.5	8.0	9.4	9.1	9.6	8.9	9.8	8.7	8.8	
Submitted	291	265	256	265	270	273	265	292	164	195	271	306	317	239	244	322	306	275	277	
Decided	252	270	258	253	225	269	223	245	187	130	239	246	305	247	222	211	334	301	249	
12 Month Totals:	Sub: 1077 Dec: 1033				Sub: 1100 Dec: 962				Sub: 936 Dec: 802				Sub: 1122 Dec: 985				Sub: 858 Dec: 884			
Decided over 2 months (no agreements / extensions)	99	122	89	90	68	60	35	48	92	39	53	62	77	86	65	63	132	84	74	
Appears against non determination									1	0	0	0	3	0	0	0	0	1	2	

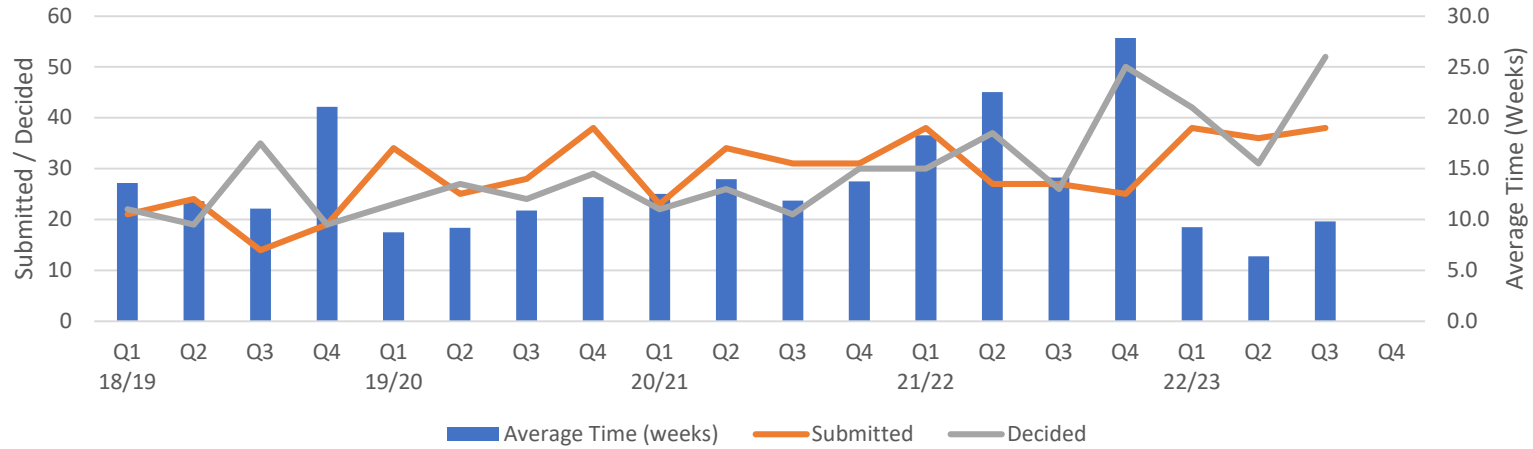
Total Time (excluding EOT / PPA) 2745 3844 1867 1120 1796 1975 2868 2248 2129 1877 3260 2616 2184 102



Commentary:

Average timescales for determining listed building consent applications are 8.8 weeks for Q3. Although slightly above the figure for Q2, the Q3 figure is below the average for the previous 6 quarters.

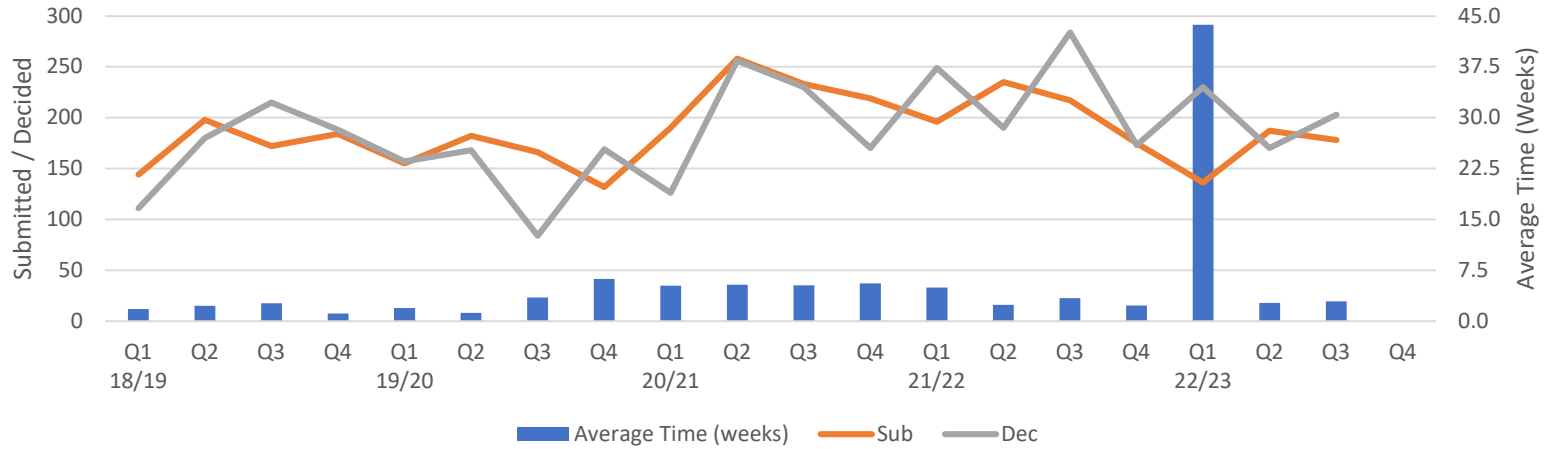
Tree works to Tree Preservation Order Tree																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	13.6	11.8	11.1	21.1	8.7	9.2	10.9	12.2	12.5	14.0	11.9	13.7	18.3	22.5	14.1	27.8	9.2	6.4	9.8	
Submitted	21	24	14	19	34	25	28	38	23	34	31	31	38	27	27	25	38	36	38	
Decided	22	19	35	19	23	27	24	29	22	26	21	30	30	37	26	50	42	31	52	
12 Month Totals:	Sub: 78 Dec: 95				Sub: 125 Dec: 103				Sub: 119 Dec: 99				Sub: 117 Dec: 143				Sub: 112 Dec: 125			



Commentary:

While average timescales for determining applications for works to trees that have preservation orders, this figure for Q3 is considerably below the figures for the previous year and includes a high number (52) decided.

Tree works to Conservation Area Tree																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	1.8	2.2	2.6	1.1	1.9	1.2	3.5	6.2	5.2	5.4	5.3	5.5	4.9	2.4	3.4	2.3	43.7	2.7	2.9	
Sub	144	198	172	184	155	182	166	132	190	258	233	219	196	235	217	175	136	187	178	
Dec	111	180	215	188	157	168	84	169	126	256	230	170	249	190	284	173	230	170	203	
12 Month Totals:	Sub: 698 Dec: 694				Sub: 635 Dec: 578				Sub: 900 Dec: 782				Sub: 823 Dec: 896				Sub: 501 Dec: 603			



Commentary:
 Applications for tree works to those trees in conservation areas continue to be determined in very good average timescales this quarter (2.9 weeks).

Enforcement Overall																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Received	157	202	164	222	258	286	195	195	116	267	188	160	260	225	169	156	198	236	202	
Closed	158	162	71	68	62	116	86	88	39	69	94	57	136	108	198	175	174	194	224	
Notices served	34	10	16	22	13	17	31	23	0	0	3	0	14	10	14	27	24	20	28	
Served within target time	14	2	7	4	8	11	13	15	0	0	3	0	10	7	1	10	19	6	18	
% in target time	41%	20%	44%	18%	62%	65%	42%	65%			100%		71%	70%	7%	37%	79%	30%	64%	

Enforcement Short-term Lets																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Received	13	39	40	42	68	67	52	44	6	64	19	6	26	52	19	13	31	66	52	
Closed	10	14	10	13	6	20	29	17	16	5	19	6	5	12	26	37	12	25	54	
Notices served	7	0	6	7	5	9	12	15	0	0	3	0	11	10	0	18	13	4	16	
Served in 6 month target	7	0	3	4	3	9	6	13	0	0	3	0	9	7	0	9	13	3	15	
% in target time	100%		50%	57%	60%	100%	50%	87%			100%		82%	70%		50%	100%	75%	94%	

Enforcement Other cases - not short-term lets																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Received	144	163	124	180	190	219	143	151	110	203	169	154	234	173	150	143	167	170	150	
Closed	148	148	61	55	56	96	57	71	23	64	75	51	131	96	172	138	162	169	170	
Notices served	27	10	10	15	8	8	19	8	0	0	0	0	3	0	14	9	11	16	12	
Served in 3 month target	7	2	4	0	5	2	7	2	0	0	0	0	1	0	1	1	6	3	3	
% in target time	26%	20%	40%	0%	63%	25%	37%	25%					33%		7%	11%	55%	19%	25%	

High numbers of enforcement notices (28) have been issued during Q3, with 64% of these within target time scales. A large proportion of these (16) are for short-term lets. This is against a backdrop where this quarter has the greatest number of cases closed overall (2011) for over three years.

Appendix 2: Changes to constrained sites 2012 - 2022

The schedule below details all sites that were classified as constrained at any time over the last 10 years.

The year of constraint relates to when the site was first classified as constrained. Some sites with year of constraint given as 2012 may have first been classified as such before that year.

1. Constrained sites which subsequently became effective

Year of Constraint	Site Ref	Site Name	Developer/applicant	Capacity	Reason Constrained	Reason for change to Effective
2012	1000	RWELP HSG 1: Kinleith Mills	Treetops Development Company.	89	Company in administration	Consent in 2015. Completed in 2019
2012	3105.5	LDP EW 2A: West Shore Road	Kenmore Homes	32	Developer in Administration	Consent in 2013 - completed in 2015
2012	3623	Ocean Drive	Wimpey City	338	Consent Expired	New consent in 2020 - site now considered effective
2012	3747	LDP HSG 5: Hillwood Rd	LP site	132	Lp site. No developer/ No consent	2016 application. S75 signed in 2021. Earth works now underway
2012	3750	RWELP HSP 6: Craigpark Quarry	Craigpark Partnership.	111	Lp site. No developer/ No consent	Consent in 2014 - completed 2019
2012	3760	LDP HSG 1: Springfield	LP Site	176	Lp site. No developer/ No consent	Consent in 2021. Site now under construction
2012	3761	Baird Road	LP Site	5	Lp site. No developer/ No consent	Consent and completion in 2021
2012	3762	RWELP HSG : Ferrymuir Gait	LP Site	124	Lp site. No developer/ No consent	Consent in 2020. Currently under construction.
2012	3771	Devon Place	Haslemere Estates Management Ltd.	28	Consent Expired	New consent. Site completed in 2016 by Taylor Wimpey
2012	3825	LDP CC2: New Street	Mountgrange (Caltongate) Ltd.	167	Developer in administration	Site marketed - now under construction - first phase almost complete
2012	4171	Liberton Road	Eastern Properties (Scotland) Ltd.	48	Lp site. No consent	Consent in 2013 - completed in 2016 by McCarthy Stone
2012	4340	Balcarres Street	Mr Smith	1	Consent Expired	New consent. Site completed in 2018
2012	4355	Queensferry Road	Barnton Properties Ltd.	9	Consent Expired	New consent in 2012 - completed 2015
2012	4365	Duke Street	Sundial Properties.	53	Consent Expired	New consent. Site completed 2017
2012	4502	West Coates	Cala Evans Restoration Ltd And City &	203	Development not viable - site being marketed	Consent granted in 2016 - almost complete
2012	4503	Burdiehouse Road	Ryven Ltd / Hillcrest Housing Associat	18	Consent Expired	New consent. Site completed in 2016
2012	4505	Albion Road	J Smart + Co.	42	Consent Expired	New consent. Site completed in 2016
2012	4509	Eastern General Hospital	NHS Lothian & Dunedin Canmore Housing	157	First phase complete in 2011 - Currently no developer.	Remainder of site completed by Hillcrest HA in 2015
2012	4544	Ellersly Road	S1	19	New build in otel grounds completed. Hotel building still in u	Hotel building redeveloped for housing in 2017 (new build in hotel grounds completed in 2008)
2012	4638	LDP CC2: Calton Road	Mountgrange (Caltongate) Ltd.	40	Developer in administration	Site marketed - completed in 2016
2012	4668	Great Junction Street	Gregor Shore Ltd.	32	Developer in administration	New consent - site completed 2014
2012	4723	Scotstoun (Agilent)	Agilent Technologies UK Ltd.	450	Lp site. No developer/ No consent	Consent in 2013 - completed 2019 by BDW / CALA
2012	4893	LDP EW 1B: Central Leith Waterfront	Forth Ports	720	Alternative use of land being investigated	Capacity represents 4 plots within the wider allocation that have become effective since 2012. Cala site opposite Ocean terminal (390 units UC)/BDW site at Bath Road (212 units UC) / BDW Bath Road phase 2 (95 units) / Baltic Street student housing and 18 flats.
2012	4942	Ferrymuir	Forth Bridges Business Park Developmen	143	Site not marketable	Consent in 2015. Completed in 2019
2012	3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	14	Not Viable in current economic climate	Part of the consent was implemented, the remainader was considered constrained. The constrained element is no longer to be developed for housing so the reduced site is considered complete.
2012	3744A.3	LDP EW 2C: Granton Harbour - Plot 3	David Wilson Homes	104	Not Viable in current economic climate	Consent in 2016 to Port of Leith HA - site completed in 2022
2012	3744A.4	LDP EW 2C: Granton Harbour - Plot 31	Applecross Properties	97	Developer in administration	New PPP consent in 2021 - site currently regarded as effective
2012	3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Hart Estates	100	Not Viable in current economic climate	New consent 2019. Earth works have started
2013	3677	Jeffrey Street	Capital Land (holdings Ltd).	53	Consent expired	Consent expired. Removed from audit but reintroduced following new consent. Site now under construction
2013	3755	LDP HSG 16: Thistle Foundation Phase 3	Edinvar	223	Local plan site. No consent.	Affordable housing completed in 2017
2013	4338	CA3: Fountainbridge	Fountain North Ltd + Scottish Newcastl	470	Lp site. No developer/ No consent	Site being developed for build to rent housing - two of three blocks complete.
2013	4819	Tennant Street	Silverfields LLP.	49	Consent expired	Consent 2016 - completed 2018
2013	3733A.5	LDP EW 2B: Upper Strand Phs 2	Upper Strand Developments Ltd	64	Consent Expired	New consent in 2019 - completed 2022 by Places for People
2013	3733A.6	West Harbour Road	Waterfront Edinburgh Limited.	42	Consent Expired	Consent on this plot expired. Area is considered part of the wider Granton Waterfront area and considered effective
2014	4635	Broughton Street Lane	Prosper Holdings	11	Consent Expired	New consent. Completed in 2021
2014	4677	Inglis Green Road	Longstone Retail LLP.	51	Consent Expired	New consent in 2015. Completed 2018
2014	4728	Groathill Road South	Ciji Properties.	12	Consent Expired	New consent in 2020 - site now under construction
2014	4747	York Place	NorBar Developments LLP (Mr George No	5	Consent Expired	New consent in 2015. Completed 2017
2014	4773	LDP HSG 11: Shrub Place	BL Developments Ltd.	342	Developer in administration	New consent in 2016. Site now under construction - 2020 units complete
2014	4793	St James Centre	TIAA Henderson Real Estate.	150	Consent expired/subject of New consent	New consent in 2016. Now complete
2014	5027	London Road	Caledonian Trust Plc.	116	Outline only - no developer	AMC consent granted 2020 - site now effective
2015	5336	Palmerston Place	Whitechester Ltd.	11	New consent for non-housing	New consent in 2013 - completed 2016
2017	5547	Craigleith Road	Motor Fuel Limited.	8	In use as petrol station	Consent in 2019 - completed in 2021
2017	5710	LDP HSG 28: Ellens Glen Road	LDP site	240	Site in use - donor centre	Agreement for council to purchase site. Site now effective.
2018	3781	Bath Road	Mr Spence		Ownership. Owner not marketed site	Deleted but reintroduced following new consent in 2019. Consent now expired. Will be deleted if no new application
2020	5888	Belford Road	AMA (Belford) Ltd.	50	Consent expired	New consent - effective
2020	5919	Ford's Road	AMA (New Town) Ltd.	9	Consent expired	New consent - effective

