


Business Bulletin

Planning Committee

2.00pm, Wednesday, 18 January 2023

Planning Committee

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

City Plan

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

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Building Standards

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

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

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

Planning Time Performance Information

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

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

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

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

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

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

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

Housing Land Audit

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

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

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

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

Year by year breakdown since 2013:

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

Constrained Sites

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

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Housing Market Update

There are pressures in the housing market including:

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

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

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

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

Seafield update

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

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

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

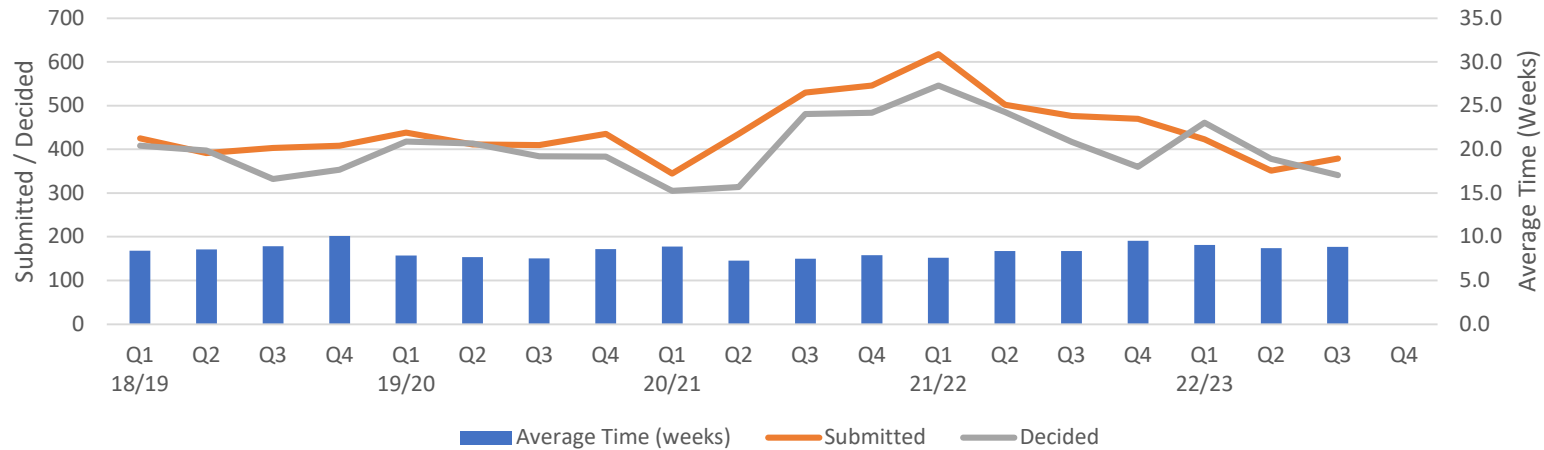
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on for with the output which is planned to be delivered in mid-2023, in close consultation with the communities.

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

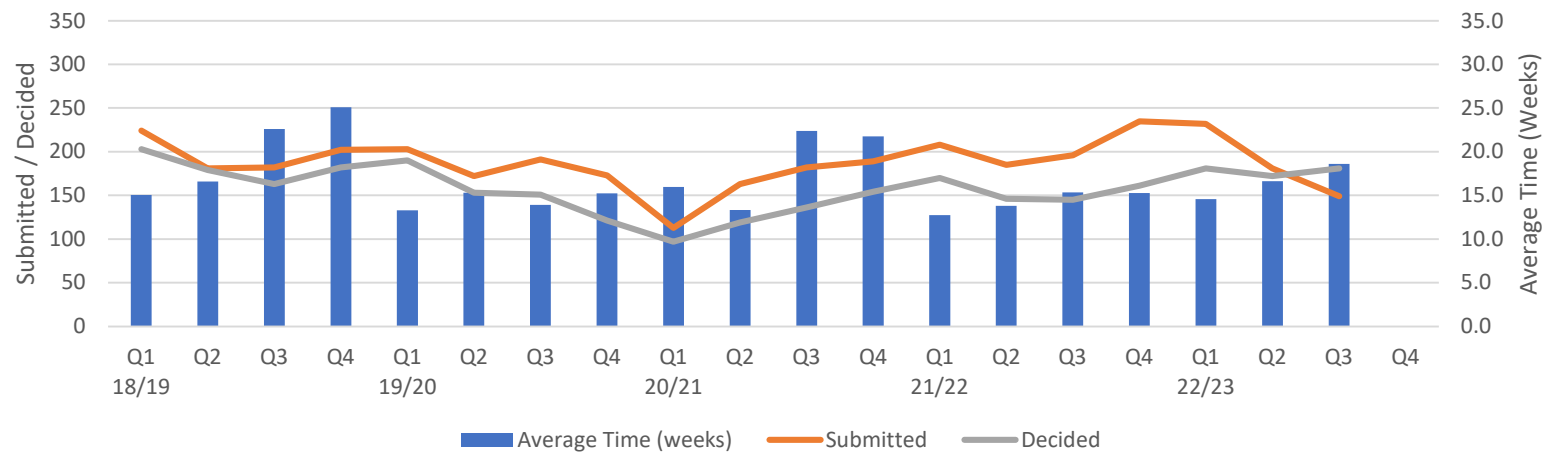
Householder																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	8.4	8.5	8.9	10.1	7.8	7.6	7.5	8.6	8.9	7.3	7.5	7.9	7.6	8.4	8.4	9.5	9.1	8.7	8.8	
Submitted	425	391	403	408	438	411	410	435	345	435	530	546	618	502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



