

Newcraighall and Brunstane Site Brief



## Newcraighall and Brunstane Site Brief - Development Principles

### Description

These sites provide the opportunity for new housing together with new and improved school and local facilities on the eastern side of the Council area. The sites are well served by bus and rail connections with the opportunity for these to be further enhanced. Existing and enhanced footpath and cycle links and green corridor proposals will ensure development is well connected between sites and to existing communities.

### Newcraighall North (HSG 26)

- vehicular access to be taken from Whitehill St / Newcraighall Road at two or three points. No vehicular access to be taken from Gilberstoun.
- layout should create pedestrian and cycleway connections through the site, including one along an east-west green corridor.
- opportunity for retail/commercial units as part of street frontage to Whitehill Street / Newcraighall Road.

### Newcraighall East (HSG 27)

- address the relevant General Development Principles on transport and education for South East Edinburgh set out in paragraphs 126-128 above.
- new woodland should be provided along the southern boundary of the site as shown on the diagram.
- the finalised site capacity, design and layout should be informed by an adequate flood risk assessment.
- site layout should enable a bus route to be formed north-south through the site. It is intended that this connect to QMUC across land allocated for development in East Lothian. A bus gate at the site boundary should prevent general vehicular access through this route.
- layout should create pedestrian and cycleway connections through the site.
- a new green corridor should be created along the course of the power lines running through the site, extending grassland habitat with the opportunity for connections outwith the Council

area. This greenspace should be fronted by new development in order to improve community safety and aid place-making.

- layout should make provision for an extension of Newcraighall Primary School's grounds.
- opportunity for retail/commercial units as part of street frontage to Whitehill Street / Newcraighall Road.

### Brunstane HSG 29

- address the relevant General Development Principles on transport and education for South East Edinburgh set out in paragraphs 126-128 above.
- transport assessments should identify any appropriate commensurate mitigation which may be required with respect to the A1/Newcraighall Road junction and to the junctions on the A199, taking into account any cumulative impact with traffic from other development sites. Particular attention should be given to the proposed new junction on Milton Road East, and the management of additional traffic generation onto Milton Road East and Newcraighall Road including associated improvements to pedestrian cycle crossing facilities.
- the site layout should allow for the proposed new bus route to be formed linking Milton Road East with Newcraighall Road. Appropriate consultation with service providers should take place in order to identify the bus service improvements which can be undertaken in the plan period, taking into account access, routes and frequency of service, and including the proposed new bus route. Proposals should provide for an appropriate upgrading of existing bus stops and an increase in cycle parking facilities at Brunstane and Newcraighall stations.
- vehicular access should be taken from Milton Road East and Newcraighall Road, forming a new vehicular crossing over the East Coast railway line. The potential for a new pedestrian/cycle bridge within the eastern part of the site should be investigated, together with an investigation as to whether or not a second vehicular crossing of the East Coast railway line should be provided in the interests of safety, as identified within the transport appraisal. Any crossings of the East Coast railway line should be on bridges over the railway line, and not at grade.
- no vehicular access to be taken from Gilberstoun area.
- opportunity to enhance existing core and other paths along the boundaries of the site, and in particular the Brunstane Burn Core Path (John Muir Way) on the northern boundary of the site

including pedestrian crossing where vehicular access meets the path. New multi-user path links should be formed to the Innocent Railway Core Path, Brunstane Burn Core Path and the disused railway line to the north of Newcraighall, with path connections also to housing at Gilberstoun, Newcraighall and Brunstane railway station.

- the impact on the setting of Brunstane House should be minimised through the appropriate design and layout of housing on the site, including the provision of sufficient open space and landscaping to the north and east as shown on the diagram. The extent of the open space is indicative only and the exact area will depend on the design and layout of housing on the site. Sufficient open space should also be similarly provided in order to retain an open setting for the two scheduled monuments of Brunstane Moated Site and Brunstane Enclosure, also meeting a large greenspace deficiency to the south west of the site.
- a landscape framework should be provided to the boundary of Newhailes House garden and designed landscape inventory site, with a buffer as shown on the diagram (again indicative and depending on the design and layout of housing on the site) and detailed siting and design of dwellings should respect views to Arthur's Seat from the grounds of Newhailes House.
- management proposals should have regard to the above stated historic environment assets. Historic Environment Scotland should be consulted on these matters when development proposals are being prepared.
- establish statutory safeguards to overhead powerlines to the north and south of the site. Design principles should seek to integrate overhead powerlines with site layout. To the south, allotment provision should compliment consented allotments at Newcraighall North. To the north, powerline way leave should be designed to provide for semi natural greenspace and habitat connectivity with informal recreation.
- expand grassland habitat (under pylons) and provide woodland connectivity across the site
- Streets and open spaces should be designed to benefit from views to the coast to the north, Arthur's Seat to the west and Pentland Hills to the southwest.
- opportunity to create a community focal point including a new primary school and local centre.
- proposals for housing (including the finalised site capacity, design and layout), the school, and any other uses provided on the site, should be informed by an adequate flood risk assessment. Enhance sustainable urban drainage will be required as appropriate to address current/future water quality pressures and to ensure no detrimental impacts to the recently designated bathing waters at Fishers Row.
- proposals should fully address any necessary site remediation in relation to mining legacy constraints, and should take account of any need for prior extraction of minerals in the context of Scottish Planning Policy.



