

Planning Committee

2.00pm, Wednesday, 23 February 2022

Annual Review of Guidance

Executive/routine Wards Council Commitments	Routine All 1,4,10,11,12 and 15
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1. Recommendations

- 1.1 It is recommended that Planning Committee:
 - 1.1.1 Notes progress in consolidating and updating guidance for users of the planning service (Appendix 1); and
 - 1.1.2 Approves the programme for work in 2022 as set out in Section 4 of this report.

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Executive Director of Place

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Annual Review of Guidance

2. Executive Summary

- 2.1 This report advises the Planning Committee of changes to planning guidance in 2021 and seeks approval for the programme for the coming year.

3. Background

- 3.1 The Council issues non-statutory guidance to help its customers interpret the statutory development plan.
- 3.2 There are five main guidelines focused on the main customer groups plus a small number of specialist topic guidelines.
- 3.3 The suite of guidance continues to be kept under review to ensure that it is up-to-date and reflects the Council's objectives and practice.
- 3.4 In March 2018, following a successful trial, the Planning Committee agreed a streamlined process for the preparation and review of non-statutory guidance.
- 3.5 Current non-statutory guidance can be viewed [online](#) under the planning and building page. Statutory Supplementary Guidance (SG) can also be viewed [online](#) along with the Local Development Plan (LDP) pages.

4. Main report

Drivers for Change

- 4.1 The main factors which can indicate a need to consider changes to guidance are as follows:
- 4.1.1 Changes in national or development plan policy and guidance (including Scottish Planning Policy, the emerging National Planning Framework 4, and the preparation of City Plan 2030);
- 4.1.2 Change in the city (including economic, social, environmental and physical changes);
- 4.1.3 Changes in corporate or community planning policy;

- 4.1.4 Findings from monitoring the use of existing guidance and policy, including appeal decisions;
 - 4.1.5 The opportunities presented by organisational change; and
 - 4.1.6 The service's improvement plan and charter.
- 4.2 Appendix 1 shows the current status of the Development Plan, statutory and non-statutory guidance. It also sets out scheduled reviews and updates which are to be undertaken during 2022.

Summary of Progress on Changes to Guidance since February 2021 and Programme for 2022

- 4.3 The effects of the Covid-19 pandemic lockdowns, record volumes of planning applications and temporary staffing issues all had an impact on the guidance updates which had been planned for 2021. These included preparation of new guidance on Developer Contributions and Infrastructure Delivery, and a full review of the non-statutory Guidance for Householders.
- 4.4 Guidance work which was progressed in 2021 included:
- 4.4.1 Implementation of minor changes approved by Planning Committee in February 2021 (see Appendix 1); and
 - 4.4.2 Updates to the Affordable Housing guidance's Practice Note, reported in [May 2021](#).
- 4.5 In 2022 it is intended to:
- 4.5.1 Progress a new, non-statutory guideline on Developer Contributions and Infrastructure Delivery. This is the subject of a separate report to this committee;
 - 4.5.2 Progress a review of the Guidance for Householders;
 - 4.5.3 Potentially update or prepare other guidance as a result of the emerging City Plan 2030, such as guidelines relating to the issues of student housing, affordable housing and short term lets;
 - 4.5.4 Progress a review of the open space strategy, taking account of relevant emerging regulations; and
 - 4.5.5 Start the preparation of a forestry and woodland strategy, as required by the Planning (Scotland) Act 2019.
- 4.6 Non-statutory guidance will also continue to be monitored throughout the year as a result of changes at national level resulting from the Planning (Scotland) Act 2019. Significantly, these changes include National Planning Framework 4 which will become part of the development plan. Guidance may be updated as a result of this.
- 4.7 Appeal decisions and customer feedback will also continue to be used to inform future updates.

5. Next Steps

- 5.1 The Council's set of planning guidance will be reviewed as described.

6. Financial impact

- 6.1 There are no financial impacts arising from this report.

7. Stakeholder/Community Impact

- 7.1 Consultation responses are taken into account when full reviews of guidelines are undertaken. A summary of consultation responses are included when finalised guidelines are reported allowing the Planning Committee to see how consultation views have influenced the guidance.
- 7.2 Integrated Impact Assessment will be undertaken for individual guideline reviews as appropriate at the relevant time.

8. Background reading/external references

- 8.1 Annual Review of Guidance, Report to Planning Committee, [3 February 2021](#)
- 8.2 Annual Review of Guidance, Report to Planning Committee, [14 March 2018](#)
- 8.3 [Planning Guidelines.](#)
- 8.4 [Supplementary Guidance.](#)

9. Appendices

- 9.1 Appendix 1 – Status of Development Plan and Guidance.

Status of Development Plan and Guidance

Title	Status and Date	Comment
Current Development Plan		
Strategic Development Plan (Includes Housing Land Supplementary Guidance, 2014)	Approved June 2013	Proposed Strategic Development Plan 2 rejected May 2019.
Edinburgh Local Development Plan	Adopted November 2016	LDP is now over five years old.
Supplementary Guidance (adopted)		
City Centre Retail Core	Adopted 2020	
Tollcross Town Centre	Adopted 2017	
Corstorphine Town Centre		
Gorgie/Dalry Town Centre		
Leith/Leith Walk Town Centre		
Bruntsfield/Morningside Town Centre		
Nicolson St/Clerk St Town Centre		
Portobello Town Centre		
Stockbridge Town Centre		
Heat Opportunities Mapping	Adopted December 2018	
Other Development Plan		
City Plan 2030	Proposed City Plan 2030 was published in September 2021 The Main Issues Report (Choices for City Plan) consultation took place in 2020	More information is available at: www.edinburgh.gov.uk/cityplan2030
<i>Developer Contributions & Infrastructure Delivery</i>	<i>Finalised August 2018</i>	<i>Ministers directed not to adopt January 2020. Non-statutory successor material consideration to be prepared in 2022.</i>
Edinburgh BioQuarter & South East Wedge Parkland	Draft December 2013	
Non-statutory Guidance		
Main Guidelines		
Edinburgh Design Guidance	Updated January 2020	Design Guidance to be reviewed in light of NPF4 once adopted and City Plan to ensure it reflects policy.
Guidance for Householders	Updated February 2021	Wider review scheduled to proceed in 2022.
Guidance for Businesses	Updated February 2021	
Listed Buildings and Conservation Areas	Updated February 2021	
Development in the Countryside & Green Belt	Updated February 2021	
Student Housing*	Updated February 2021	
Affordable Housing*	Updated May 2021	
Other non-statutory guidance		
Outdoor Advertising and Sponsorship	February 2019	
Art in Public Places	February 2019	
Open Space Strategy	Approved 2016	Review to proceed in 2022, taking account of relevant emerging regulations published for consultation in December 2021.
Forestry and Woodland Strategy	N/A	New statutory document - preparation to start in 2022, aligned to review of Open Space Strategy.

Excludes non-statutory area guidance: development briefs, masterplans and Place Briefs.

Italics indicates that a document is referenced a separate report on the same agenda.

* Wider review to take place in parallel with City Plan 2030 project.