2. Sites currently classed as constrained (2022)

Year of Constraint	Site Ref	Site Name	Developer/applicant	Capacity	Original Constraint	Progress?
2012	3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	Developer in administration	One block of two completed prior to developer going into administration. Site sold to investment company. Not yet marketed.
2012	4157	LDP HSG 15: Castlebrae	LP site	145	Lp site. No consent	Still in use as a school - constrained
2012	4893	LDP EW 1B: Central Leith waterfront	Forth Ports	1444	Alternative use of land being investigated	Capacity represents the remaining capacity of Central Leith Waterfront. Since the LDP allocation, 4 plots for 720 have become effective.
2012	3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	988	Not Viable - site in use	Site is included in Council's Granton Waterfront Development Framework. However, still in use so considered constrained at
2012	3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	Developer in Administration	One block of two completed prior to developer going into administration. Site sold to investment company. Not yet marketed.
2012	5132	LDP HSG 4: West Newbridge	LP site	490	Lp site. No developer/ No consent	Site has consent but not marketed to a developer
2013	4897	LDP HSG 7: Edinburgh Zoo	LP Site	80	Lp site. No developer/ No consent	Allocated in LDP but never marketed.
2013	3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	Consent Expired	No new application yet. Site still constrained
2014	3585	West Granton Road	The Thomas Mitchell Group.	11	Site with administrators	Consent expired and site was removed from audit. Reintroduced in 2019 following new consent. Consent again expired - will be removed in audit 2023 if not renewed
2016	4894	LDP EW 1C: Leith Waterfront -Salamander Place		719	Site in use - light industrial	Allocated site - no applications
2016	3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	779	Land contamination	Council owned site. Covered by Granton Waterfront Development Framework. Constrained until application/consent
2016	3744B	LDP EW 2C: Granton Harbour	Various	347	Site in use (Industrial)	Covered by Granton Waterfront Development Framework. Constrained until application/consent
2017	5244	LDP Emp 6 IBG	LDP Site	350	No specific residential capacity established in statutory plan	Application called in by Scottish Government.
2017	5011	Shandwick Place	Mr Tom Diresta c/o Agent	11	Not progressed - not marketed	New consent in 2019 - now expired. Site will be deleted if no new application.
2019	5254	LDP HSG 27: Newcraighall East (East Part)	LDP Site	88	Land contamination (pylons)	Allocated site - no applications
2020	3424	LDP EW 1A: Western Harbour	Forth Ports	669	Consent expired - flood risk	Allocated site - no applications
2021	5928	Gorgie Road	Caledonian Heritable	11	Consent expired	Still in use as a pub.
2021	6011	Ocean Drive	Port of Leith HA	57	Consent expired	Consent granted on appeal but not implemented.
2021	5257	LDP HSG 30: Moredunvale Road	LDP Site	200	Not currently in Council's disposal plan	Allocated site - not currently programmed for development
2021	5256	LDP HSG 31: Curriemuiress	CEC	188	Not currently in Council's disposal plan	Allocated site - not currently programmed for development
2021	6248	Ardshiel Avenue	Southside Company Services Ltd & Rothe	6	Site not progressed.	Consent expired. If not renewed will be deleted in 2023

3. Constrained sites that have been removed from the Audit

Year of Constraint	Site Ref	Site Name	Developer/applicant	Capacity	Original Constraint	Reason for deletion
2012	4699	CA2: East Market Street (Caltongate)	Mountgrange (Caltongate) Ltd.	8	Developer in administration	Developed for non-housing
2012	4339	Coburg Street	Mills Multon	23	Consent Expired	Windfall site. Consent not renewed
2012	3752	HSG9: Burdiehouse Street	LP Site	50	Lp site. No consent	Not allocated in 2015 LDP
2012	1837	RWELP HSG 6: Port Edgar	Lp Site	300	Lp site. No developer/ No consent	Not allocated in 2015 LDP
2012	3763	RWELP HSG 7: Society Road	Lp Site	50	Lp site. No developer/ No consent	Not allocated in 2015 LDP
2012	3533	Newbridge Nursery	Lp Site	25	Lp site. No developer/ No consent	Not allocated in 2015 LDP
2013	4513	Great Junction Street	Mr Barratt.	28	Consent expired	Windfall site. Consent not renewed
2013	4572	Palmerston Place	Mr Paton	5	Consent expired	Windfall site. Consent not renewed
2013	4514	Tower Place	Malmaison Holdings Ltd.	16	Consent expired	Windfall site. Consent not renewed
2014	4631	Bellenden Gardens	Archdiocese Of St Andrews And Edinburgh	7	Consent Expired	Windfall site. Consent not renewed
2014	3100	Ferry Road	Period House Development Co.	5	Consent Expired	Windfall site. Consent not renewed
2014	4526	Milton Road East	Jewel And Esk Valley College.	53	Consent Expired	Windfall site. Consent not renewed
2014	4729	St Andrew Square	Golden Squares Limited (Mr James Litt	7	Consent Expired	Windfall site. Consent not renewed
2014	4745	Woodhall Road	W + A Forsyth.	5	Consent Expired	Windfall site. Consent not renewed
2017	3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	Development not progressed	Windfall site. Consent not renewed
2019	5999	Broughton Road	Provincial Property Holding Ltd.	8	Not Viable	Windfall site. Consent not renewed
2021	6017	London Road	Murascot Ltd.	30	New consent for student housing	Site developed for student housing

Appendix 3 - Seafield Sounding Board Membership

Forename	Surname	Organisation	Role
Ewan	Aitken	Cyrenians	Chair
Danny	Aston	The City of Edinburgh Council	Elected member (ward)
Ally	Campbell	Montagu Evans	Adviser (Arnold Clark)
Kate	Campbell	The City of Edinburgh Council	Elected member (HHFW convener)
Alison	Coltman	Edinburgh Dog and Cat Home	Landowner
Ian	Cooke	Action Party	Community representative
David	Cooper	The City of Edinburgh Council	Council officer (CDI)
Kyle	Drummond	The City of Edinburgh Council	Council officer (CDI)
Andrew	Fournet	Craigentenny and Meadowbank Community Council	Community council
James	Fraser	EMA Architects	Adviser (Manse)
Lindsay	Fyffe-Jardine	Edinburgh Dog and Cat Home	Landowner
Joan	Griffiths	The City of Edinburgh Council	Elected member (ward)
Angus	Hardie	Leith Links Community Council	Community council
Robin	Holder	Holder Planning	Adviser (Manse)
Jane	Iannarelli	The City of Edinburgh Council	Council officer (Planning)
Justin	Kenrick	Action Party	Community representative
Lee	Kindness	Portobello Community Council	Community council
Justin	Lamb	Justin Lamb Associates	Adviser (Manse)
Paul	Lawrence	The City of Edinburgh Council	Council officer (Place)
Andrew	Mackenzie	Leith Links Community Council	Community council
Cathy	MacLean	Action Party	Community group
Colin	MacPherson	Manse	Landowner
Ian	Cooke	Action Party	Community group
Iain	McFarlane	The City of Edinburgh Council	Council officer (Planning)
Lesley	McGrath	Holder Planning	Adviser (Manse)
Ewan	McIntyre	EMA Architects	Adviser (Manse)
Craig	McIntyre	Portobello Community Council	Community council
Frazer	Mcnaughton	Portobello Community Council	Community council
Gordon	McOmish	The City of Edinburgh Council	Council officer (Flood Prevention)
Sally	Millar	Leith Links Community Council	Community council

Forename	Surname	Organisation	Role
David	Mitchell	Manse	Landowner
Alex	Orr	Orbit Communications	Adviser (Manse)
Richard	Slipper	Slipper Planning	Adviser (Edinburgh Dog and Cat Home)
David	Smart	J. Smart	Developer (Manse site)
Gregor	Southall	Montagu Evans	Adviser
Alex	Staniforth	The City of Edinburgh Council	Elected member (ward)
Andrew	Statham	Manse	Landowner
Murray	Stewart	Edinburgh Dog and Cat Home	Landowner
Duncan	Tait	J. Smart	Developer (Manse site)
Neil	Tulloch	Leith Harbour/Newhaven Community Council	Community council
Mandy	Watt	The City of Edinburgh Council	Elected member (HHFW vice convener)
Nick	Waugh	Buccleuch Property	Landowner
Mark	Woodcraft	MWM Property Consultants	Adviser

Planning Committee

2.00pm, Wednesday, 18 January 2023

National Planning Framework 4: Update

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

- 1.1 It is recommended that Planning Committee:
 - 1.1.1. Notes National Planning Framework 4 (NPF4) was approved by the Scottish Parliament and is expected to be adopted by Ministers in February 2023. NPF4 will form part of the Council's development plan;
 - 1.1.2. Notes the new policy framework (Appendix 1) which will be used to guide planning decisions; and
 - 1.1.3. Delegates authority to officers to update the Policy Framework.

Paul Lawrence

Executive Director of Place

Contact: Anna Grant, Team Manager

E-mail: anna.grant@edinburgh.gov.uk

National Planning Framework 4: Update

2. Executive Summary

- 2.1 This report provides an update on the Revised Draft National Planning Framework 4 (NPF4) which is expected to be adopted by Ministers in early 2023.
- 2.2 It contains policies which are for use in development management decisions as well as directing local development plans. Following adoption, it shall form part of the Council's development plan together with the Edinburgh Local Development Plan 2016 (LDP).
- 2.3 Concurrently with adoption, the section of the Planning (Scotland) Act 2019 that sets out what happens when there is 'any incompatibility' between parts of the development plan is expected to come into force. This states that in such an event, the provisions of whichever plan is newer shall prevail. Due to a degree of incompatibility with NPF4, some of the LDP policies will no longer apply to the same extent in the determination of future planning applications.
- 2.4 It is expected that transitional arrangements will be put in place. The Minister states that these will "help smooth the shift from the old system to the new".
- 2.5 The policy framework, set out in Appendix 1, outlines all the NPF4 policies and the LDP policies which will continue to apply in the determination of planning applications. It also highlights the LDP policies which are unlikely to apply due to incompatibility with NPF4.
- 2.6 Subject to the transitional arrangements, all planning applications will be assessed against NPF4 and retained LDP policies as outlined in the policy framework (Appendix 1). Decisions will be made in accordance with the development plan having regard to the policy framework unless material considerations indicate otherwise.

3. Background

- 3.1 The initial Draft NPF4 was published in November 2021 for consultation to which there were substantial responses. The Revised Draft NPF4 was published and laid before Parliament on 8 November 2022. While the Revised Draft NPF4 retains most of the overarching principles expressed in the earlier draft, the layout, order and policy detail has been substantially amended to address the concerns raised in the consultation.
- 3.2 With Parliamentary approval on 11 January 2023, it is expected that it will be adopted by Ministers in February 2023.
- 3.3 NPF4 contains the following sections: Part 1: A National Spatial Planning Strategy for Scotland 2045; and Part 2: National Planning Policy covering three themes: Sustainable Places, Liveable Places, Productive Places, within which there are a total of 33 national planning policies and many of these consist of distinct sub-policies.
- 3.4 On adoption, the 33 national planning policies contained in the Revised Draft NPF4 shall form part of the development plan and will be assessed along with the Council's LDP policies for development management decisions.
- 3.5 The Minister for Public Finance, Planning and Community Wealth confirmed, in his opening speech to the NPF4 Parliamentary Debate on 11 January 2023, that transitional guidance will be issued which will help to smooth the shift from the old system to the new over the early weeks and months.
- 3.6 However, it is anticipated that Section 13 of the Planning (Scotland) Act 2019 shall be brought into force at the same time as NPF4 is adopted, amending the meaning of 'development plan' in section 24 of the Town and Country Planning (Scotland) Act 1997 (the "1997 Act"). Section 24(3) shall then provide that:

'(3) In the event of any incompatibility between the provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail'.
- 3.7 Scottish Ministers are yet to produce any guidance on how they expect section 24(3) of the 1997 Act to be interpreted.
- 3.8 Given the date of the Council's LDP (November 2016), where an incompatibility is identified with NPF4, the relevant NPF4 policy would prevail over the LDP policy.
- 3.9 In addition, given the change to the 1997 Act, the purpose of the policy framework is to provide guidance for which policies should be used when making decisions on planning applications.

4. Main report

- 4.1 In response to the expected adoption of NPF4 and the amended section 24(3) of the 1997 Act being brought into force at the same time in early 2023, a comparative

review to identify any incompatibilities between the NPF4 policies and the LDP policies has been undertaken. It has been identified that:

- 4.1.1 Many LDP policies remain compatible with NPF4, including policies which are site specific or designation specific to Edinburgh; and
- 4.1.2 There are LDP policies which are in full, or in part, incompatible with NPF4.
- 4.2 Appendix 1 outlines the policy framework which comprises combined NPF4 policies and the remaining LDP policies that are considered fully compatible with NPF4. It also identifies the LDP policies (in whole or in part) which are unlikely to apply to the determination of most planning applications due to a degree of incompatibility with NPF4. However, these LDP policies remain part of the Development Plan and in limited circumstances they may still be compatible with NPF4 and relevant to the assessment of applications.
- 4.3 The policy framework will provide guidance, in light of the intended new section 24(3) of the 1997 Act, in the assessment of planning applications, for pre-application advice and for the determination of planning appeals.
- 4.4 Given Section 24(3) of the 1997 Act is a legal test, ultimately only the Courts can provide a settled legal view on what it means in practice and whether it applies to any specific LDP policy. In addition, Scottish Ministers are yet to produce any guidance on this issue. In the absence of clarification from the Courts or Scottish Ministers on Section 24(3) of the 1997 Act, the policy framework is likely to require frequent amendment as it is tested through the assessment of planning applications, and in response to planning appeal decisions by the DPEA (the Division of the Scottish Government which plays a role in the Planning Appeals system in Scotland), decisions from the Courts and new policy guidance.
- 4.5 Delegated authority is sought to ensure that the Policy Framework can be kept up to date. Any changes to the Policy Framework will be reported via the Committee Business Bulletin.

5. Next Steps

- 5.1 Appendix 1 outlines the Policy Framework that will be implemented.
- 5.2 Planning and Development Management Sub-Committees members will be made aware of changes to the status of NPF4, regulations, legislative changes, and of any government guidance via briefings.
- 5.3 Reports to Development Management Sub-Committee will take account of the up-to-date position of NPF4, legislation and guidance when they are published.

6. Financial Impact

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

7. Stakeholder/Community Impact

- 7.1 The Policy Framework is for information purposes to clarify, following adoption of NPF4 and the amended section 24(3) of the 1997 Act being brought into force, which LDP policies will generally not apply to the assessment of applications due to incompatibility with NPF4. As such, it is not considered necessary to consult.
- 7.2 The policy framework and subsequent updates will be subject to wider communication including the Council's website and Planning Blog.