## Ellen's Glen Road Site Brief

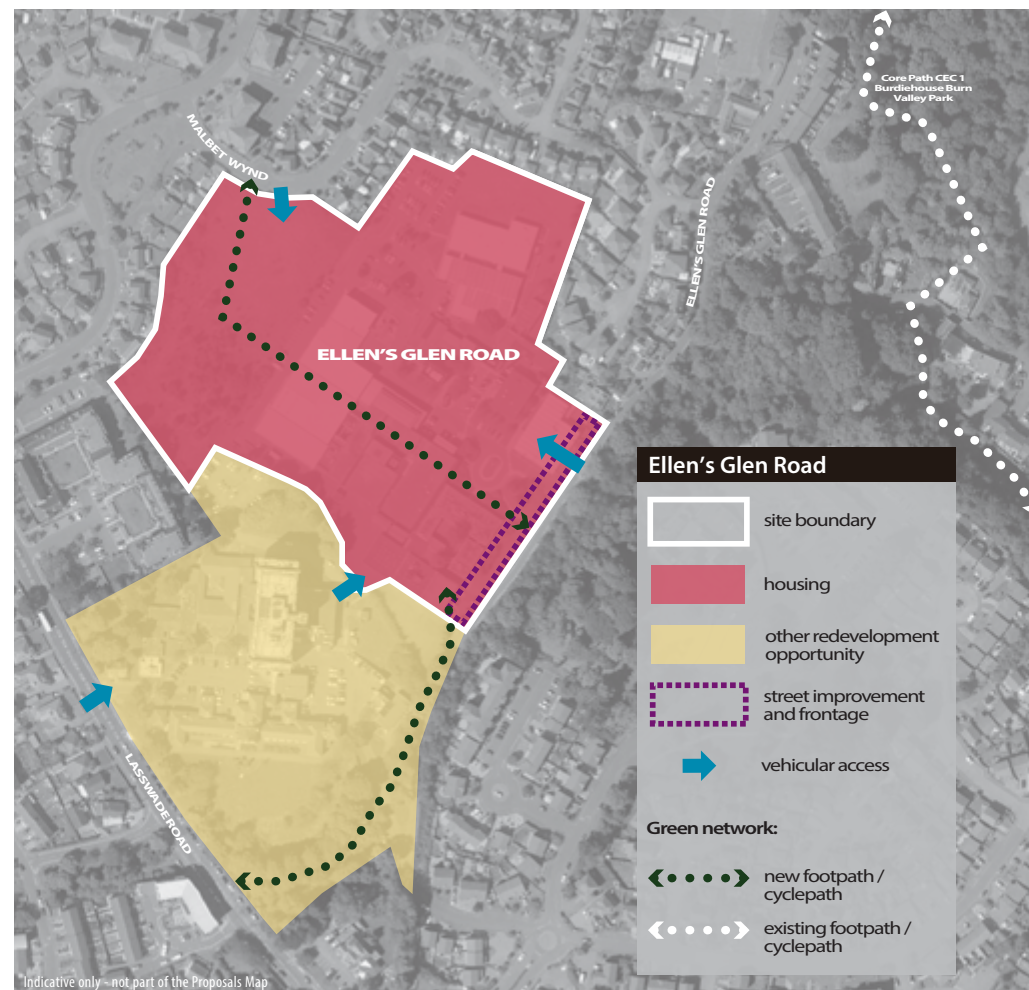
### Description

Proposal (HSG 28) to provide new housing on the site currently occupied by the relocating Scottish National Blood Transfusion Service and semi-natural green space adjacent to Malbet Wynd. The site currently occupied by Liberton Hospital could provide additional housing if the site becomes available in the future.

### Development Principles

- No houses on the site to be occupied unless and until a direct vehicular access from Lasswade Road has been provided across the Liberton Hospital site.
- Additional vehicular access to be taken from Ellen's Glen Road and Malbet Wynd.
- Address the General Development Principles on transport and education for South-East Edinburgh (as set out in paragraphs 126-128).
- A mix of housing types including detached, semi-detached, terraces, 'colony style' housing and flats.
- New pedestrian/cycle link on land near to Stenhouse Burn to compensate for the narrow footway on Ellen's Glen Road.
- New pedestrian/cycle link from Malbet Wynd through the site to connect via Ellen's Glen Road to the Burdiehouse Burn Valley Park Core Path
- New local greenspace to meet the Council's Greenspace Standard.
- Appropriate retention of trees around pedestrian/cycle link as informed by a tree survey.
- Development to provide residential frontage onto Ellen's Glen Road.

If the site currently occupied by Liberton Hospital becomes available in the future, proposals would be expected to provide not only for a direct vehicular access from Lasswade Road to the HSG 28 site but also to ensure appropriate retention of trees along Lasswade Road and elsewhere across the site as informed by a tree survey.





## Moredunvale Development Principles

**Description** - Proposal (HSG 30) to provide new housing on approximately half of the site and improve the quality of the remaining open space

### Development Principles

- Address the General Development Principles on transport and education for South East Edinburgh (as set out in paragraphs 126-128)
- The finalised site capacity, design and layout should be informed by an adequate flood risk assessment
- land around the high rise flats to be kept as green space.
- opportunity to provide play space, allotments and growing spaces as green space improvements .
- opportunity to create links to the wider green network
- proposals should provide better pedestrian and cycle access between the site and the surrounding area.
- remediation work may be required to develop the site due to the history of coal and limestone mining.



## Edinburgh BioQuarter Development Principles

**Description** - Edinburgh BioQuarter is a partly-implemented urban extension focused on the Edinburgh Royal Infirmary and the associated medical school. Land has been allocated to create the potential for further clinical and teaching development and related commercial research and development - collectively known as life science uses.

The combination of a major teaching hospital, a leading university and sufficient developable land in one place is rare. It is a unique opportunity to establish a commercial life science centre of a scale comparable with others globally, with major benefits for the city and national economies. To reach that level, a floorspace target of 245,000sq.m. of life science uses has been estimated.

