

Notice of meeting and agenda

Planning Committee

10.00 am Friday, 24th March, 2023

Dean of Guild Court Room - City Chambers

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

Contacts

Email: taylor.ward@edinburgh.gov.uk / lesley.birrell@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 18 January 2023 - submitted for approval as a correct record 7 - 10

5. Business Bulletin

- 5.1 Planning Committee Business Bulletin 11 - 18

6. Development Plan

- 6.1 Proposed Compulsory Purchase Order – Granton Waterfront (Phase 1) Regeneration Site – Report by the Executive Director of Place 19 - 62

7. Planning Policy

- | | | |
|------------|--|----------|
| 7.1 | Annual Review of Guidance – Report by the Executive Director of Place | 63 - 70 |
| 7.2 | Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth – referral from the Policy and Sustainability Committee | 71 - 112 |

8. Planning Process

- | | | |
|------------|--|-----------|
| 8.1 | Funding Third Sector Delivery Partners: Edinburgh World Heritage and Edinburgh and Lothians Greenspace Trust – Report by the Executive Director of Place | 113 - 122 |
| 8.2 | Changes to the pre-application advice service – Report by the Executive Director of Place | 123 - 134 |

9. Planning Performance

- 9.1** None.

10. Conservation

- 10.1** None.

11. Motions

- 11.1** Motion by Councillor Osler - Non – Determination
“Committee
1. Supports and encourages communities to engage within

the planning process

2. Notes the volume and complexity of applications having to be considered in Edinburgh by the City of Edinburgh Planning Department in comparison to other Local Authorities
3. Notes and the supports the rights of applicants to have planning applications considered within a timely manner as set out by the Scottish Government
4. Notes that there is an option available to an applicant to appeal to Scottish Government's Planning and Environmental Appeals Division (DPEA) for the non-determination of an application if it has passed its time period for decision as set by planning legislation via the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 or a time period that has been otherwise agreed by officers and the applicant
5. Recognises that the determination of an application can be delayed by the granting of a request for a hearing
6. Notes that some applicants choose to withdraw an application from consideration by the Development Management Sub Committee on the basis of non determination when a decision is delayed due to a hearing being granted
7. Therefore requests the Planning Convener write to Minister for Public Finance, Planning and Community Wealth asking that consideration be given to extending the time limit for determination in cases where an application has been continued for a Hearing to allow for communities and other interested stakeholders to have their voices heard."

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 Taylor Ward, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email taylor.ward@edinburgh.gov.uk / lesley.birrell@edinburgh.gov.uk

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to the Council's online [Committee Library](#).

Live and archived webcasts for this meeting and all main Council committees can be viewed online by going to the Council's [Webcast Portal](#).

Webcasting of Council meetings

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Minutes

Planning Committee

2.00pm, Wednesday 18 January 2023

Present

Councillors Dalglish (Convener), Beal, Booth, Cameron, Gardiner, Hyslop, Jones, Mowat, O'Neill and Osler.

1. Minutes

Decision

- 1) To approve the minute of the Planning Committee of 2 November 2022 as a correct record.
- 2) To approve the minute of the Planning Committee of 30 November 2022 as a correct record.

2. Business Bulletin

The Planning Committee Business Bulletin for 18 January 2023 was submitted.

Decision

- 1) To note the Business Bulletin.
- 2) To agree that the Chief Planning Officer would look at ways that the Council could ensure planning policies were being enforced and to look into whether the issue of housing loss was raised in enforcement enquiries.
- 3) To agree that Officers would share details of student accommodation with regard to the housing market update.
- 4) To agree to circulate a briefing with details regarding the formation and composition of the Seafield Sounding Board and to agree that the membership would be reviewed as it listed the previous Convener of the Housing, Homelessness and Fair Work Committee as a member.

(Reference – Business Bulletin 18 January 2023, submitted.)

3. National Planning Framework 4: Update

An update was provided on the Revised Draft National Planning Framework 4 (NPF4) which was expected to be adopted by Ministers in early 2023.

Decision

- 1) To note National Planning Framework 4 (NPF4) was approved by the Scottish Parliament and was expected to be adopted by Ministers in early 2023. NPF4 would form part of the Council's development plan.
- 2) To note the new policy framework (Appendix 1 of the report) which would be used to guide planning decisions.
- 3) To delegate authority to officers to update the Policy Framework.
- 4) To note the policy framework would be uploaded on to the Council website and a link would be shared with Members of the Committee.

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

4. Edinburgh Urban Design Panel - Annual Review

Details were provided of the findings from the annual review of the Edinburgh Urban Design Panel's work. A series of recommendations and actions were proposed for approval.

Motion

- 1) To note the findings of the Edinburgh Urban Design Panel's annual review.
 - 2) To record Committee's appreciation for the voluntary contributions made by the Panel members to the design review process.
 - 3) To agree to a liaison meeting with members of the Panel.
 - 4) To agree the revised Remit, Function, Roles and Procedures of the Panel, as set out in Appendix 3 of the report.
- moved by Councillor Dalgleish, seconded by Councillor Cameron

Amendment

- 1) To note the findings of the Edinburgh Urban Design Panel's annual review.
- 2) To record Committee's appreciation for the voluntary contributions made by the Panel members to the design review process.
- 3) To agree to a liaison meeting with members of the Panel.
- 4) At this meeting, discuss gender mainstreaming, review the gender balance of the panel and membership organisations, and identify gaps in intersectional views and processes.
- 5) Welcome the interest in training on women's equality and, in light of the introduction of National Planning Framework 4 (NPF4), identify where other equality and inclusion training was necessary and how strong the Panel's impact would be with regards to these issues.
- 6) Request a briefing on how the views and experiences of minority groups were represented on the Panel - and in the Planning process - with specific reference to impact assessments.

7) To agree the revised Remit, Function, Roles and Procedures of the Panel, as set out in Appendix 3 of the report.

- moved by Councillor O'Neill, seconded by Councillor Booth

In terms of Standing Order 22(12), the Amendment was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Dalglish:

- 1) To note the findings of the Edinburgh Urban Design Panel's annual review.
- 2) To record Committee's appreciation for the voluntary contributions made by the Panel members to the design review process.
- 3) To agree to a liaison meeting with members of the Panel.
- 4) At this meeting, discuss gender mainstreaming, review the gender balance of the panel and membership organisations, and identify gaps in intersectional views and processes.
- 5) Welcome the interest in training on women's equality and, in light of the introduction of National Planning Framework 4 (NPF4), identify where other equality and inclusion training was necessary and how strong the Panel's impact would be with regards to these issues.
- 6) Request a briefing on how the views and experiences of minority groups were represented on the Panel - and in the Planning process - with specific reference to impact assessments.
- 7) To agree the revised Remit, Function, Roles and Procedures of the Panel, as set out in Appendix 3 of the report.

(References – Planning Committee, 23 February 2022 (item 8); report by the Executive Director of Place, submitted)


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Business Bulletin

Planning Committee

10.00am, Friday, 24 March 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 2030 update

On 20 February 2023 the Directorate for Planning and Environmental Appeals confirmed the appointment of Ms Claire Milne as Reporter for the Examination of City Plan 2030 along with the commencement of the first part of the Examination, of the Statement of Conformity with the Participation Statement (see Appendix 1). Other Reporters may be appointed to assist with the Examination.

The Examination of the plan and the unresolved representations, as set out in the Schedule 4 documents approved at Planning Committee on 30 November 2022, will commence on the conclusion of the first part of the Examination or four weeks (20 March 2023) from the date of the appointment of the Reporter, whichever is the later.

The above is being advertised in accordance with statutory requirements.

Contact:

[Iain McFarlane](#)

City Plan Programme Director

Seafield update

Following the update to January Planning Committee, Members asked for further clarification of membership.

The elected member representation on the Seafield Sounding Board was set by the Policy and Sustainability Committee on 20 April 2021 and 3 August 2021. The Committee has not specified or restricted the wider membership of the Sounding Board which is modelled after the Fountainbridge Sounding Board. Membership of the Sounding Board by community councils and other community organisations is on the basis of the organisation itself being represented, not by named individuals; the individual representing each organisation will vary from time to time depending upon availability. In principle, this can result in more than one individual attending from the organisations in question, but this is not considered to be of concern given attendance at the Sounding Board does not confer voting rights.

As the Seafield regeneration is aimed to be an exemplar of community-led regeneration, Council officers have been keen to encourage widespread community participation. The size and composition of the Sounding Board are not considered to be of concern at this time but could be

Contact:

[Kyle Drummond](#)

Programme Development Officer

revisited in future if the chair were to take the view that the Sounding Board was unwieldly.

As such, meeting notes will reflect the attendance, without specifying membership. Please note that Ewan Aitken has resigned as Chair and Councillor Joan Griffiths chaired the Board on an interim basis while Board members have been asked to nominate a replacement Chair.

It is expected that the outputs of the engagement and design process, in a masterplan and place brief, will be ready in July of this year and will be reported to Planning Committee in due course.

Student Accommodation

Following the market update to January Planning Committee, Members asked questions about Purpose Built Student Accommodation (PBSA). Officers advised they would share mapping of the concentration of PBSA as an update (Appendix 2).

Contact:

[David Givan](#)

Chief Planning Officer and Head of Building Standards

Appendix 1

Planning and Environmental Appeals Division

(DPEA)



Telephone: 0131 244 8173

E-mail: Morag.Smith@gov.scot

City of Edinburgh Council

Sent By E-mail

Our ref: LDP-230-3

Planning Authority ref: CP2030submission

20 February 2023

Dear Sir/Madam

EDINBURGH LOCAL DEVELOPMENT PLAN - PROPOSED CITY PLAN 2030

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING) (SCOTLAND) REGULATIONS 2008

I am writing in response to your letter of 8 December 2022 to advise you that on 20 February 2023 Scottish Ministers appointed Ms Claire Milne BSc(Hons), DipTP, MBA, MRTPI to carry out the examination of the above proposed plan in accordance with Section 19 of the Town and Country Planning Scotland Act 1997 (as amended).

The reporter will now commence the examination of conformity with the planning authority's participation statement as required by Section 19(4) of the Act. I can also confirm that to comply with Section 19(7) of the Act, the examination of the above proposed plan under Section 19(3) of the Act will not commence until the examination of conformity with the participation statement has concluded, or until four weeks from the date of the appointment of the reporter, whichever is the latter. Therefore, the earliest date upon which the examination of issues raised in representations will commence is 20 March 2023.

Please note that additional reporters may be appointed to aid the speedy delivery of the report and you will be advised of any further appointments.

Attached is a sample press notice and sample letter, which you may wish to use to notify parties that the proposed plan has been submitted for examination. Please advise when parties have been notified and which newspaper the press notice has been published in and date.

Planning Committee – 24 March 2023

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For budgeting purposes, I can confirm that we will be charging a daily rate for reporters and development plan administrators of £400 and £160 respectively.

Information about the examination and the issues being addressed by the reporters can also be found on our publication website at:

<https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=122878>

Further guidance on the examination process is available from the Scottish Government's website using the weblink below:

<https://beta.gov.scot/policies/planning-architecture/development-plans/>

A guidance note that explains development plan examinations for people who have submitted representations is available at the weblink below:

<https://beta.gov.scot/publications/development-plan-representations-guidance/>

If you need any further information, please do not hesitate to contact me using the contact details above.

Yours sincerely

Morag Smith

MORAG SMITH

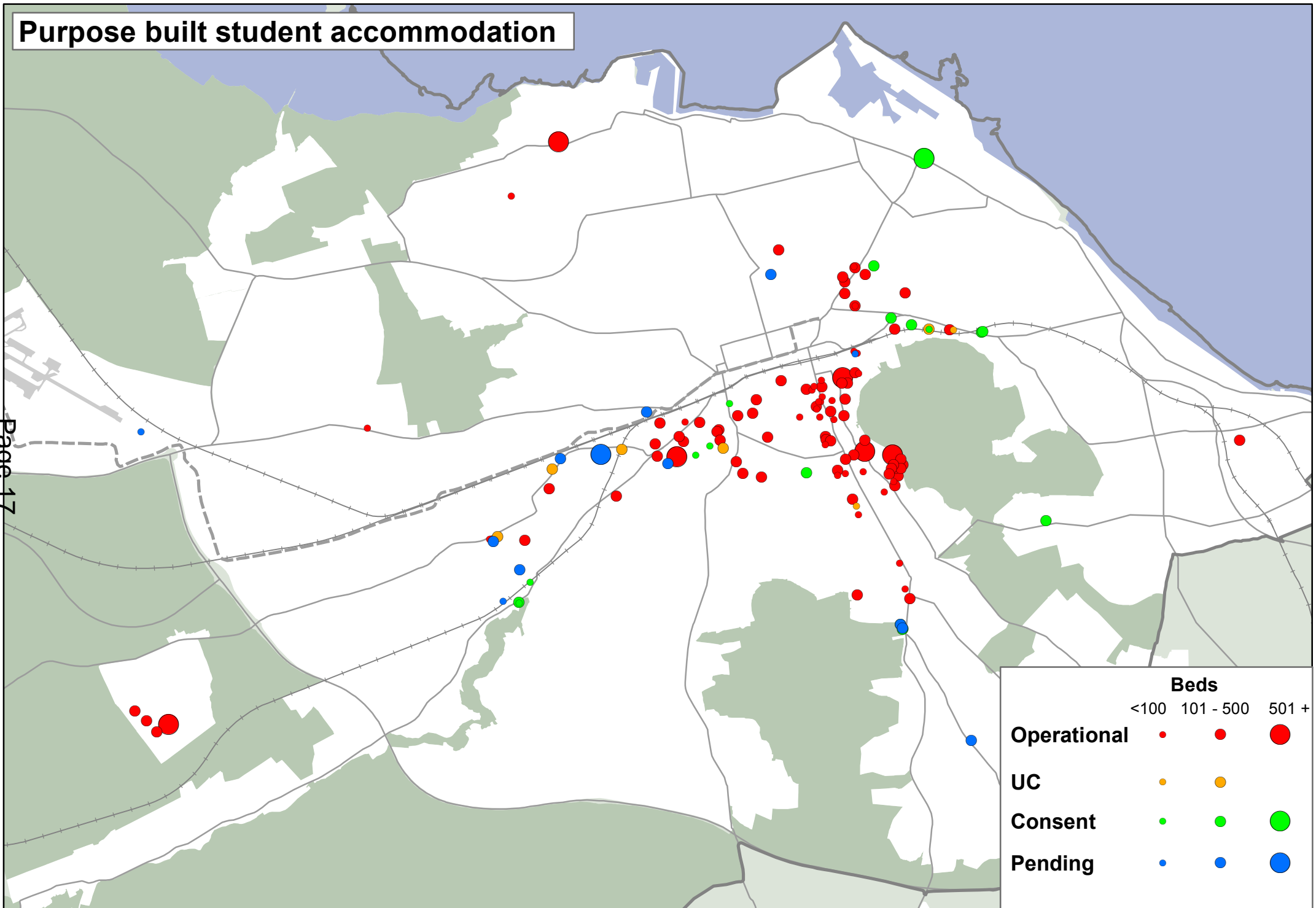
Case Officer

Planning And Environmental Appeals Division



Purpose built student accommodation

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Planning Committee

10.00am, Friday, 24 March 2023

Proposed Compulsory Purchase Order – Granton Waterfront (Phase 1) Regeneration Site

Executive/routine Ward Council Commitments	Executive 4 - Forth
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1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 Agrees to pursue a Compulsory Purchase Order (CPO) for seven parcels of land within the Granton Waterfront (phase 1) regeneration site and instructs the Council Solicitor to commence proceedings;
 - 1.1.2 Notes that it is intended to submit a draft CPO to the next available meeting of the City of Edinburgh Council for authority to exercise compulsory purchase powers; and
 - 1.1.3 Notes that the Council will continue to seek a negotiated acquisition of the parcels of land in parallel with the CPO process.

Paul Lawrence

Executive Director of Place

Contact: Sat Patel, Programme Director

E-mail: Satyam.patel@edinburgh.gov.uk | Tel: 07599 102056

Proposed Compulsory Purchase Order – Granton Waterfront (Phase 1) Regeneration Site

2. Executive Summary

- 2.1 This report seeks approval to use the Council's compulsory purchase powers to promote a Compulsory Purchase Order (CPO) for seven small parcels of land extending to around 3,452 sqm within the Granton Waterfront (Phase 1) regeneration site. The Order will be progressed using the provisions of and the powers available to the Council under Section 189 of the Town and Country Planning (Scotland) Act 1997.
- 2.2 Ownership and control of this land is required for the development of Phase 1 'Heart of Granton' within the wider Granton Waterfront regeneration area in accordance with the consented Granton Waterfront [Development Framework](#) and agreed delivery strategy as set out in the [Granton Waterfront Outline Business Case](#).

3. Background

- 3.1 Granton Waterfront is included as a National Development within NPF4 which supports the regeneration of strategic sites along the Edinburgh Waterfront.
- 3.2 Granton Waterfront sits as a strategic priority area within the Edinburgh Local Development Plan (2016) (LDP) which sets out principles for the development of Edinburgh's Waterfront. The area was identified for housing-led, mixed-use development.
- 3.3 Granton Waterfront is one of seven strategic sites prioritised for delivery as part of the Edinburgh and South East Scotland City Region Deal.
- 3.4 On [26 February 2020](#) the Planning Committee approved the Development Framework for Granton Waterfront as non-statutory planning guidance, setting out the vision and key principles for all future development (See Appendix 1 for the development framework area).
- 3.5 On [5 October 2021](#), the Policy and Sustainability Committee approved the Granton Waterfront Regeneration Outline Business Case (OBC) which in line with the approved Development Framework sets out a phasing strategy for the delivery of around 3,000 net zero carbon homes, a primary school, a health centre, commercial

and cultural space and a new coastal park. These new uses will be supported by new cycling and walking routes and enhanced public transport connections. Committee also approved the activities required to produce a Final Business Case (FBC) for Phase 1 'Heart of Granton', which includes procurement of a development partner (see Appendix 2 for boundary of Phase 1 'Heart of Granton').

- 3.6 In June 2022, following a competitive procurement process, the Council announced Cruden Homes East Ltd as the preferred bidder to take forward Phase 1 of the regeneration. A Pre-Development Agreement has now been signed, and over the next 12-18 months, the Council will work in partnership with Cruden Homes East Ltd to take forward the pre-development works to include the detailed design for around 750 net zero homes for sale and rent, commercial space, new and enhanced sustainable transport infrastructure and high-quality public realm which will connect the surrounding communities with their waterfront.
- 3.7 Gateways have been built into the pre-development period. At the end of stage 1 of the pre-development period (up to the submission of Planning), a report will be brought to Committee seeking approval of the FBC and the authority to enter into the delivery stage of Phase 1. This would be on the basis of the final price at the end of stage 2 of the pre-development period (statutory consents and tendered package of works) being in line with the affordability envelope set out in the FBC. It is anticipated that at the end of the pre-development period, the Council will enter into the delivery phase and a development agreement with Cruden Homes East Ltd, with site start commencing around summer 2024.
- 3.8 Alongside this, the Council is progressing the business case stages for a low carbon heat network in Granton. Procurement and delivery timescales for this will be aligned with the development master programme to ensure that this is operational in time to allow connection to the new homes being delivered through Phase 1.
- 3.9 In addition to the Council's Phase 1 works, the National Galleries of Scotland has plans to deliver 'The Art Works' as part of the 'Heart of Granton'. This facility will care for, research, and share Scotland's art collection. As a key part of the regeneration of Granton Waterfront, the building and land will be a cultural focal point for the local community, offering new space for all to share and enjoy. A detailed Planning application for this facility was submitted mid-March 2023. A key active travel route as set out in the Granton Waterfront Development Framework and also identified as a key transport action for the north west of the city highlighted in LDP Action Programme (Dec 2021, Action Reference no. TR-SA-NWLOC-6), will run through this site connecting West Granton Road with Waterfront Avenue and then on to West Shore Road through future developments. 'The Art Works' with supporting infrastructure is anticipated to start on site early 2024.
- 3.10 Within the wider Granton Waterfront area, the Council has accelerated the regeneration through a number of 'early action projects'. These projects to deliver 519 net zero homes for sale and rent and three commercial units within Granton Waterfront are well underway with first homes due for completion late 2023. In addition, works to bring back to life dilapidated heritage assets at Granton Station

are now complete with Wasps, a registered charity, providing affordable studios to support artists, makers and creative industries due to take over the building later this year. Works to restore the Granton Gasholder and create a new city park within its frame commenced on 9 January 2023 with completion due summer 2024.

4. Main report

- 4.1 This report recommends that steps are taken to use a CPO to acquire seven plots of land as shown in Appendix 3 using the provisions of and the powers available to the Council under Section 189 of the Town and Country Planning (Scotland) Act 1997 to enable delivery of the Phase 1 'Heart of Granton'.
- 4.2 Following title searches and investigation, it is understood that the seven plots of land are held in various ownership with their current uses set out below. Further detail on each of these sites and how they relate to the proposed phase 1 'Heart of Granton' development is provided in Appendix 4.
- Area 1 is 1,522.87 sqm and is an area of land directly off West Granton Road. This area consists of shrubs and a pedestrian footpath to the southwest of Lidl. It will form the entrance to a north-south active travel route from West Granton Road to Waterfront Avenue and eventually onto West Shore Road as identified in the LDP action plan;
 - Area 2 is 546.70 sqm consisting of operational commercial units identified as 306 West Granton Road. This site also includes four advertising boards;
 - Area 3 is 398.34 sqm and includes an operational commercial unit identified as 316 -318 (basement) West Granton Road alongside an area of footpath and carriageway to the front and shrubland to the rear;
 - Area 4 is 184.42 sqm and is an area of land identified as forming part of an adopted footpath and located at the junction of West Granton Road and Waterfront Broadway;
 - Area 5 is 49.30 sqm and is an area of overgrown shrubland to the rear of no 318 West Granton Road;
 - Area 6 is 729.30 sqm and is an area of land running east-west and north-south forming part of an overgrown access road servicing former commercial units that have been vacant and derelict (318 -328) for a period of time and operational commercial unit (316 – 318 basement) which is part of this CPO. The north-south strip continues into vacant shrubland and crosses over a diagonal active travel route; and
 - Area 7 is 21.99 sqm and forms part of a grass verge adjoining the access road servicing a commercial unit, No 316 West Granton Road.
- 4.3 The Council has undertaken constructive dialogue with all the landowners. Negotiations to date have been positive and it is hoped that an agreement can be reached for the voluntary acquisition of all seven plots. However, it is important that

the Council acquires title to the land within a reasonable timeframe to allow the developer(s) to start on site within their current programme during 2024.

- 4.4 The Council needs to commence the compulsory purchase process in line with the 1997 Act to ensure that title to the land can be acquired timeously. The CPO is a safeguard and will only be implemented if the land has not been acquired by agreement before the Development Agreement is awarded for Phase 1, which is expected to be mid-2024. In addition, 'The Art Works' which will be delivered by the National Galleries of Scotland, is due to commence on site early 2024.
- 4.5 Section 189 states:
- (1) A local authority shall, on being authorised to do so by the Secretary of State, have power to acquire compulsorily any land in their area which:
 - (a) is suitable for and is required in order to secure the carrying out of development, redevelopment or improvement; and
 - (b) is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.
 - (2) A local authority and the Secretary of State in considering for the purposes of subsection (1)(a) whether land is suitable for development, redevelopment or improvement shall have regard to:
 - (a) the provisions of the development plan, so far as material,
 - (b) whether planning permission for any development on the land is in force, and
 - (c) any other considerations which would be material for the purpose of determining an application for planning permission for development on the land.
- 4.6 It is considered that the requirements of s189 (1) and (2) are met. The justification for making the CPO will be set out in a Statement of Reasons which will be submitted to the Scottish Ministers when seeking confirmation of the CPO. This is attached at Appendix 5.
- 4.7 In relation to Section 189 (1)(a), the land, combined with adjacent land, is suitable for development. The Granton Waterfront Development Framework was approved by Planning Committee on [26 February 2020](#) as non-statutory planning guidance to inform future planning applications within the area.
- 4.8 In relation to section 189 (1)(b), the parcels of land are located on the Granton Waterfront Regeneration Site as shown in the Granton Waterfront Development Framework as currently approved. Areas 2 - 7 are located in positions which straddles proposed buildings or associated public realm shown in the Development Framework. It would not be possible to construct these buildings and associated public realm if the land is not acquired. Area 1 forms part of the proposed active travel network as set out in the Development Framework and LDP which continues through the site of the National Galleries of Scotland's proposed new facility 'The Art Works', connecting West Granton Road with West Shore Road. If it is not

acquired, it will not be possible to create this active travel link at this location and the ability to deliver a route through to the shore from West Granton Road will be severely compromised.

- 4.9 In relation to Section 189 (2)(a), Granton Waterfront sits within 'Edinburgh Waterfront' which is defined as a strategic priority area within the Edinburgh Local Development Plan (2016) (LDP) which sets out principles for the development of Edinburgh's Waterfront. The area is identified for housing-led, mixed use development. National Planning Framework 4 identifies Edinburgh Waterfront as a National Development under the Hierarchy of Development legislation contained in The Planning etc. (Scotland) Act 2006.
- 4.10 In relation to Section 189 (2)(b), a detailed planning application will be submitted for Phase 1 of Granton Waterfront regeneration in winter 2023.
- 4.11 The proposal to compulsorily purchase the land is in accordance with the provisions of Section 189 of the Town and Country Planning (Scotland) Act.

5. Next Steps

- 5.1 On receipt of approval of this report, a draft CPO will be submitted to the next available meeting of the City of Edinburgh Council for authority to exercise compulsory purchase powers.
- 5.2 If authority to exercise the powers is confirmed, the Council will make the CPO, issue the Statement of Reasons attached in Appendix 5 and carry out the statutory advertising and notification before submitting the CPO to the Scottish Ministers for confirmation.
- 5.3 If the CPO is confirmed, it can be implemented where necessary, and compensation agreed with the landowner.
- 5.4 In parallel, the Council will continue to seek a negotiated acquisition of the land parcels.

6. Financial impact

- 6.1 An allowance has been made in the project budget based on available valuations, to calculate the purchase price of the land.
- 6.2 The costs relating to the CPO process itself, such as preparation and promotion of the orders, will be met from existing capital budgets.

7. Stakeholder/Community Impact

- 7.1 The Granton Waterfront Development Framework was developed with significant community and other stakeholder engagement.

- 7.2 The Council has entered discussions with all the landowners with a view to acquire these assets through negotiation.
- 7.3 There are no adverse equalities, health and safety, governance, compliance or regulatory implications arising from this report. The purchase of the land will allow the completion of Phase 1 of a major regeneration project.
- 7.4 The CPO process is designed to ensure that individuals' rights are protected, and the Council are fully engaging with the process.
- 7.5 The construction of the new homes will improve the housing opportunities in the area for those on low to moderate incomes as there will be a minimum of 35% affordable homes. The homes will include 10% wheelchair accessible flats to meet tenants' changing needs.
- 7.8 The houses will be highly insulated and energy efficient meaning they require less energy to heat and therefore reducing living costs for tenants.
- 7.9 The construction of the new public realm and active travel routes is expected to deliver significant benefits in terms of health and wellbeing, social cohesion, and place-making objectives of the wider regeneration of the area.

8. Background reading/external references

8. Granton Waterfront Development Framework - Planning Committee - [26 February 2020](#).

9. Appendices

- 9.1 Appendix 1 – Development Framework Red Line.
- 9.2 Appendix 2 – Granton Waterfront Regeneration Phase 1 'Heart of Granton'.
- 9.3 Appendix 3 -.Land areas 1-7.
- 9.4 Appendix 4 – Land areas 1-7 ownership and Ordinance Survey Co-ordinates.
- 9.5 Appendix 5 - Statement of Reasons.