8. Background Reading/External References

- 8.1 [Revised Draft National Planning Framework 4](#) which was approved by Scottish Parliament on 11 January 2023.
- 8.2 [Planning \(Scotland\) Act 2019.](#)
- 8.3 [The Town and Country Planning \(Scotland\) Act 1997 \(as amended\).](#)
- 8.4 [Fourth National Planning Framework: Planning Minister's speech - 11 January 2023](#)
- 8.5 [Scottish Parliament Minute of Proceedings – 11 January 2023](#)

9. Appendices

- 9.1 Appendix 1 - Policy framework.

Policy	Policy No.	Policy Wording
Sustainable Places		
NPF4 Policy 1: Tackling the climate and nature crises	1	When considering all development proposals significant weight will be given to the global climate and nature crises.
NPF4 Policy 2: Climate mitigation and adaptation	2a	Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
	2b	Development proposals will be sited and designed to adapt to current and future risks from climate change.
	2c	Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.
NPF4 Policy 3: Biodiversity	3a	Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
	3b	Development proposals for national or major development, or for development that requires an Environmental Impact Assessment will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. This will include future management. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria: i. the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats; ii. wherever feasible, nature-based solutions have been integrated and made best use of; iii. an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements; iv. significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and v. local community benefits of the biodiversity and/or nature networks have been considered.
	3c	Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.
	3d	Development proposals in areas identified as wild land in the Nature Scot Wild Land Areas map will only be supported where the proposal: i. will support meeting renewable energy targets; or, ii. is for small scale development directly linked to a rural business or croft, or is required to support a fragile community in a rural area. All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting, or other mitigation measures have been and will be used to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements where appropriate. Buffer zones around wild land will not be applied, and effects of development outwith wild land areas will not be a significant consideration.
NPF4 Policy 4: Natural places	4a	Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.
	4b	Development proposals that are likely to have a significant effect on an existing or proposed European site (Special Area of Conservation or Special Protection Areas) and are not directly connected with or necessary to their conservation management are required to be subject to an “appropriate assessment” of the implications for the conservation objectives.

Policy	Policy No.	Policy Wording
	4c	Development proposals that will affect a National Park, National Scenic Area, Site of Special Scientific Interest or a National Nature Reserve will only be supported where: i. The objectives of designation and the overall integrity of the areas will not be compromised; or ii. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. All Ramsar sites are also European sites and/ or Sites of Special Scientific Interest and are extended protection under the relevant statutory regimes.
	4d	Development proposals that affect a site designated as a local nature conservation site or landscape area in the LDP will only be supported where: i. Development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified; or ii. Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental or economic benefits of at least local importance.
	4e	The precautionary principle will be applied in accordance with relevant legislation and Scottish Government guidance.
	4f	Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.
	4g	Development proposals in areas identified as wild land in the Nature Scot Wild Land Areas map will only be supported where the proposal: i. will support meeting renewable energy targets; or, ii. is for small scale development directly linked to a rural business or croft, or is required to support a fragile community in a rural area. All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting, or other mitigation measures have been and will be used to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements where appropriate. Buffer zones around wild land will not be applied, and effects of development outwith wild land areas will not be a significant consideration.
LDP: Caring for the Environment	Policy Env 15 Sites of Local Importance (Replaced in part by NPF4 policy 4d)	Development likely to have an adverse impact on the flora, fauna, landscape or geological features of a Local Nature Reserve or a Local Nature Conservation Site will not be permitted unless it can be demonstrated that: a) the reasons for allowing the development are sufficient to outweigh the nature conservation interest of the site b) the adverse consequences of allowing the development for the value of the site have been minimised and mitigated in an acceptable manner.
NPF4 Policy 5: Soils	5a	Development proposals will only be supported if they are designed and constructed: i. In accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and ii. In a manner that protects soil from damage including from compaction and erosion, and that minimises soil sealing.

Policy	Policy No.	Policy Wording
	5b	Development proposals on prime agricultural land, or land of lesser quality that is culturally or locally important for primary use, as identified by the LDP, will only be supported where it is for: i. Essential infrastructure and there is a specific locational need and no other suitable site; ii. Small-scale development directly linked to a rural business, farm or croft or for essential workers for the rural business to be able to live onsite; iii. The development of production and processing facilities associated with the land produce where no other local site is suitable; iv. The generation of energy from renewable sources or the extraction of minerals and there is secure provision for restoration; and In all of the above exceptions, the layout and design of the proposal minimises the amount of protected land that is required.
	5c	Development proposals on peatland, carbon rich soils and priority peatland habitat will only be supported for: i. Essential infrastructure and there is a specific locational need and no other suitable site; ii. The generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets; iii. Small-scale development directly linked to a rural business, farm or croft; iv. Supporting a fragile community in a rural or island area; or v. Restoration of peatland habitats.
	5d	Where development on peatland, carbon-rich soils or priority peatland habitat is proposed, a detailed site specific assessment will be required to identify: i. the baseline depth, habitat condition, quality and stability of carbon rich soils; ii. the likely effects of the development on peatland, including on soil disturbance; and iii. the likely net effects of the development on climate emissions and loss of carbon. This assessment should inform careful project design and ensure, in accordance with relevant guidance and the mitigation hierarchy, that adverse impacts are first avoided and then minimised through best practice. A peat management plan will be required to demonstrate that this approach has been followed, alongside other appropriate plans required for restoring and/ or enhancing the site into a functioning peatland system capable of achieving carbon sequestration.
	5e	Development proposals for new commercial peat extraction, including extensions to existing sites, will only be supported where: i. the extracted peat is supporting the Scottish whisky industry; ii. there is no reasonable substitute; iii. the area of extraction is the minimum necessary and the proposal retains an in-situ residual depth of part of at least 1 metre across the whole site, including drainage features; iv. the time period for extraction is the minimum necessary; and v. there is an agreed comprehensive site restoration plan which will progressively restore, over a reasonable timescale, the area of extraction to a functioning peatland system capable of achieving carbon sequestration.
NPF4 Policy 6: Forestry, woodland and trees	6a	Development proposals that enhance, expand and improve woodland and tree cover will be supported.
	6b	Development proposals will not be supported where they will result in: i. Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition; ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy; iii. Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy; iv. Conflict with Restocking Direction, Remedial Notice or Registered Notice to Comply issued by Scottish Forestry.
	6c	Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.

Policy	Policy No.	Policy Wording
	6d	Development proposals on sites which include an area of existing woodland or land identified in the Forestry and Woodland Strategy as being suitable for woodland creation will only be supported where the enhancement and improvement of woodlands and the planting of new trees on the site (in accordance with the Forestry and Woodland Strategy) are integrated into the design.
LDP: Caring for the Environment	Policy Env 12 Trees	Development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.
NPF4 Policy 7: Historic assets and places	7a	Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.
	7b	Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the: <ul style="list-style-type: none"> i. building is no longer of special interest; ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report; iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
	7c	Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.
	7d	Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the: <ul style="list-style-type: none"> i. architectural and historic character of the area; ii. existing density, built form and layout; and iii. context and siting, quality of design and suitable materials.
	7e	Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.
	7f	Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that: <ul style="list-style-type: none"> i. reasonable efforts have been made to retain, repair and reuse the building; ii. the building is of little townscape value; iii. the structural condition of the building prevents its retention at a reasonable cost; or iv. the form or location of the building makes its reuse extremely difficult.
	7g	Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

Policy	Policy No.	Policy Wording
	7h	Development proposals affecting scheduled monuments will only be supported where: i. direct impacts on the scheduled monument are avoided; ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.
	7i	Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
	7j	Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
	7k	Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
	7l	Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.
	7m	Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.
	7n	Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is: i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place. The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.
	7o	Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment. Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations. When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

Policy	Policy No.	Policy Wording
NPF4 Policy 8: Green belts	8	<p>a) Development proposals within a green belt designated within the LDP will only be supported if:</p> <p>i) they are for:</p> <ul style="list-style-type: none"> • development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands); • residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available; • horticulture, including market gardening and directly connected retailing, as well as community growing; • outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths); • flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues); • essential infrastructure or new cemetery provision; • minerals operations and renewable energy developments; • intensification of established uses, including extensions to an existing building where that is ancillary to the main use; • the reuse, rehabilitation and conversion of historic environment assets; or • one-for-one replacements of existing permanent homes. and <p>ii) the following requirements are met:</p> <ul style="list-style-type: none"> • reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt; • the purpose of the green belt at that location is not undermined; • the proposal is compatible with the surrounding established countryside and landscape character; • the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and • there will be no significant long-term impacts on the environmental quality of the green belt.
LDP: Caring for the Environment	Policy Env 10 Development in the Green Belt and Countryside	<p>Within the Green Belt and Countryside shown on the Proposals Map, development will only be permitted where it meets one of the following criteria and would not detract from the landscape quality and/or rural character of the area:</p> <p>a) For the purposes of agriculture, woodland and forestry, horticulture or countryside recreation, or where a countryside location is essential and provided any buildings, structures or hard standing areas are of a scale and quality of design appropriate to the use.</p> <p>b) For the change of use of an existing building, provided the building is of architectural merit or a valuable element in the landscape and is worthy of retention. Buildings should be of domestic scale, substantially intact and structurally capable of conversion.</p> <p>c) For development relating to an existing use or building(s) such as an extension to a site or building, ancillary development or intensification of the use, provided the proposal is appropriate in type in terms of the existing use, of an appropriate scale, of high quality design and acceptable in terms of traffic impact.</p> <p>d) For the replacement of an existing building with a new building in the same use provided:</p> <ol style="list-style-type: none"> 1) the existing building is not listed or of architectural / historic merit; 2) the existing building is of poor quality design and structural condition, 3) the existing building is of domestic scale, has a lawful use and is not a temporary structure; and 4) the new building is of a similar or smaller size to the existing one, lies within the curtilage of the existing building and is of high design quality.
NPF4 Policy 9: Brownfield, vacant and derelict land	9a	<p>Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.</p>

Policy	Policy No.	Policy Wording
	9b	Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.
	9c	Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.
	9d	Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.
NPF4 Policy 10: Coastal development	10a	Development proposals in developed coastal areas will only be supported where the proposal: <ul style="list-style-type: none"> i. does not result in the need for further coastal protection measures taking into account future sea level change; or increase the risk to people of coastal flooding or coastal erosion, including through the loss of natural coastal defences including dune systems; and ii. is anticipated to be supportable in the long-term, taking into account projected climate change.
	10b	Development proposals in undeveloped coastal areas will only be supported where they: <ul style="list-style-type: none"> i. are necessary to support the blue economy, net zero emissions or to contribute to the economy or wellbeing of communities whose livelihood depend on marine or coastal activities, or is for essential infrastructure, where there is a specific locational need and no other suitable site; ii. do not result in the need for further coastal protection measures taking into account future sea level change; or increase the risk to people of coastal flooding or coastal erosion, including through the loss of natural coastal defences including dune systems; and iii. are anticipated to be supportable in the long-term, taking into account projected climate change; or iv. are designed to have a very short lifespan.
	10c	Development proposals for coastal defence measures will be supported if: <ul style="list-style-type: none"> i. they are consistent with relevant coastal or marine plans; ii. nature-based solutions are utilised and allow for managed future coastal change wherever practical; and iii. any in-perpetuity hard defence measures can be demonstrated to be necessary to protect essential assets.
	10d	Where a design statement is submitted with any planning application that may impact on the coast it will take into account, as appropriate, long-term coastal vulnerability and resilience.
LDP: Design Principles for New Development	Policy Des 10 Waterside Development	Planning permission will only be granted for development on sites on the coastal edge or adjoining a watercourse, including the Union Canal, where the proposals: <ul style="list-style-type: none"> a) provides an attractive frontage to the water in question b) where appropriate, maintains, provides or improves public access to and along the water's edge c) maintains and enhances the water environment, its nature conservation or landscape interest including its margins and river valley d) if appropriate, promotes recreational use of the water.
NPF4 Policy 11: Energy	11a	a) Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. These include: <ul style="list-style-type: none"> i. wind farms including repowering, extending, expanding and extending the life of existing wind farms; ii. enabling works, such as grid transmission and distribution infrastructure; iii. energy storage, such as battery storage and pumped storage hydro; iv. small scale renewable energy generation technology; v. solar arrays; vi. proposals associated with negative emissions technologies and carbon capture; and vii. proposals including co-location of these technologies.
	11b	Development proposals for wind farms in National Parks and National Scenic Areas will not be supported.

Policy	Policy No.	Policy Wording
	11c	Development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities.
	11d	Development proposals that impact on international or national designations will be assessed in relation to Policy 4.
	11e	<p>In addition, project design and mitigation will demonstrate how the following impacts are addressed:</p> <ul style="list-style-type: none"> i. impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker; ii. significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/ or appropriate design mitigation has been applied, they will generally be considered to be acceptable; iii. public access, including impact on long distance walking and cycling routes and scenic routes; iv. impacts on aviation and defence interests including seismological recording; v. impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised; vi. impacts on road traffic and on adjacent trunk roads, including during construction; vii. impacts on historic environment; viii. effects on hydrology, the water environment and flood risk; ix. biodiversity including impacts on birds; x. impacts on trees, woods and forests; xi. proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration; xii. the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans; and xiii. cumulative impacts. <p>In considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.</p> <p>Grid capacity should not constrain renewable energy development. It is for developers to agree connections to the grid with the relevant network operator. In the case of proposals for grid infrastructure, consideration should be given to underground connections where possible.</p>
	11f	Consents for development proposals may be time-limited. Areas identified for wind farms are, however, expected to be suitable for use in perpetuity.
NPF4 Policy 12: Zero waste	12a	Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy.
	12b	<p>Development proposals will be supported where they:</p> <ul style="list-style-type: none"> i. reuse existing buildings and infrastructure; ii. minimise demolition and salvage materials for reuse; iii. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life; iv. use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials; v. use materials that are suitable for reuse with minimal reprocessing.
	12c	<p>Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:</p> <ul style="list-style-type: none"> i. provision to maximise waste reduction and waste separation at source, and ii. measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

Policy	Policy No.	Policy Wording
	12d	Development proposals for waste infrastructure and facilities (except landfill and energy from waste facilities) will be only supported where: i. there are no unacceptable impacts (including cumulative) on the residential amenity of nearby dwellings, local communities; the transport network; and natural and historic environment assets; ii. environmental (including cumulative) impacts relating to noise, dust, smells, pest control and pollution of land, air and water are acceptable; iii. any greenhouse gas emissions resulting from the processing and transportation of waste to and from the facility are minimised; iv. an adequate buffer zone between sites and sensitive uses such as homes is provided taking account of the various environmental effects likely to arise; v. a restoration and aftercare scheme (including appropriate financial mechanisms) is provided and agreed to ensure the site is restored; vi. consideration has been given to co-location with end users of outputs.
	12e	Development proposals for new or extended landfill sites will only be supported if: i. there is demonstrable need for additional landfill capacity taking into account Scottish Government objectives on waste management; and ii. waste heat and/or electricity generation is included. Where this is considered impractical, evidence and justification will require to be provided.
	12f	Proposals for the capture, distribution or use of gases captured from landfill sites or waste water treatment plant will be supported.
	12g	Development proposals for energy-from-waste facilities will not be supported except under limited circumstances where a national or local need has been sufficiently demonstrated (e.g. in terms of capacity need or carbon benefits) as part of a strategic approach to residual waste management and where the proposal: i. is consistent with climate change mitigation targets and in line with circular economy principles; ii. can demonstrate that a functional heat network can be created and provided within the site for appropriate infrastructure to allow a heat network to be developed and potential local consumers have been identified; iii. is supported by a heat and power plan, which demonstrates how energy recovered from the development would be used to provide electricity and heat and where consideration is given to methods to reduce carbon emissions of the facility (for example through carbon capture and storage) iv. complies with relevant guidelines published by Scottish Environment Protection Agency (SEPA); and v. has supplied an acceptable decarbonisation strategy aligned with Scottish Government decarbonisation goals.
LDP: Resources and Services	Policy RS 2 Safeguarding of Existing Waste Management Facilities	Development in the area immediately surrounding an existing or safeguarded waste management facility (as identified on the Proposals Map) will only be allowed if it is demonstrated that there will be no adverse implications for the approved waste handling operations.

