

Planning Committee

2.00pm, Wednesday, 24 April 2024

Annual Review of Guidance

Executive/routine
Wards

Executive
All

1. Recommendations

- 1.1 It is recommended that Planning Committee approves:
 - 1.1.1 The planning guidance review programme for 2024, as set out in Appendix 1; and
 - 1.1.2 The required policy context updates following the adoption of City Plan 2030.

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Annual Review of Guidance

2. Executive Summary

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

3. Background

- 3.1 The Council issues statutory [supplementary guidance](#) and [non-statutory guidance](#) to help interpret the statutory development plan. The suite of guidance continues to be kept under review to ensure that it is up-to-date and reflects the Council's aims.
- 3.2 Following the adoption of NPF4 on 13 February 2023, this forms part of the development plan along with the Council's [Local Development Plan](#). NPF4 contains a set of detailed national planning policies on a number of topics and the Council's planning guidance needs to be updated to reflect this new statutory development plan context.
- 3.3 City Plan 2030 was submitted for examination on 9 December 2022 and the Report of Examination has been issued. Whilst it is not yet adopted, the aims and ambitions of City Plan 2030 are aligned with those of NPF4. It is proposed that planning guidance is reviewed to help deliver development that addresses the key challenges facing the city, and the wider world, and delivers the aims of both NPF4 and City Plan 2030.

4. Main report

- 4.1 The [Annual Review of Guidance](#), approved on 22 March 2023, outlined a proposed work programme including: a masterplan for West Edinburgh and a place brief Seafield; reviews of the Old and New Towns of Edinburgh World Heritage Site Management Plan; Edinburgh Design Guidance; Guidance for Householders and Planning Committee – 24 April 2024

Guidance for Listed Buildings and Conservation Areas; and a new non-statutory guideline on Developer Contributions and Infrastructure Delivery. This work is either complete or in progress.

- 4.2 Some of this work programme has been scheduled to follow the adoption of City Plan 2030 and the publication of regulations to ensure that the revised planning guidance is appropriately framed.
- 4.3 Appendix 1 outlines the proposed planning guidance work programme for 2024. The programme may change to respond to future appeal decisions, customer feedback and emerging development pressures.
- 4.4 Most of the planning guidance requires the policy context to be updated following the adoption of City Plan 2030 and it is recommended that this work is undertaken without requiring further approval.

5. Next Steps

- 5.1 If the recommendations are approved, the proposed planning guidance work programme will be implemented. Given the City Plan 2030 adoption process and work on City Plan 2040, flexibility in delivering the programme is required.

6. Financial impact

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

7. Equality and Poverty Impact

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

8. Climate and Nature Emergency Implications

- 8.1 Integrated Impact Assessment will be undertaken for individual guideline reviews as appropriate at the relevant time. This will identify any positive or negative environmental impacts as well as the steps taken (or planned) to mitigate any adverse impacts.

9. Risk, policy, compliance, governance and community impact

- 9.1 Consultation and engagement will be undertaken as an integral part of the full reviews of guidelines and in the development of new guidance. A summary of consultation responses is included when finalised guidelines are reported allowing the Planning Committee to see how engagement and consultation views have influenced the guidance.

10. Background reading/external references

- 10.1 [National Planning Framework 4.](#)
- 10.2 [City Plan 2030.](#)
- 10.3 [Planning Guidance](#) and [Supplementary Guidance.](#)

11. Appendices

- 11.1 Appendix 1- Planning Guidance Work Programme 2024.

APPENDIX 1 - Planning Guidance Work Programme 2024

Title	Current Status and Date	Update	Timescale for Review
Regional Spatial Strategy		Programme for RSS at scoping stage.	
LDP	Adopted November 2016		
NPF4	Adopted February 2023		
City Plan	Submitted for examination on 9 December 2022.	Report of Examination issued. Report to Planning Committee in June.	
Open Space Strategy (including Play Sufficiency Assessment)	Approved December 2016	Review planned.	Q4 2024/ Q1 2025
Forestry and Woodland Strategy	New	To be done in parallel with the Open Space Strategy.	Q4 2024/ Q1 2025

Title	Current Status and Date	Update	Timescale for Review
Old and New Towns of Edinburgh World Heritage Site Management Plan 2017-2022	Published 22 April 2016 and updated 27 August 2019	New Management Plan has been produced with consultation and engagement ending on 8 April 2024.	Q4 2024
Statutory Supplementary Guidance			
City Centre Retail Core	Approved January 2020	Update policy context on webpage. Overall review planned following adoption of City Plan 2030.	
Bruntsfield/Morningside Town Centre	Approved April 2017	Update policy context on webpage. Overall review planned following adoption of City Plan 2030.	
Corstorphine Town Centre	Approved December 2017	Update policy context on webpage. Overall review planned following adoption of City Plan 2030.	
Gorgie/Dalry Town Centre	Approved December 2017	Update policy context on webpage. Overall review planned following adoption of City Plan 2030.	
Leith/Leith Walk Town Centre	Approved April 2017	Update policy context on webpage. Overall review planned following adoption of City Plan 2030.	