### Development Principles

- a higher density, more urban form of development than previously planned, with less land taken up by surface car parking is required to realise the BioQuarter's potential. A compact urban approach is also more likely to foster a sense of place, attractive to workers and visitors.
- supporting uses are appropriate to promote place-making and provide local services and evening and weekend activity. However, the type and quantity of ancillary uses must support, not jeopardise, the overall life science purpose of the BioQuarter.
- development at the BioQuarter must respect the site's sensitive location within the wider landscape setting of the city. The extent of development and building heights, particularly on the upper slopes, must be carefully managed.
- the BioQuarter should front onto and connect with the adjacent South East Wedge Parkland (Proposal GS 4), a key element of the Plan's Spatial Strategy (Figure 1)
- the BioQuarter may require to contribute to improvements to the A720 Sheriffhall junction improvements.

More detailed development principles are set out in Supplementary Guidance for Edinburgh BioQuarter and the South East Wedge Parkland.



## Elsewhere across the LDP area

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- 129 Outwith the areas identified for strategic growth, the LDP has a role to play in promoting development opportunities and protecting and enhancing the environment.
- 130 An area where significant change is expected is Queensferry. In addition to the Queensferry Crossing due to open by the end of 2016 and development on a number of existing housing sites, the LDP identifies new housing allocations at Builyon Road, South Scotstoun and Dalmeny. New housing is also proposed on sites at Currie and Balerno and an opportunity for housing together with greenspace improvements has been identified at Curriemuirend. Where appropriate to guide development, site briefs and development principles have been prepared for these housing sites
- 131 Throughout the LDP area, regeneration opportunities will continue to emerge as vacant and underused sites and buildings are brought back into beneficial use. Planning applications will be assessed using relevant policies to ensure these developments help meet LDP objectives.
- 132 A number of major transport projects, including the Queensferry Crossing and the tram, will be completed in the next few years. The LDP also includes a number of proposals and safeguards for other public transport, footpath and cycle links which, when implemented, will improve connections across the city.
- 133 Edinburgh's Green Belt and Countryside Area will be protected and where possible enhanced. The LDP directs the planned growth of the city to

specified sites and generally supports development within the urban area subject to relevant policy considerations. Development in the green belt and countryside will therefore only be permitted in exceptional circumstances.



## South West Edinburgh and South Queensferry General Development Principles

- 134 All proposals will be required to make appropriate contributions to the delivery of the infrastructure necessary to support the development strategy. The general development principles below outline the anticipated main transport and education actions for South West Edinburgh and South Queensferry.
- 135 The Council's approach to infrastructure delivery is set out in Policy Del 1 and its associated Supplementary Guidance. Policy Tra 8 is also relevant in requiring cumulative and cross boundary transport impacts to be addressed. 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. Further assessment of individual and cumulative impacts may be required to further detail the required mitigation.

### Transport Assessment

Contributions to address the area wide transport interventions, detailed below and as specified through Supplementary Guidance, will be applied through a cumulative contribution zone. Delivery will be monitored and managed through the action programme. The Council's approach to secure timeous delivery of the required infrastructure is to be detailed through its Supplementary Guidance.

Detailed Transport Assessments, where required, should include modelling of the cumulative effect of increased traffic flows on the trunk and local road networks (taking into account all known proposed development and any potential cross-boundary impacts). This should draw on the conclusions

of the Council's transport appraisal and further work being carried out to assess the wider cumulative and cross-boundary impacts on the trunk road network and should show how mode share targets are to be met.

### Education Appraisal

Contributions to the required education provision, as set out below and as detailed through Supplementary Guidance, will be applied where appropriate through a cumulative contribution zone drawing on the conclusions of the Council's education appraisal. The Council's approach to secure timeous delivery of the required schools capacity is to be detailed through Supplementary Guidance. Delivery will be monitored and managed through the Action Programme.

- 136 The following sections indicate the anticipated infrastructure requirements which as identified following initial assessment:

### South West Edinburgh

Scope of transport mitigation subject to further assessment and the detail to be included in Supplementary Guidance (Del 1):

- Gillespie Crossroads
- Hermiston Park & Ride

Scope of education mitigation subject to further assessment and the detail to be included in Supplementary Guidance (Del 1):

- Extension to Currie (ND) Primary School (SCH 10).

## South Queensferry

Scope of transport mitigation subject to further assessment and the detail to be included in Supplementary Guidance (Policy Del 1):

- The Queensferry and Scotstoun junctions on the A90
- Bus and rail service improvements (routes and frequency) which can be undertaken in the plan period
- Provision of additional parking facilities for cars and cycles at Dalmeny Station

Scope of education mitigation subject to further assessment and the detail to be included in Supplementary Guidance (Policy Del 1):

- New Builyeon Road (ND) Primary School (SCH 10)
- Extension to Queensferry (ND) High School
- Extension to St Margaret's (RC) Primary School
- Extension to St Augustines (RC) High School