Appendix 1 - Development Framework Area

1.1

The Site



Fig. 1.8: Aerial Map showing Development Framework area, previous development and areas of potentially developable land

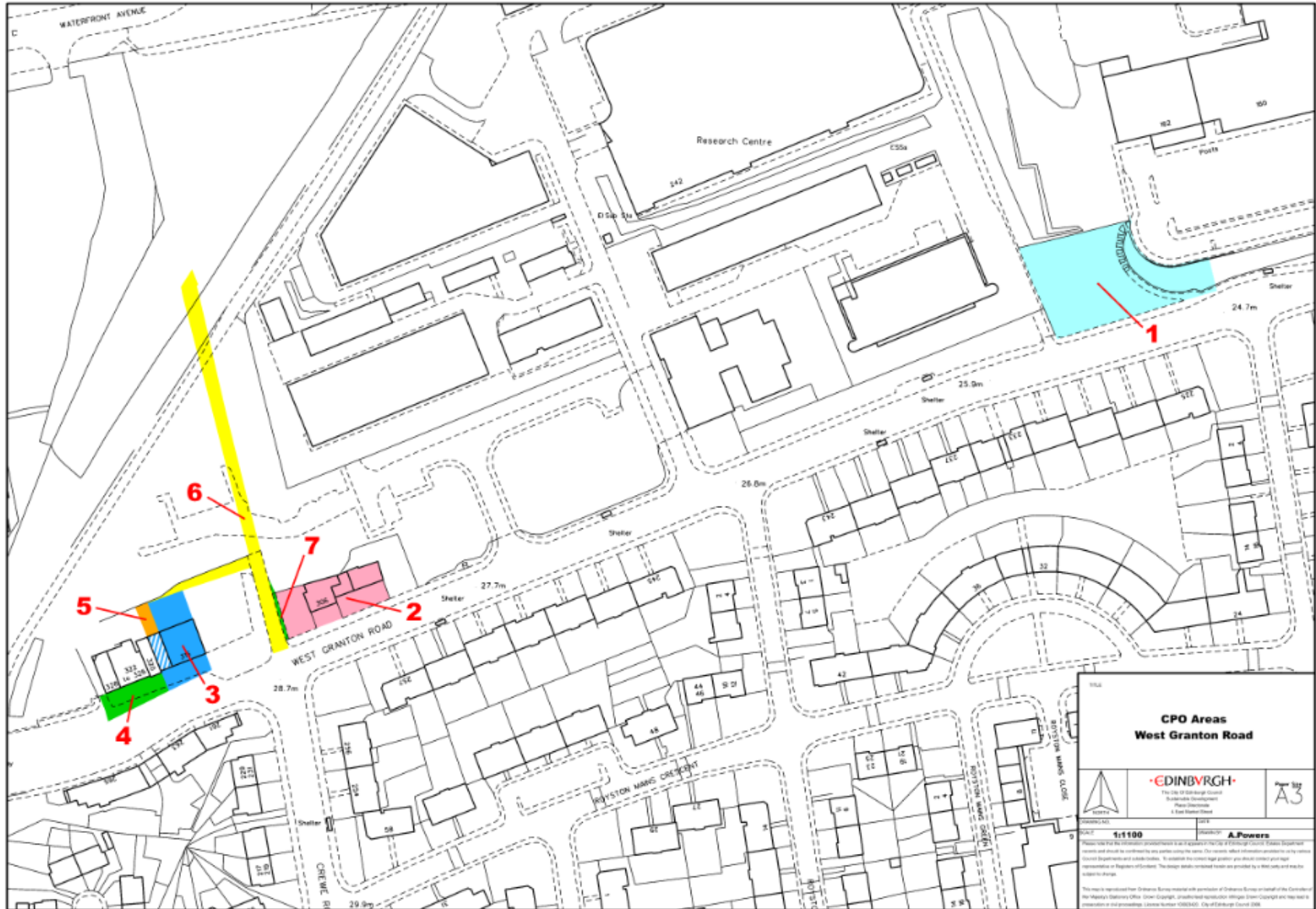
Appendix 2 – 'Heart of Granton'



Indicative CEC Phase 1 Site Boundary

Indicative NGS Site Boundary

Appendix 3 – Land Areas 1 – 7



Appendix 4 - Areas 1- 7 with Ordnance Survey co-ordinates

Land Area	Current Use	Location	Co-ordinates	Sq m	Owner
1	Shrubs and pedestrian path	West Granton Road to the south- west of Lidl	Eastings: 323033, Northings: 676840	1522.87	LIDL Great Britain Ltd
2	Commercial	306 West Granton Road	Eastings: 322770, Northings: 676731	546.7	G and L D'Inverno Limited
3	Commercial alongside an area of footpath and carriageway to the front and shrubland to the rear	316-318(basement) West Granton Road	Eastings: 322719, Northings: 676717	398.34	Mark Anthony Delicato
4	Adopted footpath	West Granton Road at junction with Waterfront Broadway	Eastings: 322703, Northings: 676699	184.42	Executors of Sir James Miller
5	Shrub land	To the rear of the basement of the vacant and derelict commercial unit 318 West Granton Road	Eastings:322708, Northings: 676724	49.3	Susan Yvonne Delicato
6	Access Road and overgrown shrubland	Forming part of an access road servicing former commercial units that have been vacant and derelict (316 -328 West Granton Road) for a period of time and also serving commercial unit (316 and the basement of 318 West Granton Road) which is part of this CPO process.	Eastings: 322741, Northings: 676758	729.30	Miller Development Limited

7	Grass verge	Adjoining the access road serving 316-328 West Granton Road	Eastings: 322754 Northings: 676725	21.99	Executors of Sir James Miller
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Appendix 5 – Statement of Reasons

STATEMENT OF REASONS: LAND FOR DEVELOPMENT AT GRANTON WATERFRONT (PHASE1) THE CITY OF EDINBURGH COUNCIL

THE CITY OF EDINBURGH COUNCIL (GRANTON WATERFRONT PHASE 1) COMPULSORY PURCHASE ORDER [2023]

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

THE ACQUISITION OF LAND (AUTHORISATION PROCEDURE) (SCOTLAND) ACT 1947

1. INTRODUCTION

- 1.1 This document is the Statement of Reasons (“**SoR**”) by the City of Edinburgh Council (“**the Council**”) for the making of a compulsory purchase order entitled “The City of Edinburgh Council (Granton Waterfront Phase 1) Compulsory Purchase Order [2023]” (“**the CPO**”).
- 1.2 This SoR has been prepared in accordance with the Scottish Government Guidance contained in Planning Circular 6/2011: Compulsory Purchase Orders. The use of compulsory purchase powers will only be justified where the public benefit in the proposed scheme clearly outweighs the private rights of affected parties. This SoR sets out the background to, the purpose of, and the justification for making the CPO.
- 1.3 The CPO relates to the acquisition of areas of land required to complete the mixed-use regeneration of Phase 1 of the Granton Waterfront site which is located to the north of Edinburgh city centre (“**the Development Site**”) in accordance with the Granton Waterfront Development Framework (“**the Development Framework**”). The regeneration of Phase 1 includes the development of new Council owned and private homes with associated heat network and energy centre, commercial units integrated into flatted housing block, a school, medical centre, culture facilities, active travel, mobility hub and public realm (“**the Scheme**”).
- 1.4 This SoR sets out the reasons the Council believes the powers of compulsory purchase contained in the CPO are justified and why this is in the public interest. The Council considers that the public benefits set out below clearly demonstrate that there is a compelling case in the public interest for the making of the CPO.

2. LAND TO BE ACQUIRED

- 2.1 The Development Site (the ‘Heart of Granton’) comprises around 17 ha of land in majority Council ownership and around 4 ha of land in Scottish Government (SG) Ownership (this land was purchased by SG and will be used to deliver the National Galleries of Scotland’s (NGS) new facility ‘The Art Works’). The land sits within the wider 140 ha Granton Waterfront regeneration area. The Council owns around 50 ha of developable land, some of which is being taken forward as early action projects with the remaining development coming forward in four distinct phases. The Development Site for Phase 1 is shown on the plan appended at Appendix A to this SoR.

- 2.2 The Development Framework provides for an urban, mixed-use development to be delivered on around 50 ha of developable land held in majority Council ownership. This CPO relates to development of Phase 1. The Development Site lies to the north of West Granton Road and is bounded to the south by West Shore Road. The Development Framework was approved as non-statutory planning guidance by the Council’s Planning Committee on 26 February 2020.
- 2.3 The site has a varied history. Until the 1800s, much of the site was rural and undeveloped in character, with the exception of Granton Castle (dating from the 1500s) and its policies in the north-eastern corner of the site. The Castle itself was largely demolished in the 1920s, but its Walled Garden remains largely extant. In the 1840s, the Edinburgh, Leith and Granton Railway was developed, running across the south-eastern part of the site; today, the route of the railway remains as a cycle path. From 1898 to 1902, the main part of the site was developed into the Granton Gasworks. The buildings and structures within the Gasworks have largely since been demolished, with the notable exceptions of Gasholder No. 1 and the Station building. Around this time, the Granton Ice Works (now demolished) was developed in the northern part of the site; this site was subsequently used for a variety of industrial activities before being cleared. The site did not change significantly over the first half of the 20th century but in the latter part of the 20th century, a small parade of retail units was developed in the south-eastern corner of the site. Demolition of buildings and structures in the Gasworks was carried out in phases in the 1990s and 2000s, following which the site took on what is largely its present character. Plans showing the use of the Development Site over time are included at Appendix B to this SoR.
- 2.4 The Development Site and the land required for the delivery of the Scheme is predominantly within the Council’s ownership. To complete the assembly of the Development Site and deliver the Scheme, seven further plots of land must be acquired. Plots 1-7 are shown on the plan appended at Appendix C to this SoR.
- 2.5 The table below describes the details and characteristics of the seven plots to be acquired in terms of the CPO:

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
1	Grid References: NT 23033 76840 Eastings: 323033 Northings: 676840 ALL and WHOLE that area of ground at West Granton Road, Edinburgh shown labelled “1” and	LIDL Great Britain Limited	Plot 1 forms part of the shrubbery and landscape and a pedestrian footpath to the southwest of Lidl commercial unit at 160 West	Plot 1 will form part of the active travel route and associated public realm. This route will start at West Granton Road Lidl site and continue through the proposed site of the new facility by National Galleries of Scotland ‘The Art Works’. The	Plot 1 is within the Edinburgh Waterfront allocation in the Edinburgh Local Development Plan which identifies Edinburgh Waterfront as one of four Strategic Development Areas where the growth of the city is focused. The

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	<p>shaded light blue on the plan at Appendix C forming PART and PORTION of the subjects known as LIDL UK GMBH, 160 West Granton Road, Edinburgh EH5 1PE registered in the Land Register of Scotland under Title Number MID167987.</p> <p>The following burdens or servitudes affect Plot 1:-</p> <p>(1) a servitude right of wayleave over the adjoining property for pipes, cables, wires and other service media required for the laying of services of gas, electricity, water, sewerage and telecomms to Plot 1 (but only where such Service Media cannot reasonably practicably and at reasonable cost be laid along a route or routes which</p>		Granton Road.	route will lead to Waterfront Avenue and then on to West Shore Road.	<p>adopted National Planning Framework 4 includes Edinburgh Waterfront as a National Development</p> <p>Granton and District Community Council</p>

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	<p>avoid/avoids and Adjoining Property);</p> <p>(2) a right to connect into and/or use such of the service media servicing Plot 1</p> <p>presently situated or which in the future is situated in the adjoining property with a right of access for renewing, repairing and maintaining the same.</p> <p>(3) there are corresponding cross rights in the same terms as above over Plot 1 in favour of the adjoining property.</p>				
2	<p>Grid References NT 22770, 76731</p> <p>Eastings: 322770</p> <p>Northings: 676731</p>	G and L D'Inverno Limited	Plot 2 consists of an operational commercial units	Plot 2 forms part of site D6 within the approved Development Framework. Forming part of	Plot 2 is within the Edinburgh Waterfront allocation in the Edinburgh Local Development Plan

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	<p>ALL and WHOLE that area of ground at West Granton Road, Edinburgh shown labelled "2" and shaded pink on the plan at Appendix C forming PART and PORTION of that area or piece of ground at Granton extending to one hundred and forty decimal or one-thousandth parts of an acre Imperial Measure or thereby described in and disposed by and as delineated and coloured pink on the plan or sketch annexed and subscribed as relative to Disposition by The General Accident Fire and Life Assurance Corporation Limited as Trustees, with consent of Mrs. Elizabeth Macpherson or</p>		<p>identified as 306 West Granton Road. This site also includes four advertising boards</p>	<p>the Scheme, Site D6 is proposed as the location for new homes in a flatted block with associated open space, active travel and public realm. A large proportion of Plot 2 falls directly under the proposed footprints of the new flatted block. However, this footprint is still within design development and as an alternative some of the land may be outside the building footprint and located within proposed garden spaces and areas of public realm.</p>	<p>which identifies Edinburgh Waterfront as one of four Strategic Development Areas where the growth of the city is focused. The adopted National Planning Framework 4 includes Edinburgh Waterfront as a National Development</p> <p>Granton and District Community Council</p>

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	<p>Taylor and others of Huddersfield Building Society recorded in the Division of the General Register of Sasines applicable to the Edinburgh (now Midlothian) on the 29 November 1934.</p> <p>The following burdens or servitudes affect Plot 2:-</p> <p>(1) Plot 2 is subject to a reservation to the former superior of all existing sewers, gas, water and drainage pipes in the whole lands and others disposed and the right to use same and to lead other pipes through any part of the said lands and others with free access thereto for the purpose of repair or renewal and for other necessary purposes subject to payment of</p>				

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	<p>surface damage caused thereby.</p> <p>The following burdens or servitudes were imposed on Plot 2 by a Disposition by CEC in favour of the current owner, so CEC would be the party entitled to enforce these burdens:-</p> <p>(1) the owner is bound to enclose Plot 2 within a period of six months after the date of entry with suitable walls and a gate;</p> <p>(2) Plot 2 is to be used as a yard for storage and parking ancillary to the adjacent subjects on the east; and</p> <p>(3) no permanent buildings will be erected on Plot 2.</p>				

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
3	<p>Grid References NT 22719, 76717</p> <p>Eastings: 322719</p> <p>Northings: 676717</p> <p>ALL and WHOLE those subjects at 316 West Granton Road labelled "3" and shaded dark blue on the plan at Appendix C together with the basement premises at 318 West Granton Road forming PART and PORTION of the subjects described in and disposed by Feu Charter by James Miller in favour of Egidio Delicato recorded in the Division of the General Register of Sasines applicable to the Edinburgh (now Midlothian) on 17 July 1951.</p> <p>The following burdens or servitudes affect Plot 3:-</p> <p>(1) there is a reservation of all</p>	Mark Anthony Delicato	Plot 3 consists of an operational commercial unit identified as 316 and the basement of 318 West Granton Road. It also includes an area of adopted footpath and carriageway to the front of the unit and shrubland to the rear.	Plot 3 forms part of site D3 within the approved Development Framework. Forming part of the Scheme, Site D3 is proposed as the location for new homes and commercial in a flatted block with associated open space, active travel and public realm. A large proportion of Plot 3 falls directly under the proposed footprints of the new flatted block. However, this footprint is still within design development and as an alternative some of the land may be outside the building footprints and located within proposed garden spaces and areas of public realm.	<p>Plot 3 is within the Edinburgh Waterfront allocation in the Edinburgh Local Development Plan which identifies Edinburgh Waterfront as one of four Strategic Development Areas where the growth of the city is focused. The adopted National Planning Framework 4 includes Edinburgh Waterfront as a National Development.</p> <p>Granton and District Community Council</p>

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	<p>mines, metals, minerals, fossils, coal, shale, limestone, marls, ironstone,</p> <p>clay, freestone, slates, marble and other stone within and under Plot 3;</p> <p>(2) the owner is bound to erect suitable walls or fences of a style on the north and east boundaries of Plot 3;</p> <p>(3) Plot 3 is liable to pay a share corresponding to the proportion of the rateable value of Plot 3 bears to the combined rateable values of said subjects and adjoining subjects of the expense of maintaining all walls, drains, pipes and all others common or mutual to Plot 3 and said adjoining subjects; and</p> <p>(4) Plot 3 is subject to a</p>				

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	<p>servitude right of access (in favour of 318 West Granton Road) over the ground situated to the rear of Plot 3 for the purpose of executing repairs and carrying out maintenance work.</p>				
4	<p>Grid References NT 22703, 76699 Eastings: 322703 Northings: 676699</p> <p>ALL and WHOLE the subjects at West Granton Road labelled "4" and shaded yellow on the plan at Appendix C comprising PART and PORTION of the subjects described in the Disposition by The General Accident Fire and Life Assurance Corporation Limited as Trustees in favour of James</p>	Executors of Sir James Miller	Plot 4 consists of adopted footway.	Plot 4 forms part of site D3 within the approved Development Framework. Forming part of the Scheme, Site D3 is proposed as the location for new homes in a flatted block with associated open space, active travel and public realm. A small proportion of Plot 4 falls directly under the proposed footprints of the new flatted block. However, this footprint is still within design development, and it may be that all of Plot 4 falls out with the building footprints and is	<p>Plot 4 is within the Edinburgh Waterfront allocation in the Edinburgh Local Development Plan which identifies Edinburgh Waterfront as one of four Strategic Development Areas where the growth of the city is focused. The adopted National Planning Framework 4 includes Edinburgh Waterfront as a National Development</p> <p>Granton and District Community Council</p>

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	<p>Miller recorded in the Division of the General Register of Sasines (Midlothian) on 18 May 1935.</p> <p>There are no subsisting or relevant burdens or servitudes.</p>			located under proposed garden spaces and adopted footway.	
5	<p>Grid References NT 22708, 76724</p> <p>Eastings: 322708</p> <p>Northings: 676724</p> <p>ALL and WHOLE the subjects labelled "5" and shaded orange on the plan at Appendix C comprising area of ground lying to the rear of 318 West Granton Road, Edinburgh registered in the Land Register of Scotland under Title Number MID82518.</p> <p>Plot 5 is subject to corresponding burdens and servitudes in the</p>	Susan Yvonne Delicato	Plot 5 consists of overgrown land to the rear of the basement of 318 West Granton Road.	Plot 5 forms part of site D3 within the approved Development Framework. Forming part of the Scheme, Site D3 is proposed as the location for new homes in a flatted block with associated open space, active travel and public realm. A small proportion of Plot 5 may fall directly under the proposed footprints of the new flatted block. However, this footprint is still within design development, and it may be that all of Plot 5 falls out with the building footprints and is located under proposed garden	Plot 5 is within the Edinburgh Waterfront allocation in the Edinburgh Local Development Plan which identifies Edinburgh Waterfront as one of four Strategic Development Areas where the growth of the city is focused. The adopted National Planning Framework 4 includes Edinburgh Waterfront as a National Development

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	same terms as are applicable to Plot 3.			amenity spaces for the new homes.	
6	<p>Grid References NT 22741, 76758</p> <p>Eastings: 322741,</p> <p>Northings: 676758</p> <p>ALL and WHOLE the area of ground labelled "6" and shaded yellow on the plan at Appendix C comprising</p> <p>(1) ALL and WHOLE the subjects on the east side of Caroline Park Avenue, Granton, Edinburgh registered in the Land Register of Scotland under Title Number MID46601; (2) ALL and WHOLE the subjects at Caroline Park Avenue, Granton, Edinburgh registered in the Land Register of</p>	Miller Development Limited	Plot 6 forms part of an overgrown access road servicing former commercial units that have been vacant and derelict (318-328) for a period of time and operational commercial unit (316 and the basement of 318) which is part of this CPO. The north-south strip continues into vacant shrubland and crosses over a diagonal active travel route.	Plot 6 forms part of site D3, D4 and D6 within the approved Development Framework. Forming part of the Scheme, Site D3, D4 and D6 are proposed as the location for new homes in a flatted block with associated open space, active travel, and public realm. A small proportion of Plot 6 may fall directly under the proposed footprint of the new flatted blocks. However, this footprint is still within design development, and it may be that the majority of Plot 6 falls out with the building footprints and is located under proposed garden amenity spaces for the new homes and active travel route.	<p>Plot 6 is within the Edinburgh Waterfront allocation in the Edinburgh Local Development Plan which identifies Edinburgh Waterfront as one of four Strategic Development Areas where the growth of the city is focused. The adopted National Planning Framework 4 includes Edinburgh Waterfront as a National Development.</p> <p>Granton and District Community Council</p>

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	<p>Scotland under Title Number MID46602; and (3) PART and PORTION of the subjects described in the Disposition by The General Accident Fire and Life Assurance Corporation Limited as Trustees in favour of James Miller recorded in the Division of the General Register of Sasines (Midlothian) on 18 May 1935.</p> <p>The following burdens or servitudes affect Plot 6:-</p> <p>(1) Plot 6 is subject to a reservation to the former superior of all existing sewers, gas, water and drainage pipes in the whole lands and others disposed and the right to use same and to lead other pipes through any part of the said lands and</p>				

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	others with free access thereto for the purpose of repair or renewal and for other necessary purposes subject to payment of surface damage caused thereby.				
7	<p>Grid References NT 22754, 76725</p> <p>Eastings: 322754</p> <p>Northings; 676725</p> <p>ALL and WHOLE the subjects at West Granton Road labelled "7" and shaded green on the plan at Appendix C comprising PART and PORTION of the subjects described in the Disposition by The General Accident Fire and Life Assurance Corporation Limited as Trustees in favour of James Miller recorded</p>	Executors of Sir James Miller	Plot 7 forms part of a grass verge adjoining the access road servicing a commercial unit No 316 West Granton Road.	Plot 7 forms part of site D6 within the approved Development Framework. Forming part of the Scheme, Site D6 is proposed as the location for new homes in a flatted block with associated open space, active travel, and public realm. A small proportion of Plot 7 may fall directly under the proposed footprint of the new flatted blocks. However, this footprint is still within design development, and it may be that the majority of Plot 7 falls out with the building footprints	<p>Plot 7 is within the Edinburgh Waterfront allocation in the Edinburgh Local Development Plan which identifies Edinburgh Waterfront as one of four Strategic Development Areas where the growth of the city is focused. The adopted National Planning Framework 4 includes Edinburgh Waterfront as a National Development.</p> <p>Granton and District Community Council</p>

PLOT	DESCRIPTION OF THE LAND AND TOPOGRAPHICAL FEATURES	OWNER OR REPUTED OWNER	PRESENT USE OF LAND	PROPOSED USE	DEVELOPMENT PLAN POLICY AND COMMUNITY COUNCIL AREA
	in the Division of the General Register of Sasines (Midlothian) on 18 May 1935.			and is located under proposed garden amenity spaces for the new homes and active travel route.	

3. PLANNING STATUS AND PURPOSE OF ACQUISITION

- 3.1 The compulsory acquisition of Plots 1-7 will enable the delivery of the Scheme. The Scheme will deliver new Council owned and private homes with an associated heat network and energy centre, commercial units integrated into flatted housing block, alongside a school, medical centre, culture facilities, active travel, mobility hub and public realm. Plots 1-7 are required to complete the site assembly to secure the land required for the Scheme to proceed. The acquisition of land at the Granton Waterfront by the Council and its predecessors for housing and recreational purposes has been ongoing for circa 15 years. The most recent purchase, for the purposes of land assembly, was the acquisition of the Forthquarter land from Port Greenwich Limited in 2018. While undertaking a review of the site requirements for the regeneration project, it became apparent that Plots 1 - 7 have not formed part of previous transfers and acquisitions of land.
- 3.2 Without acquiring Plots 1 - 7, the Council will not be able to complete the site assembly and ensure that it has a satisfactory and secure basis for delivering the Scheme. It is essential that the Council has heritable title to all the land required for the Scheme in order to progress with delivery of the project.
- 3.3 Granton Waterfront has been the subject of numerous masterplans from different landowners since early 2000 with masterplans prepared by landowners including National Grid (Forthquarter site), Waterfront Edinburgh Ltd (Central Development Area and North Shore) and Forth Ports (Granton Harbour). Development stalled around 2007 with the downturn in the economy.
- 3.4 In May 2016, the Council's Planning Committee approved a [Place Brief for the National Collections Facility](#) at Granton Waterfront as non-statutory planning guidance. The intention was to deliver a visitor destination and create a facility that is the primary means of caring for their art collections, centralising Historic Environment Scotland's archives and housing the National Galleries of Scotland's collections. It was envisaged that this would contribute to the regeneration of Granton. See Appendix D for link to Place Brief.
- 3.5 [In March 2018, the Council's Housing and Economy Committee](#) agreed the high-level objectives for the regeneration of Granton Waterfront including the intention to work collaboratively with the public-sector partners and the local community to develop a vision for

Granton. This included agreement to undertake work to update masterplans and studies to support future development. See Appendix D for a link to Strategy.

- 3.6 In March 2018 the Council's Finance and Resources Committee (B agenda) agreed to note the purchase of the Forthquarter site in Granton Waterfront.
- 3.7 In May 2018, land in Granton Waterfront held formerly in WEL/ EDI ownership officially transferred over to the Council.
- 3.8 In [Feb 2020](#), the Council's Planning Committee approved the Development Framework for Granton Waterfront as non-statutory planning guidance, setting out the vision and key principles for all future development. A link to the Development Framework is provided in Appendix D. Details of the Council's 2020 decision by the Planning Committee are included in Appendix E.
- 3.9 On [5 October 2021](#), the Council's Policy and Sustainability Committee approved the Granton Waterfront Regeneration Outline Business Case (OBC) which in line with the approved Development Framework sets out a phasing strategy for the delivery of around 3,000 net zero carbon homes, a primary school, a health centre, commercial and cultural space and a new coastal park. These new uses will be supported by new cycling and walking routes and enhanced public transport connections. The Committee also approved the activities required to produce a Final Business Case (FBC) for Phase 1 'Heart of Granton', which includes procurement of a development partner. A link to the OBC is provided in Appendix D. Details of the Council's 2021 decision by the Policy and Sustainability Committee are included in Appendix E to this SoR.
- 3.10 The key elements of Phase 1 'Heart of Granton' are as follows:
 - 3.10.1 Capacity for around 785 net zero homes in a mix of housing types and tenure;
 - 3.10.2 Capacity for a new school, medical centre and other community uses, including around 3000 sq. m of commercial space;
 - 3.10.3 Pedestrian priority streets with a restricted parking policy in line with carbon reduction objectives;
 - 3.10.4 A whole development approach to net zero carbon – zero carbon homes, SUDs and rain gardens;
 - 3.10.5 Placemaking to create a vibrant new development of safe and active streets to nurture community life and to improve connections through and into the surrounding area;
 - 3.10.6 Sustainable transport infrastructure including a mobility hub;
 - 3.10.7 Low carbon energy solution identified by the Council following the outcome of ongoing options appraisal and Business Case development stages; and
 - 3.10.8 High quality landscaping and public realm to encourage life and activity with green routes and urban parks.

4. ENABLING ACT AND COMPULSORY PURCHASE POWERS

- 4.1 The Council intends to use the provisions contained in section 189 of the Town and Country Planning (Scotland) Act 1997 ("**the 1997 Act**") to acquire Plots 1 - 7 by means of compulsory purchase. Section 189 (1) provides as follows:

"A local authority shall, on being authorised to do so by the Secretary of State, have power to acquire compulsorily any land in their area which—

(a) is suitable for and is required in order to secure the carrying out of development, redevelopment or improvement;

(b) is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.”

4.2 Section 189 (2) further provides:

“A local authority and the Secretary of State in considering for the purposes of subsection (1)(a) whether land is suitable for development, redevelopment or improvement shall have regard to—

(a) the provisions of the development plan, so far as material,

(b) whether planning permission for any development on the land is in force, and

(c) any other considerations which would be material for the purpose of determining an application for planning permission for development on the land.

The Council considers that the requirements set out in section 189(1) are met in this case and the Council has had regard to the factors outlined in section 189(2).

4.3 In relation to section 189 (1) (a), the land, combined with adjacent land, is suitable for development. This has been established by the approval of the Granton Waterfront Development Framework. In relation to section 189 (1) (b), the parcels of land are located such that if they cannot be acquired, it will not be possible to deliver the Development Framework as currently approved. Plots 1-7 are located in positions which either straddle a proposed building shown in the Development Framework or associated public realm and active travel routes through. If these plots are not acquired, it will not be possible to build homes on these sites and achieve active travel through routes from the surrounding community to the shore, which will be severely compromised.

4.4 In relation to Section 189 (2)(a), Granton Waterfront sits within ‘Edinburgh Waterfront’ which is defined as a strategic priority area within the Edinburgh Local Development Plan (2016) (LDP) which sets out principles for the development of Edinburgh’s Waterfront. The area is identified for housing-led, mixed use development where some development has been approved in accordance with approved master plans. The LDP sets out Development Principles, which include:

- Complete the approved street layout and perimeter block urban form;
- Provide housing-led development on sites formerly identified for major business-led development;
- Provide an appropriate housing mix;
- Deliver school provision;
- Provide a strategic flood risk assessment;
- Encourage the enhancement of employment and a ‘destination’ through existing and new commercial, cultural, tourist and retail opportunities; and
- Complete the relevant section of the waterside Edinburgh Promenade.

- 4.5 The development plan now includes the National Planning Framework 4 following its adoption by the Scottish Ministers on 13 February 2023. NPF4 has designated Edinburgh Waterfront as a National Development with an aim to create a mixed-use development of the highest quality.

National developments were designated by the Scottish Government on the basis of the following criteria:

- **Climate Change:** The development will help to reduce emissions, contributing to Scotland's target of net zero emissions by 2045, will be emissions neutral or emissions negative.
- **People:** The development will support the health, wellbeing, sustainability and quality of life of our current and future population.
- **Inclusive growth:** The development will contribute to sustainable economic growth that helps to reduce poverty and inequality across Scotland.
- **Place:** The development will protect or enhance the quality of a place or improve biodiversity.

These criteria, together with the NPF4 designation, further support the progression and delivery of the Scheme in line with the provisions of the development plan.

- 4.6 Within the Edinburgh Waterfront Strategic Development Area, the site forms part of three designated sub-areas: EW 2a: Forth Quarter; EW 2b: Central Development Area; and EW 2d: North Shore
- 4.7 In relation to Section 189 (2)(b), a planning application will be submitted for Phase 1 in Winter 2023. The National Galleries of Scotland submitted a Planning application for 'The Art Works' in March 2023.
- 4.8 The Council is therefore content that the proposal to compulsorily purchase Plots 1-7 is in line with the provisions of section 189 of the 1997 Act.

5. OWNERSHIP AND ENGAGEMENT

- 5.1 As set out in section 3 above, the Council and its predecessors have been assembling land at Granton Waterfront for a prolonged period for housing led mixed use purposes. The previous acquisitions did not include Plots 4,5,6 and 7. Plots 2 and 3 form part of operational commercial units, with the Council's intention to operate as is until required for re-development purpose. Plots 1 is identified within the Development Framework as a proposed active travel route.
- 5.2 The Council has carried out extensive title investigation and research to establish the ownership of Plots 1-7 and these are set out in section 2.5. On that basis the Council has engaged with and commenced negotiations with the owners/representatives of the relevant plots. Negotiations are ongoing but given the desire to progress with the delivery of the Scheme, the Council considers that there is a reasonable likelihood that some of the plots may have to be compulsorily acquired.
- 5.3 Given the size of Plots 1-7, the current use of the plots, and the necessity for all plots to be within the Council's ownership to enable the delivery of the Scheme, the Council does not consider that it would be in the public interest for the plots to become areas of 'ransom' by the landowner. It is therefore considered that the use of compulsory powers of acquisition can be justified in the event that the voluntary acquisition of the plots cannot be secured.
- 5.4 The Development Framework and the proposals for the Scheme were prepared after an extensive public consultation was undertaken with the local communities, stakeholders, Elected

Members, and public sector partners comprising The National Galleries of Scotland, National Museums Scotland and Edinburgh College, Architecture and Design Scotland, Scottish Futures Trust and Scottish Government. A series of public consultations and stakeholder events was held between October 2018 and May 2019 to ensure that the Framework was developed in association with, and informed by, the ideas, insight and experiences of stakeholders, local interest groups and the local community.

5.4.1 The key public consultations were:

- October 2018 – Stakeholders surgeries part 1;
- November 2018 – ‘Tell us more about Granton’ public consultation and survey;
- December 2018 – Community stakeholders’ drop-in session;
- January 2019 – Stakeholders’ surgeries part 2;
- January 2019 – ‘Granton could be’ mobile ‘roadshow consultation event; and
- May 2019 – ‘Granton will be’ consultation event.

Details of this engagement and consultation are included at Appendix F of this SoR.

5.5 The engagement process also included a series of regular meetings and presentations with political members and project partners via the following forum:

- Edinburgh Waterfront All Party Oversight Group
- Strategic Partners Meeting
- Northwest Waterfront Working Group (Community Councils)

6. DELIVERING THE SCHEME

6.1 This section of the SoR will set out the details of how the Council intends to deliver the Scheme.

A Development Partner

6.2 In order to deliver the homes, the Council has secured a development partner for the pre-development period of the programme. The Council does not have an in-house construction or commercial undertaking suitable for delivering the Scheme or achieving the full potential of the Granton Waterfront.