Policy	Policy No.	Policy Wording
LDP: Resources and Services	Policy RS 3 Provision of New Waste Management Facilities	<p>Planning permission for new waste management facilities will be granted:</p> <ul style="list-style-type: none"> a) on the existing sites safeguarded through Policy RS 2 b) on land designated 'Business and Industry' on the Proposals Map c) on other suitable sites within the urban area provided there will be no significant adverse impact on residential amenity or the environment d) on operational or former quarries including those identified through Policy RS 5, provided the waste management operation would not sterilise the identified mineral extraction potential. <p>Seafield is designated EW 1d on the Proposals Map for a waste management facility incorporating thermal treatment with energy recovery. Other development proposals at Seafield will only be permitted if they do not adversely affect this waste management option.</p>
NPF4 Policy 13: Sustainable transport	13a	<p>Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. This includes proposals:</p> <ul style="list-style-type: none"> i. for electric vehicle charging infrastructure and electric vehicle forecourts, especially where fuelled by renewable energy. ii. which support a mode shift of freight from road to more sustainable modes, including last-mile delivery. iii. that build in resilience to the effects of climate change and where appropriate incorporate blue and green infrastructure and nature rich habitats (such as natural planting or water systems).
	13b	<p>Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:</p> <ul style="list-style-type: none"> i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation; ii. Will be accessible by public transport, ideally supporting the use of existing services; iii. Integrate transport modes; iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards; v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking; vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles; vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and viii. Adequately mitigate any impact on local public access routes.
	13c	<p>Where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken in accordance with the relevant guidance.</p>
	13d	<p>Development proposals for significant travel generating uses will not be supported in locations which would increase reliance on the private car, taking into account the specific characteristics of the area.</p>
	13e	<p>Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.</p>
	13f	<p>Development proposals for significant travel generating uses, or smaller-scale developments where it is important to monitor travel patterns resulting from the development, will only be supported if they are accompanied by a Travel Plan with supporting planning conditions/obligations. Travel plans should set out clear arrangements for delivering against targets, as well as monitoring and evaluation.</p>

Policy	Policy No.	Policy Wording
	13g	<p>Development proposals that have the potential to affect the operation and safety of the Strategic Transport Network will be fully assessed to determine their impact. Where it has been demonstrated that existing infrastructure does not have the capacity to accommodate a development without adverse impacts on safety or unacceptable impacts on operational performance, the cost of the mitigation measures required to ensure the continued safe and effective operation of the network should be met by the developer.</p> <p>While new junctions on trunk roads are not normally acceptable, the case for a new junction will be considered by Transport Scotland where significant economic or regeneration benefits can be demonstrated. New junctions will only be considered if they are designed in accordance with relevant guidance and where there will be no adverse impact on road safety or operational performance.</p>
LDP: Transport	Policy Tra 1 Location of Major Travel Generating Development	<p>Planning permission for major development which would generate significant travel demand will be permitted on suitable sites in the City Centre. Where a non City Centre site is proposed, the suitability of a proposal will be assessed having regard to:</p> <ul style="list-style-type: none"> a) the accessibility of the site by modes other than the car b) the contribution the proposal makes to Local Transport Strategy objectives and the effect on targets in respect of overall travel patterns and car use c) impact of any travel demand generated by the new development on the existing road and public transport networks. <p>In general, applicants should demonstrate that the location proposed is suitable with regard to access by walking, cycling and public transport and that measures will be taken to mitigate any adverse effects on networks and bring accessibility by and use of non-car modes up to acceptable levels if necessary.</p>
LDP: Transport Page 50	Policy Tra 2 Private Car Parking	<p>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. Lower provision will be pursued subject to consideration of the following factors:</p> <ul style="list-style-type: none"> a) whether, in the case of non-residential developments, the applicant has demonstrated through a travel plan that practical measures can be undertaken to significantly reduce the use of private cars to travel to and from the site b) whether there will be any adverse impact on the amenity of neighbouring occupiers, particularly residential occupiers through on-street parking around the site and whether any adverse impacts can be mitigated through control of on-street parking c) the accessibility of the site to public transport stops on routes well served by public transport, and to shops, schools and centres of employment by foot, cycle and public transport d) the availability of existing off-street parking spaces that could adequately cater for the proposed development e) whether the characteristics of the proposed use are such that car ownership and use by potential occupiers will be low, such as purpose-built sheltered or student housing and 'car free' or 'car reduced' housing developments and others providing car sharing arrangements f) whether complementary measures can be put in place to make it more convenient for residents not to own a car, for example car sharing or pooling arrangements, including access to the city's car club scheme
LDP: Transport	Policy Tra 3 Private Cycle Parking	<p>Planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.</p>

Policy	Policy No.	Policy Wording
LDP: Transport	Policy Tra 4 Design of Off-Street Car and Cycle Parking	<p>Where off-street car parking provision is required or considered to be acceptable, the following design considerations will be taken into account:</p> <p>a) surface car parks should not be located in front of buildings where the building would otherwise create an active frontage onto a public space or street, and main entrances to buildings should be located as close as practical to the main site entrance</p> <p>b) car parking should preferably be provided at basement level within a building and not at ground or street level where this would be at the expense of an active frontage onto a public street, public space or private open space</p> <p>c) the design of surface car parks should include structural planting to minimise visual impact</p> <p>d) the design of surface car parking or entrances to car parking in buildings should not compromise pedestrian safety and should assist their safe movement to and from parked cars, for example, by the provision of marked walkways.</p> <p>e) Space should be provided for small-scale community recycling facilities in the car parking area in appropriate development, such as large retail developments.</p> <p>Cycle parking should be provided closer to building entrances than general car parking spaces and be designed in accordance with the standards set out in Council guidance.</p>
LDP: Transport	Policy Tra 6 Park and Ride	Park and ride facilities will be permitted on sites closely related to public transport corridors and railway stations provided visual impacts can be mitigated through careful design and landscaping.
LDP: Transport	Policy Tra 7 Public Transport Proposals and Safeguards	Planning permission will not be granted for development which would prejudice the implementation of the public transport proposals and safeguards listed in Table 9 and shown indicatively on the Proposals Map.
LDP: Transport	Policy Tra 8 Provision of Transport Infrastructure	<p>Development proposals relating to major housing or other development sites, and which would generate a significant amount of traffic, shall demonstrate through an appropriate transport assessment and proposed mitigation that:</p> <p>a) Identified local and city wide individual and cumulative transport impacts can be timeously addressed in so far as this is relevant and necessary for the proposal</p> <p>b) Any required transport infrastructure in Table 9 and in the general and site specific development principles has been addressed as relevant to the proposal.</p> <p>c) The overall cumulative impact of development proposals throughout the SESplan area (including development proposals in West Lothian, East Lothian and Midlothian) has been taken into account in so far as relevant to the proposal. Assessment should draw on the findings of the Cumulative Impact Transport and Land Use Appraisal Working Group once these become available.</p>

Policy	Policy No.	Policy Wording
LDP: Transport	Policy Tra 9 Cycle and Footpath Network	<p>Planning permission will not be granted for development which would:</p> <ul style="list-style-type: none"> a) prevent the implementation of proposed cycle paths/footpaths shown on the Proposals Map b) be detrimental to a path which forms part of the core paths network or prejudice the continuity of the off-road network generally c) obstruct or adversely affect a public right of way or other route with access rights unless satisfactory provision is made for its replacement d) prejudice the possible incorporation of an abandoned railway alignment into the off-road path network.
LDP: Transport	Policy Tra 10 New and Existing Roads	<p>Planning permission will not be granted for development which would prejudice the proposed new roads and road network improvements listed in Table 9 and shown indicatively on the Proposals Map.</p>
LDP: Transport	Policy Tra 11 Rail Freight	<p>Planning permission will not be granted for development which would prejudice the retention of viable freight transfer facilities at Seafield and Portobello.</p>
LDP: Transport	Policy Tra 12 Edinburgh Airport Public Safety Zones	<p>Development will not be permitted within the Airport Public Safety Zones, as defined on the Proposals Map. This includes new or replacement houses, mobile homes, caravan sites or other residential buildings. Depending on the circumstances of individual proposals, the following types of development may be permitted as an exception to this general policy:</p> <ul style="list-style-type: none"> a) extensions and changes of use or b) new or replacement development which would be associated with a low density of people living, working or congregating. <p>In assessing applications, the Council will take account of the detailed guidance and assessment criteria in Circular 8/2002: Control of Development in Public Safety Zones.</p>
NPF4 Liveable Places		
NPF4 Policy 14: Design, quality and place	14a	<p>Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.</p>
	14b	<p>Development proposals will be supported where they are consistent with the six qualities of successful places:</p> <ul style="list-style-type: none"> - Healthy: Supporting the prioritisation of women's safety and improving physical and mental health. - Pleasant: Supporting attractive natural and built spaces. - Connected: Supporting well connected networks that make moving around easy and reduce car dependency - Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity. - Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions. - Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time. <p>Further details on delivering the six qualities of successful places are set out in Annex D.</p>

Policy	Policy No.	Policy Wording
	14c	Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.
LDP: Design Principles for New Development	Policy Des 1 Design Quality and Context	Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.
LDP: Design Principles for New Development	Des 2 Co-ordinated Development	Planning permission will be granted for development which will not compromise: a) the effective development of adjacent land; or b) the comprehensive development and regeneration of a wider area as provided for in a master plan, strategy or development brief approved by the Council.
LDP: Design Principles for New Development	Policy Des 3 Development Design - Incorporating and Enhancing Existing and Potential Features	Planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.
LDP: Design Principles for New Development	Policy Des 4 Development Design – Impact on Setting	Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to: a) height and form b) scale and proportions, including the spaces between buildings c) position of buildings and other features on the site d) materials and detailing
LDP: Design Principles for New Development	Policy Des 5 Development Design – Amenity	Planning permission will be granted for development where it is demonstrated that: a) the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook b) the design will facilitate adaptability in the future to the needs of different occupiers, and in appropriate locations will promote opportunities for mixed uses c) community security will be promoted by providing active frontages to more important thoroughfares and designing for natural surveillance over all footpaths and open areas d) a clear distinction is made between public and private spaces, with the latter provided in enclosed or defensible forms e) refuse and recycling facilities, cycle storage, low and zero carbon technology, telecommunications equipment, plant and services have been sensitively integrated into the design.

Policy	Policy No.	Policy Wording
LDP: Design Principles for New Development	Policy Des 7 Layout Design	<p>Planning permission will be granted for development where:</p> <ul style="list-style-type: none"> a) a comprehensive and integrated approach to the layout of buildings, streets, footpaths, cycle paths, public and private open spaces, services and SUDS features has been taken b) new streets within developments are direct and connected with other networks to ensure ease of access to local centres and public transport and new public or focal spaces are created where they will serve a purpose c) the layout will encourage walking and cycling, cater for the requirements of public transport if required and incorporate design features which will restrict traffic speeds to an appropriate level and minimise potential conflict between pedestrians, cyclists and motorised traffic d) car and cycle parking areas and pedestrian and cycle paths are overlooked by surrounding properties e) 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 f) public open spaces and pedestrian and cycle routes are connected with the wider pedestrian and cycle network including any off-road pedestrian and cycle routes where the opportunity exists.
LDP: Design Principles for New Development	Policy Des 8 Public Realm and Landscape Design	<p>Planning permission will be granted for development where all external spaces, and features, including streets, footpaths, civic spaces, green spaces boundary treatments and public art have been designed as an integral part of the scheme as a whole, and it has been demonstrated that:</p> <ul style="list-style-type: none"> a) the design and the materials to be used are appropriate for their intended purpose, to the use and character of the area generally, especially where this has a special interest or importance b) the different elements of paving, landscaping and street furniture are coordinated to avoid a sense of clutter, and in larger schemes design and provision will be coordinated over different phases of a development c) particular consideration has been given, if appropriate, to the planting of trees to provide a setting for buildings, boundaries and road sides and create a robust landscape structure d) a satisfactory scheme of maintenance will be put in place.
LDP: Design Principles for New Development	Policy Des 9 Urban Edge Development	<p>Planning permission will only be granted for development on sites at the green belt boundary where it:</p> <ul style="list-style-type: none"> a) conserves and enhances the landscape setting and special character of the city b) promotes access to the surrounding countryside if appropriate c) includes landscape improvement proposals that will strengthen the green belt boundary and contribute to multi-functional green networks by improving amenity and enhance biodiversity.

Policy	Policy No.	Policy Wording
LDP: Design Principles for New Development	Policy Des 11 Tall Buildings – Skyline and Key Views	<p>Planning permission will only be granted for development which rises above the building height prevailing generally in the surrounding area where:</p> <p>a) a landmark is to be created that enhances the skyline and surrounding townscape and is justified by the proposed use</p> <p>b) the scale of the building is appropriate in its context</p> <p>c) there would be no adverse impact on important views of landmark buildings, the historic skyline, landscape features in the urban area or the landscape setting of the city, including the Firth of Forth.</p>
LDP: Design Principles for New Development	Policy Des 13 Shopfronts	<p>Planning permission will be granted for alterations to shopfronts which are improvements on what already exists and relate sensitively and harmoniously to the building as a whole. Particular care will be taken over proposals for the installation of illuminated advertising panels and projecting signs, blinds, canopies, security grills and shutters to avoid harm to the visual amenity of shopping streets or the character of historic environments.</p>
NPF4 Policy 15: Local Living and 20 minute neighbourhoods	15	<p>Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:</p> <ul style="list-style-type: none"> • sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks; • employment; • shopping; • health and social care facilities; • childcare, schools and lifelong learning opportunities; • playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities; • publicly accessible toilets; • affordable and accessible housing options, ability to age in place and housing diversity.
LDP: Housing and Community Facilities	Policy Hou 10 Community Facilities	<p>Planning permission for housing development will only be granted where there are associated proposals to provide any necessary health and other community facilities relative to the impact and scale of development proposed. Development involving the loss of valuable health or other community facilities will not be allowed, unless appropriate alternative provision is to be made.</p>
NPF4 Policy 16: Quality homes	16a	<p>Development proposals for new homes on land allocated for housing in LDPs will be supported.</p>
Quality homes	16b	<p>Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:</p> <ol style="list-style-type: none"> i. meeting local housing requirements, including affordable homes; ii. providing or enhancing local infrastructure, facilities and services; and iii. improving the residential amenity of the surrounding area.

