

Planning Committee

10.00am, Friday 24 March 2023

Annual Review of Guidance

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

- 1.1 It is recommended that Planning Committee approves:
- 1.1.1. The planning guidance review programme for 2023 as set out in Appendix 1; and
 - 1.1.2. The proposed change to the policy context for the relevant planning guidance as set out in Appendix 1.

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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 now 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 whilst it is not yet adopted; the aims and ambitions of City Plan 2030 are aligned with those of NPF4. For example, in relation to net-zero development, climate change and adaption, green blue network, biodiversity, 20-minute neighbourhoods, affordable housing, quality places, well-being and sustainable economic growth. 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.

4. Main report

- 4.1 The Annual Review of Guidance, approved on [23 February 2022](#), outlined a proposed programme of review including a new non-statutory guideline on Developer Contributions and Infrastructure Delivery, a review of the Guidance for Householders, a review of the Open Space Strategy and the preparation of a Forestry and Woodland Strategy. The emerging NPF4, City Plan 2030 and the publication of regulations meant that much of this work programme was intentionally delayed to ensure that any revised planning guidance was appropriately framed.
- 4.2 Appendix 1 outlines the proposed planning guidance work programme for 2023. It also outlines which guidance requires the following:
- Policy context update;
 - Major review;
 - Future review following adoption of City Plan 2023; and/or
 - No review required/ review not a priority.
- 4.3 The work programme includes the priorities from 2022 and also identifies that certain planning guidance – notably the Edinburgh Design Guidance, Guidance for Householders and Guidance for Listed Buildings – need a more comprehensive review to help deliver the aims of City Plan 2030 and NPF4. The requirement for Place Briefs for West Edinburgh and Seafield reflects the development pressure on these sites and the need for a coordinated approach to development.
- 4.4 In addition, the programme may change to respond to future appeal decisions, customer feedback and emerging development pressures.
- 4.5 The majority of the planning guidance requires the policy context to be updated following the adoption of NPF4 and it is proposed that this will be changed 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 examination and the level of work associated with this, flexibility in delivering the programme is required.

6. Financial Impact

- 6.1 There are no immediate financial implications for the Council 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 is 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 [National Planning Framework 4](#).
- 8.2 [City Plan 2030](#).
- 8.3 [Planning Guidance](#) and [Supplementary Guidance](#)

9. Appendices

- 9.1 Appendix 1 – Planning Guidance Work Programme 2023.

Title	Current Status and Date	Update	Timescale for Review
Regional Spatial Strategy		Strategic Development Plan falls on adoption of NPF4; and programme for RSS at scoping stage.	
LDP	Adopted November 2016		
NPF4	Adopted February 2023		
City Plan	Submitted for examination on 9 December 2022		
Open Space Strategy (including Play Sufficiency Assessment)	Approved December 2016	Review planned for 2023 following provision of new regulations.	Q4 2023/Q1 2024
Forestry and Woodland Strategy	New	To be done in 2023/2024 in parallel with Open Space Strategy.	Q4 2023/Q1 2024
Old and New Towns of Edinburgh World Heritage Site Management Plan 2017-2022	Published 22 April 2016 and updated 27 August 2019	Review in progress to produce Management Plan for 2023-2027	Q1/Q2 2024
Statutory Supplementary Guidance			
City Centre Retail Core	Approved January 2020	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Bruntsfield/ Morningside Town Centre	Approved April 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Corstorphine Town Centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	

Title	Current Status and Date	Update	Timescale for Review
Gorgie/Dalry Town centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Leith/Leith Walk Town Centre	Approved April 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Nicolson Street/ Clerk Street Town Centre	Approved December 2017	Update policy context following NPF4. Overall review planned following adoption of City Plan.	
Portobello Town Centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Stockbridge Town Centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Tollcross Town Centre	Approved December 2017	Update policy context on webpage following NPF4. Overall review planned following adoption of City Plan.	
Heat Opportunity Mapping	Approved December 2018	This will be superseded by Local Heat and Energy Efficiency Strategy which will set out proposed heat map zones.	Q4 2023
Developer Contributions and Infrastructure Delivery	Approved August 2018	Review in progress.	Draft for consultation in 2023.
Edinburgh BioQuarter and South East Wedge Parkland	Approved December 2013	Will be superseded following adoption of City Plan.	
Planning Guidance			

Title	Current Status and Date	Update	Timescale for Review
Edinburgh Design Guidance	Approved January 2020	Update policy context following NPF4. Review planned in 2023.	Q4 2023/Q1 2024
Guidance for Householders	Initially approved in December 2012 and incorporates minor amendments approved in February 2016, March 2018 and February 2019.	Update policy context following NPF4. Review planned in 2023.	Q4 2023/Q1 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.	Update policy context following NPF4. Guidance to be updated following short term let consultation.	Spring 2023
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 policy context following NPF4. Review planned in 2023.	Q4 2023/Q1 2024
Development in the Greenbelt and Countryside	October 2017 with minor update in February 2019	Update policy context following NPF4. Policy to be monitored with possible review in 2024.	
Affordable Housing	Initially approved in October 2017 and updated May 2021.	Update policy context following NPF4 and review policy	

Title	Current Status and Date	Update	Timescale for Review
Student Housing	February 2016.	Update policy context following NPF4. Review following availability of census data and adoption of City Plan.	
Outdoor Advertising and Sponsorship	07 August 2019	Update policy context.	
Art in Public Places	05 November 1998	No update to this policy required.	
Communications Infrastructure	01 March 2018	Update policy context following NPF4.	
Place-based policies in City Plan 2030			
West Edinburgh Strategic Design Framework Place Brief and West Edinburgh Landscape Framework.	Approved 13 May 2010 and 8 December 2011	Review in progress. City Plan 2030 Place 16 policy requirement for a West Edinburgh Master Plan.	Draft to Planning Committee in May 2023
Seafield		Work in progress. City Plan 2030 Place 15 policy requirement for a Seafield Site Development Principles and an approved master plan.	Draft to Planning Committee in September 2023
Conservation Area Character Appraisals			
Merchiston and Greenhill Conservation Area Character Appraisal (2003)	03 April 2003	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2023 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 2023 due to other work priorities.	
Coltbridge and Wester Coates Conservation Area Character Appraisal (2005)	03 November 2005	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2023 due to other work priorities.	
Morningside Conservation Area Character Appraisal	04 October 2001	Review of Appraisal approved by Planning Committee in 2018. Not to be undertaken in 2023 due to other work priorities.	