6.3 On 5 October 2021, the Council’s Policy and Sustainability Committee agreed to undertake stage 3 activities to produce a Final Business Case (FBC) for Phase 1 ‘Heart of Granton’, which included procurement of a development partner and progression of the business case stages for a low carbon district heat network. Stage 3 activities were agreed at an estimated cost of £4.6 million.

6.4 Cruden Homes (East) Ltd was identified as the development partner in June 2022 following the relevant public procurement legislation and competitive process to take forward the Scheme. The award process allowed for shortlisting, negotiation, interviews, and full and final bids. This ensured that the bids were received and evaluated in a transparent manner and all parties received the same information.

6.5 The contract with Cruden Homes (East) Ltd is for the pre-development work and will take the Scheme up to the point of final detailed design. Once the pre-development period is concluded and costs are agreed, the Scheme will proceed to the construction phase. The Council will continue to own all design and survey output from the pre-development period. Costs for construction cannot be finalised until after detailed design is complete.

6.6 The development partner will be required to deliver enabling and infrastructure associated with the housing – including the affordable housing – and the ground-floor uses. Such ground-floor uses could include commercial space and space for a medical centre. The proposed

accommodation and tenure mix will be agreed as part of the final design. The delivery of a mobility hub and active travel infrastructure alongside public realm will also fall within this delivery agreement.

- 6.7 The delivery of the heat network and energy centre is currently being finalised through the conclusion of an Outline Business Case. The current strategy proposes delivering this through a concession agreement with an operator who will be procured to design, build, manage, maintain and operate the heat network.
- 6.8 The seven plots of land straddle three development plots within The Development Site - D3, D4, D6 and land adjacent to NGS 'The Art Works' site. **Site D3** includes plots 3,4,5 and part of 6. **Site D6** includes plot 2, part of 6 and plot 7. **Site D4** includes a small part of plot 6. **NGS site** sits adjacent to Plot 1.
- 6.9 It is intended that the development partner will progress the detailed design work for the Council's Phase 1 development. The development partner will also be responsible for obtaining any further statutory consents required for the delivery of the Scheme. Upon the expiry of the pre-development period, a fixed price design and build contract will be agreed with the Council for the delivery of the affordable housing, associated commercial, mobility hub and active travel infrastructure. A Development Agreement will be finalised and signed for the delivery of enabling works and associated infrastructure of the Scheme. This will also agree a capital receipt value for the transfer of serviced sites for the delivery of private housing by the development partner.
- 6.10 It is anticipated that NGS will appoint a contractor to take forward their proposed facility 'The Art Works' project in early 2024.

Other orders or approvals required to deliver the Scheme

- 6.11 It is anticipated that in addition to the planning consents required, there will also be a requirement to secure building warrants, road construction consent and a traffic regulation order to deliver the completed Scheme.
- 6.12 The Council or NGS does not consider that there are any likely barriers or impediments to securing these additional approvals.

Funding

- 6.13 The Council has been awarded £13.7 million of Scottish Government affordable housing grant for the development of 200 affordable social and Mid-Market rented properties as part of the Scheme.
- 6.14 The remainder of the development costs for the Council homes will be funded through the Housing Revenue Account capital programme as set out in the Housing Revenue Account Budget Strategy (2023-33) which was approved by the Council on 24 February 2023.
- 6.15 A pre-development contract was awarded to Cruden Homes East Ltd and the associated works for this stage are being funded by the Council. As noted above, this contract covers the pre-construction and design services for both the affordable and private homes with associated sustainable transport and public realm. This will be funded from the Housing Revenue Account and forms part of the 2022/2023 HRA Budget Strategy approved by Committee on 3 February 2022. Costs relating to the private homes element will be repaid by Cruden Homes East Ltd as part of the capital receipt and as a deduction from the building contract when they enter into the Development Agreement.

- 6.16 A minimum capital receipt of £10 million will be provided to the Council by Cruden Homes East Ltd when it enters into a Development Agreement at the end of the pre-development period. In addition, overage provisions will be put in place to ensure that any additional profit is shared with the Council
- 6.17 The Council has secured £479,000 funding from Sustrans for design work for the active travel routes serving the site and its connections with the wider network. There is scope for additional funding to be secured for the eventual construction costs for these routes.
- 6.18 As the regeneration of Granton Waterfront is identified as one of seven strategic sites within the Edinburgh and South East Scotland City Region Deal, and is identified as a National Development in NPF4, the Council is discussing the potential of securing further funding towards the heat network, the remediation works and place-making costs with both the Scottish Government and UK Government.
- 6.19 These commitments give a strong position and indication that Plots 1-7 can be acquired within the statutory timescales and that the Scheme overall is capable of being delivered within a reasonable period following the acquisition of the land.

Timing

- 6.20 The programme for the delivery of the Scheme can be summarised as follows:
 - 6.20.1 The pre-development contract was awarded to Cruden Homes East Ltd in Q1 2023.
 - 6.20.2 The pre-development period during which all statutory approvals will be acquired will run until Q2 2024.
 - 6.20.3 Construction will commence on site during Q3 2024, once the development contract has been agreed.
 - 6.20.4 Delivery of the Scheme is proposed by 2029.

7. ASSESSING ALTERNATIVE WAYS OF REALISING THE AUTHORITY’S PURPOSE

- 7.1 The use of compulsory purchase powers to acquire land is a serious interference with an individual’s private rights. The Council acknowledges that the use of the CPO is not a step to be taken without full consideration of all other alternatives.

The Edinburgh LDP (2016) identified Granton Waterfront, which is part of Edinburgh Waterfront, as a strategic priority area. As defined by the LDP, Strategic Development Areas are “the biggest areas of change over the next 5-10 years, providing a focus for new housing development, investment opportunities and job creation in locations with good accessibility to existing or planned public transport services”. The Council received Planning Committee approval of the Granton Waterfront Development Framework as non-statutory planning guidance in February 2020. As part of the preparations for the delivery of the Scheme, the Council is seeking to acquire the heritable title to plots 1-7 which are included within or crucial to the development of plots D3, D4, D6, and the active travel network which will go through the NGS ‘The Art Works’ site.

As shown within the Development Framework, D3, D4, D6 and NGS ‘The Art Works’ site will be for the development of homes, commercial, associated public realm and active travel. The Council does not consider that those aspects of the Scheme could be located on other parts of the Granton Waterfront Phase 1 Site or that the Scheme could be developed in such a way as to avoid using these Plots. Within the Development Framework

- 7.4 As Plots D3, D4 and D6 are located in the areas of the Granton Waterfront Site where the residential accommodation will be built, it is not considered that there are any rights short of ownership which could be used to secure the delivery of the Scheme. The NGS 'The Art Works' site will link to the adjoining Lidl land to establish a through active travel route which is essential to the development of the Scheme and connecting the existing communities and onto the shore.
- 7.5 The Council has therefore concluded that there is no alternative means of delivering the Scheme without acquiring Plots 1 -7.

8. BARRIERS TO DELIVERING THE SCHEME

- 8.1 Based on the ongoing work with its development partner and positive discussions with both the Scottish Government and UK Government around securing additional funding, the Council does not consider that there are any significant barriers to completing and delivering the Scheme within the timescales set out at 6.20 above.
- 8.2 NPF4 and the LDP have established the planning position, the approved Development Framework has set out the vision, high level strategies and design principles to guide future development and the Council does not consider that future applications will deviate significantly from these parameters.
- 8.3 Similarly, the funding for the pre-development activities of the Scheme has been agreed as part of the Council's commitment to the Scheme and the process for securing a development partner.
- 8.4 The Council acknowledges the risks associated with the CPO process, in particular the implications for timing if there are objections to the CPO. The Council has already factored in the uncertainties associated with the CPO process as part of the overall programme and therefore considers that the process will not necessarily present a significant risk to the delivery of the Scheme.

9. JUSTIFICATION AND PUBLIC BENEFITS

- 9.1 The principle of the Scheme and the requirement for it to be delivered have been established by the decisions of the Council set out above and included as Appendices E to this SoR.
- 9.2 The Scheme will deliver much needed housing for the city. There is a limited supply of social rented housing in Scotland. Edinburgh has recorded the highest market rents and sale prices in Scotland, and with high land values, the Council's affordable housing pressures are substantial. Social rented homes account for 14% of Edinburgh's housing stock, but the Council receive at least 190 households bidding for every Council home that becomes available for let. The Council is committed to tackling the supply issues by building affordable housing in the city.
- 9.3 The Council has committed to increase the supply of social rented Council homes by 5,000 homes by 2034 supporting the Council's ambition to reach 25,000 new affordable homes;
- 9.4 To date 1,317 affordable homes have been delivered through the Council's housebuilding programme, with 394 of these completed in the past 12 months. There are currently 616 affordable homes under construction, with a further 3262 in design or pre-construction stage.
- 9.5 The Council seeks to avoid the unnecessary use of greenfield land for development and aims to build new communities on brownfield land, at a better density, reducing the need to travel, supported by active and public transport. The Scheme supports these policies as it is a brownfield site and it is ready to deliver a high quantity of affordable homes.

- 9.6 There is significant public benefit in the delivery of the Scheme. The Development Framework has been informed by, and responds to, the feedback received from an extensive programme of community and other stakeholder engagement. It balances the challenges of bringing new homes, commercial and cultural facilities to the area, protecting and enhancing the environment and supporting the delivery of active travel infrastructure.
- 9.7 The compulsory acquisition of land can be justified in this CPO. Without the acquisition of Plots 1-7, the Council cannot confirm the heritable title to the Development Site and progress the delivery of the Scheme.
- 9.8 The Council considers that the public benefit of delivering the Scheme outweighs the interference with private rights. The Scheme will deliver affordable housing, commercial, culture and active travel connections for the city and contribute towards the regeneration of the Granton Waterfront area and the north of the city. On the basis that Plots 1-7 have formed part of the established Granton Waterfront Site for circa 15 years, it is considered that the adverse impact on, and interference with private rights in this CPO is very limited.
- 9.9 The Council considers that the public benefits outlined present a compelling case in the public interest for the making of the CPO and considers that the tests in Circular 6/2011 have been met.

10. HUMAN RIGHTS

- 10.1 Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the CPO, including those under Articles 6, 8 and Article 1 of the First Protocol.
- 10.2 The European Court of Human Rights has recognised in the context of Article 1 of the First Protocol that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”, i.e., compulsory purchase must be proportionate in that in pursuing the public interest the objective to be achieved in making the CPO must outweigh the interference with any private rights. Both public and private interests are to be taken into account in the exercise of the Council’s powers and duties as a local planning authority. Similarly, any interference with Article 8 rights must be “necessary in a democratic society”, i.e. proportionate. The Council is of the view that in pursuing this CPO, it has carefully considered the balance to be struck between individual rights and the wider public interest. Interference with Convention rights, to the extent that there is any, is considered to be justified in order to secure the regeneration of the Granton Waterfront and public benefits which the Scheme will bring and to secure compliance with local planning policy. The Council believes that the greater good is in the promoting the Scheme for the benefit of the people of the area and that this outweighs the harm caused by the use of compulsory purchase powers to acquire third party land for the Scheme.
- 10.3 In progressing the CPO, the Council has complied with all relevant legislation and regulations which provide an opportunity for those affected to object to the CPO and have their representations considered. The public benefit can only be delivered by acquisition of this land and such acquisition would not place a disproportionate burden on affected landowner.

11. PUBLIC DEPOSIT

[DETAILS TO BE INCLUDED HERE ON SUBMISSION TO THE SCOTTISH GOVERNMENT]

12. CONCLUSION

12.1 The Council considers that:

12.1.1 The public benefit of the Scheme outweighs the private rights of ownership of Plots 1 - 7.

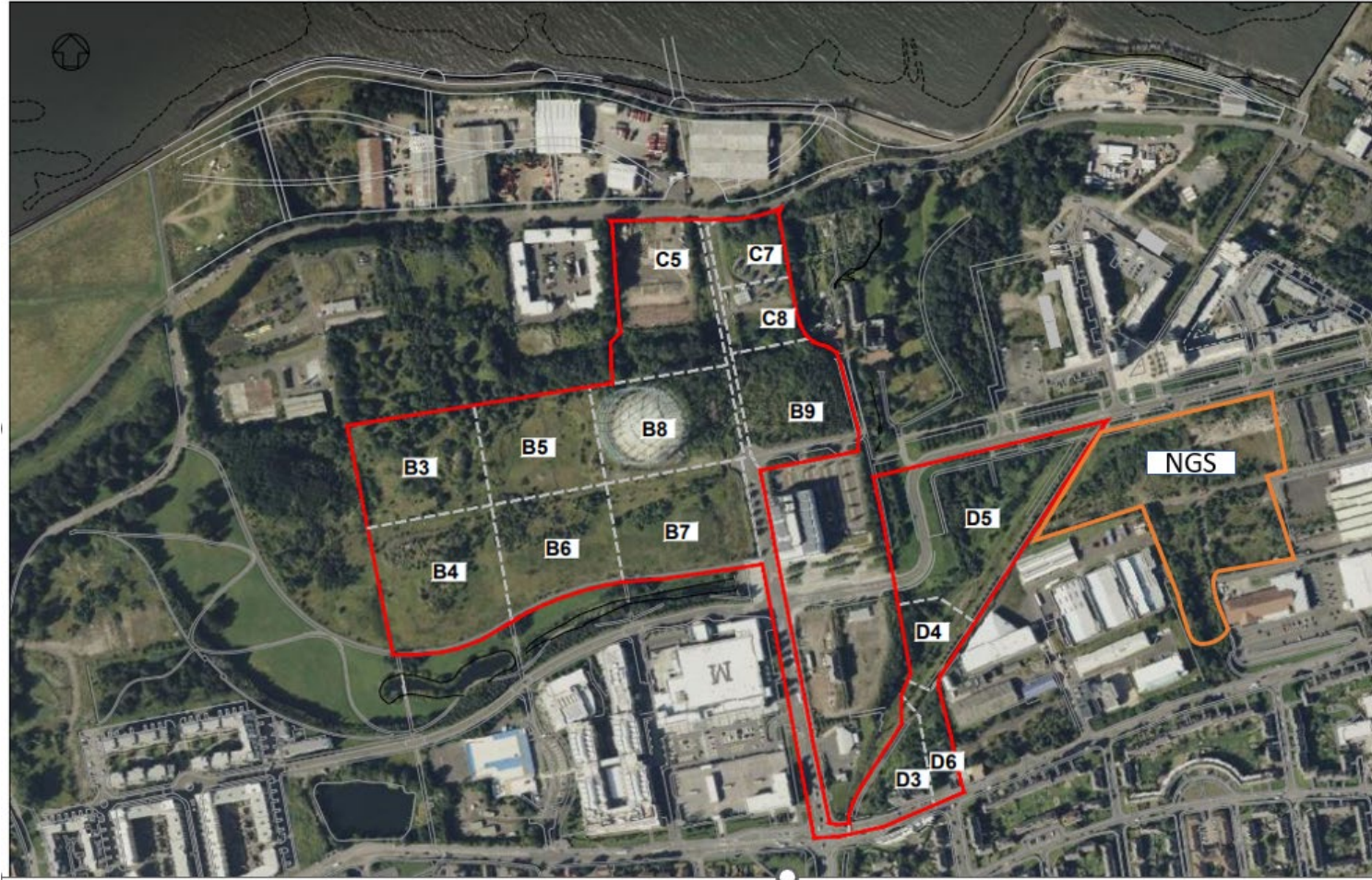
12.1.2 The Scheme is deliverable, and the Council has a realistic plan, source of funding and programme for delivering it.

12.1.3 The acquisition of Plots 1 - 7 is wholly necessary for the delivery of the Scheme and the land forms an integral part of the development proposed.

12.1.4 There are no significant barriers to the delivery of the Scheme.

APPENDIX A – Heart of Granton

Plan: Granton Waterfront ‘Heart of Granton’



Indicative CEC Phase 1 Site Boundary

Indicative NGS Site Boundary

APPENDIX B – Site History

■ ■ The Site



Fig. 1.3: Pre-industrial Granton was home to very few people, instead the land was mainly open green fields used for farming or grazing animals. Unlike other coastal towns on the waterfront there was no historic settlements other than some large country houses such as Caroline Park.



Fig. 1.5: At the beginning of the 20th century much of Granton was still used to grow food to supply Edinburgh and Leith. Alongside this, the gas works opened in 1903. After WWI the boundaries of Edinburgh were expanded to take in the whole of Granton.

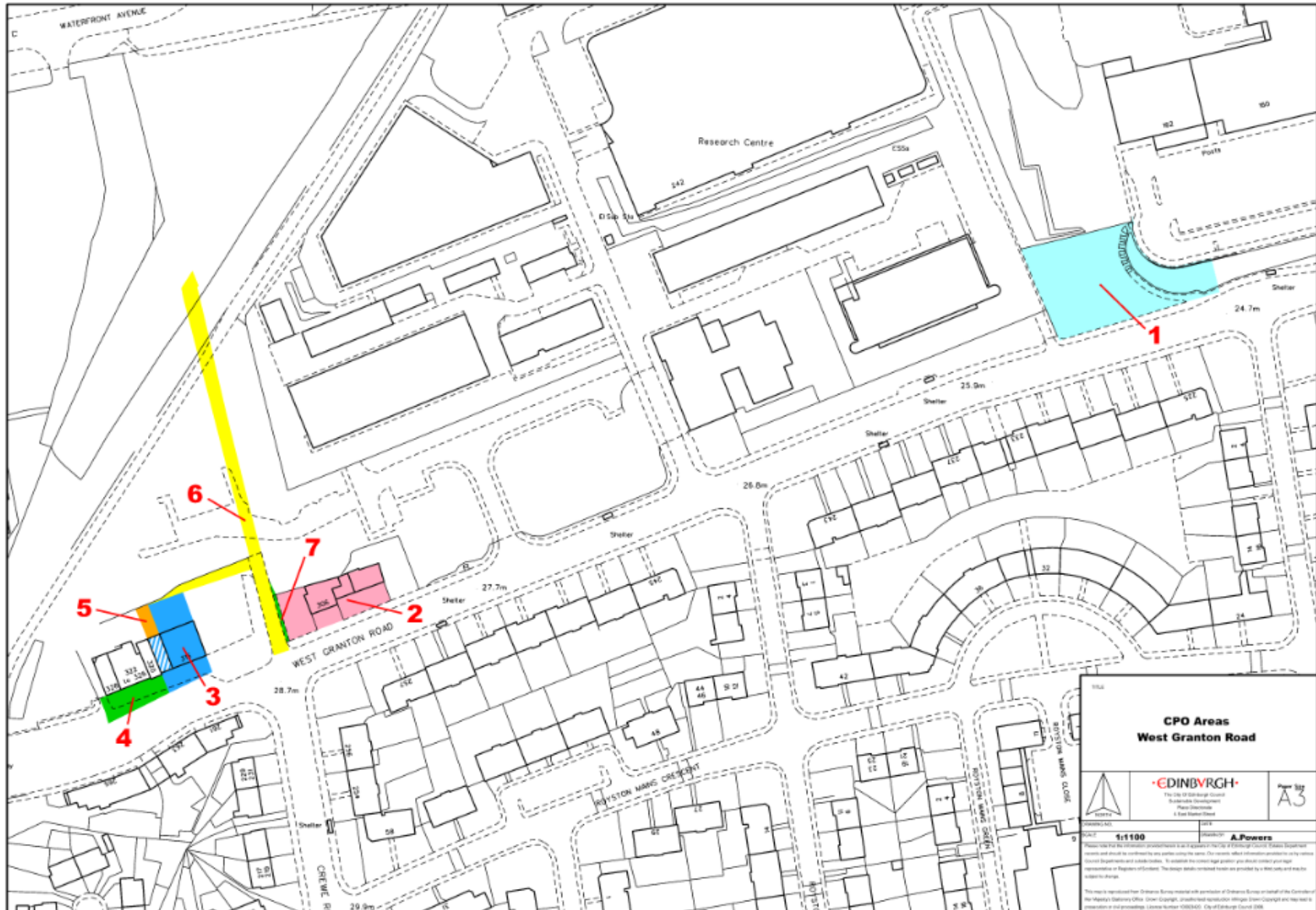


Fig. 1.4: The structure of industrial Granton was now emerging; the harbour had been constructed in 1838; the railway had arrived; housing for workers along Lower Granton Road had been constructed; and Granton Square and Granton Road were constructed.



Fig. 1.6: The amalgamation of Granton with Edinburgh coincided with new legislation which made the construction of local authority housing easier. By the post-war period Granton had developed to include dense housing, industry, shopping and transport links.

APPENDIX C - Areas 1-7



Appendix D – Links

1. In May 2016, the Council’s Planning Committee approved a [Place Brief for the National Collections Facility](#) at Granton Waterfront as non-statutory planning guidance.
2. In March 2018, the Council’s Housing and Economy Committee agreed the high-level objectives for the regeneration of [Granton Waterfront Regeneration Strategy](#) including the intention to work collaboratively with the public-sector partners and the local community to develop a vision for Granton. This included agreement to undertake work to update masterplans and studies to support future development
3. In Feb 2020, the Council’s Planning Committee approved the [Development Framework](#) for Granton Waterfront as non-statutory planning guidance, setting out the vision and key principles for all future development.
4. On 5 October 2021, the Council’s Policy and Sustainability Committee approved the [Granton Waterfront Regeneration Outline Business Case \(OBC\)](#) which in line with the approved Development Framework sets out a phasing strategy for the delivery of around 3,000 net zero carbon homes, a primary school, a health centre, commercial and cultural space and a new coastal park. These new uses will be supported by new cycling and walking routes and enhanced public transport connections. The Committee also approved the activities required to produce a Final Business Case (FBC) for Phase 1 ‘Heart of Granton’, which includes procurement of a development partner

APPENDIX E - Committee Decisions

Granton Waterfront Development Framework

On 26 February 2020, the Planning Committee agreed to approve the Development Framework for Granton Waterfront as non-statutory planning guidance.

Granton Waterfront Regeneration – Outline Business Case

On 5 October 2021, the Policy and Sustainability Committee agreed:

- 1) To approve the findings and recommendations set out within the Outline Business Case.
- 2) To agree to undertake stage 3 activities, as outlined in section 5 of the report by the Executive Director of Place, to provide a Final Business Case for Phase 1 'Heart of Granton', which would include procurement of a development partner and progression of the business case stages for a low carbon district heat network
- 3) To note progress with delivering Early Action Projects within the Programme.

APPENDIX F - Engagement

The engagement process formed and shaped the approach, response and design of Future Granton. The project team carried out an intensive consultation process with local residents, stakeholders, elected members and partners. A series of open, public consultations and invited stakeholder events took place between October 2018 and May 2019 to ensure the Granton Waterfront framework was developed in association with and informed by the ideas, insight and experiences of stakeholders, local interest groups and the local community.

The engagement process also included a series of regular meetings and presentations with elected members and project partners via the following forums:

- All Party Oversight Group (APOG)
- Granton Waterfront Partners Group
- North West Waterfront Working Group (consisting of surrounding community councils)

The process of consultation utilised a range of methods and techniques in order to engage the affected communities and any stakeholders as effectively and fully as possible and ensure their input at each significant stage of the programme as a means of guiding the development process. The information presented at the events was available for the community to view online and at various 'info stations' across the area before and after each event.

The team has prepared a Record of Engagement report, which fully documents the stakeholder and consultation process undertaken during the development of the framework. It records the range and breadth of discussion that took place. The consultation process and feedback from residents and stakeholders informed and shaped the approach, response and design of the Development Framework.

Key Public Consultations

1. Stakeholder Surgeries Part 1, October 2018 'Surgery' style drop in where stakeholders were invited to discuss with design team members aspects of the project, focused on themes to identify key constraints and opportunities for the site and brief.
2. 'Tell us more about Granton', Public consultation, Nov. 2018 Community consultation event focused on a site model, maps and photographs to garner local ideas and explore opportunities surrounding the existing site, building on previous engagement responses.
3. Community Stakeholders drop-in, December 2018 A more in-depth discussion with community groups and local stakeholders.
4. Stakeholder Surgeries Part 2, January 2019 Second 'surgery' style drop-in event led by design team with key invited stakeholders. Focus on initial site options and visions, which are to be put forward as 'what ifs' and possible concepts.
5. 'Granton Could Be', Mobile 'Roadshow' consultation, Jan. 2018 One day 'road show' using model and trailer bike to present a limited number of vision options and overall ideas to the local community and stakeholders. Comments and views to be collected via notes/flags on model/drawings
6. 'Granton Should Be' Consultation, May 2019 One day consultation event at Edinburgh College to present the Vision and Framework with associated images and models. The consultant team also presented the

proposals to the surrounding community council representatives, answered questions, and gathered opinions which fed back into the vision and framework

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Planning Committee

10.00am, Friday 24 March 2023

Annual Review of Guidance

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

- 1.1 It is recommended that Planning Committee approves:
- 1.1.1. The planning guidance review programme for 2023 as set out in Appendix 1; and
 - 1.1.2. The proposed change to the policy context for the relevant planning guidance as set out in Appendix 1.

Paul Lawrence

Executive Director of Place

Contact: Anna Grant, Team Manager

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

Annual Review of Guidance

2. Executive Summary

- 2.1 Following the adoption of [National Planning Framework 4](#) (NPF4) on 13 February 2023 and the submission of [City Plan 2030](#) for examination on 9 December 2022, there is a need to update the planning guidance to reflect the new development plans and also to review key planning guidance to help deliver their aims and ambitions.
- 2.2 Appendix 1 sets out the current status of the planning guidance and outlines the proposed programme of review.

3. Background

- 3.1 The Council issues statutory [supplementary guidance](#) and [non-statutory guidance](#) to help interpret the statutory development plan. The suite of guidance continues to be kept under review to ensure that it is up-to-date and reflects the Council's aims..
- 3.2 Following the adoption of NPF4 on 13 February 2023, this now forms part of the development plan along with the Council's [Local Development Plan](#). NPF4 contains a set of detailed national planning policies on a number of topics and the Council's planning guidance needs to be updated to reflect this new statutory development plan context.
- 3.3 City Plan 2030 was submitted for examination on 9 December 2022; and whilst it is not yet adopted; the aims and ambitions of City Plan 2030 are aligned with those of NPF4. For example, in relation to net-zero development, climate change and adaption, green blue network, biodiversity, 20-minute neighbourhoods, affordable housing, quality places, well-being and sustainable economic growth. It is proposed that planning guidance is reviewed to help deliver development that addresses the key challenges facing the city, and the wider world, and delivers the aims of both NPF4 and City Plan.

4. Main report

- 4.1 The Annual Review of Guidance, approved on [23 February 2022](#), outlined a proposed programme of review including a new non-statutory guideline on Developer Contributions and Infrastructure Delivery, a review of the Guidance for Householders, a review of the Open Space Strategy and the preparation of a Forestry and Woodland Strategy. The emerging NPF4, City Plan 2030 and the publication of regulations meant that much of this work programme was intentionally delayed to ensure that any revised planning guidance was appropriately framed.
- 4.2 Appendix 1 outlines the proposed planning guidance work programme for 2023. It also outlines which guidance requires the following:
- Policy context update;
 - Major review;
 - Future review following adoption of City Plan 2023; and/or
 - No review required/ review not a priority.
- 4.3 The work programme includes the priorities from 2022 and also identifies that certain planning guidance – notably the Edinburgh Design Guidance, Guidance for Householders and Guidance for Listed Buildings – need a more comprehensive review to help deliver the aims of City Plan 2030 and NPF4. The requirement for Place Briefs for West Edinburgh and Seafield reflects the development pressure on these sites and the need for a coordinated approach to development.
- 4.4 In addition, the programme may change to respond to future appeal decisions, customer feedback and emerging development pressures.
- 4.5 The majority of the planning guidance requires the policy context to be updated following the adoption of NPF4 and it is proposed that this will be changed without requiring further approval.

5. Next Steps

- 5.1 If the recommendations are approved, the proposed planning guidance work programme will be implemented. Given the City Plan examination and the level of work associated with this, flexibility in delivering the programme is required.

6. Financial Impact

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

7. Stakeholder/Community Impact

- 7.1 Consultation responses are taken into account when full reviews of guidelines are undertaken. A summary of consultation responses is included when finalised

guidelines are reported allowing the Planning Committee to see how consultation views have influenced the guidance.

- 7.2 Integrated Impact Assessment will be undertaken for individual guideline reviews as appropriate at the relevant time

8. Background Reading/External References

- 8.1 [National Planning Framework 4](#).
- 8.2 [City Plan 2030](#).
- 8.3 [Planning Guidance](#) and [Supplementary Guidance](#)

9. Appendices

- 9.1 Appendix 1 – Planning Guidance Work Programme 2023.

