

Planning Committee

2.00pm, Wednesday, 24 April 2024

West Edinburgh Placemaking Framework and Strategic Masterplan

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1. Recommendations

1.1 Planning Committee is asked to:

- 1.1.1 Agree that officers prepare an updated version of the West Edinburgh Placemaking Framework and Strategic Masterplan (WEPFSM) 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 (the Examination Report);
- 1.1.2 Agree that once completed, the document should be consulted on for a period of eight weeks;
- 1.1.3 Agree that a finalised version of the WEPFSM should be subsequently reported to Committee;
- 1.1.4 Note that the consultation will enable Edinburgh Airport Ltd to feed back on matters raised in its judicial review of the WEPFSM; and
- 1.1.5 Note that changes were made to the WEPFSM by Planning Committee on 19 December 2023 and that the consultation will enable public comment on these.

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Executive Director of Place

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Planning Committee

West Edinburgh Placemaking Framework and Strategic Masterplan

2. Executive Summary

- 2.1 This report seeks authority to prepare an updated version of the West Edinburgh Placemaking Framework and Strategic Masterplan (WEPFSM) which addresses matters related to West Edinburgh raised in the Report to City of Edinburgh Council on the Edinburgh Local Development Plan – Proposed City Plan 2030 Examination (the Examination Report).
- 2.2 It is proposed the WEPFSM would be consulted on for a period of eight weeks and that, following this, a finalised version of the WEPFSM will be reported to Committee.
- 2.3 This consultation will also enable Edinburgh Airport Ltd to respond on matters raised in its judicial review of the WEPFSM.

3. Background

- 3.1 The Council's finalised local development plan, City Plan 2030, states that a "West Edinburgh Master Plan will be prepared, to support future development of the [sic] Edinburgh toward net-zero through a housing led mixed-use development of a significant new 20-minute neighbourhood."
- 3.2 Planning Committee of 19 December 2023 approved a [finalised version](#) of the WEPFSM. Committee noted however that if the City Plan 2030 report of examination changes the requirements for West Edinburgh, Committee will receive a report on how WEPFSM should address this.
- 3.3 The examination report has made a number of recommendations, including several which relate to West Edinburgh. These include:
 - 3.3.1 Inconsistencies between the WEPFSM in its current form and City Plan 2030 if modified in accordance with the Examination Report recommendations;
 - 3.3.2 Greater clarity on proposals for the Gogar Burn and its potential realignment; and

- 3.3.3 A phasing plan to further detail these principles along with the mechanisms for delivery and an infrastructure first approach.
- 3.4 Changes are required to the document in order that WEPFSM can address these recommendations and any other relevant matters that officers identify.
- 3.5 A petition for a judicial review of the WEPFSM was submitted to the Court of Session by Edinburgh Airport Ltd in March 2023. The judicial review concerns aspects of the guidance including the process for approving it, a bus gate on the airport road and signalised junctions.

4. Main report

- 4.1 It is recommended that officers to prepare an updated version of the WEPFSM which addresses matters related to West Edinburgh raised in the Examination Report.
- 4.2 It is proposed the WEPFSM be consulted on for a period of eight weeks. It is proposed the consultation would commence in advance of the decisions on the adoption of City Plan (as modified) by Planning Committee and then the Council.
- 4.3 This consultation will enable Edinburgh Airport Ltd to respond on matters raised in its judicial review of the WEPFSM.
- 4.4 The consultation will also allow the public to comment on changes made to the WEPFSM by Planning Committee on 19 December 2023.
- 4.5 Once the consultation is concluded, a finalised WEPFSM should be presented to Planning Committee for its consideration. This would be done after the Council has made its decision on adoption of City Plan (as modified).

5. Next Steps

- 5.1 If Committee approves the recommendations of this report, the WEPFSM will be updated to address matters set out in the Examination Report and the document will be consulted on. Responses will be considered and a finalised version of the WEPFSM will be reported to Planning Committee for approval.
- 5.2 Planning Committee will receive a report on City Plan 2030 following the Examination Report in June 2024. This report will set out how the Examination Report recommendations should be addressed.

6. Financial impact

- 6.1 There is no financial impact resulting from this report.
- 6.2 Any necessary impacts on infrastructure (including affordable housing, education, transport, tram and health) arising from development will be addressed at planning application stage via legal agreements and planning conditions.

7. Equality and Poverty Impact

- 7.1 An Integrated Impact Assessment has been undertaken which identified the impacts and which groups they will affect. The delivery of housing including affordable homes located near to places of work and the creation of new places of work will have a positive impact. There is the creation of 20-Minute Neighbourhoods focusing on new local/town centres for the new community as well as serving the surrounding communities which will help reduce the need to travel to access services.
- 7.2 The emphasis on active travel and public transport will ensure the area is accessible to all and that strategic connections are made to other parts of the city and beyond. The delivery of bus routes combined with other public transport is key for the development particularly to support a reduction in car parking.
- 7.3 Green blue infrastructure and provision of green space that addresses everyone's needs is a strong element to support the future community and to promote health and well-being. The routes and spaces within the development are designed to be overlooked by building frontages to promote safety.
- 7.4 Planning applications for the area will address these matters further.

8. Climate and Nature Emergency Implications

- 8.1 The document contains clear requirements in relation to the climate and nature emergency including energy use for buildings, sustainable transport and planting. These matters will be considered in detail through the application of policy and guidance when considering individual development proposals.

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

- 9.1 If the Council decides not to adopt City Plan 2030 once recommendations of the Examination Report have been addressed, or if Council decide that City Plan 2030 should be adopted and Scottish Ministers make further changes in respect of West Edinburgh, there is a risk that any consultation done in advance is abortive.
- 9.2 The absence of an updated WEPFSM to reflect the recommendations of the Examination Report could put application decision making at risk of legal challenge.

10. Background reading/external references

- 10.1 Report to Planning Committee of 19 December 2023 on [West Edinburgh Placemaking Framework and Strategic Masterplan](#)
- 10.2 [Minutes of Planning Committee of 19 December 2023](#).

- 10.3 [Report to City of Edinburgh Council on the Edinburgh Local Development Plan – Proposed City Plan 2030 - Examination](#)
- 10.4 [Table of Reporter’s Recommendations](#)
- 10.5 [Proposed City Plan 2030](#)

11. Appendices

- 11.1 None.