Policy	Policy No.	Policy Wording
	16c	Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: <ul style="list-style-type: none"> i. self-provided homes; ii. accessible, adaptable and wheelchair accessible homes; iii. build to rent; iv. affordable homes; v. a range of size of homes such as those for larger families; vi. homes for older people, including supported accommodation, care homes and sheltered housing; vii. homes for people undertaking further and higher education; and viii. homes for other specialist groups such as service personnel.
	16d	Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
	16e	Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where: <ul style="list-style-type: none"> i. a higher contribution is justified by evidence of need, or ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.
	16f	Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where: <ul style="list-style-type: none"> i. the proposal is supported by an agreed timescale for build-out; and ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods; iii. and either: <ul style="list-style-type: none"> · delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or · the proposal is consistent with policy on rural homes; or · the proposal is for smaller scale opportunities within an existing settlement boundary; or · the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
	16g	Householder development proposals will be supported where they: <ul style="list-style-type: none"> i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
	16h	Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

Policy	Policy No.	Policy Wording
LDP: Housing and Community Facilities	Policy Hou 1 Housing Development	<p>1 Priority will be given to the delivery of the housing land supply and the relevant infrastructure* as detailed in Part 1 Section 5 of the Plan including:</p> <ul style="list-style-type: none"> a) sites allocated in this plan through tables 3 and 4 and as shown on the proposals map b) as part of business led mixed use proposal at Edinburgh Park/South Gyle c) as part of the mixed use regeneration proposals at Edinburgh Waterfront (Proposals EW1a-EW1c and EW2a-2d and in the City Centre) d) on other suitable sites in the urban area, provided proposals are compatible with other policies in the plan <p>2 Where a deficit in the maintenance of the five year housing land supply is identified (as evidenced through the housing land audit) greenfield/greenbelt housing proposals may be granted planning permission where:</p> <ul style="list-style-type: none"> a) The development will be in keeping with the character of the settlement and the local area b) The development will not undermine green belt objectives c) Any additional infrastructure required* as a result of the development and to take account of its cumulative impact, including cross boundary impacts, is either available or can be provided at the appropriate time. d) The site is effective or capable of becoming effective in the relevant timeframe. e) The proposal contributes to the principles of sustainable development. * This should be addressed in the context of Policy Del 1, Tra 8 and the associated Supplementary Guidance.
LDP: Housing and Community Facilities	Policy Hou 2 Housing Mix	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.
LDP: Housing and Community Facilities	Policy Hou 3 Private Green Space in Housing Development	<p>Planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents.</p> <ul style="list-style-type: none"> a) In flatted or mixed housing/flatted developments where communal provision will be necessary, this will be based on a standard of 10 square metres per flat (excluding any units which are to be provided with private gardens). A minimum of 20% of total site area should be useable greenspace. b) For housing developments with private gardens, a contribution towards the greenspace network will be negotiated if appropriate, having regard to the scale of development proposed and the opportunities of the site.

Policy	Policy No.	Policy Wording
LDP: Housing and Community Facilities	Policy Hou 4 Housing Density	<p>The Council will seek an appropriate density of development on each site having regard to:</p> <ul style="list-style-type: none"> a) its characteristics and those of the surrounding area b) the need to create an attractive residential environment and safeguard living conditions within the development c) the accessibility of the site includes access to public transport d) the need to encourage and support the provision of local facilities necessary to high quality urban living. <p>Higher densities will be appropriate within the City Centre and other areas where a good level of public transport accessibility exists or is to be provided. In established residential areas, proposals will not be permitted which would result in unacceptable damage to local character, environmental quality or residential amenity.</p>
LDP: Housing and Community Facilities	Policy Hou 5 Conversion to Housing	<p>Planning permission will be granted for the change of use of existing buildings in non-residential use to housing, provided:</p> <ul style="list-style-type: none"> a) a satisfactory residential environment can be achieved b) housing would be compatible with nearby uses c) appropriate open space, amenity and car and cycle parking standards are met d) the change of use is acceptable having regard to other policies in this plan including those that seek to safeguard or provide for important or vulnerable uses.
LDP: Housing and Community Facilities	Policy Hou 6 Affordable Housing	<p>Planning permission for residential development, including conversions, consisting of 12 or more units should include provision for affordable housing amounting to 25% of the total number of units proposed. For proposals of 20 or more dwellings, the provision should normally be on-site. Whenever practical, the affordable housing should be integrated with the market housing.</p>
LDP: Housing and Community Facilities	Policy Hou 7 Inappropriate Uses in Residential Areas	<p>Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.</p>
LDP: Housing and Community Facilities	Policy Hou 8 Student Accommodati on	<p>Planning permission will be granted for purpose-built student accommodation where:</p> <ul style="list-style-type: none"> a) The location is appropriate in terms of access to university and college facilities by walking, cycling or public transport b) The proposal will not result in an excessive concentration of student accommodation (including that in the private rented sector) to an extent that would be detrimental to the maintenance of balanced communities or to the established character and residential amenity of the locality.

Policy	Policy No.	Policy Wording
LDP: Design Principles for New Development	Policy Des 12 Alterations and Extensions	<p>Planning permission will be granted for alterations and extensions to existing buildings which:</p> <ul style="list-style-type: none"> a) in their design and form, choice of materials and positioning are compatible with the character of the existing building b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties c) will not be detrimental to neighbourhood amenity and character.
NPF4 Policy 17: Rural homes	17a	<p>Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:</p> <ul style="list-style-type: none"> i. is on a site allocated for housing within the LDP; ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention; iii. reuses a redundant or unused building; iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets; v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work; vi. is for a single home for the retirement succession of a viable farm holding; vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.
	17b	<p>Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.</p>
	17c	<p>Development proposals for new homes in remote rural areas will be supported where the proposal:</p> <ul style="list-style-type: none"> i. supports and sustains existing fragile communities; ii. supports identified local housing outcomes; and iii. is suitable in terms of location, access, and environmental impact.
	17d	<p>Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal:</p> <ul style="list-style-type: none"> i. is in an area identified in the LDP as suitable for resettlement; ii. is designed to a high standard; iii. responds to its rural location; and iv. is designed to minimise greenhouse gas emissions as far as possible.
NPF4 Policy 18: Infrastructure	18a	<p>Development proposals which provide (or contribute to) infrastructure in line with that identified as necessary in LDPs and their delivery programmes will be supported.</p>

Policy	Policy No.	Policy Wording
first	18b	<p>The impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.</p> <p>Where planning obligations are entered into, they should meet the following tests:</p> <ul style="list-style-type: none"> – be necessary to make the proposed development acceptable in planning terms – serve a planning purpose – relate to the impacts of the proposed development – fairly and reasonably relate in scale and kind to the proposed development – be reasonable in all other respects <p>Planning conditions should only be imposed where they meet all of the following tests. They should be:</p> <ul style="list-style-type: none"> – necessary – relevant to planning – relevant to the development to be permitted – enforceable – precise – reasonable in all other respects
LDP: Delivering the Strategy	Policy Del 1 Developer Contributions and Infrastructure Delivery	<p>1. Proposals will be required to contribute to the following infrastructure provision where relevant and necessary to mitigate* any negative additional impact (either on an individual or cumulative basis) and where commensurate to the scale of the proposed development:</p> <ol style="list-style-type: none"> a) The strategic infrastructure from SDP Fig. 2, the transport proposals and safeguards from Table 9 including the existing and proposed tram network, other transport interventions as specified in Part 1 Section 5 of the Plan and to accord with Policy Tra 8. Contribution zones will apply to address cumulative impacts. b) Education provision including the new school proposals from Table 5 and the potential school extensions as indicated in Part 1 Section 5 of the Plan. Contribution zones will apply to address cumulative impact. c) Green space actions if required by Policy Hou 3, Env 18, 19 or 20. Contribution zones may be established where provision is relevant to more than one site. d) Public realm and other pedestrian and cycle actions, where identified in the Council's public realm strategy, or as a site specific action. Contribution zones may be established where provision is relevant to more than one site. <p>2. Development should only progress subject to sufficient infrastructure already being available or where it is demonstrated that it can be delivered at the appropriate time. In order to provide further detail on the approach to implementation of this policy and to provide the basis for future action programmes Supplementary Guidance** will be prepared to provide guidance including on:</p> <ol style="list-style-type: none"> a) The required infrastructure in relation to specific sites and/or areas b) Approach to the timely delivery of the required infrastructure c) Assessment of developer contributions and arrangements for the efficient conclusion of legal agreements d) The thresholds that may apply e) Mapping of the cumulative contribution zones relative to specific transport, education, public realm and green space actions. f) The Council's approach should the required contributions raise demonstrable commercial viability constraints and/or where forward or gap funding may be required.
NPF4 Policy 19: Heating and cooling	19a	Development proposals within or adjacent to a Heat Network Zone identified in a LDP will only be supported where they are designed and constructed to connect to the existing heat network.
	19b	Proposals for retrofitting a connection to a heat network will be supported.
	19c	Where a heat network is planned but not yet in place, development proposals will only be supported where they are designed and constructed to allow for cost-effective connection at a later date.

Policy	Policy No.	Policy Wording
	19d	National and major developments that will generate waste or surplus heat and which are located in areas of heat demand, will be supported providing wider considerations, including residential amenity, are not adversely impacted. A Heat and Power Plan should demonstrate how energy recovered from the development will be used to produce electricity and heat.
	19e	Development proposals for energy infrastructure will be supported where they: i. repurpose former fossil fuel infrastructure for the production or handling of low carbon energy; ii. are within or adjacent to a Heat Network Zone; and iii. can be cost-effectively linked to an existing or planned heat network.
	19f	Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.
NPF4 Policy 20: Blue and green infrastructure	20a	Development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this.
	20b	Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances. Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type(s), quantity, quality and accessibility and is designed to be multifunctional and well integrated into the overall proposals.
	20c	Development proposals in regional and country parks will only be supported where they are compatible with the uses, natural habitats, and character of the park.
	20d	Development proposals for temporary open space or green space on unused or underused land will be supported.
	20e	Development proposals that include new or enhanced blue and/or green infrastructure will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.
LDP: Caring for the Environment	Policy Env 17 Pentlands Hills Regional Park	Development which supports the aims of the Pentlands Hills Regional Park will be permitted provided it has no unacceptable impact on the character and landscape quality of the Park.
NPF4 Policy 21: Play, recreation and sport	21a	Development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal: i. is ancillary to the principal use of the site as an outdoor sports facility; or ii. involves only a minor part of the facility and would not affect its use; or iii. meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained; or iv. can demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision. This should be informed by the local authority's Open Space Strategy and/or Play Sufficiency Assessment and in consultation with sportscotland where appropriate.
	21b	Development proposals that result in the quantitative and/or qualitative loss of children's outdoor play provision, will only be supported where it can be demonstrated that there is no ongoing or future demand or the existing play provision will be replaced by a newly created, or improved existing asset, that is better quality or more appropriate. This should be informed by the planning authority's Play Sufficiency Assessment.
	21c	Development proposals for temporary or informal play space on unused or underused land will be supported.

Policy	Policy No.	Policy Wording
	21d	Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.
	21e	Development proposals that include new streets and public realm should be inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood.
	21f	New, replacement or improved play provision will, as far as possible and as appropriate: <ul style="list-style-type: none"> i. provide stimulating environments; ii. provide a range of play experiences including opportunities to connect with nature; iii. be inclusive; iv. be suitable for different ages of children and young people; v. be easily and safely accessible by children and young people independently, including those with a disability; vi. incorporate trees and/or other forms of greenery; vii. form an integral part of the surrounding neighbourhood; viii. be well overlooked for passive surveillance; ix. be linked directly to other open spaces and play areas.
	21g	Development proposals that include new or enhanced play or sport facilities will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.
LDP Caring for the Environment	Policy Env 18 Open Space Protection	Proposals involving the loss of open space will not be permitted unless it is demonstrated that: <ul style="list-style-type: none"> a) there will be no significant impact on the quality or character of the local environment and b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area and c) the loss would not be detrimental to the wider network including its continuity or biodiversity value and either d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space or e) the development is for a community purpose and the benefits to the local community outweigh the loss.
LDP: Caring for the Environment	Policy Env 20 Open Space in New Development	The Council will negotiate the provision of new publicly accessible and useable open space in new development when appropriate and justified by the scale of development proposed and the needs it will give rise to. In particular, the Council will seek the provision of extensions and/or improvements to the green network.

Policy	Policy No.	Policy Wording
NPF4 Policy 22: Flood risk and water management	22a	<p>Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:</p> <ul style="list-style-type: none"> i. essential infrastructure where the location is required for operational reasons; ii. water compatible uses; iii. redevelopment of an existing building or site for an equal or less vulnerable use; or. iv. redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice. <p>The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.</p> <p>In such cases, it will be demonstrated by the applicant that:</p> <ul style="list-style-type: none"> • all risks of flooding are understood and addressed; • there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes; • the development remains safe and operational during floods; • flood resistant and resilient materials and construction methods are used; and • future adaptations can be made to accommodate the effects of climate change. <p>Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:</p> <ul style="list-style-type: none"> • the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and • that the proposal does not create an island of development and that safe access/ egress can be achieved.
	22b	Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.
	22c	<p>Development proposals will:</p> <ul style="list-style-type: none"> i. not increase the risk of surface water flooding to others, or itself be at risk. ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue green infrastructure. All proposals should presume no surface water connection to the combined sewer; iii. seek to minimise the area of impermeable surface.
	22d	Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.
	22e	Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.
LDP: Caring for the Environment	Policy Env 21 Flood Protection	<p>Planning permission will not be granted for development that would:</p> <ul style="list-style-type: none"> a) increase a flood risk or be at risk of flooding itself b) impede the flow of flood water or deprive a river system of flood water storage within the areas shown on the Proposals Map as areas of importance for flood management c) be prejudicial to existing or planned flood defence systems.
LDP: Resources and Services	Policy RS 6 Water Supply and Drainage	Planning permission will not be granted where there is an inadequate water supply or sewerage available to meet the demands of the development and necessary improvements cannot be provided.

Policy	Policy No.	Policy Wording
NPF4 Policy 23: Health and safety	23a	Development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.
	23b	Development proposals which are likely to have a significant adverse effect on health will not be supported. A Health Impact Assessment may be required.
	23c	Development proposals for health and social care facilities and infrastructure will be supported.
	23d	Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals will consider opportunities to improve air quality and reduce exposure to poor air quality. An air quality assessment may be required where the nature of the proposal or the air quality in the location suggest significant effects are likely.
	23e	Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.
	23f	Development proposals will be designed to take into account suicide risk.
	23g	Development proposals within the vicinity of a major accident hazard site or major accident hazard pipeline (because of the presence of toxic, highly reactive, explosive or inflammable substances) will consider the associated risks and potential impacts of the proposal and the major accident hazard site/pipeline of being located in proximity to one another.
	23h	Applications for hazardous substances consent will consider the likely potential impacts on surrounding populations and the environment.
	23i	Any advice from Health and Safety Executive, the Office of Nuclear Regulation or the Scottish Environment Protection Agency that planning permission or hazardous substances consent should be refused, or conditions to be attached to a grant of consent, should not be overridden by the decision maker without the most careful consideration.
	23j	Similar considerations apply in respect of development proposals either for or near licensed explosive sites (including military explosive storage sites).
LDP: Caring for the Environment	Policy Env 22 Pollution and Air, Water and Soil Quality	<p>Planning permission will only be granted for development where:</p> <p>a) there will be no significant adverse effects for health, the environment and amenity and either</p> <p>b) there will be no significant adverse effects on: air, and soil quality; the quality of the water environment; or on ground stability</p> <p>c) appropriate mitigation to minimise any adverse effects can be provided.</p>
NPF4 Policy 24: Digital infrastructure	24a	Development proposals that incorporate appropriate, universal, and future-proofed digital infrastructure will be supported.
	24b	Development proposals that deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity, will be supported.
	24c	Development proposals that are aligned with and support the delivery of local or national programmes for the roll-out of digital infrastructure will be supported.
	24d	Development proposals that deliver new connectivity will be supported where there are benefits of this connectivity for communities and the local economy.