Title	Current Status and Date	Update	Timescale for Review
Regional Spatial Strategy		Strategic Development Plan falls on adoption of NPF4; and programme for RSS at scoping stage.	
LDP	Adopted November 2016		
NPF4	Adopted February 2023		
City Plan	Submitted for examination on 9 December 2022		
Open Space Strategy (including Play Sufficiency Assessment)	Approved December 2016	Review planned for 2023 following provision of new regulations.	Q4 2023/Q1 2024
Forestry and Woodland Strategy	New	To be done in 2023/2024 in parallel with Open Space Strategy.	Q4 2023/Q1 2024
Old and New Towns of Edinburgh World Heritage Site Management Plan 2017-2022	Published 22 April 2016 and updated 27 August 2019	Review in progress to produce Management Plan for 2023-2027	Q1/Q2 2024
Statutory Supplementary Guidance			
City Centre Retail Core	Approved January 2020	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Bruntsfield/ Morningside Town Centre	Approved April 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Corstorphine Town Centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	

Title	Current Status and Date	Update	Timescale for Review
Gorgie/Dalry Town centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Leith/Leith Walk Town Centre	Approved April 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Nicolson Street/ Clerk Street Town Centre	Approved December 2017	Update policy context following NPF4. Overall review planned following adoption of City Plan.	
Portobello Town Centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Stockbridge Town Centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Tollcross Town Centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Heat Opportunity Mapping	Approved December 2018	This will be superseded by Local Heat and Energy Efficiency Strategy which will set out proposed heat map zones.	Q4 2023
Developer Contributions and Infrastructure Delivery	Approved August 2018	Review in progress.	Draft for consultation in 2023.
Edinburgh BioQuarter and South East Wedge Parkland	Approved December 2013	Will be superseded following adoption of City Plan.	
Planning Guidance			

Title	Current Status and Date	Update	Timescale for Review
Edinburgh Design Guidance	Approved January 2020	Update policy context following NPF4. Review planned in 2023.	Q4 2023/Q1 2024
Guidance for Householders	Initially approved in December 2012 and incorporates minor amendments approved in February 2016, March 2018 and February 2019.	Update policy context following NPF4. Review planned in 2023.	Q4 2023/Q1 2024
Guidance for Businesses	Initially approved in December 2012 and incorporated additional text on short term lets in February 2013; and minor amendments in February 2014, February 2016, March 2018 and February 2019.	Update policy context following NPF4. Guidance to be updated following short term let consultation.	Spring 2023
Guidance for Listed Buildings and Conservation Areas	Initially approved in December 2021 and minor amendments in February 2016, March 2018, February 2019 and October 2022.	Update policy context following NPF4. Review planned in 2023.	Q4 2023/Q1 2024
Development in the Greenbelt and Countryside	October 2017 with minor update in February 2019	Update policy context following NPF4. Policy to be monitored with possible review in 2024.	
Affordable Housing	Initially approved in October 2017 and updated May 2021.	Update policy context following NPF4 and review policy	

Title	Current Status and Date	Update	Timescale for Review
Student Housing	February 2016.	Update policy context following NPF4. Review following availability of census data and adoption of City Plan.	
Outdoor Advertising and Sponsorship	07 August 2019	Update policy context.	
Art in Public Places	05 November 1998	No update to this policy required.	
Communications Infrastructure	01 March 2018	Update policy context following NPF4.	
Place-based policies in City Plan 2030			
West Edinburgh Strategic Design Framework Place Brief and West Edinburgh Landscape Framework.	Approved 13 May 2010 and 8 December 2011	Review in progress. City Plan 2030 Place 16 policy requirement for a West Edinburgh Master Plan.	Draft to Planning Committee in May 2023
Seafield		Work in progress. City Plan 2030 Place 15 policy requirement for a Seafield Site Development Principles and an approved master plan.	Draft to Planning Committee in September 2023
Conservation Area Character Appraisals			
Merchiston and Greenhill Conservation Area Character Appraisal (2003)	03 April 2003	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2023 due to other work priorities.	
West End Conservation Area Character Appraisal	09 March 2006	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2023 due to other work priorities.	
Coltbridge and Wester Coates Conservation Area Character Appraisal (2005)	03 November 2005	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2023 due to other work priorities.	
Morningside Conservation Area Character Appraisal	04 October 2001	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2023 due to other work priorities.	

Planning Committee

10.00am, Friday, 24 March 2023

Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth – referral from the Policy and Sustainability Committee

Executive/routine
Wards
Council Commitments

1. For Decision/Action

- 1.1 The Policy and Sustainability Committee has referred a report on Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth to the Planning Committee for information.

Richard Carr

Interim Executive Director of Corporate Services

Contact: Jamie Macrae, Committee Services, Legal and Assurance Division

E-mail: jamie.macrae@edinburgh.gov.uk

Referral Report

Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth – referral from the Policy and Sustainability Committee

2. Terms of Referral

2.1 On 1 November 2022 the Policy and Sustainability Committee considered a report by the Executive Director of Place on 'Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth'. The strategy identified the key strengths of West Edinburgh as well as the challenges it faced and provided a vision of what the area could be by 2050. The report set out the process for consultation on this strategy and identified early actions to support development activity associated with Place Policy 16 of the Proposed City Plan 2030, where the land was already allocated for development by the current Local Development Plan.

2.2 The Policy and Sustainability Committee agreed:

Motion

- 1) To agree the draft West Edinburgh 2050 Strategy (Appendix 1 of the report by the Executive Director of Place) for the purposes of public consultation.
- 2) To note that a report would be brought back detailing the outcome of the consultation, along with a finalised Strategy and delivery plan.
- 3) To refer the Strategy to the Planning Committee for information.

- moved by Councillor Day, seconded by Councillor Watt

Amendment

- 1) To agree the draft West Edinburgh 2050 Strategy (Appendix 1 of the report by the Executive Director of Place) for the purposes of public consultation, subject to corrections to the section on West Edinburgh 2022.
- 2) To note that a report would be brought back detailing the outcome of the consultation, along with a finalised Strategy and delivery plan.
- 3) To refer the Strategy to the Planning Committee for information.

- moved by Councillor Lang, seconded by Councillor Beal

In accordance with Standing Order (22)12, the amendment was accepted as an addendum to the motion.

Decision

To approve the following adjusted motion by Councillor Day:

- 1) To agree the draft West Edinburgh 2050 Strategy (Appendix 1 of the report by the Executive Director of Place) for the purposes of public consultation, subject to corrections to the section on West Edinburgh 2022.
- 2) To note that a report would be brought back detailing the outcome of the consultation, along with a finalised Strategy and delivery plan.
- 3) To refer the Strategy to the Planning Committee for information.

3. Background Reading/ External References

Minute of the Policy and Sustainability Committee of 1 November 2022.

4. Appendices

Appendix 1 – Report by the Executive Director of Place

Policy and Sustainability Committee

10.00am, Tuesday, 1 November 2022

Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth

Executive/routine Wards Council Commitments	Executive 1, 2, 3, 7
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1. Recommendations

- 1.1 Policy and Sustainability Committee is asked to:
 - 1.1.1 Agree the draft West Edinburgh 2050 Strategy (Appendix 1) for the purposes of public consultation;
 - 1.1.2 Note that a report will be brought back detailing the outcome of the consultation, along with a finalised Strategy and delivery plan; and
 - 1.1.3 Refer the Strategy to the Planning Committee for information.

Paul Lawrence

Executive Director of Place

Contact: David Cooper, Head of Development and Regeneration

E-mail: david.cooper@edinburgh.gov.uk | Tel: 0131 529 6233

Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth

2. Executive Summary

- 2.1 This report provides the 'Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth' (the Strategy) for consideration by Committee. It is the culmination of the outputs from phases 1 and 2 of the West Edinburgh consultancy work taken forward by Aecom, Rettie and Collective Architecture as commissioned by the Council, Scottish Government, Scottish Futures Trust and Scottish Enterprise. It identifies the key strengths of West Edinburgh as well as the challenges it faces and provides a vision of what the area could be by 2050.
- 2.2 The report sets out the process for consultation on this strategy and identifies early actions to support development activity associated with Place Policy 16 of the Proposed City Plan 2030, where the land is already allocated for development by the current Local Development Plan.

3. Background

- 3.1 A report providing the details of the initial West Edinburgh study findings (Phase 1 of the project) was provided on [6 October 2020](#).

4. Main report

West Edinburgh – Overview

- 4.1 Proposals for the development of West Edinburgh were originally established in May 2008, when the Scottish Government published the West Edinburgh Planning Framework (WEPF) which identified the area as being of national importance in terms of economic development potential. In order to support these proposals, the West Edinburgh Transport Appraisal (WETA) was undertaken and published in February 2010. It set out a phased approach to how development in the area might progress, which informed transport demand and the package of infrastructure required. This work has been refreshed since then through an updated WETA and most recently the transport appraisal for City Plan 2030.

4.2 Work is now underway to establish priorities of the West Edinburgh Transport Improvement Programme (WETIP) that will be funded through the Edinburgh and South-East Scotland City Regional Deal.

4.3 Since the WEPF was first developed, the tram and the Edinburgh Gateway Station, which were identified as necessary improvements, have been delivered.

Towards West Edinburgh 2050

4.4 Following the completion of Phase 1 of the project, Committee agreed to Phase 2 proceeding: the development of the strategy. The main report of the strategy 'Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth' is provided in Appendix 1 with the supporting documents available as background papers.

4.5 The Strategy identifies the importance of West Edinburgh in the national, regional, and local context. Many significant institutions from an economic perspective, such as Heriot Watt University and Edinburgh Airport, are located in the area, and there is considerable strategic transport infrastructure already in place such as the tram, rail and road, reflecting the role the area performs as the gateway to the city. The area is also home to several communities, has some fantastic built and natural assets with the Union Canal being one of the most significant, and also large areas of farmland.

4.6 While there are many positives, the Strategy also identifies the challenges that West Edinburgh faces. There are communities that are affluent but also communities where poverty impacts upon citizen well-being and life prospects. The strategic transport infrastructure that is so important at a national and regional level can also exacerbate division at a local level and therefore more active travel solutions are required alongside continued investment in public transport. The area has also arguably seen piecemeal development over the last 30 years and, with the exception of housing development, development rates have generally been slow with previous development framework aspirations unrealised.

4.7 A vision for what West Edinburgh could look like in 2050 is embedded in the Strategy. It is to create a place over the next 30 years, which will include consolidation and improvements to existing settlements and communities, new mixed-use urban expansion, within the context of creating a high-quality sustainable environment that meets the needs of existing and future communities and reinforces Edinburgh as a world class city.

4.8 A spatial strategy is set out as a means of realising the vision for the area and key principles that should inform future decision making around development plans are proposed. The spatial strategy is built from a series of interconnecting strategies. It combines spatial planning recommendations along with wider interventions and delivery approaches. This offers the opportunity to enhance both social, economic and developmental benefits for the area around inclusive growth and low carbon whilst embracing flexibility and adaptation over time. The strategy embraces 'infrastructure first' principles, Central Scotland Green Network opportunities and

promotes the net zero benefits of developing brownfield land whilst remaining flexible to respond to emerging markets and developing land use requirements.

- 4.9 Committee is not being asked to approve the Strategy as a land use plan for West Edinburgh as it will not have any statutory function in the determination of planning applications. The growth and development areas proposed are indicative and represent opportunities where sustainable and inclusive growth could be achieved in the future when the city needs to consider releasing further land for development purposes. This would be the subject of future statutory plan making processes, although it is expected that the Strategy can form the basis for future consultation in this regard.
- 4.10 The statutory plan will continue in the short term to be the 2016 Local Development Plan (LDP) before it is replaced by City Plan 2030 (approved by Planning Committee in September 2021 as the Proposed Plan) and it is the latter which will be used to direct development and against which planning applications will be considered. It has been prepared in parallel with the Strategy and, as a result, many of the principles identified in the Strategy are already embedded in the City Plan.
- 4.11 The proposed City Plan 2030 recognises that West Edinburgh is an important area for meeting the city's economic and housing needs. The approach taken focuses on land to the north of the A8 corridor and around the tram route, adjacent to major uses such as Edinburgh Airport, Royal Highland and Agricultural Society of Scotland and close to Edinburgh Park and the Gyle and Hermiston Gait Shopping Centres. This would see development on land previously allocated by the 2016 LDP for business led development but with now more of a focus on housing led mixed use development and 20 Minute Neighbourhood principles, whilst maintaining potential for as yet unrealised business and commercial uses. This would be a forerunner for potential new city districts as indicated by the Strategy, though this would only come about in the context of development needs and future City Plan processes.
- 4.12 Existing urban areas such as Wester Hailes are not specifically identified in City Plan 2030 but are important in terms of inclusive growth and this is recognised by the Strategy. Work is already underway to follow up on the Local Place Plan work taken forward by the community following the allocation of Place Based Investment Programme money last year.
- 4.12 Draft National Planning Framework 4 proposes removing the existing national development status of land at West Edinburgh and recognises the potential for the area:
- A strategy for West Edinburgh is emerging which guides a wide range of uses to create a sustainable extension to the city, with added benefit from associated improvements to the quality of place of existing communities.*
- 4.13 The Scottish Government is a stakeholder in the development of the Strategy and work will continue with the Government to ensure an alignment of shorter and longer term planning for the area to ensure the potential benefits for the city, for

existing communities in the west and for future residents are achieved, again in the context of future development needs.

- 4.14 The Strategy will hopefully play a key role in supporting the preparation of further development plans and informing decisions on project delivery for many years.
- 4.15 A public consultation exercise will now be undertaken in line with the [Council's Consultation Policy](#). The outcome of this exercise will be reported back to Committee along with a finalised strategy document.

Making it Happen

- 4.16 The strategy includes a 'Making it Happen' section which identifies key dependencies which the successful delivery of the strategy relies upon. The two key areas of focus identified are 'Providing Leadership and Clarity' and 'Taking a People-Focused Approach'. In addition, collaboration, investment and an inclusive approach to skills, culture and learning are also seen as vital components for delivery. This more holistic strategy approach for West Edinburgh sets it apart from previous strategies which have struggled to achieve their goals. Putting these recommendations into action and establishing the right partnerships for delivery will be the key to success.
- 4.17 The commissioning partners; the Council, Scottish Government, Scottish Futures Trust and Scottish Enterprise, along with Transport Scotland and Skills Development Scotland, remain committed to continuing to work together to support delivery of the strategy in the longer term. Initially, this will involve supporting the consultation process and overall strategy development, but it is expected that this group will continue to perform a co-ordinating role as subsequent initiatives and projects are delivered.
- 4.18 While the Strategy will be the subject of consultation, there are already a number of areas where delivery is now happening, and where there is a clear role for Council involvement.
- 4.19 There are two new key areas of activity emerging at Wester Hailes and in the International Business Gateway (IBG) area and it is important that governance arrangements are established and clear as the master planning stages are implemented. Internal resources have been mobilised to reflect these priorities and the arrangements for the All Party Oversight Group will be reviewed following approval of the Council's Political Management Arrangements.
- 4.20 There is a need for funding to support master planning activity and the City Strategic Investment Fund (CSIF) allocation for West Edinburgh is now being drawn down to allow this work to proceed. This will focus on Place Policy 16 of the proposed City Plan 2030 and developing in more detail the proposals for that area.

5. Next Steps

- 5.1 The next steps in taking forward this work are as is set out above. Committee will receive a further report on the outcomes of the public consultation together with any further project proposals emerging from this work.

6. Financial impact

- 6.1 The financial impact arising from the consultation exercise will be met from within approved budgets.
- 6.2 The financial impact arising from the proposed master planning work at Wester Hailes and West Edinburgh can also be met from existing budget allocations, including the CSIF.

7. Stakeholder/Community Impact

- 7.1 Consultation has been carried out with external partners in designing the scope and brief for the West Edinburgh study. It has also formed a part of the Phase 1 study work and the development of the strategy itself although this has currently been limited to key stakeholders. It is not proposed to give the document any formal status at this stage, other than as set out above, although it is proposed that public consultation will now take place.
- 7.2 The Strategy has been developed alongside the development of the next LDP – City Plan 2030. The Proposed Plan was presented and approved by the Planning Committee in September 2021. This is the statutory plan that will influence planning decisions and it has been the subject of extensive consultation and will now move through the statutory processes.
- 7.3 An Integrated Impact Assessment (IAA) will be undertaken by officers and will be revisited following public consultation. The final IAA will be prepared alongside the final version of the Strategy.

8. Background reading/external references

- 8.1 [Edinburgh Local Development Plan](#).
- 8.2 West Edinburgh Transport Appraisal (WETA).
- 8.3 Edinburgh Local Development Plan – Action Programme.
- 8.4 Choices for City Plan 2030 – Consultation Key Findings and Next Steps – Planning Committee [12 August 2020](#).
- 8.5 [City Plan 2030](#) – Proposed Plan.
- 8.6 Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth – Phase 1 Report.

- 8.7 Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth – Background Documents (available upon request).

9. Appendices

- 9.1 Appendix 1 – Towards West Edinburgh 2050: A Spatial Strategy for Inclusive and Sustainable Growth – Main Report.

Towards West Edinburgh 2050

A Spatial Strategy for Inclusive and Sustainable Growth

Main Report

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Supporting Documents

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2. Summary of Phase 1 of Study
3. Stakeholder Consultation Report
4. Background Context Mapping
5. 20 Minute Neighbourhood Mapping
6. Transport Baseline Mapping
7. Case Studies

Prepared by:

AECOM

COLLECTIVE
ARCHITECTURE

 **RETTIE**

Project Partners:

◆ **EDINBURGH** ◆
THE CITY OF EDINBURGH COUNCIL

 **Scottish Enterprise**

SCOTTISH
FUTURES
TRUST

 **Scottish Government**
Riaghaltas na h-Alba
gov.scot

October 2022

Introduction

The West Edinburgh Spatial Strategy 2050 sets out a Vision for its future and the steps required to maximise its potential. This offers an exciting opportunity to deliver the benefits of inclusive economic growth in the South East of Scotland and beyond, building upon the strength of Edinburgh and the surrounding regions to balance increased prosperity with greater social equity for all.

This Strategy will be used to assist with the preparation of future policy and delivery plans for physical development, investment and infrastructure projects in the area, most notably City Plan 2030 and beyond to 2050. This Strategy is just the start of the process which will require collaboration, engagement and further consultation. Rather than a detailed plan at this stage, it is a starting point for dialogue, discussion and delivery.

West Edinburgh today is an area that is hugely important at a national, regional and local level. It is an area with many great assets but it is also an area with competing demands where more recent development and investment has been piecemeal in nature. The Strategy and Vision for West Edinburgh recognises that action and intervention is required across a range of scales and phases, linked to socio-economic research and analysis, and across Local, City, Regional and National scales from 2021, to 2030 onto 2050.

The overarching aim of this Strategy to identify how we can make West Edinburgh happen, through a better understanding of constraints and considerations, a better knowledge of the people and place, and future actions to maximise inclusive and sustainable growth. This is based on sound evidence of the physical, environmental and social issues and continued collaboration and engagement.

Lets make it happen.



Firth of Forth

The broad geographical parameters of the Strategy are east-west from the western edge of 'urbanised' Edinburgh. This is largely defined east-west from the western-most neighbourhoods of urbanised Edinburgh to the border of West Lothian Council; and north-south: from the Firth of Forth to the boundary of Midlothian Council region.

The Strategy looks to have influence beyond these zones and, importantly, considers how existing urban areas should relate to new development areas. The boundary should not, therefore, be seen as a hard, physical one but instead seek to assess baseline conditions, focus future physical development or implement drivers for inclusive growth within the area and beyond.

01

West Edinburgh Now

'To meet our objectives, the future growth of our city must meet our ambitions to be a climate ready city where new homes are built to the highest emissions quality standards in resilient, connected neighbourhoods, in the right locations, with the right infrastructure. We need to support our businesses and promote an inclusive well-being economy.'

*The City of Edinburgh Council Proposed City Plan 2030
September 2021*

West Edinburgh in the City

West Edinburgh has been (even before COVID-19) and will continue to be an area of transition and change. This study recognises the significant opportunity that exists to develop its potential through a co-ordinated approach and to help shape the identity of West Edinburgh as a place to live, work, learn and enjoy.

Edinburgh is one of the most economically productive parts of the UK – ranking ninth out of all ONS NUTS3 localities (NUTS3 is a Sub-Regional classification for producing economic information for analysis).

Over the past 20 years, the Edinburgh economy has been outperforming national benchmarks thanks to growing sectors such as Financial & Business Services, where relatively strong growth going forward is expected.

Much of West Edinburgh has benefited from this growth (particularly the north-west and south-west) but there are clear disparities, with areas experiencing significantly lower earnings.

Along the corridor linking the City Centre to the South West (Calder Road), there is a clear concentration of lower earning households. These areas are also the areas with higher levels of deprivation across a range of other indicators.

There is a real opportunity within West Edinburgh to maximise opportunities for development and place-making by taking a different approach to before with an emphasis on place-making. Through evidence gathering and research and consultation, the process has started and there is a long term commitment from the partnership offering strong leadership; a collaborative all-inclusive approach through continued engagement with landowners, the communities and stakeholders to driving forward the recommendations and opening that dialogue to listen and learn. It is understood that everyone needs to play a part to ensure nobody is left behind in Edinburgh's future and its opportunities and this work is intended to continue.

Health outcomes relate to deprivation, with relatively deprived parts of West Edinburgh having poor health outcomes, including much higher rates of early death. There is also a clear link between education outcomes and deprivation, with relatively deprived areas in the west of the city also having lower concentrations of people with qualifications.

The population of West Edinburgh's overall built environment is approximately 260,000 people, which accounts for around 50% of the city's total population.

Within West Edinburgh, there are areas that are ranked within the 5% most deprived areas in Scotland, including The Calders and Wester Hailes.

Within West Edinburgh, there are also areas with very low deprivation including Cramond, Barnton and Corstorphine, as well as Currie and Balerno.

West Edinburgh 2022

West Edinburgh does not have one specific town centre, nor can it be defined by a singular, encompassing identity. Instead it has a number of disparate centres and smaller settlements within the landscape. This is in contrast to the urban area which is defined by many neighbourhoods which connect and overlap each other.

Some of the centres within West Edinburgh are characterised by housing, while others are mostly industrial, commercial or educational. West Edinburgh is bounded by the City to the East, The Firth of Forth to the North with extensive greenspace (farmland/ woodland), small pockets of settlements, industry/ commerce and leisure within. Its key defining features are:

- Firth of Forth (a Special Protection Area), Bridges and Coastal Route form key landscape (of international recognition) to the north of West Edinburgh
- The City's urban edge is clearly defined by City Bypass (A720) and Maybury Road (A902) with only small pockets of settlement outwith.
- Three key waterways (River Almond, Union Canal and Water of Leith) cross east-west. The Union Canal is a nationally important scheduled monument.
- The majority of the study area is characterised by farmland punctuated by significant road and rail infrastructure.
- Commercial, industrial and aviation 'spine' through centre of study area running east-west from Sighthill to East Mains.
- Necklace of small settlements along Water of Leith to the South from Baberton to Balerno.
- Collection of leisure, sport and cultural activities around Union Canal, Ratho and Calder Road.



KEY	
	Residential/Mixed use
	Commercial/Industry
	Higher Education and employment/skills
	Culture, Leisure, Sport
	Coastal Landscape SPA (Special Protection Area)
	Consented development

This diagram provides a high level overview of dominant uses and their relationships within West Edinburgh. Refer to Appendices for detailed Geo-mapping across themes.

What is Inclusive Growth?

The notion of inclusive growth first appeared in Scottish policy in the Government's 2015 Economic Strategy and since that time the definition and purpose has varied and evolved.

The Scottish Government's latest definition is 'Growth that combines increased prosperity with greater equity: that creates opportunities for all and distributes the dividend of increased prosperity fairly'...and provides an overarching standard from which to approach the challenges of delivering inclusive growth.

The assessment of inclusive growth is further defined by the Scottish Government's 5Ps (Productivity, Population, Participation, People and Place) Outcomes Framework, which all have an influence on delivering sustainable outcomes. The 5Ps shape the fundamental basis of this Spatial Strategy for Inclusive and Sustainable Growth.

This West Edinburgh study also identified key barriers to inclusive growth and seeks to address these via a series of interconnecting strategies to reinforce place-making.

'Growth that combines increased prosperity with greater equity: that creates opportunities for all and distributes the dividend of increased prosperity fairly.'

*Inclusive Growth Definition
Scottish Government 2020*

'Inclusive Growth is the strategic and cohesive COORDINATION of existing and future assets in West Edinburgh which balances growth in prosperity with social equity and sustainability, CONNECTING opportunities and creating a PLACE which provides CHOICE and promotes DIVERSITY for local, regional and wider communities.'

*West Edinburgh Spatial Strategy Project Team
March 2021*

'...ensure that the city's economic priorities continue to meet the needs of citizens and businesses and drive a strong and fair recovery from the economic effects of the Covid 19 pandemic, adapt to the changes driven by the UK's withdrawal from EU, and ensure a just transition to a net zero economy, alongside other economic changes anticipated in the coming few years.'

City of Edinburgh Economic Strategy , 2021

Barriers to Inclusive Growth

Only through understanding the place and people and wider context can we tackle the barriers. We have done this through an initial interrogation of baseline socio-economic and environmental data, as well as initial consultation and stakeholder feedback, to examine barriers to inclusive growth in West Edinburgh. Through assessment of these barriers we have identified potential interventions to overcome these.

Ongoing consultation with stakeholders, which is vitally important, has provided further understanding of the barriers and provided feedback regarding the strategy as it developed. A key part of the engagement with stakeholders was trying to establish why these barriers have persisted and what can now be done to overcome them in practical terms via behavioural changes, continued collaboration, and buy-in, as well as policy and methods of delivery. Engagement and continued dialogue is required to further understand barriers with the local communities, to ensure any intervention is fully inclusive, monitored regarding progress and impact and lessons learned along the way.

Stakeholder feedback and research identified the following key issues which we will continue to challenge in order to deliver change:

- Lack of transparency in planning process and link between individual developments.
- Lack of visible progress in the area puts off investors.
- Lack of a wider West Edinburgh masterplan.
- Difficult to move around locally without a car.
- Limited range and access to affordable homes.
- Lack of strategic infrastructure investment / delivery of City of Edinburgh's LDP Action Programme.
- Under-resourced public organisations cannot seem to deliver, despite good intentions.
- No link between NPF3 which identifies the area for growth and the LDP.
- Scale and nature of private ownership limits influence of planning policy.
- Areas of poverty and deprivation and poor social infrastructure.

Insufficient leadership and clarity

Dominance of car infrastructure and poor connectivity

Lack of Cohesive Social Infrastructure

No clear character and identity

Predominance of private land ownership

Environmental constraints

Untapped potential

Lack of diversity and choice

Refer to Supporting Document 2 for more detailed information and explanation on Barriers to Inclusive Growth within West Edinburgh

Spatial barriers

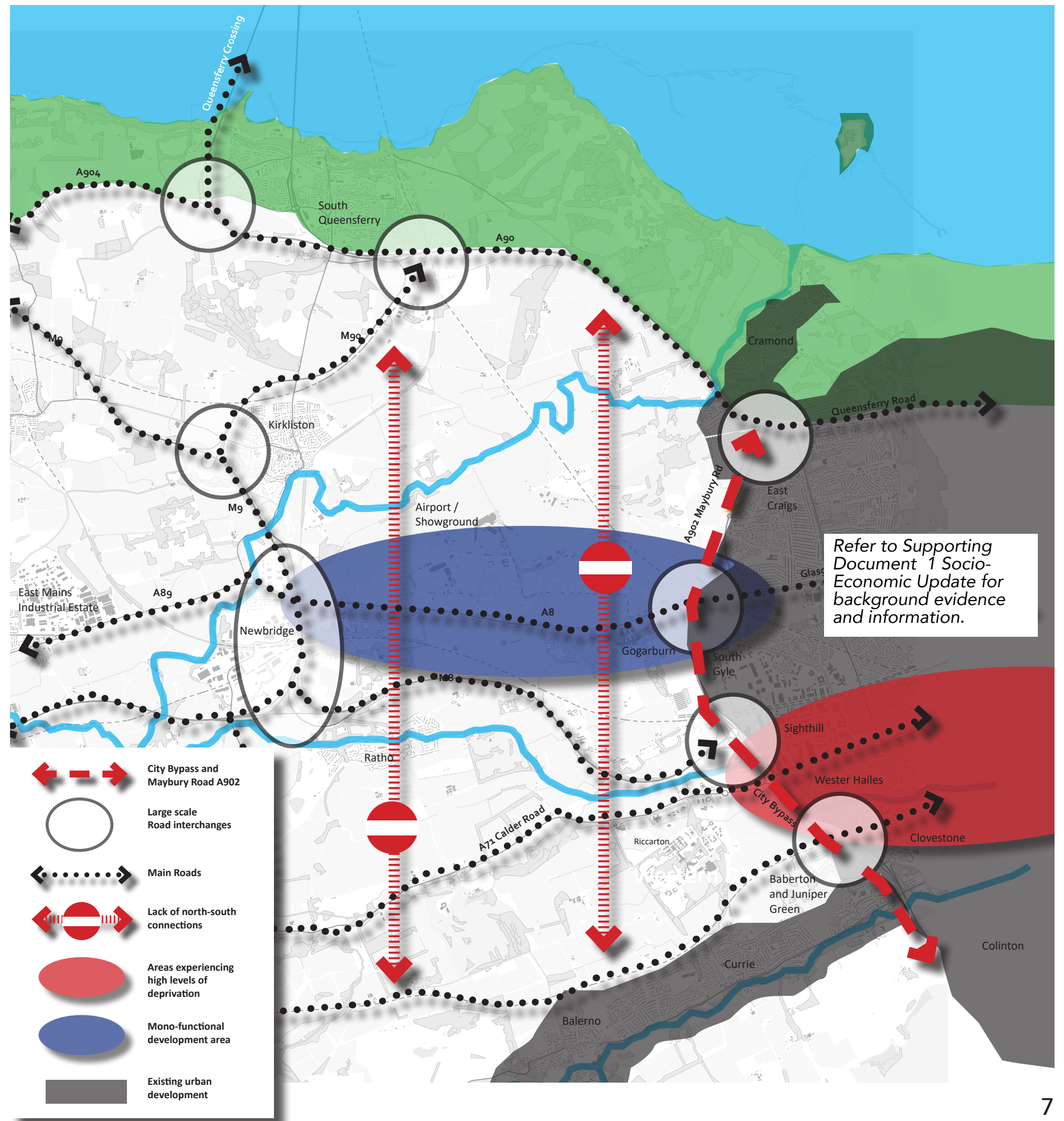
West Edinburgh has a complex, varied and diverse socio-economic and physical landscape. In recent years it has seen income growth rise faster than other parts with average earnings 1.4% above the city as a whole. However, some neighbourhoods - such as Wester Hailes and Sighthill suffer from multiple levels of deprivation in a national context, particularly around income, employment, education and crime. In Wester Hailes for example, 10-20% of young people leave school with low literacy and numeracy levels against a City average of 5%.

As outlined earlier, socio-economic and spatial reviews have identified some fundamental constraints - or barriers - to inclusive growth in West Edinburgh.

Whilst many of the barriers above are not physical, the approach taken to 'how' any spatial development happens will be key to addressing these. (Identified later in this report under 'Making it Happen'.) The diagram overlaid begins to identify some of the dominant spatial barriers to inclusive and sustainable growth that exist, notably:

- The City Bypass
- Dominance of car and related infrastructure
- Lack of movement within the study area in the north to south axis
- Physical infrastructure of areas of deprivation to the south east
- Large mono-functional development to the east-west axis along the A8
- Piecemeal, unconnected development within the greenbelt

The scale and complexity of these barriers to inclusive growth highlight the need for an Infrastructure First Approach, aligned to the draft National Planning Framework (NPF4) and to implement a series of interconnecting strategies across varying priorities and timescales.