Commentary:

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

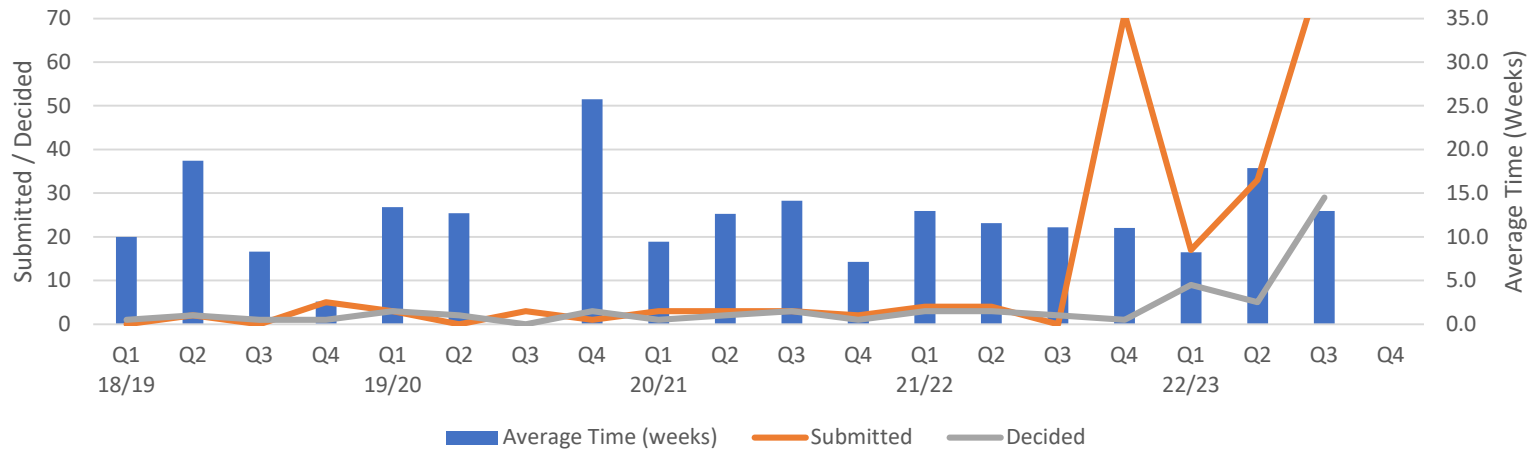
Local (Not Householder or Short-term Let)																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	15.0	16.6	22.6	25.1	13.3	15.3	13.9	15.2	16.0	13.3	22.4	21.8	12.7	13.8	15.3	15.3	14.6	16.6	18.6	
Submitted	224	181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



Commentary:

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

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

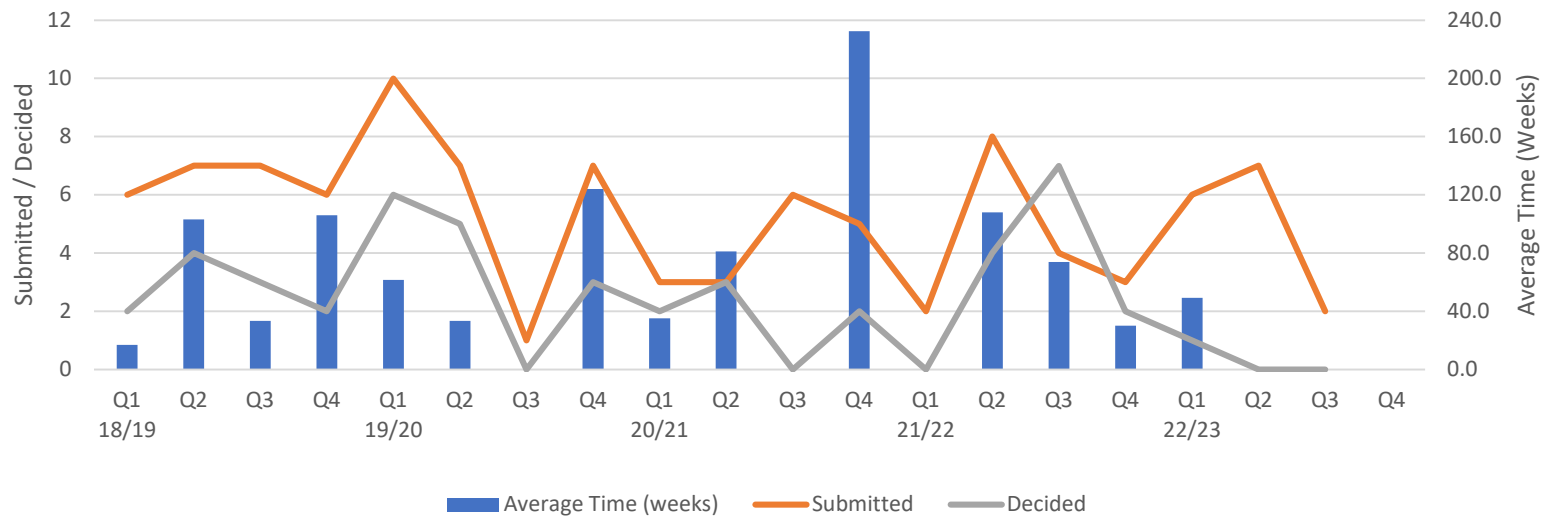


Commentary:

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

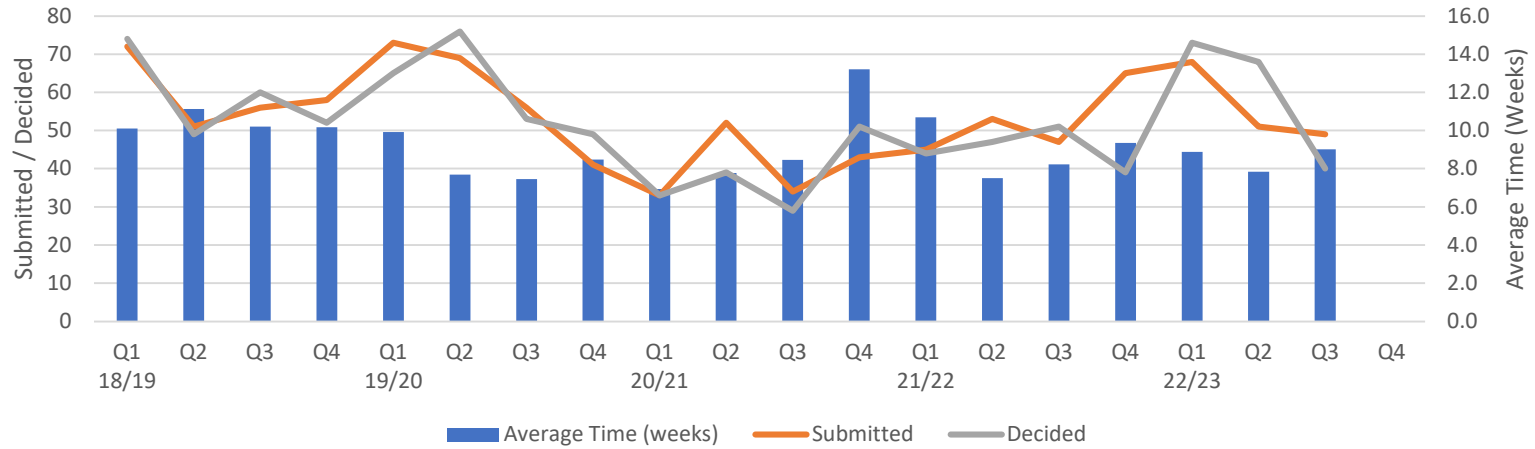
Note: Appeals against non determination for previous quarters are included in the figures for Local (Not Householder or Short-term Let) above.