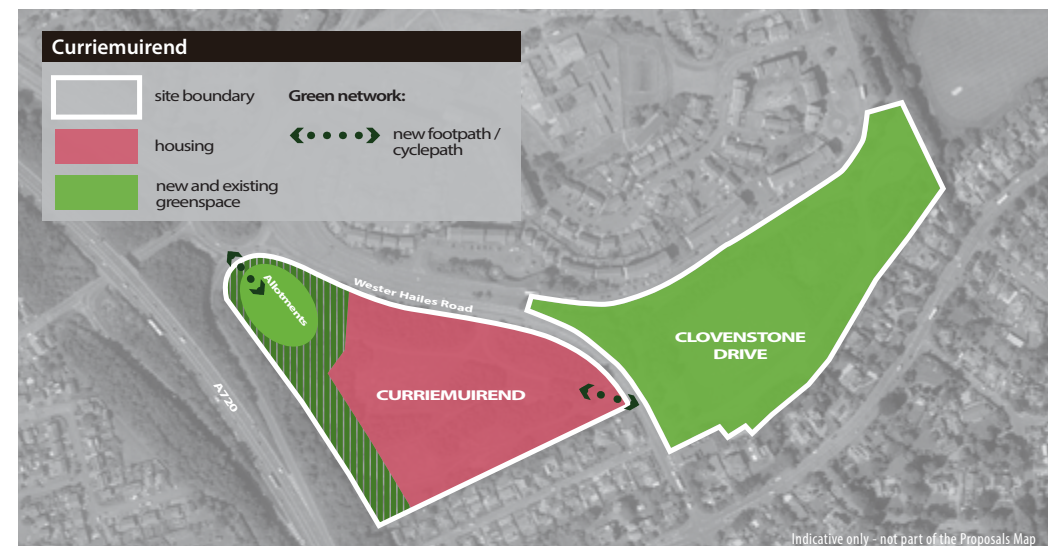
## Curriemuirend Development Principles

### Description


Proposal to provide housing and allotments on land at Curriemuirend Park (HSG 31) and to improve the quality of the existing green space at Clovenstone Drive (GS 10).


### Development Principles


- Address the General Development Principles on transport and education for South West Edinburgh (as set out in paragraphs 134-136)
- a comprehensive approach to both sites is required, to ensure the allotments and green space improvements are delivered.
- development should create an active street frontage along Wester Hailes Road
- opportunity to create links to the wider green network
- proposals should provide better pedestrian and cycle access to both the allotments and Clovenstone Drive park
- opportunity to reduce the width of Wester Hailes Road to create a more attractive, safe environment for pedestrians.





Builyeon Road and South Scotstoun, Queensferry


 site boundary


 housing

 other redevelopment opportunity


 street improvement and frontage


 vehicular access


 proposed school (2ha)

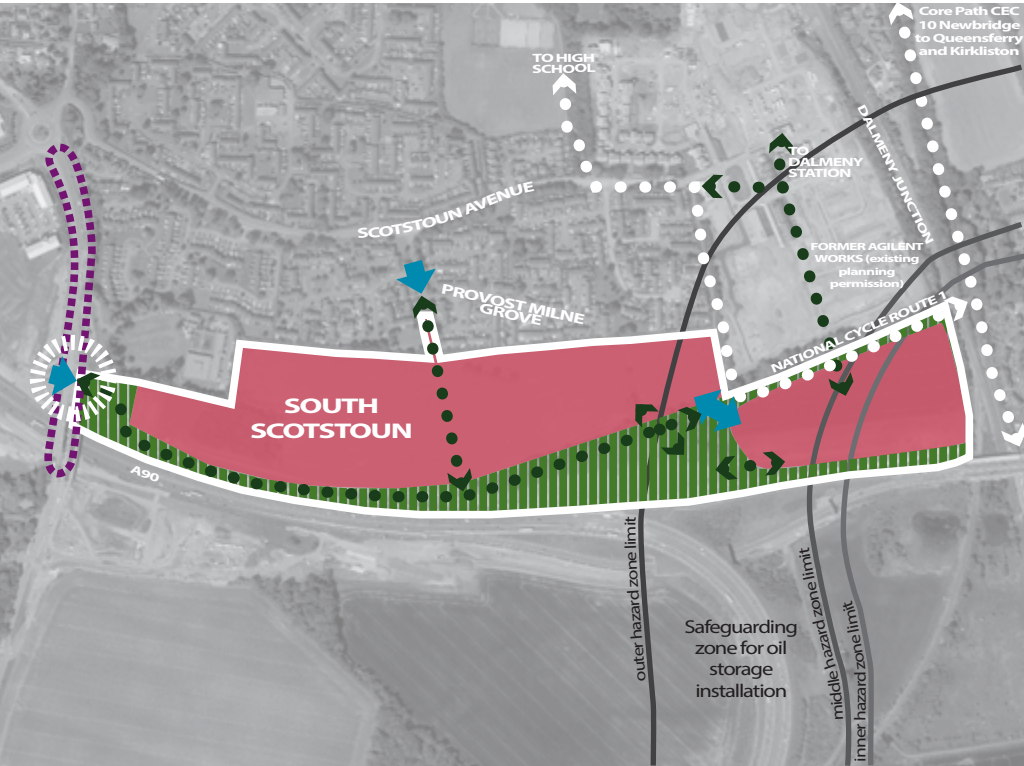
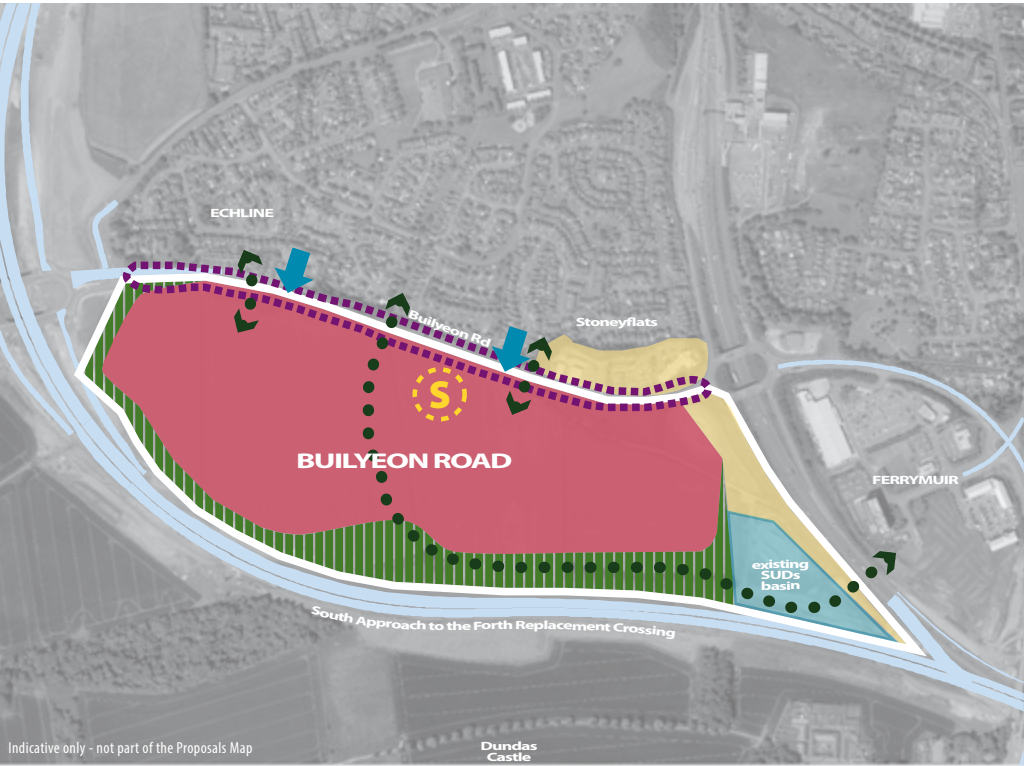
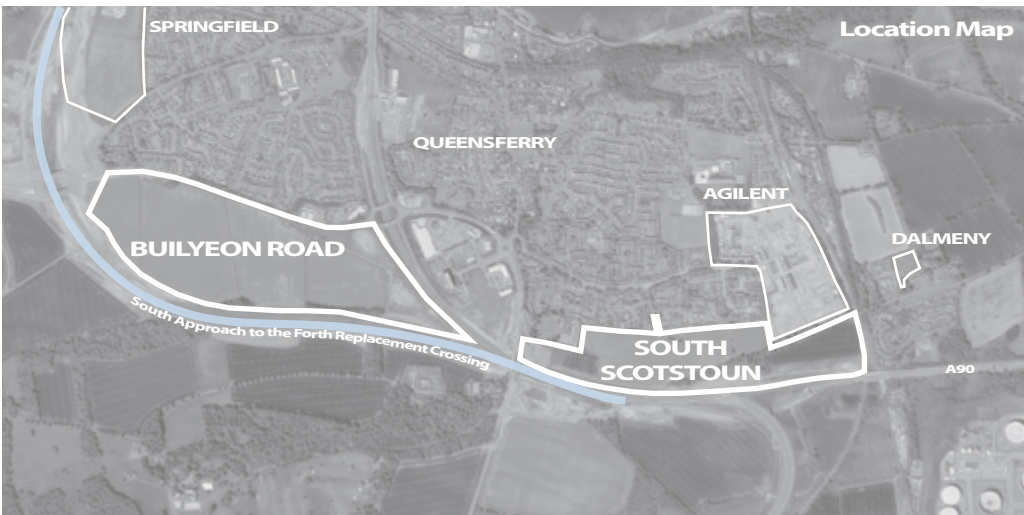
 junction improvement

