

Planning Committee

2.00pm, Wednesday, 18 January 2023

National Planning Framework 4: Update

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

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

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National Planning Framework 4: Update

2. Executive Summary

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

3. Background

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

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

4. Main report

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

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

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

5. Next Steps

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

6. Financial Impact

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

7. Stakeholder/Community Impact

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

8. Background Reading/External References

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

9. Appendices

- 9.1 Appendix 1 - Policy framework.

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

Policy	Policy No.	Policy Wording
	4c	<p>Development proposals that will affect a National Park, National Scenic Area, Site of Special Scientific Interest or a National Nature Reserve will only be supported where:</p> <ul style="list-style-type: none"> i. The objectives of designation and the overall integrity of the areas will not be compromised; or ii. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. <p>All Ramsar sites are also European sites and/ or Sites of Special Scientific Interest and are extended protection under the relevant statutory regimes.</p>
	4d	<p>Development proposals that affect a site designated as a local nature conservation site or landscape area in the LDP will only be supported where:</p> <ul style="list-style-type: none"> i. Development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified; or ii. Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental or economic benefits of at least local importance.
	4e	<p>The precautionary principle will be applied in accordance with relevant legislation and Scottish Government guidance.</p>
	4f	<p>Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.</p>
	4g	<p>Development proposals in areas identified as wild land in the Nature Scot Wild Land Areas map will only be supported where the proposal:</p> <ul style="list-style-type: none"> i. will support meeting renewable energy targets; or, ii. is for small scale development directly linked to a rural business or croft, or is required to support a fragile community in a rural area. <p>All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting, or other mitigation measures have been and will be used to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements where appropriate. Buffer zones around wild land will not be applied, and effects of development outwith wild land areas will not be a significant consideration.</p>
LDP: Caring for the Environment	Policy Env 15 Sites of Local Importance (Replaced in part by NPF4 policy 4d)	<p>Development likely to have an adverse impact on the flora, fauna, landscape or geological features of a Local Nature Reserve or a Local Nature Conservation Site will not be permitted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a) the reasons for allowing the development are sufficient to outweigh the nature conservation interest of the site b) the adverse consequences of allowing the development for the value of the site have been minimised and mitigated in an acceptable manner.
NPF4 Policy 5: Soils	5a	<p>Development proposals will only be supported if they are designed and constructed:</p> <ul style="list-style-type: none"> i. In accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and ii. In a manner that protects soil from damage including from compaction and erosion, and that minimises soil sealing.

Policy	Policy No.	Policy Wording
	5b	<p>Development proposals on prime agricultural land, or land of lesser quality that is culturally or locally important for primary use, as identified by the LDP, will only be supported where it is for:</p> <ul style="list-style-type: none"> i. Essential infrastructure and there is a specific locational need and no other suitable site; ii. Small-scale development directly linked to a rural business, farm or croft or for essential workers for the rural business to be able to live onsite; iii. The development of production and processing facilities associated with the land produce where no other local site is suitable; iv. The generation of energy from renewable sources or the extraction of minerals and there is secure provision for restoration; and In all of the above exceptions, the layout and design of the proposal minimises the amount of protected land that is required.
	5c	<p>Development proposals on peatland, carbon rich soils and priority peatland habitat will only be supported for:</p> <ul style="list-style-type: none"> i. Essential infrastructure and there is a specific locational need and no other suitable site; ii. The generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reductions targets; iii. Small-scale development directly linked to a rural business, farm or croft; iv. Supporting a fragile community in a rural or island area; or v. Restoration of peatland habitats.
	5d	<p>Where development on peatland, carbon-rich soils or priority peatland habitat is proposed, a detailed site specific assessment will be required to identify:</p> <ul style="list-style-type: none"> i. the baseline depth, habitat condition, quality and stability of carbon rich soils; ii. the likely effects of the development on peatland, including on soil disturbance; and iii. the likely net effects of the development on climate emissions and loss of carbon. This assessment should inform careful project design and ensure, in accordance with relevant guidance and the mitigation hierarchy, that adverse impacts are first avoided and then minimised through best practice. A peat management plan will be required to demonstrate that this approach has been followed, alongside other appropriate plans required for restoring and/ or enhancing the site into a functioning peatland system capable of achieving carbon sequestration.
	5e	<p>Development proposals for new commercial peat extraction, including extensions to existing sites, will only be supported where:</p> <ul style="list-style-type: none"> i. the extracted peat is supporting the Scottish whisky industry; ii. there is no reasonable substitute; iii. the area of extraction is the minimum necessary and the proposal retains an in-situ residual depth of part of at least 1 metre across the whole site, including drainage features; iv. the time period for extraction is the minimum necessary; and v. there is an agreed comprehensive site restoration plan which will progressively restore, over a reasonable timescale, the area of extraction to a functioning peatland system capable of achieving carbon sequestration.
NPF4 Policy 6: Forestry, woodland and trees	6a	Development proposals that enhance, expand and improve woodland and tree cover will be supported.
	6b	<p>Development proposals will not be supported where they will result in:</p> <ul style="list-style-type: none"> i. Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition; ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy; iii. Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy; iv. Conflict with Restocking Direction, Remedial Notice or Registered Notice to Comply issued by Scottish Forestry.
	6c	Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.