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



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

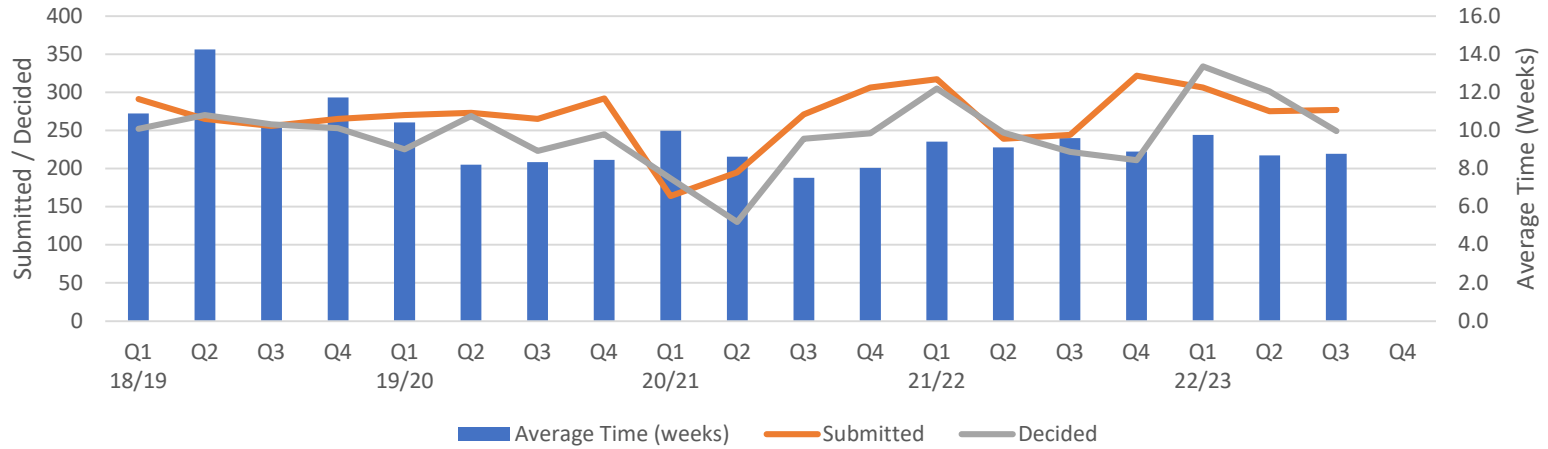
Advertisements																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	10.1	11.1	10.2	10.2	9.9	7.7	7.5	8.5	6.9	7.8	8.5	13.2	10.7	7.5	8.2	9.4	8.9	7.8	9.0	
Submitted	72	51	56	58	73	69	56	41	33	52	34	43	45	53	47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