Green network:

 new woodland

 existing footpath / cyclepath

 new footpath / cyclepath





## Queensferry South Site Brief

### Buileyon Road Site Brief (HSG32)

- address the General Development Principles on transport and education for South Queensferry set out in paragraphs 134-136 above
- vehicular access to be taken from Buileyon Road (A904).
- a substantial landscaped buffer, with additional tree planting, should be provided along the southern boundary of the site with the new approach road, as shown on the diagram. The landscaped buffer should be of sufficient width to soften the visual impact of development on the site from the new approach road, provide a robust green belt boundary and mitigate noise impact. Additional tree planting should constitute native woodland species, and have regard to any ecological mitigation measures specified as part of the replacement crossing and oil pipeline.
- the landscaped buffer should integrate with that provided within the western part of HSG 33, with an opportunity to incorporate a footpath/cycleway, including a bridge over the existing A90 carriageway (which is being retained as a public transport link only to the existing Forth Road Bridge) to the retail and housing area to the east of the site.
- Opportunity to change the character of Buileyon Road (A904), through street design, including new development frontage with the road where this is possible, upgrading or providing of new bus stops or shelters, roadside footpaths and traffic calming (including reducing the speed limit through traffic regulation orders).
- new pedestrian/cycle routes (taking into account the Forth Replacement Crossing as appropriate) should be provided, particularly forming north-south path connections by linking new pedestrian/cycle routes to the existing network north of the A904, thus allowing the new housing to integrate fully with the existing urban area including the town centre to the north of the site. The use of avenue tree planting and retention/re-use of the existing stone wall is encouraged.
- the residential amenity of existing housing should be taken into account in the design of all new pedestrian/cycle routes and links.
- landscape effects of any noise attenuation measures to be considered in terms of site design

and appearance

- include a new primary school towards centre of site
- opportunity for commercial and community uses within the site, possibly in the north west and north east parts of the site where they could also form part of the frontage to the main road. There is also a possible redevelopment opportunity with respect to existing commercial uses to the north of the site (which could be incorporated into the development on the site) and with respect to the redundant northbound carriageway to the east of the site.
- provision of new local greenspace in accordance with open space strategy standards.