Spatial opportunities

West Edinburgh is a diverse and expansive landscape with five clearly identifiable character areas that have informed the approach taken within the Spatial Strategy and Vision. They have developed to establish a broad baseline position within West Edinburgh so that future development can be directed to reinforce or enhance the existing character. The boundaries are not fixed, but representative of the broad sense of place within them.

Coast: Firth of Forth and coastal landscape including Forth Rail bridge, heritage features, protected areas and Special Protection Sites with areas of residential settlements and active travel routes.

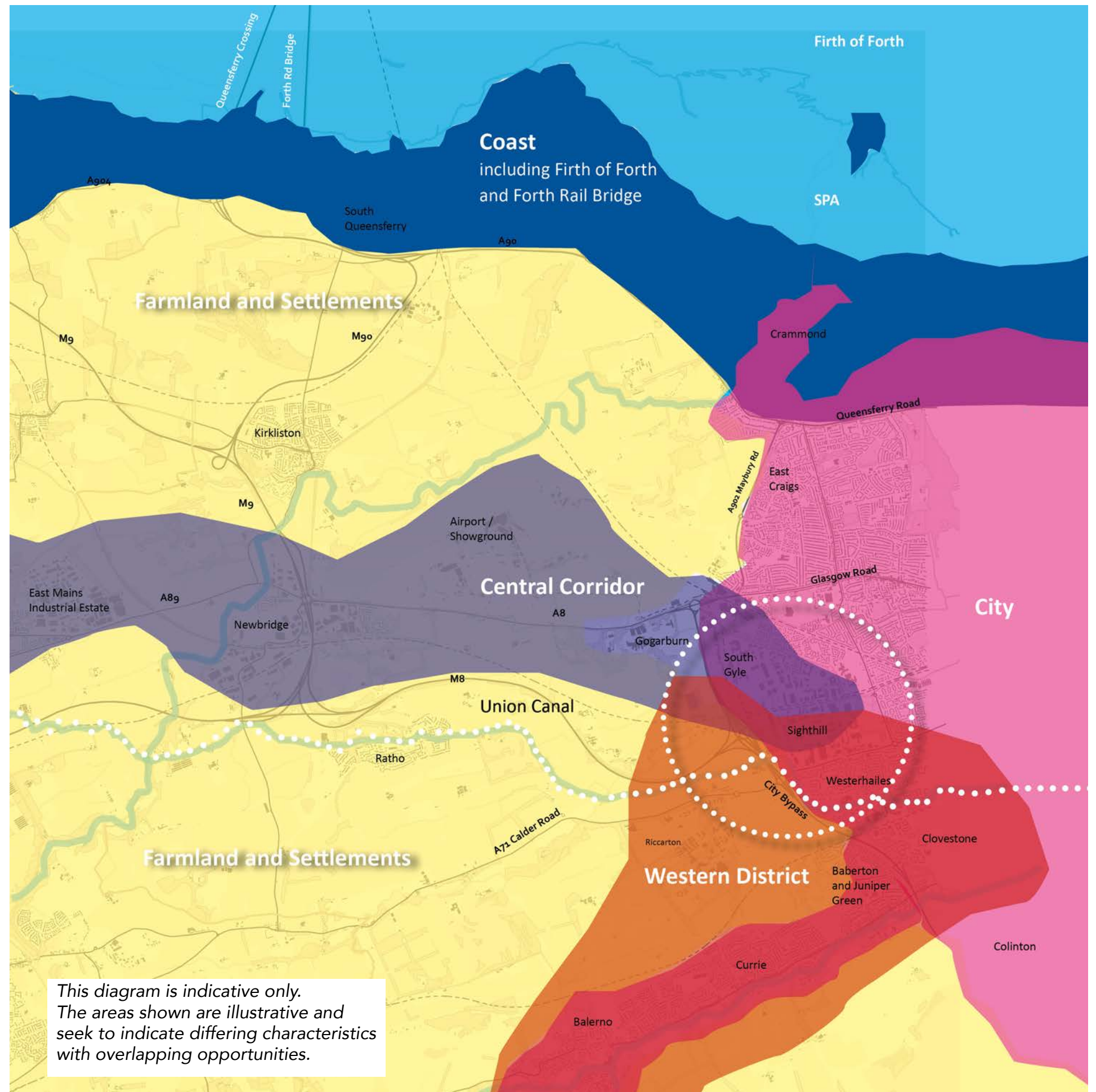
City: Existing, mixed use development with clearly defined neighbourhood areas bounded by City Bypass with spine of development to the South West along the Water of Leith.

Farmlands and Settlements: Expansive area of rolling farmland and woodland punctuated by small settlements and leisure/industry with the need for enhanced active travel connections.

Central Corridor: Spine of commerce, aviation, industry and tourism gateway linking City Centre, West Edinburgh and beyond. Requires a coordinated approach to low carbon travel, distribution, production and strategically planned mixed use development. Areas north and south of the A8 have different existing and potential functions and characteristics with links to places of learning. This corridor is a key focus for future growth and should be considered holistically in context of city region.

Western District: Area to the South West of the City where the socio-economic and spatial conditions provide a range of opportunities for inclusive growth within new and existing areas through enhanced connections, learning/skills opportunities, rail networks, waterways and leisure.

Intersecting areas of opportunity: The area where the City, Central Corridor and Western District intersect (white circle) offers the opportunity for most carbon efficient use of land linking to existing neighbourhoods and educational facilities. There is also a clear opportunity for the Union Canal to be a focus of growth.



This diagram is indicative only. The areas shown are illustrative and seek to indicate differing characteristics with overlapping opportunities.

Already on the ground

West Edinburgh has a wide range of assets and opportunities 'on the ground' that can be harnessed and built upon.

These range from historic and landscape characteristics through to travel connections and regional links. They also include educational establishments, developing community action and cultural opportunities.

Some of these are outlined here, and overleaf, to provide an overview of the range and breadth of activities and opportunities within the area.



1. Oriam National Sports Performance Centre

Educational Opportunities

Several key tertiary educational and learning establishments are based in West Edinburgh. These include:

- Heriot Watt University Edinburgh Campus with Oriam National Sports Performance Centre and National Robotarium
- Edinburgh College Sighthill Campus
- Edinburgh Napier University Sighthill Campus

Existing Waterways

The area is rich with watercourses:

- The historic Union Canal flows between Edinburgh and Falkirk
- The River Almond which terminates into the Firth of Forth at Cramond
- The Water of Leith passes through the southern boundary of the site
- The Firth of Forth borders the area to the north



2. Below the River Almond

Developing Community Action

- There are a number of initiatives and activities already taking place at neighbourhood level including:
- A developing Local Place Plan for Wester Hailes
- The North West Locality Improvement Plan is underway.



3. Community Planning

Leisure and Sporting Opportunities

West Edinburgh is home to a number of key places of activity including:

- Edinburgh International Climbing Arena
- Royal Highland Show Arena
- Oriam National Performance Sports Centre at Heriot Watt University
- Hotels as part of pipeline development
- Golf courses
- Union Canal and associated water-based activities



4. EICC (Edinburgh International Climbing Centre)



6. National Cycle Route 75

Enhanced Travel Connections

A number of developing access and mobility plans are already underway or in development:

- Series of railways including recent Edinburgh Gateway Station and proposed Almond Chord
- The John Muir Way to the Firth of Forth Coastline
- National Cycle Routes running east to west across the area
- City's Mobility Plan including West Edinburgh Transport Appraisal (WETA) have been issued and underway

Already on the ground



7. Cammo Estate Local Nature Reserve

Ecological Assets

West Edinburgh has a range of ecological assets including:

- The Firth of Forth's coastline to the north is a Special Landscape Area (SPA)
- The area is home to large areas of woodland and grassland
- Local Nature Reserve at Cammo Estate
- The existing waterways (Forth and Clyde Canal, River Almond and Union Canal) are rich and biodiverse.



8. Parabola Development

Emerging proposals

As well as recent developments in Cammo and West Craigs there are evolving proposals in the area including:

- Parabola mixed use development in Edinburgh Park
- IBG Phased development in the central corridor/ airport and Royal Highland Centre.
- Strategic Development Framework for Wester Hailes and WHEC (Wester Hailes Education Centre) extension

Commerce and Business

A number of businesses and commercial enterprises are based in the area and include:

- Edinburgh Park Enterprise Area
- The Gyle Shopping Centre
- RBS Headquarters, Gogarburn
- Growing number of independently run businesses and social enterprises including Edinburgh Beer Factory and Bridge 8 canoeing and kayaking CIC.



9. Edinburgh Park

Regional Transportation links

West Edinburgh is home to key transportation links and connections that include:

- Edinburgh International Airport
- Forth Road and Rail bridges
- Series of railways and stations including recent Edinburgh Gateway Station, Curriehill and Wester Hailes.
- Tram link from Airport to City Centre.



10. Edinburgh International Airport



11. Jupiter Artland

Arts and Cultural Opportunities

Key places of arts and cultural activity include:

- Jupiter Artland is a major arts attraction and also home to the Jupiter Rising Festival.
- The Whale Arts Agency in Wester Hailes is a community-led arts charity and social enterprise.
- Glasgow College 'Music Box' in Sighthill offers recording and performance



12. Lin's Mill Aqueduct

Historic Assets

West Edinburgh is home to an array of historic buildings, monuments and assets:

- Conservation areas including Cramond, South Queensferry, Ratho, Balerno, Kirkliston
- Over 600 listed buildings and structures including Almond Aqueduct and Cammo Tower
- Forth Rail Bridge

02

A Vision and Spatial Strategy

'A good-quality environment offers opportunities for promoting a sense of well-being, a healthy lifestyle, active travel (encouraging walking and cycling to school, shops or work instead of driving), and safe and successful communities.'

Central Scotland Green Network Partnership Vision 2021

Local

Consolidate, Connect and Enable

City

Focus, Expand and Densify

Region

Reimagine, Strengthen and Cultivate

National

Contribute, Grow and Revitalise

Vision for West Edinburgh

The Strategy and Vision for West Edinburgh recognises that action and intervention is required across a range of scales from Local, City, Regional and National and from 2021, to 2030 onto 2050. This involves everyone making it happen.

The WHAT: The Vision for West Edinburgh is to create a place over the next 30 years, which will include consolidation and improvements to existing settlements and communities, new mixed-use urban expansion, within the context of creating a high-quality sustainable environment (physical, social, environmental) that meets the needs of existing and future communities and reinforces Edinburgh as a world class city for today and tomorrow.

The Vision will address specific issues and problems within West Edinburgh at differing scales and across intersecting timelines whilst remaining flexible to respond to emerging markets and land use requirements.

The Vision gives direction on future development areas with the opportunity for landowners, developers and communities to positively work together and collaborate, along with wider community engagement and to bring forward 'Infrastructure Led' proposals in the context of the statutory development plan.

The HOW: The Strategy has been developed in response to aspirations for what Edinburgh could be in the future. This has to be achievable and inclusive for all. Through data analysis and research this has developed a better understanding of the area, the place and both the challenges and opportunities and has created an aspirational Vision upon which to build going forward.

This offers an exciting opportunity to enhance social, economic and developmental benefits for West Edinburgh and the wider city firmly around inclusive growth, sustainability and place-making in line with the City Plan 2030 Vision for the City, the West Edinburgh Transport Appraisal (WETA) and Mobility Plan and emerging strategies and involve its people in its future growth.

It can happen.

West Edinburgh 2050 is a place that:

offers the opportunity to do things differently to before

involves everyone in its development and growing identity

supports everyone's physical and mental well being

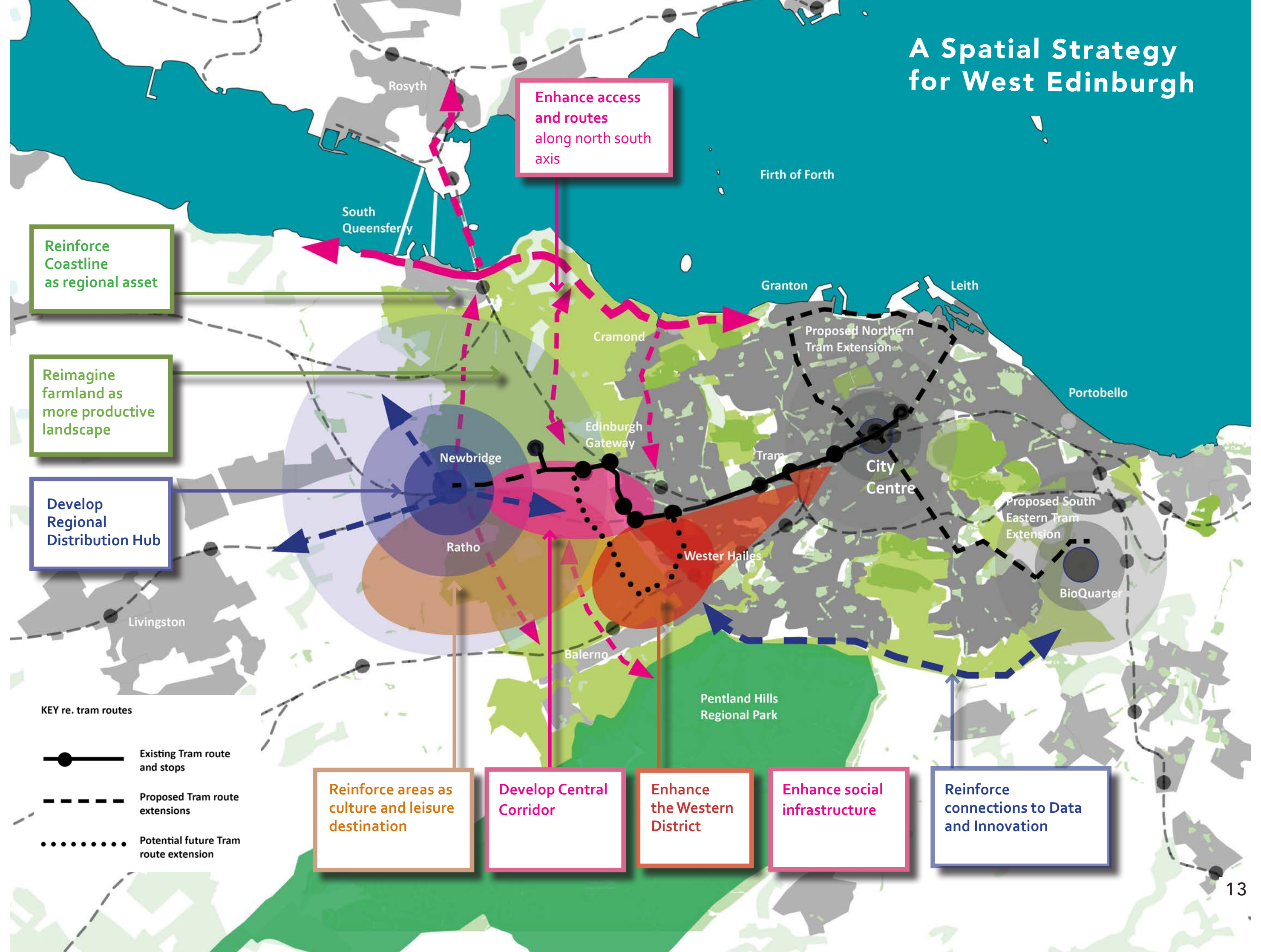
ensures everyone shares in its economic success with no-one left behind

provides connections between everyone without depending on cars

ensures everyone lives in a home which they can afford

creates opportunities for everyone to benefit from its natural resources, culture and heritage

A Spatial Strategy for West Edinburgh



Enhance access and routes along north south axis

Reinforce Coastline as regional asset

Reimagine farmland as more productive landscape

Develop Regional Distribution Hub

Reinforce areas as culture and leisure destination

Develop Central Corridor

Enhance the Western District

Enhance social infrastructure

Reinforce connections to Data and Innovation

- KEY re. tram routes
- Existing Tram route and stops
 - - - Proposed Tram route extensions
 - Potential future Tram route extension

Guiding Principles

- Facilitate **place making that embraces mixed use development** which connects between and beyond.
- Embed **climate change and carbon net zero targets** and behaviours into all projects.
- Make the area **accessible for all** with a focus on active travel and connecting communities.
- Reinforce **20 minute principles** and building places within any new and existing neighbourhoods.
- Provide mechanisms that **integrate and enable new and existing communities** – make them work for all.
- Ensure an **understanding of what employers and businesses need** – education, training, travel connections.
- Prioritise a **brownfield first strategy** for future growth.
- Prioritise **health and well-being**.
- **Enhance biodiversity** and ecological links.
- Improve **opportunities for lifelong learning** in the area, and connect with business.
- Promote the area for both **commercial and cultural opportunities**.

The Spatial Strategy identifies the following key opportunities:

Enhance social infrastructure

- Connect education and learning establishments to enhance access to learning and skills development.
- Review existing accessibility to health facilities and open space for all.

Reinforce coastline

- Consider coast as regional asset with enhanced north-south active travel and ecological connections between neighbourhoods.
- Promote coastline as a destination.

Reinforce Connections to Data and Innovation

- Enhance connections between the Bayes Centre, Edinburgh Futures Institute, Easter Bush, the Usher Institute and National Robotarium and the BioQuarter/Edinburgh Royal Infirmary.

Enhance Western District

- Future planned, mixed use, housing led regeneration.
- Provide tram extension to open opportunity for new development, integrating with existing communities.
- Provide mechanisms that integrate and enable new and existing communities - spatially and culturally.

Enhance access and routes

- Prioritise routes along north-south axes.
- Build on City of Edinburgh's Mobility Plan and WETA (West Edinburgh Transport Appraisal) proposals.

Reinforce areas a culture and leisure destination

- Develop culture and leisure as key characteristics of the area.
- Build on outdoor and indoor recreational opportunities including Arena and Festival Venue
- Links to airport, hotel and holiday accommodation opportunities.

Develop Regional Distribution Hub

- Opportunity to build on the areas regional potential and transport connections.
- Consider area as a distribution centre for not only goods, but energy and food/horticulture.
- Develop Energy distribution potential in and around Newbridge.
- Investigate potential for Hydrogen related development and other low carbon possibilities.

Develop Central Corridor

- Intensify the central corridor area with mixed use development.
- Maximise the ecological potential of the area, particularly of the Gogar Burn.

Reimagine farmland

- Re-consider the area to be a more productive and ecological landscape.
- Provide opportunities that enhance connections for people and habitats across the landscape.
- Consider ways to enhance productivity and horticulture at differing scales.

Interconnecting Strategies

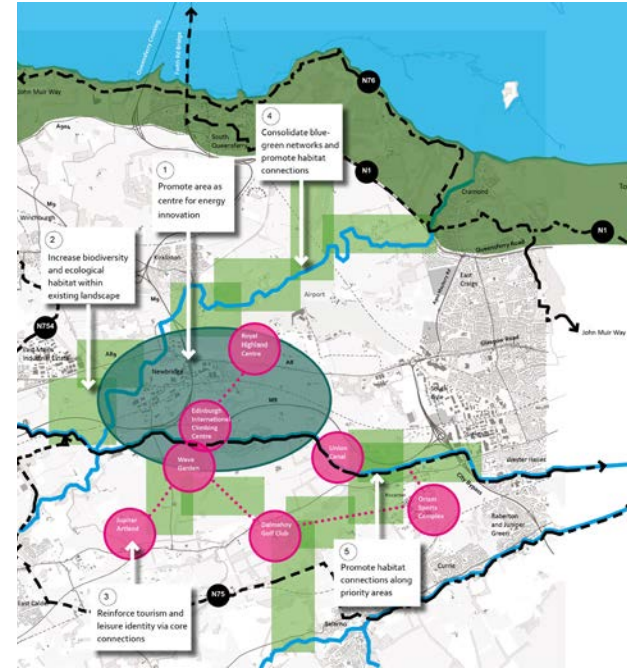
The Spatial Strategy seeks to set out how the vision can be delivered. This is a consolidation of a number of interconnected strategies. These look to tackle the range different issues that might act as barriers to success. A number of actions are identified in order to deliver the strategy and achieve the vision.

This offers the opportunity to enhance both social, economic and developmental benefits for the area around inclusive growth and low carbon whilst embracing flexibility and adaptation over time. The strategy embraces 'infrastructure first' principles, Central Scotland Green Network opportunities and promotes the net zero benefits of developing brownfield land whilst remaining flexible to respond to emerging markets and developing land use requirements.

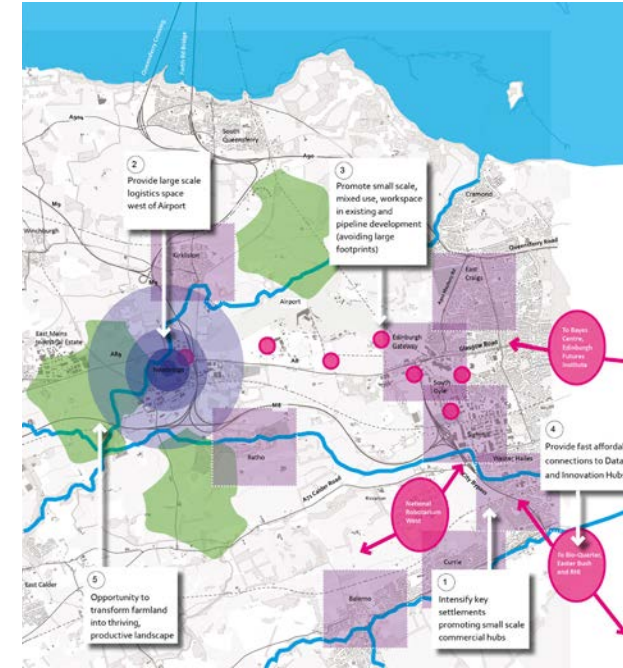
This is transposed within an implementation plan across infrastructure and land use to align with a series of key milestones and strategies for the City, most notably:

- 2030 City Plan
- 2030 Net Zero Carbon targets
- City Mobility Plan
- 2050 and beyond

Environment and Climate Change A productive, environmentally rich, low carbon place

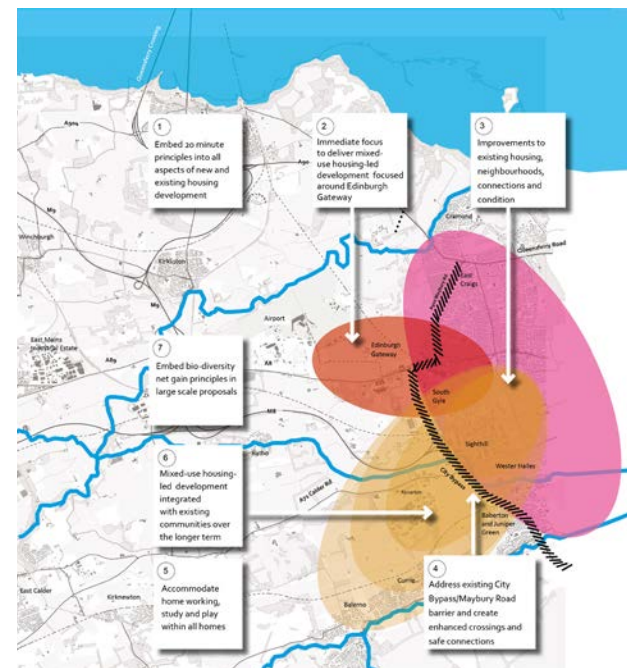


Economic Growth An area that grows Edinburgh's dynamic economy

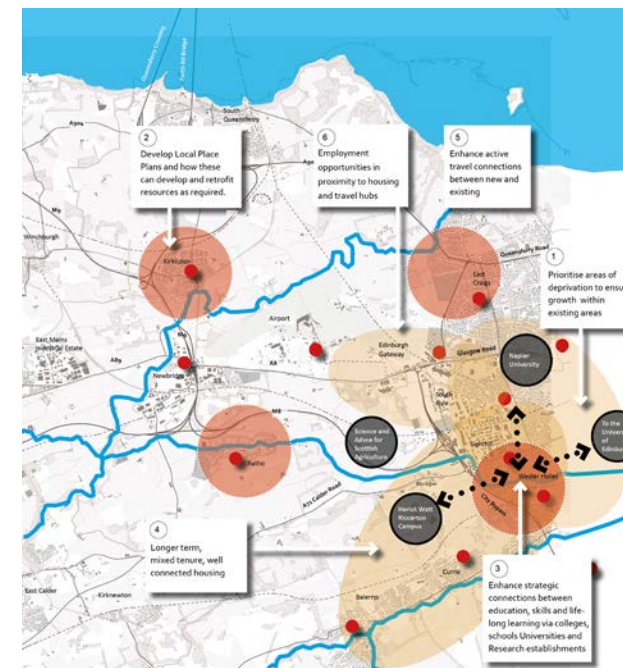


A series of interconnecting strategies that address the barriers to Inclusive Growth, embrace 'infrastructure first' principles and take a low carbon approach

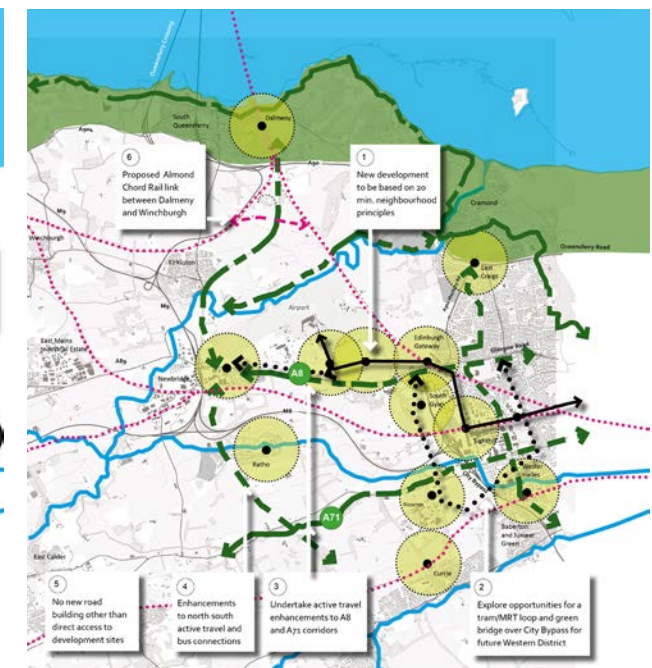
Resilient and Sustainable Places Distinctive and connected communities to live, work and visit



Tackling Inequality Providing work, skills and opportunity



Connectivity A series of interconnected landscapes and neighbourhoods

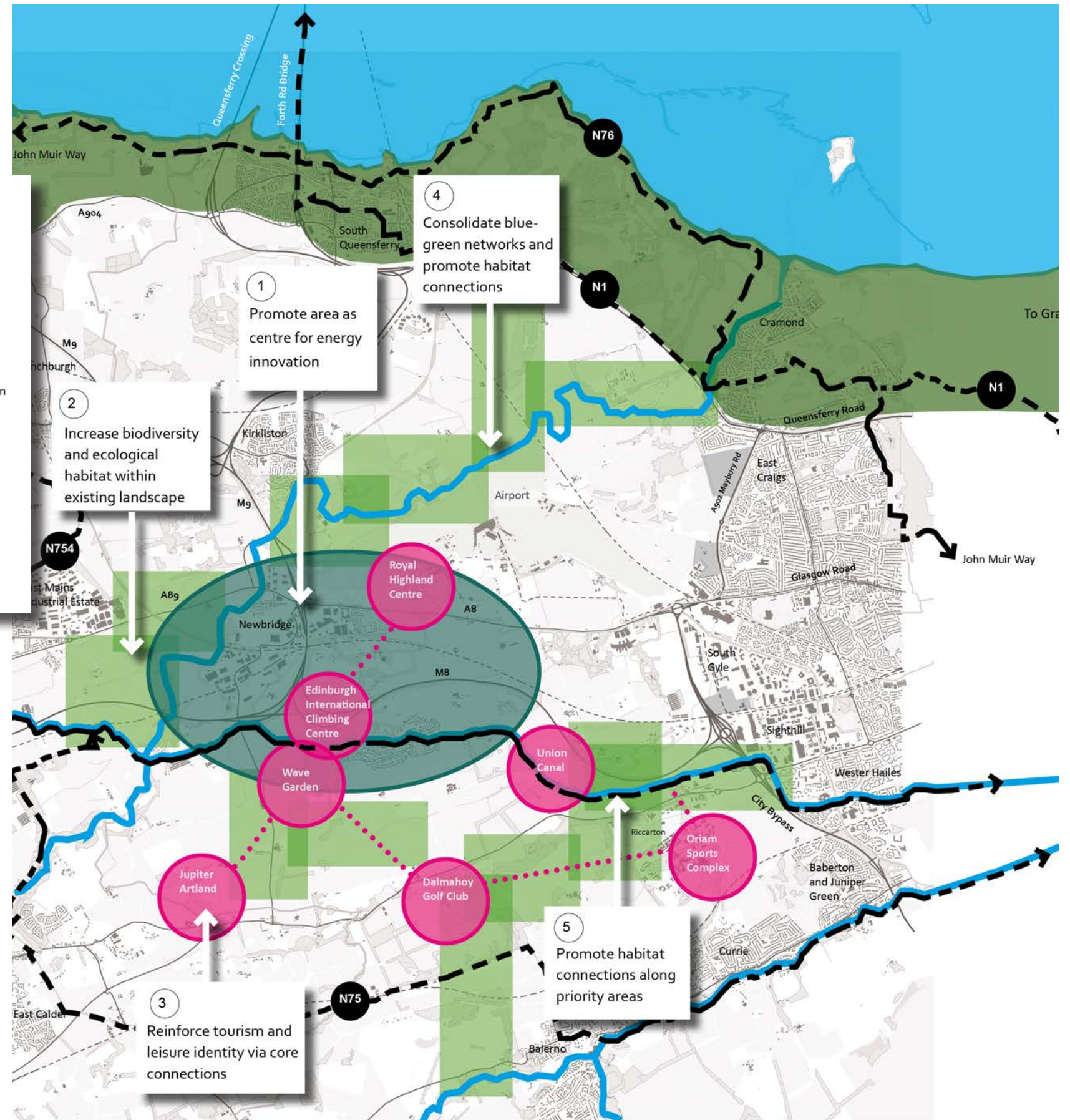
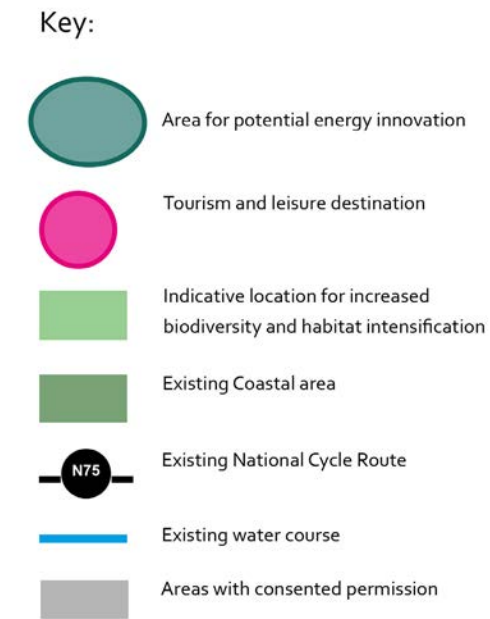


Environment and Climate Change

Edinburgh's sustainable and low carbon future depends on a commitment to a 'green recovery' and a just transition to net zero. The Scottish Government has recognised climate change as a human rights issue with the transition to net zero as an opportunity to tackle inequalities and is fundamentally important to the future prosperity of our people and planet. The strategy for this is:

1. Promotion of the area as a centre for energy innovation.
2. Increased biodiversity and ecological habitat within the existing landscape.
3. Reinforce tourism and leisure identity via core connections.
4. Connect blue-green networks and enhance habitat connections.
5. Promote habitat connections along priority areas.
6. Require a net zero carbon approach to development.