Title	Current Status and Date	Update	Timescale for Review
Nicolson Street/Clerk Street Town Centre	Approved December 2017	Update policy context on webpage. Overall review planned following adoption of City Plan 2030.	
Portobello Town Centre	Approved December 2017	Update policy context on webpage. Overall review planned following adoption of City Plan 2030.	
Stockbridge Town Centre	Approved December 2017	Update policy context on webpage. Overall review planned following adoption of City Plan 2030.	
Tollcross Town Centre	Approved December 2017	Update policy context on webpage. Overall review planned following adoption of City Plan 2030.	
Heat Opportunity Mapping	Approved December 2018	This will be superseded by Local Heat and Energy Efficiency Strategy which has been out for consultation.	Q2/Q3 2024
Developer Contributions and Infrastructure Delivery	Approved August 2018	Review in progress.	Draft for consultation in Q2/Q3 2024
Edinburgh BioQuarter and South East Wedge Parkland	Approved December 2013	Will be superseded by the adoption of City Plan 2030.	

Title	Current Status and Date	Update	Timescale for Review
Planning Guidance			
Edinburgh Design Guidance	Approved January 2020	Update in progress. Draft to be produced for consultation.	Q2/Q3 2024
Guidance for Householders	Initially approved in December 2012 and incorporates minor amendments approved in February 2016, March 2018 and February 2019.	Update in progress. Draft to be produced for consultation.	Q2/Q3 2024
Guidance for Businesses	Initially approved in December 2012 and incorporated additional text on short term lets in February 2013; and minor amendments in February 2014, February 2016, March 2018 and February 2019. Policy wording updated post NPF4.	Guidance updated in January 2024. Update policy context following adoption of City Plan 2030.	
Guidance for Listed Buildings and Conservation Areas	Initially approved in December 2021 and minor amendments in February 2016, March 2018, February 2019 and October 2022.	Update in progress. Draft to be produced for consultation.	Q2/Q3 2024

Title	Current Status and Date	Update	Timescale for Review
Development in the Greenbelt and Countryside	October 2017 with minor update in February 2019	Update policy context. Policy to be monitored with possible review following City Plan 2030 adoption.	Q4 2024/Q1 2025
Affordable Housing	Initially approved in October 2017 and updated May 2021	Update following adoption of City Plan 2030.	Q4 2024/Q1 2025
Student Housing	Feb-16	Review following availability of census data and adoption of City Plan 2030.	Q4 2024/ Q1 2025
Outdoor Advertising and Sponsorship	07 August 2019	Update policy context.	
Art in Public Places	05 November 1998	New Public Art Strategy being developed which will supersede this policy.	Q3/Q4 2024
Communications Infrastructure	01 March 2018	To be reviewed.	Q4 2024/ Q1 2025

Title	Current Status and Date	Update	Timescale for Review
Place-based policies in City Plan 2030			
West Edinburgh Placemaking Framework and Strategic Masterplan.	New	To prepare an updated version to address matters related to West Edinburgh which were raised in the Report to City of Edinburgh Council on the Edinburgh Local Development Plan – Proposed City Plan 2030 Examination	Draft Q3/Q4 2024
Seafield	New	Work in progress. City Plan 2030 Place 15 policy requirement for a Seafield Site Development Principles and an approved master plan.	Draft Q3/Q4 2024
Princes Street and Waverley Valley Strategy	New	Work in progress. City Plan 2030 Place 1 policy reference to emerging Strategy.	Draft Q2/Q3 2024
Conservation Area Character Appraisals			
Merchiston and Greenhill Conservation Area Character Appraisal	03 April 2003	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2024 due to other work priorities.	
West End Conservation Area Character Appraisal	09 March 2006	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2024 due to other work priorities.	
Coltbridge and Wester Coates Conservation Area Character Appraisal	03 November 2005	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2024 due to other work priorities.	

Title	Current Status and Date	Update	Timescale for Review
Morningside Conservation Area Character Appraisal	04 October 2001	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2024 due to other work priorities.	