### South Scotstoun Site Brief (HSG 33)

- address the General Development Principles on transport and education for south Queensferry set out in paragraphs 134-136 above.
- vehicular access to be taken from B800 Queensferry to Kirkliston Road and Provost Milne Grove. However, there should be no provision for traffic through the site between B800 and Scotstoun Avenue, apart from buses in the event that this is considered appropriate using a bus gate. There should be no vehicular access from the eastern end of the site into Dalmeny. Appropriate traffic calming measures may be considered for Scotstoun Avenue.
- retain field trees and supplement the existing tree lined track along the southern boundary with new native woodland of minimum 20 metres depth to extend the existing green network along the whole southern boundary of the site as shown on the diagram, thus establishing a new robust green belt boundary along the A90, and connecting woodland habitat. Opportunity to replace coniferous plantation with mixed native woodland and provide street planting where appropriate.
- opportunity to provide a new footpath/cycleway extending from HSG 32, across the A90 and B800, along the western part of the southern boundary within the extended green network, linking to the existing footpath/cycleway (National Cycle Route 1) extending to Dalmeny to the east, and North Queensferry to the north.
- opportunity to change the character of the B800 through street design, also enabling path connections across the B800, thus facilitating the new footpath/cycleway referred to above
- new pedestrian/cycle routes should be provided, forming north-south path connections, thus

allowing the new housing to integrate fully with the existing urban area including the town centre to the north of the site.

- the need to respect the residential amenity of existing housing should be taken into account in the design of all new pedestrian/cycle routes and links.
- bus stops should be upgraded as appropriate on Kirkliston Road, Scotstoun Avenue and in Dalmeny.
- careful consideration should be given to the layout and design of the proposed new housing and associated open space, in order to protect the residential amenity of the houses directly overlooking the site along the northern boundary and along the proposed access at Provost Milne Grove.
- landscape effects of any noise attenuation measures to be considered in terms of site design and appearance from A90.
- new development to front onto the green network and provide natural surveillance.
- provision of new local greenspace in accordance with open space strategy standards.
- proposals should take into account the restrictions resulting from the safeguarding zone for the oil storage installation shown in the diagram, where it may not be possible to build houses, or there may be a restriction on the number and location of houses. Any areas not developed for housing should be retained as informal open space.

#### Dalmeny Development Principles (HSG 34)

- address the General Development Principles on transport and education for South Queensferry set out in paragraphs 134-136 above.
- upgrading of bus stops in Bankhead Road/Main Street
- vehicular access to be taken from Bankhead Road.
- pedestrian access to be provided from Main Street.
- street frontage and high quality stone boundary wall to be provided to Bankhead Road.
- retention of view corridors from Main Street to Forth Road and Rail Bridge.
- development subject to a height constraint of 1-1.5 storeys.
- the use of traditional materials and the continuation of traditional rural built form are considered essential.
- supplement tree and hedge planting to the north of the village to form a defensible green belt boundary.

Newmills Road, Balerno and Curriehill Road, Currie

site boundary

street improvement & frontage

housing

commercial / retail opportunities

vehicular access

Green network:

new woodland

new greenspace

new footpath / cyclepath

existing footpath / cyclepath

This aerial map shows the proposed developments and green network for Newmills Road, Balerno and Curriehill Road, Currie. The map includes the following features:

- Site Boundary:** A white outline defining the project area.
- Street Improvement & Frontage:** A purple dashed line along the roads.
- Housing:** A solid red area representing the proposed housing.
- Commercial / Retail Opportunities:** A blue dashed line along the roads.
- Vehicular Access:** A blue arrow pointing to the access point.
- Green Network:**
  - New Woodland:** Represented by vertical green lines.
  - New Greenspace:** Represented by a green grid pattern.
  - New Footpath / Cyclepath:** Represented by a green dotted line.
  - Existing Footpath / Cyclepath:** Represented by a white dotted line.
- Other Features:** Labels for "NEWMILLS ROAD", "RAVELRIG ROAD", "BALERNO", "Kirknewton Core Path CEC 16", "LANARK ROAD WEST", "WATER OF LEITH Core Path 18", and "Transport safeguard for re-routing of NCN 75 between Kirknewton and Balerno via off-road route."

This aerial map shows the proposed developments and green network for Curriehill Road, Currie. The map includes the following features:

- Site Boundary:** A white outline defining the project area.
- Street Improvement & Frontage:** A purple dashed line along the road.
- Housing:** A solid red area representing the proposed housing.
- Commercial / Retail Opportunities:** A blue dashed line along the road.
- Vehicular Access:** A blue arrow pointing to the access point.
- Green Network:**
  - New Woodland:** Represented by vertical green lines.
  - New Greenspace:** Represented by a green grid pattern.
  - New Footpath / Cyclepath:** Represented by a green dotted line.
  - Existing Footpath / Cyclepath:** Represented by a white dotted line.
- Other Features:** Labels for "CURRIEHILL ROAD", "CURRIEHILL STATION", "FORTH VIEW CRESCENT", "Riccarton Core Path, CEC 17, to Riccarton, Hermiston and Union Canal", "Edinburgh - Glasgow via Shotts railway", and "Riccarton Core Path, CEC 17, to Currie, Water of Leith and Bonaly".

This location map shows the project area in the context of the surrounding area. The map includes the following features:

- Location Map:** A title for the map.
- Project Area:** A white outline defining the project area.
- Other Features:** Labels for "RICCARTON MAINS ROAD", "CURRIEHILL ROAD", "CURRIE", "NEWMILLS ROAD", "RAVELRIG ROAD", "BALERNO", and "WATER OF LEITH".