Note:
The draft National Planning Framework 4 (NPF4) states that actively enabling the redevelopment of vacant and derelict brownfield land with a focus on blue-green infrastructure, is one of the key opportunities to achieve the necessary changes to support reduced emissions.

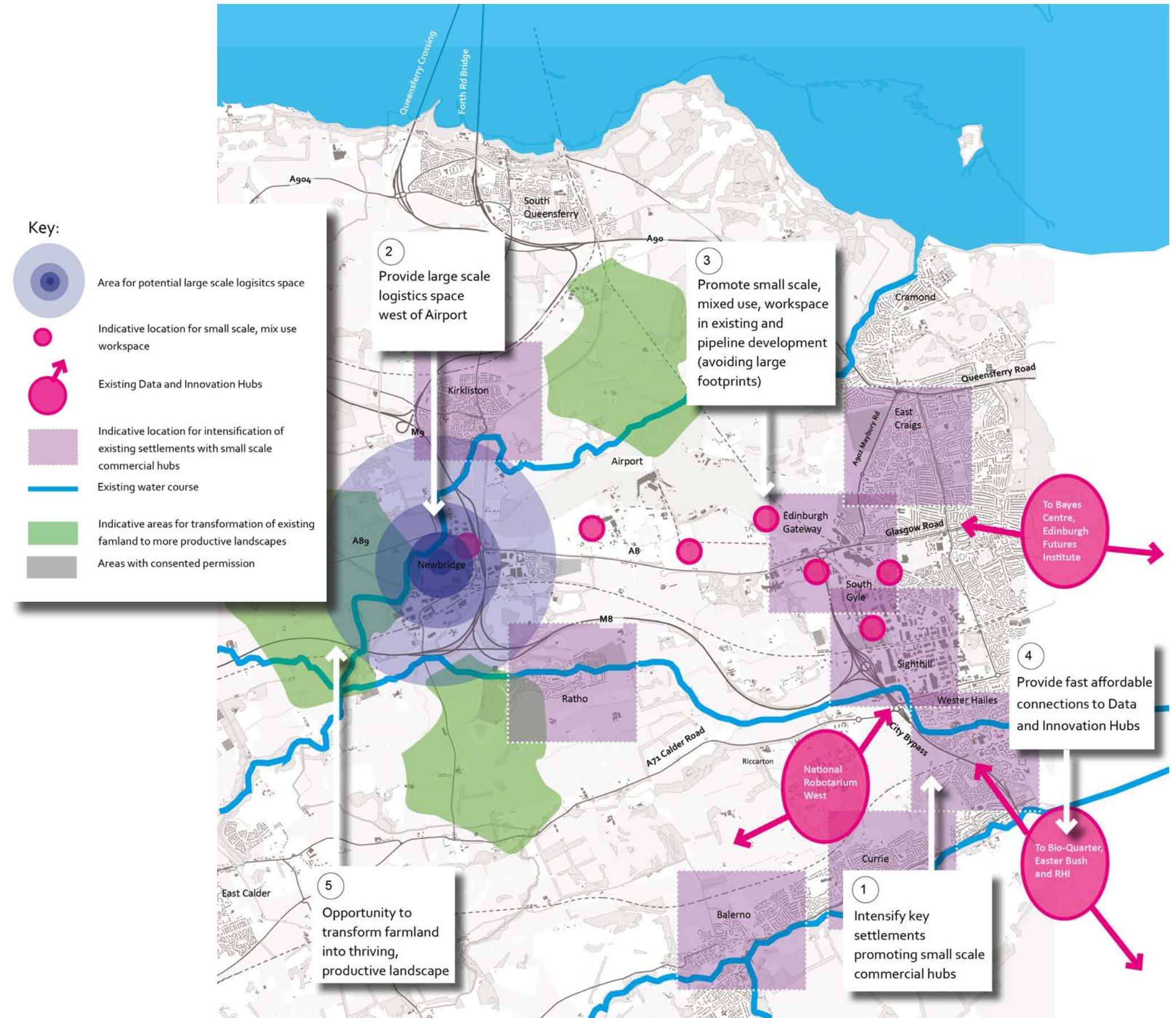


Economic Growth

This strategy builds on the findings of the Rettie & Co Socio-economic update in Supporting Document 1. Much of the strategy here is built around our findings, e.g. on lack of mid-sized workspaces. Investment and resulting development in West Edinburgh have not been as extensive as previously expected. However, several pipeline developments are now happening along with initiatives and projects that can be built upon to continue this process. Equally, the area remains well connected to the city centre in part via the tram network, railway stations and surrounded by high quality education institutions. The public sector will work in collaboration with landowners and developers to develop masterplans, particularly around the Infrastructure First agenda, to ensure development can be viably progressed and happen in the right place.

The strategy for this is:

1. Existing settlements be intensified with small scale commercial hubs.
2. A large scale logistics space be provided to the west of Edinburgh International Airport, offering opportunity for a variety of business uses.
3. Potential for creation of new energy hub to support decarbonisation of energy for power, heat and transportation.
4. Fast, affordable connections to Data and Innovation Hubs be provided.
5. Create genuinely mixed use communities for people to live and work with appropriately scaled homes and workspaces promoted within existing and pipeline development.
6. Harness opportunities to transform existing farmland into a thriving, productive landscape within the Central Scotland Green Network.



Refer to Supporting Document 1 Socio-Economic Update for background evidence and information.

Connectivity

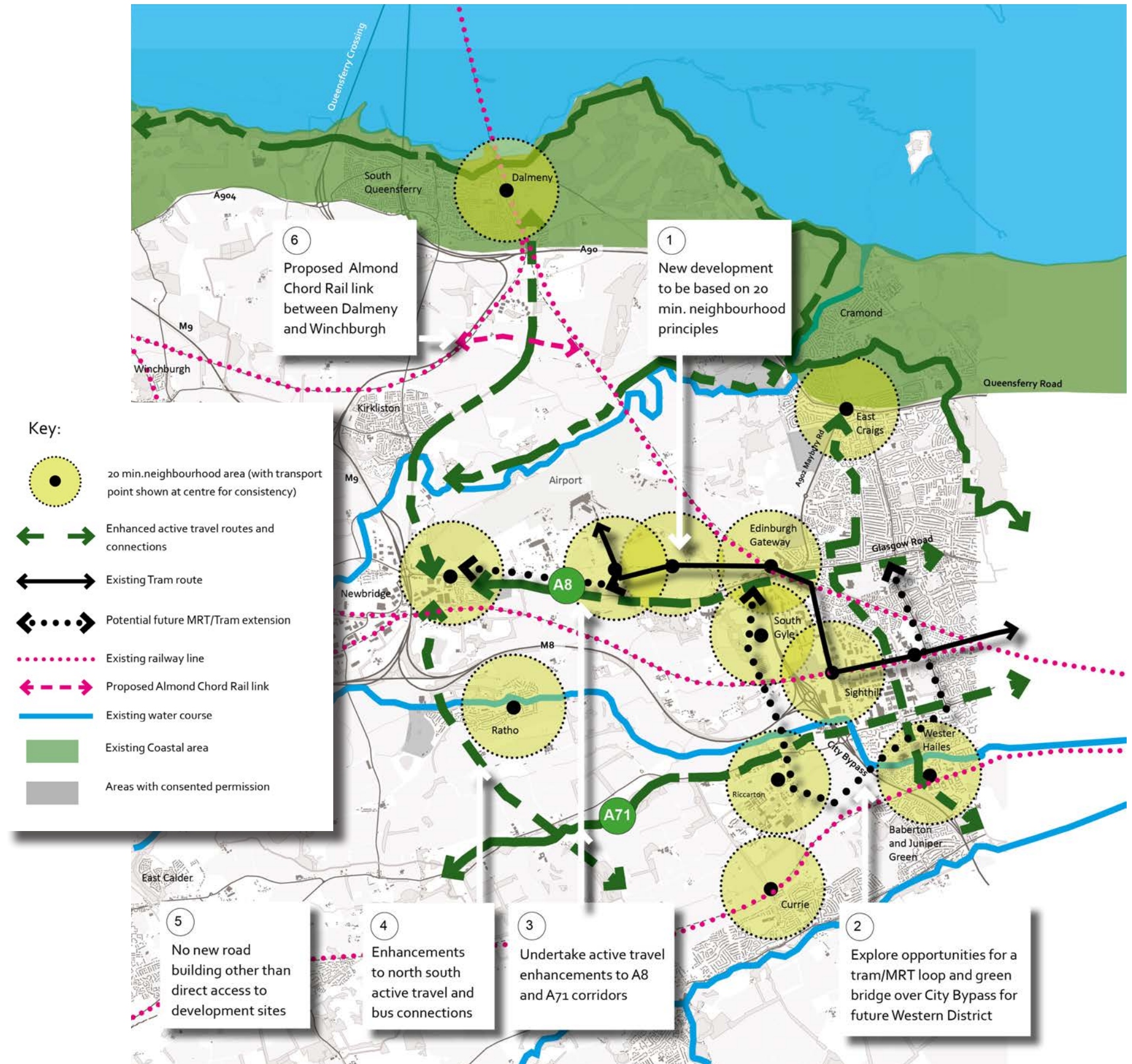
Currently, the options for moving around within West Edinburgh, particularly on a north/south axis, are limited due to physical barriers, active travel routes are fractional and there is a reliance on private car usage which is epitomised by heavy traffic at peak times and issues around air quality. This is balanced against the rich natural and cultural assets throughout the area which remain largely under-utilised and difficult to access. The City Mobility Plan goes some way towards addressing this and plays a key role going forward.

The Strategy for this is:

1. Any new development be based on 20 minute neighbourhood principles linked to key transport/mobility hubs (see note below).
2. Opportunities should be explored for a tram/mass rapid transport loop and green bridge over City Bypass.
3. Active travel enhancements to A8 and A71 corridors and any associated pipeline development.
4. Enhancements to north-south active travel routes and bus connections across the area.
5. No new road building other than for direct access to development sites and WETA (West Edinburgh Transport Appraisal) identified projects.
6. Proposed Almond Chord Rail link between Dalmeny and Winchburgh.

Note:

The SEStran Mobility Hub Study, completed March 2020, identifies potential locations and opportunities for providing hub infrastructure and public realm improvements that support the use of shared forms of mobility including public transport with proposed pilot in Wester Hailes.



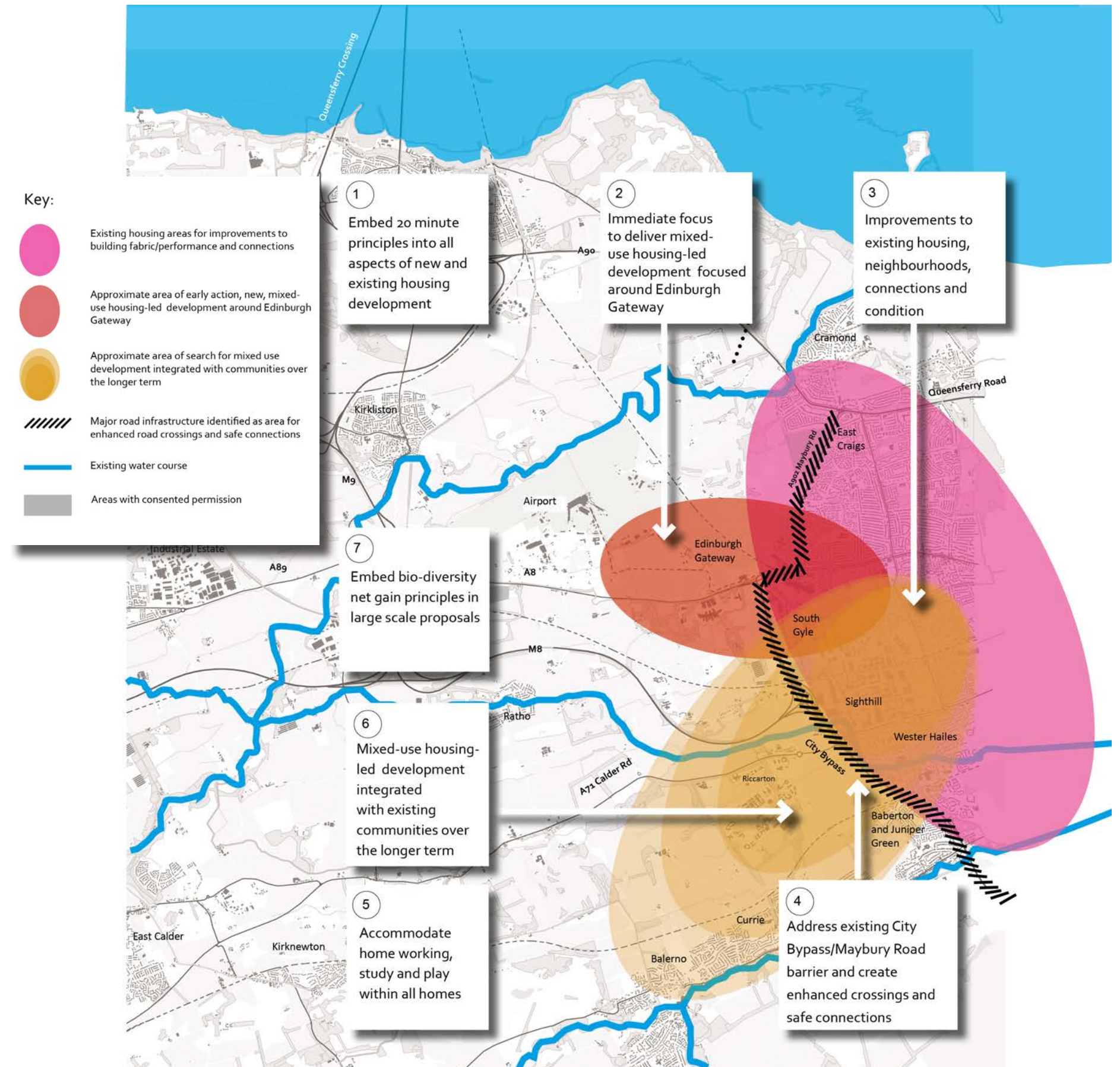
Resilient and Sustainable Places

Land to the west of the bypass has acted as a natural boundary between West Edinburgh and the urbanised centre of Edinburgh City with a broad trend towards piecemeal new residential development extending existing settlements. There is also an identified lack of choice when it comes to affordable family housing, employment opportunities and access to recreational facilities.

This is seen as an opportunity for a more coherent strategy that improves existing communities and directs new development to locations most suited to make the most of existing and planned infrastructure. In this way the strategy can serve as a tool to manage inclusive growth in the area, enhance connections, make better places and steer development with a focus on meeting the communities' needs.

Edinburgh's City Plan 2030 (proposed) identifies a requirement for significant additional housing, in particular affordable housing. The preferred strategy of Choices is to meet this by allocating brownfield sites to add to the existing development land supply. Innovative design and clever use of land can assist in developing new communities in a sustainable manner and enhance and add to the city-wide network of green spaces. The proposed Strategy is:

1. 20 minute neighbourhood principles to be embedded into all aspects of new housing and development.
2. Immediate focus be placed towards new mixed-use development around Edinburgh Gateway along 20 minute neighbourhood principles.
3. Improvements to existing housing neighbourhoods, inclusive of design improvements, connections, facilities and building fabric/performance and open spaces.
4. Create enhanced crossings to City Bypass and Maybury Road.
5. New homes should accommodate home working, study and play and be accessible for all.
6. Mixed-use housing-led development to the South West over the longer term with better connections/integration with existing settlements along A71 corridor.
7. Bio-diversity net gain principles should be embedded into any large scale proposals.

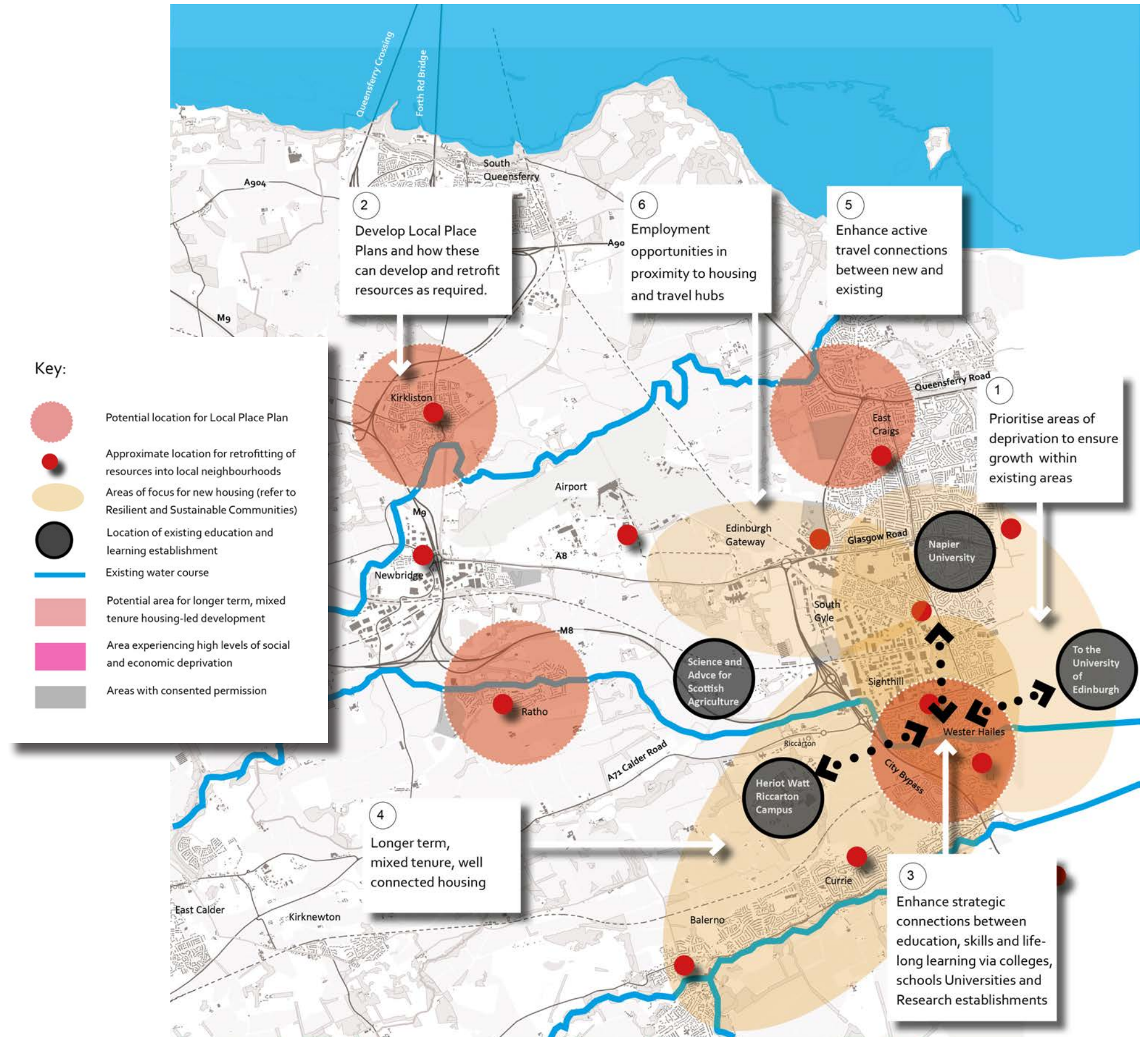


Tackling Inequality

The communities and populations within some parts of West Edinburgh suffer from a lack of basic social infrastructure, including, for example, a lack of childcare provision and poor educational support. Health inequalities also act as a barrier to both employment and life opportunities. These inequalities can result in disengagement, social exclusion as well as impacting on the health and wellbeing of residents. Any strategy must understand the local issues, address the needs of specific communities, break down barriers and provide opportunities and building blocks for growth.

The strategy to deal with inequality must:

1. Gain a detailed understanding of the populations, and social infrastructure barriers within specific areas, and prioritise areas of deprivation to ensure they don't get left behind.
2. Local Place Plans offer the opportunity for a community led, but collaborative, approach to creating great local places through engagement with communities, with examples of current projects in Wester Hailes where lessons should be learnt as this process evolves.
3. Work with employers to secure Commitment to Fair Work Framework and improve employment opportunities for those living in West Edinburgh.
4. Work with educational establishments to ensure commitment to lifelong learning agendas and improving connectivity with deprived parts of West Edinburgh.
5. Provide mixed tenure, well connected housing in focused areas and enhance active travel connection between new and existing neighbourhoods and continue to evaluate infrastructure needs alongside planned projects.
6. See this agenda as continued priority and offer commitment to lift all generations out of poverty and provide a better quality of life, security, opportunities and aspirations towards a better future.
7. Keep talking and listening – it's about people and communities.



Learning from Elsewhere

A number of precedent case studies from around Europe provide lessons and insight into the context, aims and objectives of the West Edinburgh Spatial Strategy. A number of these are summarised here and outlined in more detail within the Supporting Document 7.

The selected examples are found predominantly in Northern Europe and Scandinavia. They link dense urbanisation with diverse landscapes and enhanced city connections.

Whilst the studies vary in context, scale and approach, they provide lessons and insight into best practice in some way. Whether that be the way in which new infrastructure is planned and managed, how landscapes are reimagined, the way in which residents are embedded within the development process or how data and pilot projects are adopted to test ideas and change behaviour. Equally, they identify where some aspects did not go as planned and where things may be done differently next time.

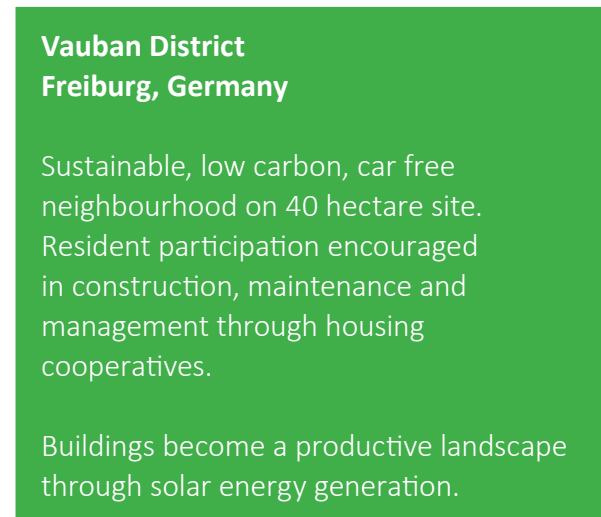
More detailed information relating to these studies and their relationship to West Edinburgh is provided within the socio-economic study in the Supporting Document 1. This analysis has been linked to the Dependencies identified as being key to delivering the Strategy and Vision for West Edinburgh.



Nordhavn Copenhagen, Denmark

A robust yet flexible strategy for the transformation of a former industrial harbour into a new, sustainable city district.

Identifiable neighbourhoods are connected and integrated to the city centre through a sustainable mobility plan, with a focus on cycle and pedestrian routes and the integration of blue-green infrastructure.



Vauban District Freiburg, Germany

Sustainable, low carbon, car free neighbourhood on 40 hectare site. Resident participation encouraged in construction, maintenance and management through housing cooperatives.

Buildings become a productive landscape through solar energy generation.



Vision 2030 Almere Almere, Netherlands

Vision and strategy for new district of the city of Almere, creating homes for 150,000 new residents.

The strategy combines water, nature reserves and new urban development. Four distinct areas are connected to each other and the city centre via new infrastructure and metro lines.

Kalasadama Smart City Helsinki, Finland

City expansion within a former harbour into a model 'smart city' district connected by metro, bus and tram.

Strategy and vision allows for flexible development through collaboration
Key role in Helsinki's 2035 Carbon Neutral goal.



Emscher Masterplan Rhur Valley, Germany

Re-imagining of a large, unproductive, post-industrial area into a thriving ecological landscape.

Large-scale development and infrastructure are balanced with small scale installations, all of which are focused around key water courses.

03

Making it happen

'Across the world, the definition of economic success is changing. Successful nations no longer seek only to create wealth; they distribute wealth so that success and happiness is shared by everyone.'

Scottish Enterprise findings 2021

'We ...know from experience that a place is better when the people who live there work together to shape it. The Place Principle, adopted by the Scottish Government in 2019, asks agencies in a place to collaborate with the people who live there to create a shared vision for its future.'

Architecture Design Scotland Corporate Strategy 2021

Dependencies

Delivering the Vision for West Edinburgh is dependent on a number of key actions. These 'Dependencies' are:

- Providing leadership and clarity
- Taking a people-focused approach
- Investing in sustainable transport
- Encouraging a collaborative approach to landowners and development
- Planning for infrastructure costs and timing
- Taking an inclusive approach to skills, culture and learning

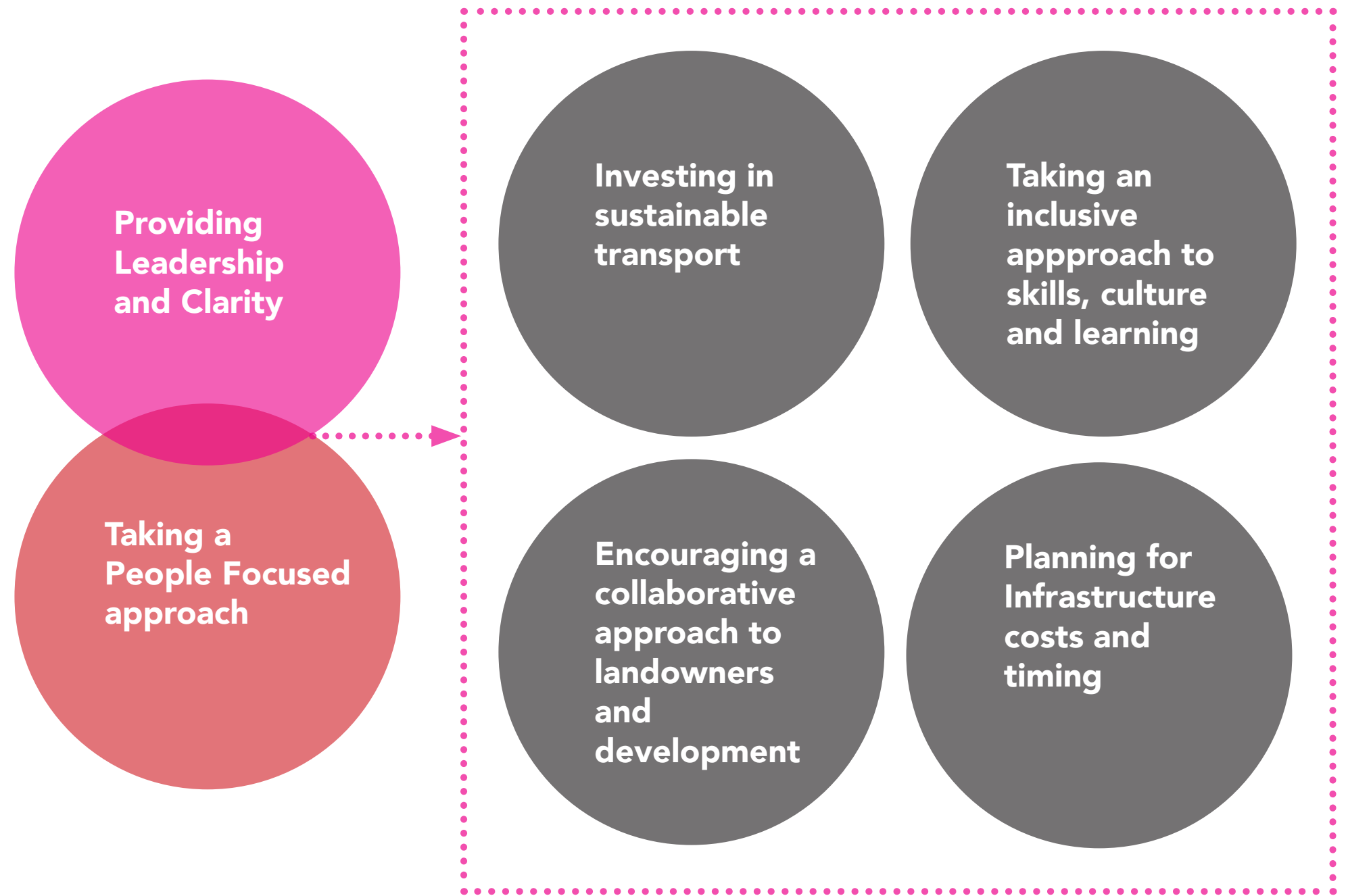
These address the 'Barriers to Inclusive Growth' identified earlier and outlined in more detail within Supporting Document 2.

The spatial strategy cannot be effectively and coherently delivered without first addressing and taking steps towards implementing the 'Dependencies'.

'Providing Leadership and Clarity' is a key dependency that should be prioritised and actioned as soon as possible. It is also critical that this is aligned with 'Taking a People-focused Approach'. With these measures in place, other dependencies like 'Investing in Sustainable Transport' and 'Encouraging a collaborative approach to landowners and development' can be more readily implemented.

These have developed from the stakeholder engagement and Schedule of Approach provided within Supporting Document 03 Summary of Stakeholder Consultation.