Policy	Policy No.	Policy Wording
	24e	<p>Development proposals for digital infrastructure will only be supported where:</p> <ul style="list-style-type: none"> i. the visual and amenity impacts of the proposed development have been minimised through careful siting, design, height, materials and, landscaping, taking into account cumulative impacts and relevant technical constraints; ii. it has been demonstrated that, before erecting a new ground based mast, the possibility of erecting antennas on an existing building, mast or other structure, replacing an existing mast and/or site sharing has been explored; and iii. there is no physical obstruction to aerodrome operations, technical sites, or existing transmitter/receiver facilities.
LDP: Resources and Services	Policy RS 7 Telecommunications	<p>Planning permission will be granted for telecommunications development provided:</p> <ul style="list-style-type: none"> a) the visual impact of the proposed development has been minimised through careful siting, design and, where appropriate, landscaping b) it has been demonstrated that all practicable options and alternative sites have been considered, including the possibility of using existing masts, structures and buildings and/or site sharing c) the proposal would not harm the built or natural heritage of the city.
NPF4 Productive Places		
NPF4 Policy 25: Community Wealth building	25a	<p>Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets.</p>
	25b	<p>Development proposals linked to community ownership and management of land will be supported.</p>
DDP: Delivering the Strategy	Policy Del 2 City Centre	<p>Development which lies within the area of the City Centre as shown on the Proposals Map will be permitted which 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. The requirements in principle will be for:</p> <ul style="list-style-type: none"> a) comprehensively designed proposals which maximise the potential of the site in accordance with any relevant development principles, development brief and/or other guidance b) a use or a mix of uses appropriate to the location of the site, its accessibility characteristics and the character of the surrounding area. c) Where practicable, major mixed use developments should provide offices, particularly on upper floors. At street level, other uses may be more appropriate to maintain city centre diversity, especially retail vitality on important shopping frontages d) the creation of new civic spaces and traffic-free pedestrian routes where achievable. <p>Housing as part of mixed use development will be encouraged on appropriate sites to help meet housing need and create strong, sustainable communities.</p>

Policy	Policy No.	Policy Wording
LDP: Delivering the Strategy	Policy Del 3 Edinburgh Waterfront	<p>Planning permission will be granted for development which will contribute towards the creation of new urban quarters at Leith Waterfront and Granton Waterfront (specifically EW 1a, b & c and EW 2 a -d on the Proposals Map). The requirements in principle will be for:</p> <ul style="list-style-type: none"> a) comprehensively designed proposals which maximise the development potential of the area b) the provision of a series of mixed use sustainable neighbourhoods that connect to the waterfront, with each other and with nearby neighbourhoods c) proposals for a mix of house types, sizes and affordability d) the provision of open space in order to meet the needs of the local community, create local identity and a sense of place e) the provision of local retail facilities and leisure and tourism attractions, including water related recreation in and around retained harbours f) transport measures agreed with the Council, including a contribution to the proposed tram network and other necessary public transport improvements, the eastwards extension of Ocean Drive and the provision of a network of paths for pedestrians and cyclists, including an east-west path that will form part of the city-wide coastal promenade (safeguarded routes for these are shown on the Proposals Map). <p>In Seafield and Leith's northern and eastern docks (EW 1d and e), planning permission will be granted for industrial and port-related development and compatible uses provided it complies with other relevant policies in this plan.</p> <p>Development should accord with the Leith Waterfront or Granton Waterfront Development Principles.</p>
LDP: Delivering the Strategy	Policy Del 4 Edinburgh Park/South Gyle	<p>Within the boundary of Edinburgh Park/South Gyle as shown on the Proposals Map, planning permission will be granted for development which maintains the strategic employment role of the area and also introduces a wider mix of uses. The requirements in principle will be for;</p> <ul style="list-style-type: none"> a) comprehensively designed proposals which maximise the development potential of the area b) development for office and other business uses as part of mixed use proposals c) housing as a component of business-led mixed use proposals d) the creation of a new commercial hub adjacent to Edinburgh Park Station e) additional leisure and community uses at Gyle shopping centre f) an extension of the existing green space corridor (known as the Lochans) space g) improved pedestrian and cycle links through the site and to provide strong, safe connections with services and facilities in the surrounding area <p>Development should accord with the Edinburgh Park/South Gyle Development Principles.</p>
NPF4 Policy 26: Business and industry	26a	Development proposals for business and industry uses on sites allocated for those uses in the LDP will be supported.
	26b	Development proposals for home working, live-work units and micro-businesses will be supported where it is demonstrated that the scale and nature of the proposed business and building will be compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses.
	26c	Development proposals for business and industry uses will be supported where they are compatible with the primary business function of the area. Other employment uses will be supported where they will not prejudice the primary function of the area and are compatible with the business/industrial character of the area.
	26d	<p>Development proposals for business, general industrial and storage and distribution uses outwith areas identified for those uses in the LDP will only be supported where:</p> <ul style="list-style-type: none"> i. It is demonstrated that there are no suitable alternatives allocated in the LDP or identified in the employment land audit; and ii. The nature and scale of the activity will be compatible with the surrounding area.
	26e	<p>Development proposals for business and industry will take into account:</p> <ul style="list-style-type: none"> i. Impact on surrounding residential amenity; sensitive uses and the natural and historic environment; ii. The need for appropriate site restoration at the end of a period of commercial use.

Policy	Policy No.	Policy Wording
	26f	Major developments for manufacturing or industry will be accompanied by a decarbonisation strategy to demonstrate how greenhouse gas emissions from the process are appropriately abated. The strategy may include carbon capture and storage.
LDP: Employment and Economic Development	Policy Emp 1 Office Development	<p>High quality office developments, including major developments, will be supported:</p> <p>a) in the City Centre as identified on the Proposals Map</p> <p>b) in the other strategic business centres identified on the Proposals Map at Edinburgh Park/South Gyle, the International Business Gateway and Leith, preferably as part of business led mixed use proposals</p> <p>c) in town or local centres as identified in Table 6 and on the Proposals Map (where of an appropriate scale).</p> <p>Where it is demonstrated that sites in locations a-c above are unavailable or unsuitable, other accessible mixed use locations may be considered where:</p> <ul style="list-style-type: none"> • in proximity to public transport nodes, compatible with the accessibility of the location by public transport and with the character of the local environment and • for any development exceeding 2,500 square metres an assessment of impact has been prepared which demonstrates that the impact on existing town centres is acceptable.
LDP: Employment and Economic Development	Policy Emp 2 Edinburgh BioQuarter	Development within the boundary of Edinburgh BioQuarter as defined on the Proposals Map will be granted provided it accords with the BioQuarter Development Principles (Part 1 Section 5) to be further detailed through Supplementary Guidance.
LDP: Employment and Economic Development	Policy Emp 3 Riccarton University Campus and Business Park	<p>Development for the following purposes will be supported within the boundary of Riccarton University Campus and Business Park, provided proposals accord with the approved master plan and other relevant local development plan policies.</p> <p>1) Academic teaching and research.</p> <p>2) Uses ancillary to the University, including student residential accommodation and sport and recreational facilities.</p> <p>3) Business uses, including the research and development of products and processes, where a functional linkage with the University's academic activities can be demonstrated.</p>
LDP: Employment and Economic Development	Policy Emp 4 Edinburgh Airport	<p>The development and enhancement of Edinburgh Airport will be supported within the airport boundary defined on the Proposals Map. The approved master plan will inform this process. Proposals for ancillary services and facilities will only be permitted where it can be demonstrated that these have strong and direct functional and locational links with the airport and are compatible with the operational requirements of the airport.</p> <p>All development proposals within the airport boundary must accord with the West Edinburgh Strategic Design Framework (WESDF) and other relevant local development plan policies. Supporting information will be required to demonstrate how proposals will contribute to meeting the mode share targets set out in the WESDF.</p> <p>Land to the north of the existing airport boundary is safeguarded to provide a second main parallel runway, if required in the future, to meet air passenger growth forecasts. Within this area, green belt policy will apply (policy Env 10). Proposals which would prejudice the long-term expansion of Edinburgh Airport will not be supported.</p>

Policy	Policy No.	Policy Wording
LDP: Employment and Economic Development	Policy Emp 5 Royal Highland Centre	<p>The development and enhancement of the Royal Highland Centre (RHC) will be supported within the boundary defined on the Proposals Map, provided proposals accord with the approved master plan. Ancillary uses will only be permitted where it can be demonstrated that these are linked to the primary activities of the RHC.</p> <p>All development proposals within the RHC boundary must accord with other local development plan policies, and the West Edinburgh Strategic Design Framework (WESDF) provides further guidance for such proposals. Supporting information will be required to demonstrate how proposals will contribute to meeting the mode share targets set out in the WESDF.</p> <p>The site of the Royal Highland Centre may be required for airport uses in the long term to meet air passenger growth forecasts. Therefore, development which would prejudice the long-term expansion of Edinburgh Airport will not be supported, except where it is compatible with the current use of the site by the Royal Highland Centre, in the context of this policy.</p> <p>Land at Norton Park as shown on the Proposals Map is safeguarded for the future relocation of the RHC and its development as Scotland's National Showground. Within this area, green belt policy will apply (policy Env 10). Proposals which would prejudice the future development of the Norton Park site for showground purposes will not be permitted.</p>
LDP: Employment and Economic Development	Policy Emp 6 International Business Gateway	<p>Proposals for the development of an International Business Gateway (IBG) within the boundary defined on the Proposals Map will be supported. The following uses are supported in principle:</p> <ul style="list-style-type: none"> • International business development (as described below) • Hotel and conference facilities; • Uses ancillary to international business development, such as child nursery facilities, restaurants and health and sports clubs. • Housing as a component of a business – led mixed use proposal subject to further consideration through the master plan process, appropriate infrastructure provision and where consistent with the objectives of the National Planning Framework 3. <p>All IBG proposals must accord with the IBG development principles and other relevant local development plan policies. The West Edinburgh Strategic Design Framework (WESDF), supported by master plans where appropriate, provides further guidance for development proposals, including guidance about the required contributions towards meeting the mode share targets.</p>
LDP: Employment and Economic Development	Policy Emp 7 RBS Headquarters Gogarburn	Office and ancillary development will be supported within the boundary shown on the Proposals Map provided proposals are compatible with the existing function of the site, are acceptable in terms of impact on green belt objectives and accord with other relevant local development plan policies
LDP: Employment and Economic Development	Policy Emp 8 Business and Industry Areas	Planning permission will be granted for business, industrial or storage development on sites identified on the Proposals Map as part of a 'Business and Industry Area'. Development, including change of use, which results in the loss of business, industrial or storage floorspace or potential will not be permitted in these areas.

Policy	Policy No.	Policy Wording
LDP: Employment and Economic Development	Policy Emp 9 Employment Sites and Premises	<p>Proposals to redevelop employment sites or premises in the urban area for uses other than business, industry or storage will be permitted provided:</p> <p>a) the introduction of non-employment uses will not prejudice or inhibit the activities of any nearby employment use;</p> <p>b) the proposal will contribute to the comprehensive regeneration and improvement of the wider area;</p> <p>c) and, if the site is larger than one hectare, the proposal includes floorspace designed to provide for a range of business users.</p> <p>Planning permission will be granted for the development for employment purposes of business and industrial sites or premises in the urban area.</p>
LDP Policy Emp	Policy Emp 10 Hotel Development	<p>Hotel development will be permitted:</p> <p>a) in the City Centre where developments may be required to form part of mixed use schemes, if necessary to maintain city centre diversity and vitality, especially retail vitality on important shopping frontages</p> <p>b) within the boundaries of Edinburgh Airport, the Royal Highland Centre and the International Business Gateway</p> <p>c) in locations within the urban area with good public transport access to the city centre.</p>
NPF4 Policy 27: City, town, local and commercial centres	27a	Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported.
	27b	<p>Development proposals will be consistent with the town centre first approach. Proposals for uses which will generate significant footfall, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities, and public spaces:</p> <p>i. will be supported in existing city, town and local centres, and</p> <p>ii. will not be supported outwith those centres unless a town centre first assessment demonstrates that:</p> <ul style="list-style-type: none"> • all centre and edge of centre options have been sequentially assessed and discounted as unsuitable or unavailable; • the scale of development cannot reasonably be altered or reduced in scale to allow it to be accommodated in a centre; and • the impacts on existing centres have been thoroughly assessed and there will be no significant adverse effect on the vitality and viability of the centres.
	27c	<p>Development proposals for non-retail uses will not be supported if further provision of these services will undermine the character and amenity of the area or the health and wellbeing of communities, particularly in disadvantaged areas. These uses include:</p> <p>i. Hot food takeaways, including permanently sited vans;</p> <p>ii. Betting offices; and</p> <p>iii. High interest money lending premises.</p>
	27d	Drive-through developments will only be supported where they are specifically supported in the LDP.
	27e	<p>Development proposals for residential development within city/town centres will be supported, including:</p> <p>i. New build residential development.</p> <p>ii. The re-use of a vacant building within city/ town centres where it can be demonstrated that the existing use is no longer viable and the proposed change of use adds to viability and vitality of the area.</p> <p>iii. The conversion, or reuse of vacant upper floors of properties within city/town centres for residential.</p>

Policy	Policy No.	Policy Wording
	27f	Development proposals for residential use at ground floor level within city/town centres will only be supported where the proposal will: i. retain an attractive and appropriate frontage; ii. not adversely affect the vitality and viability of a shopping area or the wider centre; and iii. not result in an undesirable concentration of uses, or 'dead frontages'.
	27g	Development proposals for city or town centre living will take into account the residential amenity of the proposal. This must be clearly demonstrated where the proposed development is in the same built structure as: i. a hot food premises, live music venue, amusement arcade/centre, casino or licensed premises (with the exception of hotels, restaurants, cafés or off licences); and/or ii. there is a common or shared access with licenced premises or other use likely to be detrimental to residential amenity.
LDP: Shopping and Leisure	Policy Ret 7 Entertainment and Leisure Developments - Preferred Locations	Planning permission will be granted for high quality, well designed arts, leisure and entertainment facilities and visitor attractions in the City Centre, at Leith and Granton Waterfront and in a town centre, provided: a) the proposal can be integrated satisfactorily into its surroundings with attractive frontages to a high quality of design that safeguards existing character b) the proposal is compatible with surrounding uses and will not lead to a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents c) the development will be easily accessible by public transport, foot and cycle.
LDP: Shopping and Leisure Page 70	Ret 8 Entertainment and Leisure Developments – Other Locations	Planning permission will be granted for entertainment and leisure developments in other locations provided: a) all potential City Centre, or town centre options have been thoroughly assessed and can be discounted as unsuitable or unavailable b) the site is or will be made easily accessible by a choice of means of transport and not lead to an unacceptable increase in traffic locally c) the proposal can be integrated satisfactorily into its surroundings with attractive frontages to a high quality of design that safeguards existing character d) the proposal is compatible with surrounding uses and will not lead to a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents.
LDP: Shopping and Leisure	Ret 9 Alternative Use of Shop Units in Defined Centres	In the City Centre Retail Core and town centres, change of use proposals which would undermine the retailing function of the centre will not be permitted. Detailed criteria for assessing proposals for the change of use of a shop unit to a non-shop use will be set out in supplementary guidance. Supplementary Guidance will detail an approach tailored to different parts of the city centre retail core and each town centre to be informed by town centre health checks which will assess the centres strengths, vitality and viability, weaknesses and resiliencies. The change of use of a shop unit in a local centre to a non-shop use will be permitted provided: a) the change of use would not result in four or more consecutive non-shop uses and; b) the proposal is for an appropriate commercial, community or business use, which would complement the character of the centre and would not be detrimental to its vitality and viability.