Indicative only - not part of the Proposals Map

Part 1 Section 5 - A Plan for All Parts of the City

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## Balerno and Currie Site Briefs

### Curriehill Road Development Principles (HSG 36)

- address the General Development Principles for South-West Edinburgh (as set out in paragraphs 134-136)
- address any identified impacts on the safe operation of the local road network
- provide a new footway along the east boundary frontage (Curriehill Road) to link with existing footway network
- improve high quality pedestrian/cycle link to Curriehill Station (may involve upgrading existing link)
- help provide additional cycle parking at Curriehill Station
- upgrade existing bus stop facilities in Riccarton Avenue
- the finalised site capacity design and layout should be informed by an adequate flood risk assessment
- vehicular access to be taken from Curriehill Road.
- direct pedestrian links to be formed between Curriehill Road and Curriehill Station through the site. Connections also to be made to the Kirknewton Core Path to the west boundary of the site.
- development to provide a residential street frontage to the railway line and part way along Curriehill Road with part of the hedgerow removed.
- opportunity for flatted development and commercial/retail units to the north of the site by the railway line.
- retain hedgerow to the south and tree planting along the western edge of the site to provide an appropriate green belt boundary and undeveloped land adjacent to a minor watercourse.

### Newmills Road Development Principles (HSG 37)

- address the General Development Principles for South-West Edinburgh (as set out in paragraphs 134-136)
- provide a new footway along the east frontage boundary
- address any identified impacts on the safe operation of the local road network
- improve pedestrian/cycle crossing facilities on A70, in vicinity of Newmills Road junction – may be requirement for signal control

- upgrade cycle routes between Newmills Road and Curriehill Station
- provide additional cycle parking at Curriehill Station
- provide a new bus stop facilities on A70, in vicinity of Newmills Road
- possible contribution to extended car park at Curriehill Station
- vehicular access to be taken from Newmills Road and Lanark Road West.
- new linear park (proposal GS11) of approximately 50m width to be formed to the western edge of the site as part of an off road, multi user path between the Water of Leith Walkway and Kirknewton, in addition to a local path connection to Addistoun Crescent. The new park will address the large greenspace deficiency to the north of Balerno, enhance connectivity of native broadleaf woodland habitat and integrate SUDs measures. It could also provide new allotments.
- access from Lanark Road West to run along outer eastern edge of linear park. Residential streets to front onto the proposed linear park to the west and Newmills Road to the east.
- new wooded green belt boundary to be formed on prominent break of slope to the north of the site of a minimum 30m depth.

### Ravelrig Road Development Principles (HSG 38)

- address the General Development Principles on education and transport (as set out in paragraphs 134-136)
- address any required local road/junction improvements
- provide green network connections and a landscape framework with the layout and landscaping achieving integration with neighbouring housing sites
- create pedestrian and cycle connections to adjoining housing areas, particularly to the south and east
- substantial woodland edge to be retained with recreational access to form a new green belt boundary along the northern boundary of the site
- a Bird Hazard Management assessment and associated plan will be required to ensure the proposals address any required mitigation measures emerging
- secure any required archaeological works.

## *Part 2* Policies



137 Planning applications will be assessed against the following policies to ensure that future development helps to meet the core aims of the plan. All relevant policies will be considered in assessing each application. Part 2 of the plan is set out in eight sections

- 1 **Delivering the Strategy**
- 2 **Design Principles for New Development**
- 3 **Caring for the Environment**
- 4 **Employment and Economic Development**
- 5 **Housing and Community Facilities**
- 6 **Shopping and Leisure**
- 7 **Transport**
- 8 **Resources and Services**

138 Policies are often expressed positively, in terms of what kinds of development will be permitted or encouraged. Where a policy states that certain types of development will be permitted, it should also be understood that failure to meet the Council's expectations and aspirations may provide grounds for refusal of planning permission.



# 1 Delivering the Strategy

- 139 The policies in this section will play a key role in delivering the LDP strategy. It covers developer contributions towards the delivery of infrastructure provision and improvements, and provides specific area based policies for three parts of the city to guide major redevelopment and regeneration proposals – the City Centre, Edinburgh Waterfront and Edinburgh Park/South Gyle.



## Objectives

- To implement the Council's approach to infrastructure provision and improvements associated with development, taking account of current economic conditions.
- To ensure that developers make a fair and realistic contribution to the delivery of necessary infrastructure provision and improvement associated with development.
- To ensure that proposals for mixed use regeneration in the City Centre, Edinburgh Waterfront and Edinburgh Park/South Gyle are appropriate to the character of the area and bring maximum benefit to the city.

## Developer Contributions

### Policy Del 1 Developer Contributions and Infrastructure Delivery

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:
  - 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.
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:

- 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.

\* Further assessments may be required to detail the required mitigation

\*\* This guidance should be submitted to Ministers within one year from the date of adoption of this Plan. In the event that timing of the findings of the Cumulative Impact Transport and Land Use Appraisal Working Group would delay inclusion of details on cross boundary issues an interim approach will be detailed through the Supplementary Guidance to be confirmed through the replacement development plan.

140 This policy is intended to ensure that infrastructure is provided to facilitate new development.

### Developer Contributions

141 Anticipated transport and schools requirements relative to specific areas (General Development Principles) and sites (Development Principles) are set out in Part 1 Section 5 of the plan. Appendix C details the provisions for which contributions would be sought. These include:

- School capacity increases including new schools
- Traffic management and other transport improvements to address the individual and cumulative impact of proposed development including on the Trunk Road Network.
- Green Space Actions

142 The Council has already forward funded the completed section of the tram network and contributions will continue to be sought from future development which impacts on or creates a need for this infrastructure. This approach to developer contributions may apply to other items of required infrastructure such as schools where advance provision is necessary to enable the development strategy.

143 Further detail of anticipated requirements and the approach to delivery including the use of cumulative contributions zones, a framework for consideration of financial viability issues and possible approaches to forward and gap funding will be set out through the Supplementary Guidance as referenced in Policy Del 1.

144 An Action Programme will then be rolled forward annually to monitor timescales and identify the need for further action and the parties responsible.