How each Dependency might happen is outlined in more detail in the three pages overleaf, then aligned within a Timeline from 2022-2050.



It should be noted that there is a need for innovative thinking around the infrastructure first approach including, but not exclusive to transport, heat, energy etc. Further work is required in relation to timings, cost and viability and also funding. The strategies identified require to be further developed and refined further with robust cost benefit analysis undertaken to refine detailed outcomes and inform a delivery and monitoring strategy. This would include not only refined drawings and visualisations, but a detailed costing analysis and Green Book based socio-economic impact assessment.

Making it happen (1)

Providing Leadership and Clarity

- Ensure that National, Regional and City leaders (across parties), and Partners, are fully committed and aligned to the long term vision, strategy and objectives.
- Ensure stakeholders, within both the public and private sector, are active agents in the developing strategy and implementation.
- Form a clear, dedicated and skilled development team across public and private sector to lead delivery of vision.
- Establish a process for community 'buy in' and active involvement eg. Citizen Panel approach with diverse cross section of society.
- Develop a West Edinburgh 'brand' or identity and align with partner agencies.

Taking a People Focused approach

- Provide commitment, action and funding to involve citizens in further development of the strategy and action within their area.
- Establish 'West Edinburgh Principles' to outline commitments and actions across businesses, landowners, organisations, residents etc.
- Acknowledge the differing circumstances and dynamics for residents and communities across the area.
- Develop targeted socio-economic programmes that tackle poverty and inequality, with a focus on community resilience, a place-based approach and self-supporting mechanisms.
- Deliver 'early interventions' to demonstrate action and commitment whilst developing more complex issues over time.

It is important that the Dependencies outlined here are aligned with the overall Vision and Interconnected Strategies.

Learning from elsewhere:

- Government ownership of the land facilitated development in Nordhaven, Denmark.
- Central and local government funding and support with a clear vision was a critical success factor in Vauban/Freiburg, Germany.
- Achievements in Vauban/Freiburg were celebrated with citizens.
- Kalasatama, Helsinki, Finland used citizen engagement to develop ideas and build support.
- Almere development in the Netherlands suffered from lack of identity – citizen engagement a way to counter this.

Making it happen (2)

Investing in sustainable transport

- Acknowledge that the current transport infrastructure requires further investment in sustainable travel via new active travel networks and additional public transport to support new development. Refer to National Transport Strategy (NTS2) vision, priorities and outcomes, along with sustainable travel investment and hierarchies.
- Embed the Sustainable Travel Hierarchy (from NTS2) in decision making by promoting walking, wheeling, cycling, public transport and shared transport options in line with draft NPF4.
- Develop strategies for both 'carrot and stick' approaches to actively ensure behaviour change and de-incentivise car use.
- Ensure that all new development or strategies must link to mobility hubs and active travel networks in line with NTS2 and NPF4.
- Place an emphasis on open data, innovation and pilot projects and capitalise on the City's links with Higher Education and innovation centres.
- Empower citizens to introduce new ideas and test/measure pilots or strategies for themselves.

Encouraging a collaborative approach to landowners and development

- Continue to build on stakeholder engagement and communication in an open and collaborative way, including discussion with landowners on infrastructure delivery across area, deliverability and funding.
- Create an 'open forum', or network, for landowners, stakeholders, investors and community interest groups to enable connections, discuss ideas, and test opportunities to align with the vision.
- Build flexibility into any plans to take account of changing circumstances and opportunities.
- Western District is identified as an area with potential for future new development, although this will be subject to consideration through the development plan process. Any future development will need to take into account the direction set by NPF4; an understanding of capacity for development to be accommodated on existing brownfield sites; and provision for social and other physical infrastructure to support existing/expanded communities.
- Establish a framework to monitor and measure progress with clearly identifiable actions, outcomes and targets.

Learning from elsewhere:

- A major focus of the development of Almere, Netherlands was connecting with existing surrounding communities.
- Lack of a holistic policy on blue-green infrastructure hindered sustainable transport goals in Almere, Netherlands.
- Kalasatama, Helsinki had a wide collaborative approach to economic development & innovation across public and private sectors. However, Kalasatama faced challenges in managing large teams of diverse stakeholders.
- Vauban, Germany used a 'stick and carrot' approach to reduce car use – heavy investment in new public transport and high parking charges for those with cars.

Making it happen (3)

Planning for Infrastructure costs and timing

- Apply innovative thinking to an infrastructure-first approach to development with an assessment of capacity, cost, funding and timing across a range of areas within West Edinburgh.
- Develop a Delivery Plan to prioritise and sequence infrastructure to include (but not limited to) social, community, transport, ecology utilities and energy infrastructure.
- Consider blue-green infrastructure and active travel as priorities to delivering the vision and align with sustainable transport strategies. As part of this, continue to develop on-going work and strategies that enhance and develop habitat networks and ecology eg. Ecological Coherence work.
- Prioritise safe active travel crossings over the City Bypass that overcome boundary and infrastructural implications.
- Set clear policies and obligations to encourage house builders and developers to frame their thinking around the value of open space and active travel networks.
- Include blue-green infrastructure within Section 75 requirements with clear guidance on responsibilities.

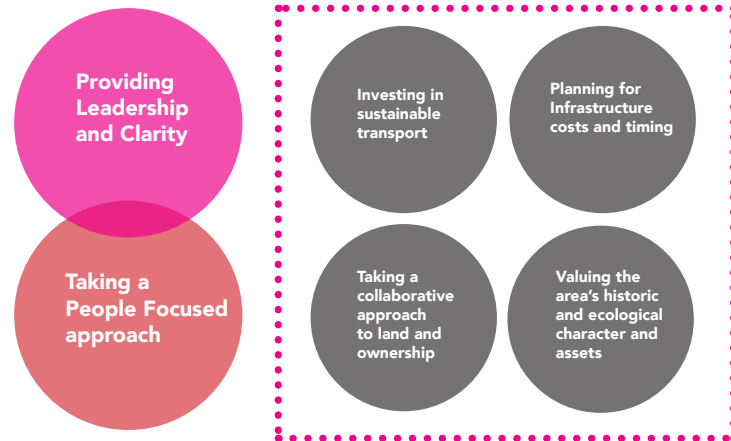
Taking an inclusive approach to skills, culture and learning

- Establish West Edinburgh as an area that leads in Fair Working Practices in collaboration with businesses, landowners, agencies and institutions.
- Harness skills and employment opportunities at learning establishments and business communities.
- Develop targeted skills, learning and culture opportunities to people and areas experiencing deprivation.
- Set targets and initiatives for skills, learning and employment opportunities.
- Conduct a review into the impact of existing school catchments and how these might better foster inclusive growth going forward.
- Develop a Culture and Learning Strategy for the area.

Learning from elsewhere:

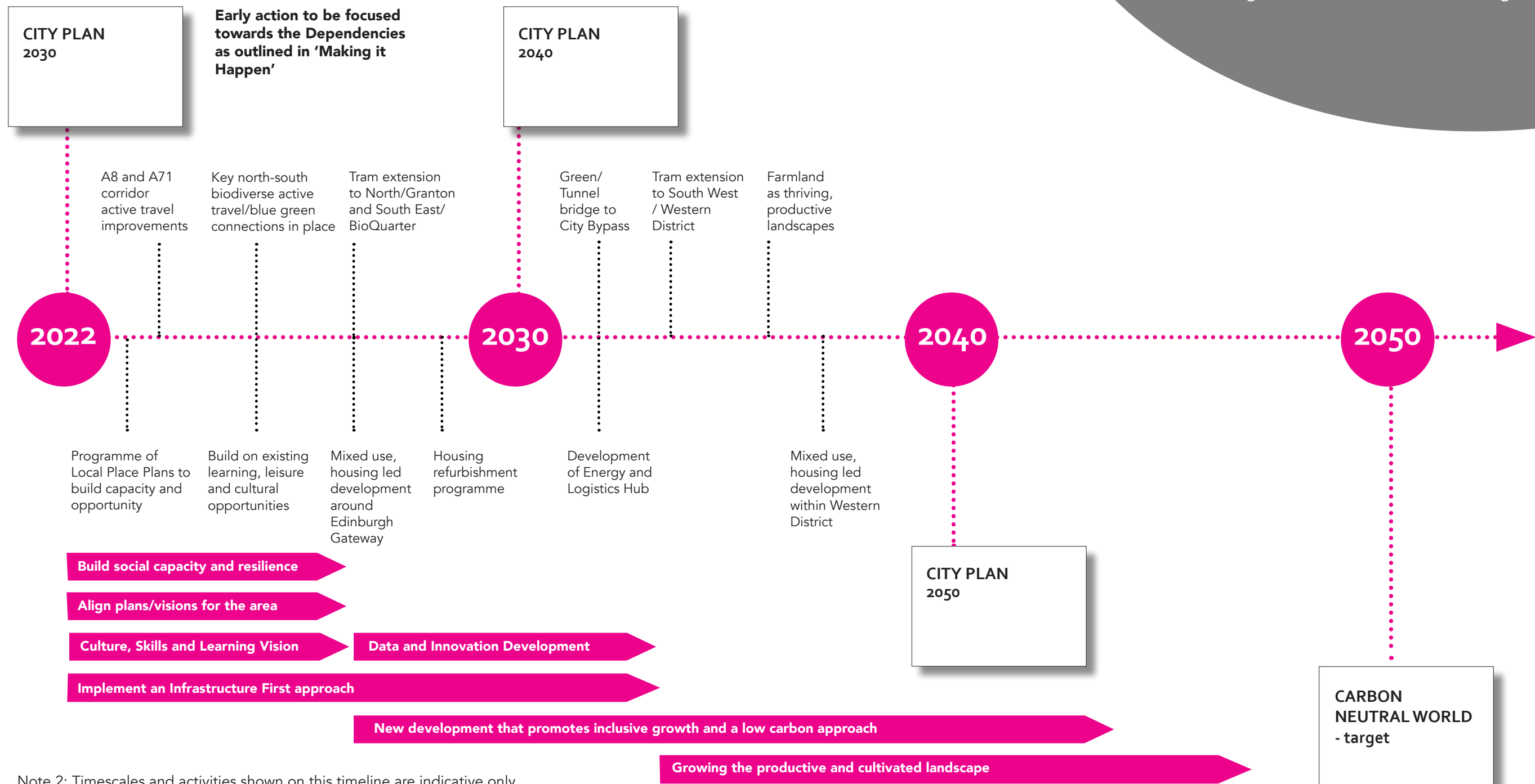
- A lack of focus on economic innovation in Almere, Netherlands led to high levels of commuting.
- Kalasatama, Helsinki, Finland is creating an 'urban laboratory' with emphasis on innovation and technology.
- Kalasatama also has an open approach to ideas development, testing and dissemination as part of its smart city strategy.
- There has been a lack of resident diversity in Vauban, Germany due to loss of some subsidies to encourage people on lower incomes to live there.
- Granton Waterfront Strategic Development Framework included culture and learning strategies.

Delivering the Vision



'Edinburgh's ambitious Net Zero target will need change from every area of city life and business. However, the transition to a cleaner, greener city also brings huge opportunities to improve health, wealth and well-being of Edinburgh's citizens.'

Edinburgh's Climate Commission findings 2021



Note 2: Timescales and activities shown on this timeline are indicative only.

Next Steps, Monitoring, Review

The Vision for West Edinburgh, of an emerging area underpinned by sustainable and inclusive growth, and the evolving strategy that will deliver this is the result of evidence gathering, review of existing site information, current and emerging plans, policies and strategies, stakeholder consultation and collaborative working groups.

This represents a starting point in the process and identifies the level of commitment required by all involved from the Partners, stakeholders and wider communities, to deliver that vision together.

There is a recognition by the Partners, whilst acknowledging the positive developments that have already been undertaken, that further work and research will be required to deliver change in West Edinburgh consistent with the Vision.

The Partners therefore commit to working together to respond to the dependencies and recommendations set out in this report. This will be achieved by developing a Delivery Plan that sets out the necessary framework and mechanisms, and the set of interventions required, in delivering this strategy.

Next Steps

- Develop a People Focused, Place Based approach; starting with consultation and engagement with stakeholders and leading to the formation of working groups and/or sounding boards.
- Commit to providing clarity and leadership in progressing the West Edinburgh Vision, and the necessary oversight and governance required to deliver the strategy.
- Develop an Infrastructure First Approach; including blue green infrastructure and community infrastructure and incorporating an assessment and appraisal of requirements, funding and the sequence of delivery.
- Continue to build on the ongoing work of the West Edinburgh Transport Improvement (WETIP) Plan and principles of the National Transport Strategy (NTS2).
- The results of consultation will lead to the finalised Strategy, and in turn identify the programme and work streams in place and underway, and that require to be implemented.

Monitoring

- Develop a monitoring framework that will measure progress and outputs to help inform decision-making processes and guide implementation of the Delivery Plan.

Review

- The Strategy will be kept under review and should be seen as an evolving document that can be reviewed, adjusted and adapted as appropriate over time.

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Below the Union Canal, Ratho
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Photo 3
Local consultation
Photo Credit: Collective Architecture



Photo 4
Edinburgh International Climbing Centre (EICC)
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Cammo Estate Local Nature Reserve
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Parabola Development
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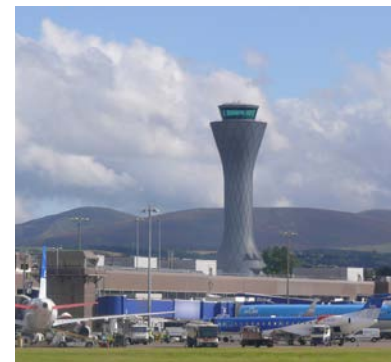


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Edinburgh International Airport
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Photo 15
Almere 2030, Netherlands
Photo Credit: MVRDV and Luxigon Paris



Photo 16
Masterplan Emscher Zukunft, Rhur Valley, Germany
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COLLECTIVE
ARCHITECTURE



RETTIE

Planning Committee

10.00am, Friday, 24 March 2023

Funding Third Sector Delivery Partners: Edinburgh World Heritage and Edinburgh and Lothians Greenspace Trust

Executive/routine	Routine
Wards	All
Council Commitments	

1. Recommendations

- 1.1 It is recommended that Planning Committee:
 - 1.1.1 Approves the sums of £46,000 for Edinburgh World Heritage (EWH) and £25,833 for Edinburgh and Lothians Greenspace Trust (ELGT) for financial year 2023/24; and
 - 1.1.2 Notes a change to the payment arrangement to ELGT from year 2023/24.

Paul Lawrence

Executive Director of Place

Contact: Julie Dewar, Team Manager, Sustainable Development

E-mail: julie.dewar@edinburgh.gov.uk

Funding Third Sector Delivery Partners: Edinburgh World Heritage Trust and Edinburgh and Lothians Greenspace Trust

2. Executive Summary

- 2.1 This report seeks approval for funding for financial year 2023/24 for Edinburgh World Heritage (EWH) and Edinburgh and Lothians Greenspace Trust (ELGT). The activities proposed to be delivered under the Service Level Agreements (SLAs) for 2023/24 are detailed in Appendices 1 and 2.

3. Background

- 3.1 The aims and objectives of EWH and ELGT are well aligned with the Council planning and place-making objectives to protect, enhance and engage people with Edinburgh's built and natural heritage.

4. Main report

- 4.1 EWH and ELGT are in unique positions to partner with the Council to fulfil the obligations of the UNESCO World Heritage Site Management Plan and the Council's commitment to improve the environment for communities.

Edinburgh World Heritage

- 4.2 EWH works in partnership with the Council and Historic Environment Scotland (HES) to implement the Old and New Towns of Edinburgh (ONTE) World Heritage Site Management Plan 2017-2022 and preparation of the new 2023 Management Plan, fulfilling their collective obligations to United Nations Educational, Scientific and Cultural Organisation (UNESCO) and the World Heritage Site. The daily liaison and monitoring of delivery of the Management Plan is led by the ONTE WHS Site Co-ordinator based in the Planning Service.
- 4.3 EWH has continued to deliver the six SLA outcomes. For example:
- 4.3.1 The Conservation Funding Programme has prioritised tenements, shopfronts and the 'Twelve Closes' programme, including the completion of four tenement projects involving a total of 28 owners, and two feasibility study grants for shopfronts, focusing on conservation and energy efficiency. Ten

grants for public realm projects have also been awarded, including Greyfriars Kirkyard, Twelve Closes and Covenanters' Memorial. These projects involve conservation and interpretation work that contributes to enhancing the state of conservation of the WHS and to raising public awareness of what makes it special. This programme has promoted traditional skills employing stonemasons, slaters, lead-workers, plasterers and painters, including apprentices, helping to build capacity; and

- 4.3.2 The Energy Efficiency programme has seen the development of a Climate Emergency Grant Programme to study conservation and energy efficiency interventions in different building typologies in the WHS. A Climate Action Plan and methodology has been developed to understand climate risk to the fabric and the communities of the WHS, including participation in a flood risk study with the Council to inform public realm adaption and mitigation.

Edinburgh and Lothians Greenspace Trust

- 4.4 ELGT delivers projects that enhance the quality of life for Edinburgh's communities by improving their local environment and will continue to award grant funding to building conservation work.
- 4.5 This includes stonework repairs, roof repairs, shopfront restorations, limework, restoration of missing original architectural details, window reinstatements, and works to railings and steps. In addition, these grants are used for public spaces and works, including conserving, restoring or enhancing monuments and statues, creating greenspaces or new memorials, lighting schemes, repairing boundary walls and other features. They are also used to develop an understanding of the adaption and mitigation required to develop a pragmatic conservation response to the climate emergency.
- 4.6 ELGT works in partnership to deliver projects that enhance the quality of life for Edinburgh's communities by improving the local environment and engaging with local communities, helping to address health and social inequalities. It works with the Council, communities and agencies and partners to create sustainable, well-managed and accessible greenspaces that help improve citizens' health and wellbeing as well as enhancing nature.
- 4.7 Strategic projects have been developed including engaging with the Pentland Hills Regional Park for the development of access improvements and, as part of the NatureScot, Nature Restoration programme, developing strategic projects for the Pentland to Portobello route. Along with SEPA they produced a feasibility study for Burdiehouse Burn and helped to deliver on the Million Tree City Initiative through Tree Time, Wee Forests and tree planting at Silverknowes. ELGT continue to deliver the Thriving Greenspaces Initiative, as well as Edinburgh Biodiversity Action Plan and Edinburgh Living Landscape actions.
- 4.8 From financial year 2023/24, there will be a change to the payment arrangement to support ELGT. As much of the liaison and oversight of the work of ELGT is from the Parks and Greenspaces service, financial support will be administered by them, via a financial transfer from Planning and Building Standards' budget.

Other Funding

- 4.9 Three other organisations receive funds which is authorised under delegated authority:
- 4.9.1 The Cockburn Association (CA) receives £6,000 for administering and running the Edinburgh Civic Forum (ECF) and Doors Open Day. During 2022, six on-line ECF meetings were held, covering topics such as 20 Minute Neighbourhood, National Planning Framework 4 (NPF4) and Short-term Lets. In 2022, CA took a break from running Doors Open Day and instead ran a series of public engagement events including digital conferences, virtual site tours and on-line lectures. For 2023, they propose to run a programme of events under the heading of 'Open Edinburgh'. £5,000 will go towards supporting these events.
- 4.9.2 The Wildlife Information Centre receives £5,371 for supplying data, undertaking assessments, and providing reports on species, habitats and Local Biodiversity Sites. They also receive up to £10,000 towards managing habitat survey and assessment work for Local Biodiversity Sites. This information supports the work of local development plan production and the Edinburgh Local Biodiversity Action Plan.
- 4.9.3 The Edinburgh Access Panel receives £630 to support its work in improving the access needs for disabled people to buildings, transport, streetscape and services in Edinburgh. They do this both reactively, working directly with the Council and organisations on specific consultation, and proactively by highlighting opportunities they encounter to improve access equality.

5. Next Steps

- 5.1 If Committee approves the funding as recommended, contracts will be signed, and the delivery of the outputs will be overseen by the Council's World Heritage Site Co-ordinator and other Council officers. The Council is represented by Councillors and senior officers on the boards of both organisations and liaison and monitoring will be ongoing throughout the financial year. Annual reports will be required to be produced by both organisations.

6. Financial impact

- 6.1 The overall cost of supporting these organisations is around £93,500. The majority funds the two SLAs, which will cost £71,833 in 2023/24. It is expected that costs associated with EWH and ELGT will continue to be around £72,000 per year, subject to funds being available in Council budgets.

7. Stakeholder/Community Impact

- 7.1 Consulting with the community is key to both organisations. Over the last few years, they have adapted to using a blend of online and face-to-face events.
- 7.2 Since March 2022, EWH has delivered seven events and 11 workshops reaching over 1,000 attendees, covering a range of subject matters such as a virtual trail of Scotland's UNESCO World Heritage Sites including Edinburgh Old and New Towns and the Forth Bridge, two of the city's historic graveyards (Greyfriars and St Cuthberts), and historic sex work in the city.
- 7.3 EWH was awarded funding in March 2021 from National Lottery Heritage Fund (NLHF) to deliver a Community and Outreach and Resilience Project, to strengthen fundraising and deliver two community heritage projects, involving black and minority ethnic groups and the deaf community in innovative activities to explore and articulate heritage from alternative perspectives. This funding also supported a city-wide programme of active consultation and engagement for the new WHS management plan, with 20 engagement events including on-line consultation.
- 7.4 Funding from NLHF to deliver a co-design heritage interpretation project, 'Making Lasting Impressions', has worked with a variety of community groups to explore themes, for example, around use of and visitors to the city's historic graveyards, supporting volunteers to develop conservation awareness and skills and co-creation of materials for use by youth and school groups, e.g., handling kits and laser scans of monuments to provide interactive digital and 3D-printed models
- 7.5 During 2022, ELGT ran over 248 community engagement and physical activity sessions including fitness sessions and nature walks to help people stay engaged and active. They delivered 131 woodland and conservation sessions and, through the Thrive Wellbeing Programme, delivered 12 sessions with the gypsy and traveller community.
- 7.6 Supporting these organisations will have a positive impact on the environment and people's understanding of, and engagement with, Edinburgh's built and natural heritage.

8. Background reading/external references

- 8.1 [ONTE WHS Management Plan 2017-22](#)
- 8.2 [ELGT Strategy 2019-24](#)
- 8.3 [2021-22-ELGT-Annual-Report](#)

9. Appendices

- 9.1 Appendix 1 - Edinburgh World Heritage Trust - Service Level Agreement Outcomes.

9.2 Appendix 2 - Edinburgh and Lothians Greenspace Trust - Service Level Agreement Outcomes.

Goals and Objectives	Stakeholder	Service, activities and tactics	Assumptions	Roles and resources	Targets and outcomes	Community Benefits	2022/23 Achievements	2023/24 Planned Activities
1. Delivery of the WHS Management Plan	World Heritage Site Steering Group CEC HES UNESCO Residents Visitors	EWH will: - lead and support on the implementation of actions (see below) - prepare, attend and follow-up at WHS Steering Group and other relevant meetings	EWH will work with CEC and HES to locate funding for other actions. This may necessitate a joint mandate from CEC and HES to act on behalf of the partnership in creating funding opportunities and EWH welcomes the opportunity to discuss this further with all partners	The resourcing required to deliver this will include : • Director (0.05 FTE) • Head of Engagement & Development (0.05 FTE) • World Heritage Engagement Officer (1FTE)	• Implementation of actions (see below) • Implementation of actions from WHS Steering Group meetings	This objective helps to explain the special qualities and values of the WHS, advocates existing protective policies, influences day-to-day management issues, provides supporting information on managing the opportunities and threats facing the WHS for all of its communities and provides a framework for monitoring the condition of the built environment. Driving the effective and resource-efficient proactive action required to protect Edinburgh's historic environment brings economic, social and environmental benefits to communities.	<ul style="list-style-type: none"> EWH grants programmes have been promoted through social and traditional media, including two new programmes - Community Spaces Heritage Grants and Climate Emergency Grants Since March 2022, EWH has held seven events and eleven workshops with c1000 attending (actions 22, 27) EWH has attended quarterly Steering Group meetings with CEC and Historic Environment Scotland to monitor the progress in the management of the Site (action 37) EWH has attended a number of Edinburgh Tourism Action Group (ETAG) meetings and provided input into the delivery of the city-wide tourism strategy covering the period 2020 – 2030 (actions 31, 34) EWH continues to work proactively with CEC, HES and other stakeholders to develop the Management Plan 23+ 20 engagement events including online consultation have been held/are planned within the financial year in partnership with CEC, to inform development of the Management Plan Creation of a new Quarterly 'Director's Update' on projects, and celebrating CEC's contributions to the historic environment Representation and celebration of the Edinburgh Partnership internationally, including on the official Scientific Committee for an official UNESCO celebration for the 50th anniversary of the World Heritage Convention (Florence) Regular engagement with Scottish Government advocating for investment in Edinburgh and sharing successful CEC/EWH joint projects, including site visit to the Canongate Housing Development Project 	<ul style="list-style-type: none"> Promote the EWH grants programme through social and traditional media (actions 1, 2, 3, 9, 11) Deliver engagement events – likely to be eight to ten events in 2023-24, on a hybrid basis Attend Edinburgh Tourism Action Group meetings and influence the delivery of the city-wide tourism strategy for 2020-2030 Attend Steering Group meetings with CEC and Historic Environment Scotland to monitor the progress in the management of the Site Work in partnership with CEC and HES to finalise and implement the new World Heritage Site Management Plan for 2023+ Deliver an ongoing programme of active engagement with community representative groups, media professionals, policy-makers, elected officials and other stakeholders Deliver one interpretation project with an under-represented community
2. Advice on Outstanding Universal Value (ONTE WHS Management Plan actions 6, 7, 14, 16, 19, 21, 28)	CEC HES Residents	EWH will provide advice to CEC Members and Officers in relation to Outstanding Universal Value, principally in relation to: • Planning applications (as set out in the Protocol for the Consideration of OUV in the Planning Process) • Public realm and streetscape, including on traffic reduction projects and pedestrianisation • Policy development and change	EWH will work with CEC and HES, in accordance with the Protocol for the Consideration of OUV in the Planning Process. EWH requires CEC's continued active engagement and appropriate internal coordination.	The resourcing required to deliver this is: • Director (0.1 FTE) • Head of Conservation (Public Realm) (0.4 FTE) Substantive work outwith these areas will be charged separately.	• Number of planning applications • Number of public realm and streetscape consultations • Policy development and change	This champions the importance of the Outstanding Universal Value to ensure that development takes account of this and preserves and enhances the OUV for the benefit of present and future generations.	<ul style="list-style-type: none"> EWH has provided advice on over 15 targeted planning applications EWH has provided advice through the Edinburgh Urban Design Panel EWH has provided detailed and ongoing pre-application advice on major development proposals, including the Old Royal High School, Jenners Department Store, numerous tall building proposals and Waverley Station development EWH has provided advice on and contributed support to key city strategies and initiatives, including the City Plan 2030, Edinburgh Slavery and Colonialism Review Group, Festivals management, Short-Term Lets, Transient Visitor Levy EWH has provided advice as part of multi-disciplinary groups including the Edinburgh Tourism Action Group, Edinburgh International Group, Net Zero groups EWH has provided regular meets with select Council Leadership to advise and Due to value added for CEC and WHS management, EWH's Head of Conservation (Public Realm) has continued on secondment to CEC two days per week, providing expert input into a wide range of public realm and streetscape initiatives Specific outcomes of the secondment include supporting CEC staff in public realm heritage management matters generally, and advising proactively supporting on over 30 CEC projects/work areas, including: communal bin hubs review, George Street public realm project, Active Travel, Graffiti Strategy, EV charging points, etc 	Continue to support CEC and CEC priorities as city partner in matters of historic city management, by continuing to: • Provide practical, expert advice on targeted pre-application and planning consultations • Attend and contribute to the Urban Design Panel • Advise on key city strategies • Provide practical advice to support city priorities via established interdisciplinary groups • Commit EWH staff and provide direct support through the secondment of our Head of Conservation (Public Realm) to CEC for two days per week to provide expert input in relation to public realm and streetscape initiatives
3. Grants and Support (WHS Management Plan actions 2, 3)	CEC HES Residents of ONTE WHS	EWH will deliver the Conservation Funding Programme. EWH's key priorities for the 2018/21 HES funding period are: • Tenements • Shopfronts • The Twelve Closes programme Criteria for applicants include areas of social deprivation. EWH also expects to be involved in a number of World Heritage Site projects	Since CEC capital funding for this ceased in 2015, HES has provided 100% of the capital costs, as well as most (90%) of the operational costs. EWH requires CEC's active engagement and appropriate internal coordination to support delivery.	The resourcing required to deliver this is (CEC funding will contribute 7% operational costs only): • Head of Conservation (Buildings) (0.2 FTE) • Conservation Programme Officer (0.1 FTE)	• Number of Tenements • Number of Shopfronts • Implementation of the Twelve Closes programme	There is benefit to the communities who own or occupy these buildings and there is wider benefit to the wider community in enjoying a quality built environment. All works are carried out using traditional building methods and materials in order to meet the best standards of conservation; there is a benefit to those working and training in traditional skills.	<ul style="list-style-type: none"> Deliver the Conservation Funding Programme, prioritising tenements, shopfronts and the Twelve Closes programme including: - completion of four tenement projects involving a total of 28 owners - two feasibility study grants for shopfronts, focussing on conservation and energy efficiency - completion of five other conservation projects including St Mary's Cathedral and Deaf Action's headquarters at 49-51 Albany Street development of pipeline of projects including 2 major projects involved 112 residential properties (c 80 owners) 10 grants for public realm projects, such as Greyfriars Kirkyard, Edinburgh Art Festival commission of public sculpture, Twelve Closes, Covenanters' Memorial promotion of Neighbourhood Focus approach to increase impact of EWH grants/advice and better support community needs and CEC aspirations 	<ul style="list-style-type: none"> Deliver the Conservation Funding Programme, prioritising tenements, shopfronts and other projects of high social value Continue to deliver our proactive public realm projects, including statues, monuments, artwork, lighting, community-led initiatives, interpretation, kirkyards and the Twelve Closes programme Maximise the heritage, social and economic impact of the above programmes by focussing our work on areas of greatest need in/around the World Heritage Site through Neighbourhood Focus Review and update CFP methodology to ensure that it meets the needs of applicants and aligns with Neighbourhood Focus priorities
4. Maintenance (WHS Management Plan action 1)	CEC HES Residents of ONTE WHS	As part of the Conservation Funding Programme, EWH will: • Provide support to owners and communities on maintenance issues • Provide educational events and materials • Deliver training events	EWH will continue to work with partners including: • Edinburgh ADAPTS • Community groups	The resourcing required to deliver this is (CEC funding will contribute 7% operational costs only): • Head of Conservation (Buildings) (0.2 FTE) • Conservation Programme Officer (0.1 FTE)		There is benefit to the local residents of the WHS who engage with the expert advice and guidance produced to support building maintenance.	<ul style="list-style-type: none"> Maintenance programme reviewed and partnership agreed with EHB and Developing Young Workforce to provide schools programme and community events from spring 2023 Social media campaign run in partnership with SPAB to promote Building Maintenance Week (6000+ reach) Social media campaign to promote maintenance and climate emergency grants (23000 reach) 	<ul style="list-style-type: none"> Provide support to owners and communities on maintenance issues, including educational / training events and materials