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

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

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

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

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

Policy	Policy No.	Policy Wording
	12d	<p>Development proposals for waste infrastructure and facilities (except landfill and energy from waste facilities) will be only supported where:</p> <ul style="list-style-type: none"> i. there are no unacceptable impacts (including cumulative) on the residential amenity of nearby dwellings, local communities; the transport network; and natural and historic environment assets; ii. environmental (including cumulative) impacts relating to noise, dust, smells, pest control and pollution of land, air and water are acceptable; iii. any greenhouse gas emissions resulting from the processing and transportation of waste to and from the facility are minimised; iv. an adequate buffer zone between sites and sensitive uses such as homes is provided taking account of the various environmental effects likely to arise; v. a restoration and aftercare scheme (including appropriate financial mechanisms) is provided and agreed to ensure the site is restored; vi. consideration has been given to co-location with end users of outputs.
	12e	<p>Development proposals for new or extended landfill sites will only be supported if:</p> <ul style="list-style-type: none"> i. there is demonstrable need for additional landfill capacity taking into account Scottish Government objectives on waste management; and ii. waste heat and/or electricity generation is included. Where this is considered impractical, evidence and justification will require to be provided.
	12f	<p>Proposals for the capture, distribution or use of gases captured from landfill sites or waste water treatment plant will be supported.</p>
	12g	<p>Development proposals for energy-from-waste facilities will not be supported except under limited circumstances where a national or local need has been sufficiently demonstrated (e.g. in terms of capacity need or carbon benefits) as part of a strategic approach to residual waste management and where the proposal:</p> <ul style="list-style-type: none"> i. is consistent with climate change mitigation targets and in line with circular economy principles; ii. can demonstrate that a functional heat network can be created and provided within the site for appropriate infrastructure to allow a heat network to be developed and potential local consumers have been identified; iii. is supported by a heat and power plan, which demonstrates how energy recovered from the development would be used to provide electricity and heat and where consideration is given to methods to reduce carbon emissions of the facility (for example through carbon capture and storage) iv. complies with relevant guidelines published by Scottish Environment Protection Agency (SEPA); and v. has supplied an acceptable decarbonisation strategy aligned with Scottish Government decarbonisation goals.
LDP: Resources and Services	Policy RS 2 Safeguarding of Existing Waste Management Facilities	<p>Development in the area immediately surrounding an existing or safeguarded waste management facility (as identified on the Proposals Map) will only be allowed if it is demonstrated that there will be no adverse implications for the approved waste handling operations.</p>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy	Policy No.	Policy Wording
	27f	Development proposals for residential use at ground floor level within city/town centres will only be supported where the proposal will: <ul style="list-style-type: none"> i. retain an attractive and appropriate frontage; ii. not adversely affect the vitality and viability of a shopping area or the wider centre; and iii. not result in an undesirable concentration of uses, or 'dead frontages'.
	27g	Development proposals for city or town centre living will take into account the residential amenity of the proposal. This must be clearly demonstrated where the proposed development is in the same built structure as: <ul style="list-style-type: none"> i. a hot food premises, live music venue, amusement arcade/centre, casino or licensed premises (with the exception of hotels, restaurants, cafés or off licences); and/or ii. there is a common or shared access with licenced premises or other use likely to be detrimental to residential amenity.