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

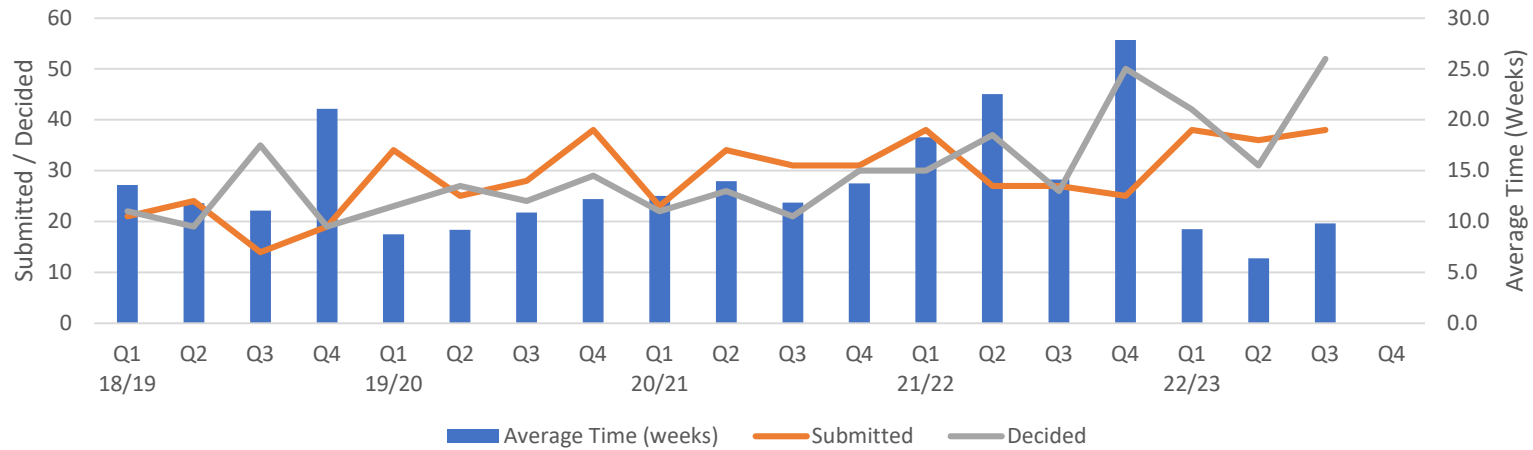
Listed Building Consents																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Average Time (weeks)	10.9	14.2	10.3	11.7	10.4	8.2	8.3	8.4	10.0	8.6	7.5	8.0	9.4	9.1	9.6	8.9	9.8	8.7	8.8	
Submitted	291	265	256	265	270	273	265	292	164	195	271	306	317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

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



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

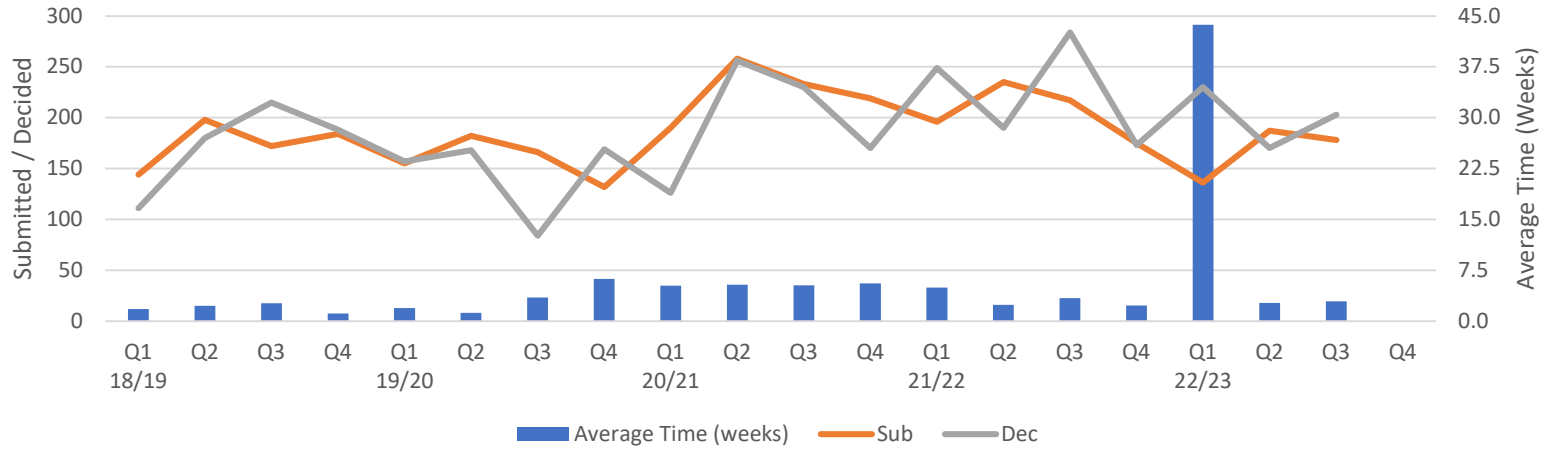
Tree works to Tree Preservation Order Tree																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	13.6	11.8	11.1	21.1	8.7	9.2	10.9	12.2	12.5	14.0	11.9	13.7	18.3	22.5	14.1	27.8	9.2	6.4	9.8	
Submitted	21	24	14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



Commentary:

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

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



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

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

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

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

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

Appendix 2: Changes to constrained sites 2012 - 2022

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

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

1. Constrained sites which subsequently became effective

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

2. Sites currently classed as constrained (2022)

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

3. Constrained sites that have been removed from the Audit

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

Appendix 3 - Seafield Sounding Board Membership

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

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