Policy	Policy No.	Policy Wording
LDP: Shopping and Leisure	Policy Ret 10 Alternative Use of Shop Units in Other Locations	<p>Outwith defined centres, planning applications for the change of use of a shop unit will be determined having regard to the following:</p> <ul style="list-style-type: none"> a) where the unit is located within a speciality shopping street (defined on the Proposals Map and in Appendix B), whether the proposal would be to the detriment of its special shopping character b) where the unit is located within a predominantly commercial area, whether the proposal would be compatible with the character of the area c) whether the proposal would result in the loss of premises suitable for small business use d) whether there is a clear justification to retain the unit in shop use to meet local needs e) where residential use is proposed, whether the development is acceptable in terms of external appearance and the standard of accommodation created.
LDP: Shopping and Leisure	Policy Ret 11 Food and Drink Establishment s	<p>The change of use of a shop unit or other premises to a licensed or unlicensed restaurant, café, pub, or shop selling hot food for consumption off the premises (hot food take-away) will not be permitted:</p> <ul style="list-style-type: none"> a) if likely to lead to an unacceptable increase in noise, disturbance, on-street activity or anti-social behaviour to the detriment of living conditions for nearby residents or b) in an area where there is considered to be an excessive concentration of such uses to the detriment of living conditions for nearby residents.
NPF4 Policy 28: Retail	28a	<p>Development proposals for retail (including expansions and changes of use) will be consistent with the town centre first principle. This means that new retail proposals:</p> <ul style="list-style-type: none"> i. will be supported in existing city, town and local centres, and ii. will be supported in edge-of-centre areas or in commercial centres if they are allocated as sites suitable for new retail development in the LDP. iii. will not be supported in out of centre locations (other than those meeting policy 28(c) or 28(d).
	28b	<p>Development proposals for retail that are consistent with the sequential approach (set out in a) and click-and-collect locker pick up points, will be supported where the proposed development:</p> <ul style="list-style-type: none"> i. is of an appropriate scale for the location; ii. will have an acceptable impact on the character and amenity of the area; and iii. is located to best channel footfall and activity, to benefit the place as a whole.
	28c	<p>Proposals for new small scale neighbourhood retail development will be supported where the proposed development:</p> <ul style="list-style-type: none"> i. contributes to local living, including where relevant 20 minute neighbourhoods and/or ii. can be demonstrated to contribute to the health and wellbeing of the local community.
	28d	<p>In island and rural areas, development proposals for shops ancillary to other uses such as farm shops, craft shops and shops linked to petrol/service/charging stations will be supported where:</p> <ul style="list-style-type: none"> i. it will serve local needs, support local living and local jobs; ii. the potential impact on nearby town and commercial centres or village/local shops is acceptable; iii. it will provide a service throughout the year; and iv. the likely impacts of traffic generation and access and parking arrangements are acceptable.

Policy	Policy No.	Policy Wording
LDP: Shopping and Leisure	Policy Ret 1: Town Centres First Policy	<p>Planning permission will be granted for retail and other uses which generate a significant footfall including commercial leisure use, offices, community and cultural facilities and where appropriate libraries, education and healthcare facilities following a town centre first sequential approach in the following order of preference:</p> <ul style="list-style-type: none"> • Town centres (including city and local centres) • Edge of town centre • Other commercial centres as identified in the plan • Out of centre locations that are or can be made accessible by a choice of transport modes <p>Where a retail or leisure development with a gross floorspace over 2,500sq.m. or occasionally for smaller proposals, if proposed outwith a town centre and contrary to the development plan, a retail impact analysis will be required sufficient to demonstrate that there is no significant adverse effect on the vitality and viability of existing town centres. Town and local centres within adjoining council areas will also be considered when assessing retail impact if they fall within the intended catchment area of the proposal.</p>
LDP: Shopping and Leisure	Policy Ret 2: City Centre Retail Core	<p>Planning permission for retail development in the city centre retail core will be granted having regard to the following considerations:</p> <ol style="list-style-type: none"> a) whether the proposal will provide high quality, commercially attractive units to a high standard of design that will strengthen the role of Edinburgh as a regional shopping centre, safeguard historic character and improve the appearance of the city centre b) whether the proposal will reinforce the retail vitality of the shopping streets in the retail core c) whether the proposal has paid special attention to upper floors if not to be used for retail purposes, and how these may be put to, or brought into beneficial use which will enhance city centre character d) whether the proposal will help to create a safe and attractive pedestrian environment, safeguard historic character and improve the appearance of the city centre including the public realm. <p>Planning permission will be granted for retail development on sites which adjoin or can form an effective extension to the city centre retail core if it is clear that no suitable sites are available within the city centre retail core, and subject to considerations a) to d) above.</p>
LDP: Shopping and Leisure	Policy Ret 3: Town Centres	<p>Planning permission will be granted for retail development within a town centre, where it has been demonstrated that:</p> <ol style="list-style-type: none"> a) there will be no significant adverse effects on the vitality and viability of the city centre retail core or any other town centre b) the proposal is for a development that will be integrated satisfactorily into the centre and will help to maintain a compact centre c) the proposal is compatible, in terms of scale and type, with the character and function of the centre d) the proposal will reinforce the retail vitality and improve the appearance, including public realm e) or can form an effective extension to the centre by promoting linked trips with safe and easy access to the town centre, where it is clear the proposal will help to improve the accessibility of the centre for all transport modes. <p>Planning permission will be granted for retail development on sites which adjoin the boundary of a town centre or can form an effective extension to the centre, and if it is clear that no suitable sites are available within the town centre itself, and subject to considerations a) to e) above.</p>

Policy	Policy No.	Policy Wording
LDP: Shopping and Leisure	Policy Ret 4: Commercial Centres	<p>Proposals for additional retail floorspace in a Commercial Centre (see Table 6 and Proposals Map) will not be supported unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a) the proposal will address a quantitative or qualitative deficiency within its catchment area, and will be restricted to a scale which makes good this deficiency b) all potential town centre and edge of town centre options (including the city centre retail core) have been thoroughly assessed and can be discounted as unsuitable or unavailable c) the proposal will not have significant adverse individual or cumulative impacts on any other town, local or commercial centre and, in particular, will not impact adversely on the strategy and objectives for enhancing the vitality and retail attractiveness of the city centre retail core d) the scale, format and type of development proposed is compatible with the future role of the centre as defined in relevant planning consents and outlined in Table 7. e) the proposal will assist in making the centre more accessible by public transport, walking and cycling, contribute to less car travel, and will improve the appearance and environment of the centre.
LDP: Shopping and Leisure	Policy Ret 5 Local Centres	<p>Planning permission for retail development in or on the edge of a local centre will be permitted provided the proposal:</p> <ul style="list-style-type: none"> a) can be satisfactorily integrated into the centre b) is compatible, in terms of scale and type, with the character and function of the centre c) makes a positive contribution to the shopping environment and appearance of the centre d) would not have a significant adverse impact on the city centre retail core or any town or local centre e) is easily accessible by public transport, foot and cycle. <p>Proposals for non-retail development in a local centre which would have a detrimental impact on the function of the centre will not be permitted.</p>
LDP: Shopping and Leisure	Policy Ret 6: Out-of-Centre Development	<p>Proposals for retail development in an out-of-centre location will only be permitted provided it has been demonstrated that:</p> <ul style="list-style-type: none"> a) the proposal will address a quantitative or qualitative deficiency or will meet the needs of an expanding residential or working population within its catchment area b) all potential sites, either within or on the edge of an identified centre (see Table 6), have been assessed and can be discounted as unsuitable or unavailable c) the proposal will not have a significant adverse effect, either individually or cumulatively with other developments, on the vitality and viability of any existing centre. d) the site is or can be made easily accessible by a choice of transport modes and will reduce the length and overall number of shopping trips made by car.

Policy	Policy No.	Policy Wording
NPF4 Policy 29; Rural development	29a	<p>a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:</p> <ul style="list-style-type: none"> i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected; ii. diversification of existing businesses; iii. production and processing facilities for local produce and materials, for example sawmills, or local food production; iv. essential community services; v. essential infrastructure; vi. reuse of a redundant or unused building; vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets; viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention; ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or x. improvement or restoration of the natural environment.
	29b	Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.
	29c	<p>Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal:</p> <ul style="list-style-type: none"> i. will support local employment; ii. supports and sustains existing communities, for example through provision of digital infrastructure; and iii. is suitable in terms of location, access, siting, design and environmental impact.
	29d	<p>Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:</p> <ul style="list-style-type: none"> i. is in an area identified in the LDP as suitable for resettlement; ii. is designed to a high standard; iii. responds to their rural location; and iv. is designed to minimise greenhouse gas emissions as far as possible.
NPF4 Policy 30: Tourism	30a	Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.
	30b	<p>Proposals for tourism related development will take into account:</p> <ul style="list-style-type: none"> i. The contribution made to the local economy; ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; iii. Impacts on communities, for example by hindering the provision of homes and services for local people; iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas; v. Accessibility for disabled people; vi. Measures taken to minimise carbon emissions; vii. Opportunities to provide access to the natural environment.
	30c	Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.

Policy	Policy No.	Policy Wording
	30d	Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.
	30e	Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in: <ul style="list-style-type: none"> i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
NPF4 Policy 31: Culture and creativity	31a	Development proposals that involve a significant change to existing, or the creation of new, public open spaces will make provision for public art. Public art proposals which reflect diversity, culture and creativity will be supported.
	31b	Development proposals for creative workspaces or other cultural uses that involve the temporary use of vacant spaces or property will be supported.
	31c	Development proposals that would result in the loss of an arts or cultural venue will only supported where: <ul style="list-style-type: none"> i. there is no longer a sustainable demand for the venue and after marketing the site at a reasonable rate for at least 12 months, through relevant local and national agents and online platforms, there has been no viable interest from potential operators; or ii. the venue, as evidenced by consultation, no longer meets the needs of users and cannot be adapted; or iii. alternative provision of equal or greater standard is made available at a suitable location within the local area; and iv. the loss of the venue does not result in loss or damage to assets or objects of significant cultural value.
	31d	Development proposals within the vicinity of existing arts venues will fully reflect the agent of change principle and will only be supported where they can demonstrate that measures can be put in place to ensure that existing noise and disturbance impacts on the proposed development would be acceptable and that existing venues and facilities can continue without additional restrictions being placed on them as a result of the proposed new development.
NPF4 Policy 32: Aquaculture	32a	To safeguard migratory fish species, further salmon and trout open pen fish farm developments on the north and east coasts of mainland Scotland will not be supported.
	32b	Development proposals for aquaculture will be supported where they comply with the LDP, the National Marine Plan and, where relevant, the appropriate Regional Marine Plan.
	32c	Development proposals for fish farms will demonstrate that operational impacts (including from noise, acoustic deterrent devices (where applicable) light, access, navigation, containment, deposition, waste emissions and sea lice, impacts on wild salmonids, aquaculture litter (and odour and impacts on other marine users)) are acceptable and comply with the relevant regulatory framework.
	32d	Development proposals for fish farm developments will only be supported where the following impacts have been assessed and mitigated: <ul style="list-style-type: none"> i. landscape and visual impact of the proposal including the siting and design of cages, lines and associated facilities taking into account the character of the location; ii. the impact of any land based facilities, ensuring that the siting and design are appropriate for the location; iii. impacts on natural heritage, designated sites and priority marine features; and iv. impacts on historic marine protected areas.
	32e	Applications for open water farmed finfish or shellfish development are excluded from the requirements of policy 3b) and 3c) and will instead apply all relevant provisions from National and Regional Marine Plans.
NPF4 Policy 33: Minerals	33a	Development proposals that seek to explore, develop, and produce fossil fuels (excluding unconventional oil and gas) will not be supported other than in exceptional circumstances. Any such exceptions will be required to demonstrate that the proposal is consistent with national policy on energy and targets for reducing greenhouse gas emissions.

Policy	Policy No.	Policy Wording
	33b	The Scottish Government does not support the development of unconventional oil and gas in Scotland. This means development connected to the onshore exploration, appraisal or production of coal bed methane or shale oil or shale gas, using unconventional oil and gas extraction techniques, including hydraulic fracturing and dewatering for coal bed methane.
	33c	Development proposals that would sterilise mineral deposits of economic value will only be supported where: i. there is an overriding need for the development and prior extraction of the mineral cannot reasonably be undertaken; or ii. extraction of the mineral is impracticable or unlikely to be environmentally acceptable.
	33d	Development proposals for the sustainable extraction of minerals will only be supported where they: i. will not result in significant adverse impacts on biodiversity, geodiversity and the natural environment, sensitive habitats and the historic environment, as well as landscape and visual impacts; ii. provide an adequate buffer zone between sites and settlements taking account of the specific circumstances of individual proposals, including size, duration, location, method of working, topography, and the characteristics of the various environmental effects likely to arise; iii. can demonstrate that there are no significant adverse impacts (including cumulative impact) on any nearby homes, local communities and known sensitive receptors and designations; iv. demonstrate acceptable levels (including cumulative impact) of noise, dust, vibration and potential pollution of land, air and water; v. minimise transport impacts through the number and length of lorry trips and by using rail or water transport wherever practical; vi. have appropriate mitigation plans in place for any adverse impacts; vii. include schemes for a high standard of restoration and aftercare and commitment that such work is undertaken at the earliest opportunity. As a further safeguard a range of financial guarantee options are available, and the most effective solution should be considered and agreed on a site-by-site basis. Solutions should provide assurance and clarity over the amount and period of the guarantee and in particular, where it is a bond, the risks covered (including operator failure) and the triggers for calling in a bond, including payment terms.
	33e	Development proposals for borrow pits will only be supported where: i. the proposal is tied to a specific project and is time-limited; ii. the proposal complies with the above mineral extraction criteria taking into account the temporary nature of the development; and iii. appropriate restoration proposals are enforceable.
LDP: Resources and Services	Policy RS 5: Minerals	Planning permission will be granted for development to extract minerals from the quarries identified on the Proposals Map: Hillwood, Bonnington Mains, Ravelrig and Craigiehall Quarry. Development which would prevent or significantly constrain the potential to extract minerals from these sites with economically viable mineral deposits will not be allowed.

Policy	Policy No.	Policy Wording
LDP: Design- Principles for New- Development	Policy Des 6 Sustainable- Buildings (Replaced by NPF4 policy 1, policy 2, policy 12, policy 13, policy 14 & policy 22c)	<p>Planning permission will only be granted for new development where it has been demonstrated that:</p> <p>a) the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low and zero carbon-generating technologies.</p> <p>b) other features are incorporated that will reduce or minimise environmental resource use and impact, for example:</p> <p>i. measures to promote water conservation</p> <p>ii. sustainable urban drainage measures that will ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment. This should include green roofs on sites where measures on the ground are not practical</p> <p>iii. provision of facilities for the separate collection of dry recyclable waste and food waste</p> <p>iv. maximum use of materials from local and/or sustainable sources</p> <p>v. measures to support and encourage the use of sustainable transport, particularly cycling, including cycle parking and other supporting facilities such as showers.</p>
LDP: Caring for the Environment	(Policy Env 1 World- Heritage Sites) Replaced by NPF4 policy 71	Development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh and/or the Forth Bridge as World Heritage Sites or would have a detrimental impact on a Site's setting will not be permitted.
LDP: Caring for the Environment	Policy Env 2- Listed- Buildings-- Demolition (Replaced by NPF4 policy 7b)	<p>Proposals for the total or substantial demolition of a listed building will only be supported in exceptional circumstances, taking into account:</p> <p>a) the condition of the building and the cost of repairing and maintaining it in relation to its importance and to the value to be derived from its continued use</p> <p>b) the adequacy of efforts to retain the building in, or adapt it to, a use that will safeguard its future, including its marketing at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.</p> <p>c) the merits of alternative proposals for the site and whether the public benefits to be derived from allowing demolition outweigh the loss.</p>

Policy	Policy No.	Policy Wording
LDP: Caring for the Environment	Policy Env 3 Listed Buildings – Setting (Replaced by NPF4 policy 7c)	Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.
LDP: Caring for the Environment	Policy Env 4 Listed Buildings – Alterations and Extensions (Replaced by NPF4 policy 7c)	Proposals to alter or extend a listed building will be permitted where a) those alterations or extensions are justified; b) there will be no unnecessary damage to historic structures or diminution of its interest; and c) where any additions are in keeping with other parts of the building.
LDP: Caring for the Environment 09/06/28	Policy Env 5 Conservation Areas – Demolition of Buildings (Replaced by NPF4 policies 7f & 7g)	Proposals for the demolition of an unlisted building within a conservation area but which is considered to make a positive contribution to the character of the area will only be permitted in exceptional circumstances and after taking into account the considerations set out in Policy Env 2 above. Proposals for the demolition of any building within a conservation area, whether listed or not, will not normally be permitted unless a detailed planning application is approved for a replacement building which enhances or preserves the character of the area or, if acceptable, for the landscaping of the site.
LDP: Caring for the Environment	Policy Env 6 Conservation Areas – Development (Replaced by NPF4 policies 7d & 7e)	Development within a conservation area or affecting its setting will be permitted which: a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and c) demonstrates high standards of design and utilises materials appropriate to the historic environment. Planning applications should be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.