LDP: Shopping and Leisure	Policy Ret 7 Entertainment and Leisure Developments - Preferred Locations	Planning permission will be granted for high quality, well designed arts, leisure and entertainment facilities and visitor attractions in the City Centre, at Leith and Granton Waterfront and in a town centre, provided: <ul style="list-style-type: none"> a) the proposal can be integrated satisfactorily into its surroundings with attractive frontages to a high quality of design that safeguards existing character b) the proposal is compatible with surrounding uses and will not lead to a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents c) the development will be easily accessible by public transport, foot and cycle.
LDP: Shopping and Leisure	Ret 8 Entertainment and Leisure Developments – Other Locations	Planning permission will be granted for entertainment and leisure developments in other locations provided: <ul style="list-style-type: none"> a) all potential City Centre, or town centre options have been thoroughly assessed and can be discounted as unsuitable or unavailable b) the site is or will be made easily accessible by a choice of means of transport and not lead to an unacceptable increase in traffic locally c) the proposal can be integrated satisfactorily into its surroundings with attractive frontages to a high quality of design that safeguards existing character d) the proposal is compatible with surrounding uses and will not lead to a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents.
LDP: Shopping and Leisure	Ret 9 Alternative Use of Shop Units in Defined Centres	In the City Centre Retail Core and town centres, change of use proposals which would undermine the retailing function of the centre will not be permitted. Detailed criteria for assessing proposals for the change of use of a shop unit to a non-shop use will be set out in supplementary guidance. Supplementary Guidance will detail an approach tailored to different parts of the city centre retail core and each town centre to be informed by town centre health checks which will assess the centres strengths, vitality and viability, weaknesses and resiliencies. <p>The change of use of a shop unit in a local centre to a non-shop use will be permitted provided:</p> <ul style="list-style-type: none"> a) the change of use would not result in four or more consecutive non-shop uses and; b) the proposal is for an appropriate commercial, community or business use, which would complement the character of the centre and would not be detrimental to its vitality and viability.

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

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

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

Policy	Policy No.	Policy Wording
NPF4 Policy 29; Rural development	29a	a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including: i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected; ii. diversification of existing businesses; iii. production and processing facilities for local produce and materials, for example sawmills, or local food production; iv. essential community services; v. essential infrastructure; vi. reuse of a redundant or unused building; vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets; viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention; ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or x. improvement or restoration of the natural environment.
	29b	Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.
	29c	Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal: i. will support local employment; ii. supports and sustains existing communities, for example through provision of digital infrastructure; and iii. is suitable in terms of location, access, siting, design and environmental impact.
	29d	Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal: i. is in an area identified in the LDP as suitable for resettlement; ii. is designed to a high standard; iii. responds to their rural location; and iv. is designed to minimise greenhouse gas emissions as far as possible.
NPF4 Policy 30: Tourism	30a	Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.
	30b	Proposals for tourism related development will take into account: i. The contribution made to the local economy; ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; iii. Impacts on communities, for example by hindering the provision of homes and services for local people; iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas; v. Accessibility for disabled people; vi. Measures taken to minimise carbon emissions; vii. Opportunities to provide access to the natural environment.
	30c	Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.

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

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

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

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

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

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

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

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

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