Goals and Objectives	Stakeholder	Service, activities and tactics	Assumptions	Roles and resources	Targets and outcomes	Community Benefits	2022/23 Achievements	2023/24 Planned Activities
5. Traditional Skills (WHS Management Plan action 22)	CEC HES Residents Visitors	EWH will promote and create opportunities to support traditional skills, supporting employability and the skills pipeline, as part of the Conservation Funding Programme and through events such as the Traditional Building Festival	EWH will work with partners including HES, CEC, the Traditional Building Forum and apprentices	The resourcing required to deliver this is covered by item 3	<ul style="list-style-type: none"> Number of traditional skills activities Number of people engaged Number of apprentices working on projects 	There is a benefit to the local residents and visitors to the WHS who engage with practical workshops and demonstrations of traditional skills through the Traditional Buildings Festival. There is a benefit to the community of traditional tradespeople employed to develop their own skills and those of apprentices in their craft.	<ul style="list-style-type: none"> 17 traditional tradespeople have been employed across Conservation Funding Programme funded projects, this included stonemasons, slaters and leadworkers 3 apprentices have worked on our grant-aided projects 	<ul style="list-style-type: none"> Employ traditional tradespeople, including apprentices, across our Conservation Funding Programme funded tenement projects Collaborate with existing traditional craft skills delivery organisations from across UK to assess effective means to encourage contractors to upskill their workforce in best practice building conservation skills Support the Traditional Building Festival in August 2023
6. Energy efficiency (WHS Management Plan action 11)	CEC HES Residents	EWH will engage with communities and other stakeholders to deliver a Climate Action Plan that contributes to achieving CEC's 2030 Strategy, through building on the successful methodology developed for the Basil Spence Canongate Project in implementing integrated conservation work and climate action on historic buildings	EWH requires CEC's continued active engagement and appropriate internal coordination to support delivery.	The resourcing required to deliver this is (CEC funding will contribute 7% operational costs only): <ul style="list-style-type: none"> Head of Climate Change (0.2 FTE) Energy Efficiency Retrofit Specialist (0.1 FTE) 	<ul style="list-style-type: none"> Delivery of successful project Engagement with owners and community 	The benefit here is to the immediate community that owns/occupies these buildings. The wider benefit will be felt across the city where lessons learned from these projects can be taken forward and adapted for other buildings.	<ul style="list-style-type: none"> WHS Climate Action Plan developed and implemented, and integrated within the developing WHS Management Plan Development of Climate Emergency Grant programme to study conservation and energy efficiency interventions specifically as they are applied to building typologies in the WHS Development of Historic Shops Conservation and Energy Efficiency Project leading to production of conservation statements for two shops Engagement with Scottish Veterans Residences to explore potential for large-scale climate emergency project, including advice on net-zero technologies Flood risk study piloted with CEC using modelling software to understand areas at risk within the WHS and to inform future public realm projects & management planning including rainwater management strategy, policies and adaptation works EWH contributed to final draft of report summarising the methodology and learning from application of the CVI to the WHS EWH presented CCRA project results and participated in meetings organised by Energy Efficiency Public Buildings Partnership and the Edinburgh Adaptation Partnership EWH responded to the consultation on the Strategic Environmental Assessment as part of CEC's 2030 Climate Strategy EWH collaborated with CEC and the Architectural Heritage Society of Scotland on issues relating to climate change the transition to net zero, including a review of CEC updated Listed Buildings Guidance Draft of updated, comprehensive and accessible guidance on adaptation and mitigation measures sensitive to the WHS (planned publication date Mar 23) Engagement with residents, buildings owners and community groups to provide advice on energy efficiency and climate change adaptation issues, including site visits and over 20 helpdesk responses 	<ul style="list-style-type: none"> Continue using the CCRA, CVI and other work further implement the Climate Action Plan to support CEC 2030 targets Continue and refine our advocacy programme - focusing on local residents, professionals and decision makers - to mainstream principles and guidance for climate action and align EWH conservation-led approach based on best practice Continue representation on key city cross-organisational working groups, presentations and strategic engagement Develop an informed understanding of the optimal Climate Emergency approach for key Edinburgh historic building types and public realm within the WHS Produce and disseminate at least one case study on targeted climate change adaptation interventions Produce Edinburgh-specific guidance on interventions, providing a 'clear path to adaptation' for Edinburgh's most common historic building types Work with owners and partners to develop and implement integrated conservation work and climate action projects

Goals and Objectives	Stakeholder	Service, activities and tactics	Assumptions	Roles and resources	Targets and outcomes	Community Benefits	2022 Achievements	2023/24 Planned Activities
Develop policies, strategies and projects for park, greenspace, biodiversity and landscape improvements in the city and the wider region. Landowners.	In partnership with CEC and other stakeholders, including Scottish Wildlife Trust, Nature Scot, University of Edinburgh, NHS Lothian, Scottish Forestry, Scottish Enterprise and other	Contribute to and partner in wider initiatives which help Edinburgh deliver its policies and commitments, including Edinburgh Biodiversity Action Plan, Edinburgh Living Landscape, Central Scotland Green Network, Pentland Hills Regional Park and Sustainable Edinburgh 2020.	There is buy in from stakeholder organisations.	Chief Executive, Head of Operations	Strategic development of green infrastructure. Source matching funding for greenspace improvements. Development of biodiversity and landscape improvement projects. Development and delivery of Tree Time as part of the Million Tree Cities Initiative.	Bringing added value to Local Authority projects through match funding. Sponsorship and funding for tree planting through Tree Time. Using local SME consultants to develop landscape designs and management plans.	Helped to deliver the Thriving Greenspaces Initiative, the EBAP & ELL actions. Engaged with the PHRP for the development of access improvements. Feasibility study produced for Burdiehouse Burn with SEPA. Developed strategic projects with NatureScot for Pentland to Portobello through Nature Restoration. Helped to deliver on the Million Tree City Initiative through Tree Time, Wee Forests and at Silverknowes Tree Planting	Help deliver the Thriving Greenspaces Initiative, the EBAP & ELL actions. Engage with the Woodland Strategy. Engage with the PHRP for the development of a funding bid for path improvements and woodland creation. Project development for the Burdiehouse Burn with SEPA. Development of strategic projects with NatureScot. Help to deliver on the Million Tree City Initiative through, Tree Planting, Tree Time and Wee Forests
Create more biodiverse and healthy quality environments to mitigate against climate change through green infrastructure.	In partnership with CEC and other local stakeholders.	Deliver a programme of greenspace improvements across Edinburgh to aid the Locality Improvement Plans.	Better quality greenspaces encourage more people to use them.	Head of Operations	Deliver improvements to greenspace amenities. Develop and produce management plans and landscape designs. Delivery of biodiversity and landscape improvement projects. Develop and deliver WIAT projects.	Using local SME contractors to deliver greenspace projects. Using local suppliers for the seeds, plants and trees.	Greenspace improvements at Little France Park, including 550 tree saplings and 65 tree standards. Planted 82 trees at Leith Links arboretum. Planted 56 tree standards at West Pilton Park and Wardie Recreation Ground. Planted 46 trees as part of Tree Time. Created 4 new Wee Forests at Peacocktail Close, West Pilton Park, Colinton Mains Park and Hailes Quarry Park which involved planting 2,400 trees. Planted 298 m of hedging and created 6 hectares of wildflower meadow at Craigmillar Castle Park. Planted 104m of hedge at Campbell Park. Delivered a new play facility at Figgate Park. Delivered greenspace improvements at Huntershall Park as part of the Pentland to Portobello NatureScot Restoration Project. We have undertaken greenspace improvement designs for Gypsy Brae, Silverknowes Park, Silverknowes Golf Course, Redbraes Park, Victoria Park, Wardie Recreation Ground, West Pilton Park, East Pilton Park, Pentland View Park, and Braid Hills. Improved access to the Cammo wet meadow area with a board walk.	Greenspace improvements at Little France Park including additional arboretum trees in collaboration with the Edinburgh Botanics. Develop and deliver 2 new Wee Forests across the city. Plant 90 street trees as part of Tree Time. Develop new play facilities at Montgomery Park including green infrastructure improvements. Greenspace improvements along the Pentlands to Portobello route as part of the Nature Restoration project.
Increase access to greenspaces through off road active travel routes that bring benefits in terms of reduced carbon emissions and greater rates of physical activity..	CEC Active Travel Team, cycling groups, Local communities	Develop and deliver new and improved active travel off road routes.	If there are more routes then more people will use them.	Head of Operations	Increase the use of off road active travel routes through the creation and upgrading of active travel paths. Overcome some of the obstacles that people face which prevent them from choosing active ways of travelling within the city through improved navigation. information.	Using local SME consultants to develop designs for new active travel routes. Using local SME to design and print new maps. Using local SME providers to deliver the bike club sessions.	Upgraded 4km of the NCN route 75 along the Water of Leith. Developed and delivered active travel programmes in Moredund and Dumbiedykes. Promoted the new quiet route 61 at Bioquarter. Upgraded a 100m path in the Pentland Hills at Swanton.	Upgrade 8km active travel path along the NCN water of Leith. Develop and deliver active travel programmes of activity in deprived communities. Upgrade a 100m active travel path at Huntershall Park.
Champion the role that greenspaces and the natural environment play in delivering positive social, economic and environmental benefits through placemaking activities.	Local Community organisations, housing providers, and residents groups.	Deliver local initiatives including landscaping and gardening projects. Contribute to Local Development Plans.	There is access to vacant and derelict land to make improvements.	Project Team	Greater investment in neighbourhoods through community engagement. Prioritising places and neighbourhoods which offer significant benefits in terms of improving people's visual surroundings.	Deliver nature-based educational and outreach events in local parks and greenspaces. Using local specialist sessional workers to deliver outdoor activities.	Delivered 84 community activities in Dumbiedykes, South Edinburgh, Westburn Woods, and Craigmillar for over 972 people.	Deliver 90 community development activities in Dumbiedykes, South Edinburgh, West Pilton and Craigmillar for over 500 people
Promote community safety and increase community cohesion through better maintained local greenspaces and woodlands.	Local communities, schools and community groups.	Run community events and activities with a focus on SIMD areas which include litter picks and outdoor learning.	Engaged local families and young people.	Community Project Officers	Reduction in anti-social incidents in local greenspaces. Deliver outdoor learning activities to encourage greater awareness and understanding of the value that the natural environment brings for the development of young people.	Outdoor learning sessions with schools across the city with a focus in areas of deprivation that help deliver the curriculum. Upskilling programme for excluded young people in areas of deprivation to help gain skills and to go onto further training or employment.	Ran 13 sessions of outdoor learning with 340 primary school pupils. Ran two 12 week upskilling programmes for 24 young people. Ran 35 sessions of youth activities in Moredund, Dumbiedykes and Craigmillar with 184 attendances.	Run three 12 week upskilling programmes for 36 young people. Run a programme of 40 youth activities with 200 attendances by young people in Dumbiedykes and Craigmillar.
Foster healthy lifestyles where more people value their greenspaces through greater appreciation of nature and being outdoors.	Local communities including community councils.	Run engagement projects and events including nature walks, physical activity programmes and woodland activities.	Increasing the value attached to greenspaces results in them being better respected and looked after.	Community Project Officers	More people using greenspaces which improve their health and wellbeing. Deliver opportunities for visiting and experiencing the natural environment.	Delivering community engagement activities using local community venues for events.	Ran over 248 community engagement and physical activity sessions including fitness sessions and nature walks for over 993 attendances to help people stay engaged and active. Delivered 131 woodland and conservation sessions with over 744 attendances through the Thrive Wellbeing Programme. Delivered 12 sessions with the gypsy and traveller community.	Run over 250 community engagement and physical activity sessions including fitness sessions and nature walks with over 1500 attendances to help them stay engaged and active. Deliver 150 woodland and conservation sessions with over 750 attendances through the Thrive Wellbeing Programme.

Goals and Objectives	Stakeholder	Service, activities and tactics	Assumptions	Roles and resources	Targets and outcomes	Community Benefits	2022 Achievements	2023/24 Planned Activities
Encourage greater community ownership of local open spaces through community engagement. Improving and developing local greenspaces, parks, woodlands and other outside spaces.	Local communities and volunteers.	Provide a wide range of opportunities to encourage ongoing maintenance and improvement through environmental enhancements and volunteering.	There is community buy in.	Community Project Officers	Supporting and empowering local communities to connect with nature by becoming actively involved in local greenspace projects. Improving access and enhancing green corridors through conservation activities.	Facilitating volunteering activities for small community groups. Supply voluntary staff support for the development of funding applications for community groups.	Supported Friends of Parks groups at Little France Park and Burdiehouse Burn Valley Park to help improve local greenspaces through environmental enhancement. Worked with 229 volunteers to carry out conservation activities which included the planting of over 3000 bulbs to help improve the local environment.	Support Friends of parks groups to help improve local greenspaces through conservation and environmental enhancement sessions with over 500 volunteers. Plant over 7000 bulbs and plants to help improve the local environment.
Monitoring and evaluation methodology		Number of sessions and participant recorded on engagement spreadsheet Production of an activity timetable.	Questionnaires sent out after the programme has been completed.	Regular board meeting. Team meeting and compiling of reports by Project Team, Project Manager and Communications Manager	Production of annual project programme and impact report.	Provide data to develop and help produce local community reports.	Provided a positive impact to communities through surveys to achieve 95% of participants feeling more connected to their local community and valuing their local greenspaces.	Ongoing evaluation and promotion of activities through surveys to aim to get 95% of participants to feel more connected to their local community and value their local greenspaces.

Planning Committee

10.00am, Friday, 24 March 2023

Changes to the pre-application advice service

Executive/routine	
Wards	All
Council Commitments	

1. Recommendations

- 1.1 It is recommended that the Planning Committee agrees:
 - 1.1.1 That the proposed changes to the Council's pre-application advice service and the proposed charges for providing pre-application advice be implemented from 1 April 2023;
 - 1.1.2 That the Planning Fees Charter and Scale of Fees will be updated to reflect the proposal;
 - 1.1.3 That a follow-up report be brought to Planning Committee 12 months after the implementation date; and
 - 1.1.4 The proposed amendments to the pre-application advice service principles.

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: 07525618478

Changes to the pre-application advice service

2. Executive Summary

- 2.1 This report proposes changes to the pre-application advice (PAA) service that the Council provides to customers in advance of receipt of a planning application. To enable the delivery of an improved service and to achieve full cost recovery, it is proposed to alter the existing PAA service and charging scheme. These changes respond to customer feedback and officer experience since the implementation of charges for PAA in July 2019.

3. Background

- 3.1 PAA is the provision of advice to a prospective applicant before a planning application has been submitted. The Council offers two tiers of PAA, generic and bespoke. Generic advice is provided without charge on the Council website and via the planning helpdesk, which customers can use to inform themselves of the likely acceptability of a given proposal. Bespoke advice is tailored advice on a specific proposal, based on information provided by the customer.
- 3.2 Whilst providing PAA is not a statutory planning function, the Council provides this service to support the efficient operation of the planning system, as it can help improve the quality of applications received and provides a level of additional certainty to customers. Importantly, PAA is provided strictly without prejudice to Planning Authority's determination of any subsequent planning application.
- 3.3 Since July 2019, the Council has charged for providing bespoke advice with the objective of achieving overall cost recovery, where charges for PAA are set at a level that is to equal the cost of providing the PAA service.
- 3.4 The Council has reviewed the way in which it provides PAA with a view to improving the quality of the service received by applicants, reflecting on customer feedback and the experiences of the service since implementation of the existing PAA service in July 2019. This review identified that whilst the PAA service has historically been received well by customers, the amount of officer time used to provide PAA has been more than initially envisaged. This has meant the intended full cost recovery has not been realised.

4. Main report

Pre-application advice service

- 4.1 It is proposed to change the PAA service to improve the level of customer service, standardise the offer to customers, and ensure its long-term sustainability. However, it is intended that the existing principles that underpin the PAA service, adopted in May 2019, are broadly maintained. The existing principles are set out in Appendix 1 and the proposed updated principles are set out in Appendix 2.
- 4.2 The service is divided into three categories, Local development (small), Local development (medium) and Major/national development.
- 4.3 The Council does not currently offer PAA for householder developments, advertising and signage, or simple changes of use/alterations on the basis that the generic advice provided is likely to be sufficient for the preparation and submission of these types of application. It is not proposed to change this.
- 4.4 In broad terms, the existing level of service is to be maintained, however simplification of the charging schedule is proposed. For the Local development (small) category, feedback from customers and officers indicated that a streamlined desktop review would provide the optimal level of service for customers, allowing them to receive sufficient additional information and/or understanding of policies applicable to proposals before investing in producing detailed designs. For the Local development (medium) and Major/national development categories, the additional surcharging options have been moved into the standard service. Feedback from customers and officers indicated it was not typically possible to provide an effective quality of PAA should these options not be utilised, resulting in either customer dissatisfaction and/or abortive use of officer time.
- 4.5 It is however recognised that the additional standardisation proposed may have consequences for how the charging schedule adapts to atypical circumstances. As such, it is proposed that options are maintained where, in exceptional circumstances, additional meetings are facilitated, proposals dealt with in another category, or, in the case of an exceptionally large major development, a bespoke agreement is made with the applicant.
- 4.6 In the interest of the continuous improvement of the PAA service, it is proposed to review the updated PAA service as it is implemented, gathering feedback from customers and learning from the process, reporting back to committee 12 months after implementation.

Pre-application advice service charges

- 4.7 The Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 (as amended) make provision for planning authorities to charge fees for carrying out pre-application discussions.
- 4.8 To account for the context of the proposed standardisation of the PAA service, and of officer time for delivery, it is proposed to increase the charges for PAA in line with the continued objective of overall cost recovery. The existing charging schedule is set out in Appendix 1 and the updated charging schedule is set out in Appendix 2. These prices have been arrived at based on:
- 4.8.1 Data derived from the Costing the Planning Service study produced by the Chartered Institute of Public Finance and Accountancy for 2018 and the extrapolation of its methodology;
- 4.8.2 An annualised average of the number of each category of PAA provided by the Council from July 2019 to January 2023; and
- 4.8.3 Estimates of the impact of the proposed service changes on costs incurred by the planning authority.
- 4.9 No change is proposed to the current fee exemption for works which relate to improved accessibility for people with disabilities.
- 4.10 In line with the proposed 12-month review of the updated PAA service set out in 4.6, it is proposed that the charges for PAA are also reviewed at this time.

5. Next Steps

- 5.1 Should Committee agree the recommendations, the Council will implement the new PAA service and updated fees from 1 April 2023 and the Planning Fees Charter and Scale of Fees will be updated to reflect this.

6. Financial impact

- 6.1 The proposed charging schedule include fees set at a level which it is estimated would cover the Council's annual costs for providing the PAA service, by generating an income for the Council of approximately £613,844 per annum (if demand for PAA is consistent with recent years). This is equivalent to the estimated cost to the Council's planning service of providing PAA plus the estimated costs of input from other Council service areas. As set out in 4.10, it is anticipated that these charges will be reviewed in 12 months to ensure they accurately reflect the true costs to the Council.
- 6.2 It is reasonable to anticipate that the introduction of additional charging may deter some applicants from seeking PAA who would otherwise have done so. This would result in reduced revenue to the Council but would also reduce the costs to the Council of delivering PAA, thereby creating a neutral financial impact.

7. Stakeholder/Community Impact

- 7.1 The Council has engaged with customers about the success of the PAA service. Customers have been requested to complete feedback surveys since July 2019 and a customer forum was also held to discuss the PAA service in March 2021. The outcome of this engagement has informed the proposed changes to the PAA service, and a summary of the feedback received is set out below:
- 7.1.1 Works well, but consistency needs to be improved;
 - 7.1.2 Opportunity for refinement of the service;
 - 7.1.3 Pricing options are confusing;
 - 7.1.4 Inconsistencies between teams; and
 - 7.1.5 Manage expectations at the start of the process and better advice needed.
- 7.2 As set out in 4.6, it is proposed that further feedback will be sought from customers during the implementation of changes to the PAA service, and that this will be incorporated into any proposals made at that time, as well as reported on to committee.

8. Background reading/external references

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

9. Appendices

- 9.1 Appendix 1 – Pre-application advice service: Existing principles and charging schedule.
- 9.2 Appendix 2 – Pre-application advice service: Proposed principles and charging schedule

Appendix 1 – Pre-application advice service: Existing principles and charging schedule

Pre-application advice service: Existing Principles

- 1.1. PAA will be offered for all prospective applications with the general exceptions of (a) householder enquiries, (b) advertising and signage, (c) simple changes of use and (d) simple alterations to buildings (listed and non-listed). In these four cases, advice will be provided only in exceptional cases at the discretion of the team manager. The Council will reserve the right to decline to provide PAA at officers' discretion.
- 1.2. PAA will be provided only where customers have (a) made a formal application for PAA using the form on the Council website, (b) provided all required information upon submitting the form and (c) have paid the charge upon submitting the form.
- 1.3. Customers who do not have a material interest in the site in question will be eligible to receive PAA on the same basis as customers who do.
- 1.4. Upon receiving a valid application for PAA, the relevant team manager will identify a case officer who will remain the customer's contact for the duration of consideration of the PAA other than in unavoidable situations.
- 1.5. Where proposals involve several consents, a charge will be payable for the aspects which require planning permission. Listed building consent proposals would be classed as part of local or major proposals and included in the charge or if standalone (i.e. with no accompanying planning application) would be charged per the relevant development category. The Council will determine what charge applies.
- 1.6. The level and quality of PAA provided will be consistent across all Planning teams.
- 1.7. For the avoidance of doubt, PAA will represent only the opinion of the planning officer and team manager at that time offered without prejudice and will not at any point constitute a decision on the part of the planning authority or bind the authority to adhere to the PAA. No refunds will be issued based on the outcome of the PAA or the outcome of any subsequent planning applications.
- 1.8. Free PAA will be provided on a self-service basis via resources that customers can freely access on the Council website.
- 1.9. The basic level of chargeable PAA service that customers will be provided with is based upon the scale of their development.
- 1.10. PAA charges will be waived for any development relating primarily to improving accessibility for people with disabilities.
- 1.11. Customers will have the opportunity to pay a surcharge to access optional additional PAA services as set out in Appendix 2.
- 1.12. PAA will be provided in line with the timescales set out in Appendix 2.

- 1.13. All customers will be issued a formal written response from the relevant team manager on behalf of the Council setting out the outcomes of the PAA, to include at minimum (a) clear advice on the overall acceptability of what is being proposed based upon the information that has been provided, (b) advice on mitigating measures which could increase the acceptability of what is being proposed, (c) a list of potential developer contributions and (d) an expiration date for the advice after which it is recommended that renewed advice should be sought.

Pre-application advice service: Existing charging schedule

Category	Charge	Standard service	Optional additional services
Householder developments / advertising and signage / simple changes of use / alterations (both listed and non-listed buildings)	N/A	<ul style="list-style-type: none"> Council website-based resources to enable self-service. 	<ul style="list-style-type: none"> Local development (small) service (in exceptional circumstances, at the discretion of the team manager) = £220 + VAT (£264)
Local development (small) <ul style="list-style-type: none"> Up to 11 residential units Up to 999m² class 4/5/6/other /mixed space 	£220 +VAT (£264)	<ul style="list-style-type: none"> Desktop review by case officer of information submitted electronically. Advice letter provided within 20 working days of submission/validation. 	<ul style="list-style-type: none"> 1 hour face -to- face meeting with case officer = £110 + VAT (£132)
Local development (medium) <ul style="list-style-type: none"> 12 to 49 residential units 1,000m² to 9,999m² class 4/5/6 space 1,000m² to 4,999m² other / mixed space 	£945 +VAT (£1,134)	<ul style="list-style-type: none"> 1 hour inception meeting with case officer; date to be agreed within 10 working days. 1 hour follow-up meeting with case officer. Advice letter (incorporating advice from relevant Council service areas) to be provided within 10 working days of follow-up meeting. 	<ul style="list-style-type: none"> Accompanied site visit by case officer =£220 + VAT (£264) Additional 1 hour meeting with case officer and other service areas = £550 + VAT (£660) Guidance on information required for assessment of an application = £550 + VAT (£660)
Major/national development <ul style="list-style-type: none"> 50+ residential units 10,000m² + class 4/5/6 space 5,000m² + other / mixed space 2 hectares+ site size Other criteria per the Hierarchy of Development Regulations 2009 	£1,100 +VAT (£1320)	<ul style="list-style-type: none"> 2 hour pre-position discussion with case officer, team manager, and other relevant Council officers. 	<ul style="list-style-type: none"> N/A
	£5,400 +VAT (£6,480)	<ul style="list-style-type: none"> 2 hour inception meeting with case officer and team manager; date to be agreed within 10 working days. Accompanied site visit by the case officer. 2 hour meeting with case officer, team manager, other relevant Council service areas, and statutory external consultees 2 hour follow-up meeting with case officer, team manager, and other relevant service areas. 1 hour wrap-up meeting with case officer and team manager. Advice letter provided within a target 10 working days of wrap-up meeting. 	<ul style="list-style-type: none"> Additional 1 hour meeting with case officer, team manager and other relevant Council service areas = £550 + VAT (£660) Guidance on information required for assessment of an application = £550 + VAT (£660)

Appendix 2 – Pre-application advice service: Proposed principles and charging schedule

Pre-application advice service: Proposed Principles

1.1 PAA will be offered for all prospective applications with the general exceptions of:

- 1.1.1. householder enquiries;
- 1.1.2. advertising and signage;
- 1.1.3. simple changes of use; and,
- 1.1.4. simple alterations to buildings (listed and non-listed).

In these four cases, advice will be provided only in exceptional cases at the discretion of a team manager.

The Council will reserve the right to decline to provide PAA at officers' discretion.

1.2 PAA will be provided only where customers have:

- 1.2.1. made a formal application for PAA using the form on the Council website;
- 1.2.2. provided all required information upon submitting the form; and
- 1.2.3. have paid the charge upon submitting the form.

1.3 Customers who do not have a material interest in the site in question will be eligible to receive PAA on the same basis as customers who do.

1.4 Upon receiving a registered request for PAA, the relevant team manager will identify a case officer who will remain the customer's contact for the duration of consideration of the PAA other than in unavoidable situations.

1.5 Where proposals involve several consents, a charge will be payable for the aspect which require planning permission. Where only Listed Building Consent or Conservation Area Consent is required the Council will not generally provide PAA.

1.6 The level and quality of PAA provided will be consistent across all Planning teams.

1.7 For the avoidance of doubt, PAA will represent only the opinion of the planning authority at that time offered without prejudice and does not constitute a decision on the part of the planning authority or bind the authority to adhere to the PAA. No refunds will be issued based on the outcome of the PAA or the outcome of any subsequent planning applications.

1.8 Free PAA will be provided on a self-service basis via resources that customers can freely access on the Council website.

1.9 The basic level of chargeable PAA service that customers will be provided with is based upon the scale of their development. Where a proposal is of exceptional complexity or scale then it may be necessary for it to be dealt with in another category, or for Major/national developments a bespoke charge agreed. This will be at the discretion of the planning authority.

1.10 PAA charges will be waived for any development relating primarily to improving

accessibility for people with disabilities.

- 1.11 PAA will be provided in line with the timescales set out in the Charging Schedule.
- 1.12 All customers will be issued a formal written response on behalf of the Council setting out the outcomes of the PAA.

Pre-application advice service: Proposed charging schedule

Category	Fee including VAT	Standard service
Householder developments / advertising and signage / simple changes of use	N/A	<ul style="list-style-type: none"> Council website-based resources to enable self-service.
Local development (small) <ul style="list-style-type: none"> 1 to 11 residential units Less than 1,000m² class 4/5/6/other/mixed space 	£330	<ul style="list-style-type: none"> Desktop review by case officer of information submitted electronically. Formal advice letter provided within a target 20 working days of registration.
Local development (medium) <ul style="list-style-type: none"> 12 to 49 residential units 1,000m² to 9,999m² class 4/5/6 space 1,000m² to 4,999 m² other/ mixed space 	£1,500	<ul style="list-style-type: none"> 1 hour inception meeting with case officer; date to be agreed within 10 working days. 1 hour accompanied site visit by case officer. 1 hour follow-up meeting with case officer. Advice letter to be provided within a target 20 working days of follow-up meeting.
Additional meetings as required and agreed between case officer and applicant will be charged at £660 per hour for the Local development (medium) Category.		
Major/national development <ul style="list-style-type: none"> 50 or more residential units 10,000m² or more class 4/5/6 space 5,000m² or more other/ mixed space A site size of 2 hectares or more Other criteria per the Hierarchy of Development Regulations 2009 	£1,320	<ul style="list-style-type: none"> 2 hour pre-position discussion with case officer, team manager, and other relevant Council officers.
	£12,000	<ul style="list-style-type: none"> 1 hour inception meeting with case officer and team manager; date to be agreed within 10 working days. Accompanied site visit by the case officer. 2 hour meeting with case officer, other relevant Council service areas, and statutory external consultees if required. 2 hour follow-up meeting with case officer and other relevant service areas. 1 hour wrap-up meeting with case officer. Advice letter provided within a target 20 working days of wrap-up meeting.
Additional meetings for a Major/national development will be arranged between the case officer and applicant, and a bespoke charge agreed.		
Where a proposal is of exceptional complexity or scale then it may be necessary for it to be dealt with in another category, or for Major/national developments a bespoke charge agreed. This will be at the discretion of the planning authority. Information on fee exemptions can be found in the Customer Service Guide.		

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