Policy	Policy No.	Policy Wording
LDP: Caring for the Environment	Policy Env 7 Historic Gardens and Designed Landscapes (Replaced by NPF4 policy 7i)	Development will only be permitted where there is no detrimental impact on the character of a site recorded in the Inventory of Gardens and Designed Landscapes, adverse effects on its setting or upon component features which contribute to its value. Elsewhere, adverse effects on historic landscape features should be minimised. Restoration of Inventory sites and other historic landscape features is encouraged.
LDP: Caring for the Environment	Policy Env 8 Protection of Important Remains (Replaced by NPF4 policy 7h)	Development will not be permitted which would: a) adversely affect a scheduled monument or other nationally important archaeological remains, or the integrity of their setting b) damage or destroy non-designated archaeological remains which the Council considers should be preserved in situ.
LDP: Caring for the Environment	Policy Env 9 Development of Sites of Archaeological Significance (Replaced by NPF4 policy 7o)	Planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and, if requested by the Council, a field evaluation, that either: a) no significant archaeological features are likely to be affected by the development or b) any significant archaeological features will be preserved in situ and, if necessary, in an appropriate setting with provision for public access and interpretation or c) the benefits of allowing the proposed development outweigh the importance of preserving the remains in situ. The applicant will then be required to make provision for archaeological excavation, recording, and analysis, and publication of the results before development starts, all to be in accordance with a programme of works agreed with the Council.
LDP: Caring for the Environment	Policy Env 11 Special Landscape Areas (Replaced by NPF4 policy 4d)	Planning permission will not be granted for development which would have a significant adverse impact on the special character or qualities of the Special Landscape Areas shown on the Proposals Map

Policy	Policy No.	Policy Wording
LDP: Caring for the Environment	Policy Env 13 Sites of International Importance	Development likely to have a significant effect on a 'Natura 2000 site' will be permitted only if either: a) the development will not adversely affect the integrity of the area; or b) it has been demonstrated that: c) there are no alternative solutions and d) there are imperative reasons of overriding public interest for permitting the development, including reasons of a social or economic nature. e) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected
LDP: Caring for the Environment	Policy Env 14 Sites of National Importance (Replaced by NPF4 policy 4c)	Planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law, unless: a) there is an overriding public need for the development and it is demonstrated that there is no alternative b) a full survey has been carried out of the current status of the species and its use of the site c) there would be no detriment to the maintenance of the species at 'favourable conservation status*' d) suitable mitigation is proposed
LDP: Caring for the Environment	Policy Env 16 Species Protection (Replaced by NPF4 policy 4f)	Planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law, unless: a) there is an overriding public need for the development and it is demonstrated that there is no alternative b) a full survey has been carried out of the current status of the species and its use of the site c) there would be no detriment to the maintenance of the species at 'favourable conservation status*' d) suitable mitigation is proposed b) a full survey has been carried out of the current status of the species and its use of the site

Policy	Policy No.	Policy Wording
LDP: Caring for the Environment	Policy Env 19 Protection of Outdoor Sports Facilities (Replaced by NPF4 policy 21a)	In addition to the requirements of Policy Env 18, the loss of some or all of a playing field or sports pitch will be permitted only where one of the following circumstances applies: a) The proposed development is ancillary to the principal use of the site as outdoor sports facilities b) The proposed development involves a minor part of outdoor sports facilities and would not adversely affect the use or potential of the remainder for sport and training c) An alternative outdoor sports facility is to be provided of at least equivalent sporting value in a no less convenient location, or existing provision is to be significantly improved to compensate for the loss d) The Council is satisfied that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and the site can be developed without detriment to the overall quality of provision.
Housing and Community Facilities	Policy Hou 9 Sites for Gypsies, Travellers and Travelling Showpeople (Replaced by NPF4 policy 16d)	The development of a site for caravans for gypsies, travellers and/or travelling showpeople will be permitted provided: a) it has been demonstrated that a site is needed in the location proposed b) the site would not detract from the character and appearance of the area c) the site would not detract from the amenity currently enjoyed by residents in the area d) the site can be adequately screened and secured and provided with essential services e) it has been demonstrated that the site will be properly managed.
LDP: Transport	Policy Tra 5 City Centre Public Parking (Not compatible with NPF4 policy 13 on Sustainable Transport)	Planning permission will be granted for well-designed, short-stay, public off-street car parks at suitable locations in the City Centre to meet the needs of shoppers and leisure visitors, provided there will be no adverse effects for the historic environment.
LDP: Resources and Services	Policy RS 1 Sustainable Energy (Replaced by NPF4 policies 11a, 12g & 19e)	Planning permission will be granted for development of low and zero carbon energy schemes such as small scale wind turbine generators, solar panels and combined heat and power/district heating/energy from waste plants and biomass/woodfuel energy systems provided the proposals: a) do not cause significant harm to the local environment, including natural heritage interests and the character and appearance of listed buildings and conservation areas b) will not unacceptably affect the amenity of neighbouring occupiers by reason of, for example, noise emission or visual dominance.

Policy	Policy No.	Policy Wording
LDP: Resources and Services	Policy RS-4 Waste- Disposal Sites (Replaced by NPF4 policy 12e)	Planning permission for new landfill or land raise sites will not be granted. An exception may be made where it is demonstrated that there will be significant environmental benefits and no dis-benefits and the proposal will address an identified shortfall in landfill capacity established at the national or regional level.

KEY	
text	NPF4 Policies
text	LDP Policies
text	LDP Policies that are incompatible with NPF4
[Green Box]	NPF4 Part 2 Sustainable Places Policies
[Orange Box]	NPF4 Part 2 Liveable Places Policies
[Purple Box]	NPF4 Part 2 Productive Places Policies

Planning Committee

2.00pm, Wednesday, 18 January 2023

Edinburgh Urban Design Panel - Annual Review

Executive/routine Wards Council Commitments	Routine All
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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 for the voluntary contributions made by the Panel members to the design review process;
 - 1.1.3 Agree to a liaison meeting with members of the Panel; and
 - 1.1.4 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 Givan, Chief Planning Officer and Head of Building Standards

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

Edinburgh Urban Design Panel – Annual Review

2. Executive Summary

- 2.1 The Edinburgh Urban Design Panel contributes to the aim of raising the quality and sustainability of new development in the city.
- 2.2 The purpose of this report is to summarise the findings from the annual review of the 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 and promote sustainable development and equality 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).
- 3.3 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.
- 3.4 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 on future planning applications.
- 3.5 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 manager, acting in a facilitating role, and serviced by planning officers with design skills.

- 3.6 The Panel first met in March 2009 and has reviewed almost 240 development proposals over the past 14 years. There is a requirement that an annual review of effectiveness is reported to the Planning Committee annually, which is the purpose of this report.

4. Main report

- 4.1 The annual review of the Panel's work programme and operations was carried out on 8 December 2022. The report of that meeting is attached in Appendix 2.
- 4.2 From May 2020, the Panel continued their business by meetings which were held virtually 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 generally working well. Operational improvements were discussed and agreed. It was also suggested that occasionally there may be benefit for the meetings to be held on site and therefore the Panel's functions should be updated to reflect this potential. The updated Remit, Functions, Roles and Procedures are attached in Appendix 3 for approval.
- 4.3 During 2022, the Panel carried out eight reviews of emerging development proposals and one Council led active travel/public realm project. Also, the Panel provided informal comments for two council led projects.
- 4.4 Panellists expressed an interest in suggesting development for review by the Panel and receiving regular updates on the status of projects following reviews. This will be addressed by the Panel's secretariat.
- 4.5 In relation to integrating equality and women's safety into Panel advice, this has been addressed in some Panel reports since it became part of the Panel's remit earlier this year. To bolster knowledge in this area it was agreed that training will be provided to the Panel in 2023.
- 4.6 In addition to the Panel members forming part of the Annual Committee Planning Tour, it was suggested that a liaison meeting be set up between Panel members and Councillors of the Planning Committee to discuss the work of the Panel including how equality and women's safety is being integrated into Panel advice. It is recommended this meeting is arranged.
- 4.7 Given the contributions made by Panel members to the design review process is voluntary, it was agreed this should be stated in the Panel's Remit, Function, Roles and Procedures and this is now reflected in Appendix 3.

5. Next Steps

- 5.1 If Committee approve the recommendations in this report:
 - 5.1.1 The operational improvements and revised Remit, Function, Roles and Procedures of the Panel will be implemented; and
 - 5.1.2 A liaison meeting will be arranged between Panel members and Councillors of the Planning Committee to discuss the work of the Panel.

6. Financial impact

- 6.1 There are no financial impacts 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 [Edinburgh Urban Design Panel](#)

9. Appendices

- 9.1 Appendix 1 – List of Edinburgh Urban Design Panel Organisations (2022).
- 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 (2021)

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;
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.

APPENDIX 2

EDINBURGH URBAN DESIGN PANEL		REPORT of MS TEAMS meeting held on 08 December 2022	
2022 Annual Review			
Attendees			
David Givan	Chair – City of Edinburgh Council	Emily Peel Yates	Landscape Institute Scotland
Terry Levinthal	The Cockburn Association	Charles Strang	EAA
Steven Robb	Historic Environment Scotland	Ben Ranger	EAA
Graham Marchbank	RTPI Scotland	Ana Garcia	ESALA
PC Samantha Campbell	Police Scotland	Frazer McNaughton	Naturescot
Emily Peel Yates	Landscape Institute Scotland		
Dr Caroline Brown	Heriot Watt University		
Susan Horner, Secretariat	City of Edinburgh Council	Una Lee, Secretariat	City of Edinburgh Council
Apologies			
Christina Sinclair	EWHT	Edinburgh Napier University	
Sam Campbell	Police Scotland		

Summary

This report summarises the discussion, recommendations and actions from the Edinburgh Urban Design Panel's Annual Review of 2022. 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 within its Remit, Function, Roles and Procedures with the operation adapted to suit the virtual platform. The Chair thanked the Panel members for their support and contributions during the past year.

Introduction

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.

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.

To assist and inform discussion at this year's Panels review two presenters' surveys have been carried out and Panel feedback 2x2 suggestions. The results of both were presented at the start of the meeting.

Remit Function Roles and Procedures

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.

It was noted that given the Panel offers voluntary advice this should be made clearer in the Panel's remit, function, roles and procedures.

Recommendation and actions:

Secretariat to recommend to Planning Committee that the Panel's Remit, Functions, Roles and Procedures be revised to state the above.

National Planning Framework 4

The Chair outlined the emerging policy context with respect to NPF4.

It was suggested and agreed that training/briefing should be provided to the Panel early next year one NPF4.

Recommendations and actions:

Secretariat to note above.

Integrating Equality into Panel advice

In relation to integrating equality and women's safety into Panel advice this has been addressed in some reports since it became part of the Panel remit. It was agreed not to expand the Panel's core membership organisations, but to bolster the Panel's knowledge. To achieve this it was agreed that training will be provided to the Panel in 2023 and as noted below discussed as part of the work of the Panel at a liaison meeting with Councillors of the Planning Committee.

Recommendations and actions:

Secretariat to recommend to Planning Committee

Virtual Panel Meetings

From May 2020, Panel meetings have been 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 the Panel's Remit, Function, Roles and Procedures.

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 a virtual format.

It was agreed that the guidance for presenters need to be updated to provide a greater focus on getting the best out of Panel reviews. This may also include a short meeting with the presenting team.

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. As part of this refresh it is to be made more bespoke for different project / different locations. Also, as part of this, presenters will be prompted to set out any issues they would like the Panel to consider.

The Council's Planning Issues Paper which sets out key planning considerations is to be refreshed to provide a greater focus on urban design issues.

The Panel's report/advice is to be refreshed to make it more focused on the advice being provided to the presenting team.

It was agreed that occasionally there may be benefits for meetings to be held on site and therefore the Panel's remit, function, roles and procedures should be revised.

Recommendation and actions:

Secretariat to review the presenters pro forma and provide additional briefing to the presenters.

Secretariat to review the Planning Issues Paper.

Secretariat to review the structure of the Panel's report.

Secretariat to recommend to Planning Committee that the Panel's Remit, Functions, Roles and Procedures be revised to state the above.

2022 Work Programme

The Panel first met in March 2009 and has reviewed almost 240 development proposals over the past 14 years.

The Panel normally will carry out about 22 reviews in a year. However, this year as last year due to the COVID-19 pandemic the Panel carried out 8 reviews.

All of these reviews were of development proposals within the city, all of which have resulted or are expected to result in planning applications.

The Panel also reviewed a council led active travel/public realm project and provided informal comments to two council led projects.

The Panel expressed an interest in suggesting development for review and to receive regular updates of projects following review.

Recommendations and actions:

Secretariat noted the above and will prepare updates on the status of projects following reviews.

Planning Committee

The Chair noted that Panel organisations will be invited to next year's Planning Committee Tour. In addition to this it was suggested and agreed that a liaison meeting could be set up between Panel members and Councillors of the Planning Committee to discuss the work of the Panel including how equality and woman's safety in being integrated into Panel advice.

Recommendation and actions:

Secretariat to recommend to Planning Committee the above.

Any Other Business:

A liaison meeting has been set up with the EAA for early in the new year.

The Edinburgh Urban Design Panel
Remit, Functions, Roles and Procedures

January 2023

About the Edinburgh Urban Design Panel



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 independent 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, **who operate on a voluntary basis**, 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 'Golden Triangle' site (Greenhill).

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 or the proposals at a later stage.



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, the virtual format or very occasionally depending on the project for review on site. 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 Thursday 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 equality, 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.

Functions

The Edinburgh Urban Design Panel will:

- 6 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;
- 7 at the Panel meeting, be presented with the sustainability strategy and design aspects of proposals in a concise and comprehensive manner possible;
- 8 seek to reach consensus on the advice to be provided and explain the rationale for this;
- 9 agree key priorities and provide written advice which summarises the discussion held at the Panel meeting;
- 10 allow advice to be viewed by the public once a planning application has been made.

Roles

The Edinburgh Urban Design Panel members will:

- 11 provide advice which draws on their professional knowledge and / or experience;
- 12 advise their respective organisations of the Panel's views;
- 13 adhere to the principles of conduct for the Edinburgh Urban Design Panel;
- 14 expect honesty and openness from all presenters to the Panel;
- 15 expect an undertaking from presenters to consider, reflect and take into account the advice provided in the development of the design;
- 16 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;
- 17 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

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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