145 The Council recognises that the scale of proposed development may also impact on other infrastructure including health and community facilities. Policy Hou 10

is relevant in this respect. However, there is a current lack of information on the scale of such requirements and how they should be addressed. Whilst it may be appropriate to seek contributions for such provision any requirement would need to be considered on a case by case basis where a clear justification can be provided in the context of Circular 3/2012. The feasibility of including such additional contributions and the impact on development viability would also have to be assessed.

### Area Specific Policies - Opportunities for major mixed use development/regeneration

- 146 Policies Del 2 - Del 4 will guide development in three major regeneration areas, the City Centre, Edinburgh Waterfront and Edinburgh Park/South Gyle. These policies aim to ensure that development and regeneration proposals incorporate an appropriate mix of uses consistent with the character of the wider area and its role in meeting the objectives of the plan.

#### Policy Del 2 City Centre

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:

- 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.

Housing as part of mixed use development will be encouraged on appropriate sites to help meet housing need and create strong, sustainable communities.

- 147 This policy guides development in the City Centre to ensure proposals provide an appropriate mix of uses and are of a high quality of design taking account of the characteristics of the historic environment. Given the demand for office space in the City Centre and the importance of office jobs to the economy, the policy requires office provision to be included in major mixed use development proposals wherever possible. Development principles for the Fountainbridge, Edinburgh St James and New Street sites are provided in Table 10 (Part 1 Section 5).

#### Policy Del 3 Edinburgh Waterfront

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:

- 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).

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.

Development should accord with the Leith Waterfront or Granton Waterfront Development Principles.

**148** The purpose of this policy is to ensure the regeneration of Edinburgh's Waterfront comes forward in a planned manner within the context of a long term vision. It sets out key development principles to guide housing led regeneration on large parts of the site, with more detailed guidance provided in the relevant site briefs. The policy also recognises that some parts of the Waterfront will remain in business and industrial uses. Development Principles for Leith Waterfront and Granton Waterfront are set out in Table 11 (Part 1 Section 5).

#### Policy Del 4 Edinburgh Park/South Gyle

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;

- 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

Development should accord with the Edinburgh Park/South Gyle Development Principles.

**149** This policy aims to promote a better mix of uses in Edinburgh Park/South Gyle and still retain its important role as a strategic business location. The vision is to change the character of the Edinburgh Park/South Gyle area over time from a business dominated environment with limited evening and weekend activity to a thriving mixed use and well integrated part of the city. The Edinburgh Park/South Gyle Development Principles set out in Part 1 Section 5 provide guidance on how development can help deliver the long term vision for this area.

## 2 Design Principles for New Development

150 The Council encourages innovation and well designed developments that relate sensitively to the existing quality and character of the local and wider environment, generate distinctiveness and a sense of place, and help build stronger communities. Policies Des 1–Des 13 will be used to assess planning applications to meet the following objectives. More detailed advice on how to interpret and apply these policies can be found in Council guidance including in the Edinburgh Design Guidance document.



### Objectives

- a) To ensure that new development is of the highest design quality and respects, safeguards and enhances the special character of the city
- b) To ensure that the city develops in an integrated and sustainable manner
- c) To create new and distinctive places which support and enhance the special character of the city and meet the needs of residents and other users

### 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.

151 This policy applies to all new development, including alterations and extensions. The Council expects new development to be of a high standard of design. The Council's policies and guidelines are not to be used as a template for minimum standards. The purpose of the policy is to encourage innovation in the design and layout of new buildings, streets and spaces, provided that the existing quality and character of the immediate and wider environment are respected and enhanced and local distinctiveness is generated.

### Policy 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.

**152** This policy applies to all development involving one or more new buildings. The Council encourages a comprehensive approach to redevelopment and regeneration wherever possible, and the preparation of development frameworks or master plans, to identify the full design potential for creating successful places. Piecemeal development is less likely to lead to the creation of well-defined and cohesive networks of streets and spaces. In exceptional cases, it may be necessary for the Council to use its powers of compulsory purchase to assemble a site for development and enable a satisfactory outcome to be achieved.

### 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.

**153** This policy is relevant for all new development involving one new building or more. Its aim is to ensure that development proposals are informed by a detailed analysis and understanding of the site. The incorporation of existing features including built structures, archaeology, trees and woodland, landscape character, views and biodiversity can enhance a development's sense of place and contribution to the wider habitat and green network. Where practicable, proposals should provide new habitat to further the conservation of biodiversity.

### 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

**154** This policy applies to all new development of one or more buildings. Where the built environment is of high quality and has a settled townscape character, new development proposals will be expected to have similar characteristics to the surrounding buildings and urban grain. Where the surrounding development is fragmented or of poor quality, development proposals should help repair the urban fabric, establish model forms of development and generate coherence and distinctiveness – a sense of place. The siting and design of development should also be guided by views within the wider landscape and an understanding of local landscape character, including important topographical features, e.g. prominent ridges, valleys and patterns of vegetation.



### 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

**155** This policy applies to all new development for one or more new buildings. Buildings must meet the needs of users and occupiers, with consideration given to impacts on neighbouring properties to ensure no unreasonable noise impact or loss of daylight, sunlight or privacy. Buildings should be designed to be flexible in use and interact closely with the street, providing continuity of urban frontage and natural surveillance. Cul-de-sac and single access residential layouts and gated communities should be avoided to help the integration of new development into the wider neighbourhood. Ancillary facilities must be sensitively integrated into the design of buildings to avoid impacting upon the surrounding townscape.

### Policy Des 6 Sustainable Buildings

Planning permission will only be granted for new development where it has been demonstrated that:

- 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.
- b) other features are incorporated that will reduce or minimise environmental resource use and impact, for example:
  - i. measures to promote water conservation
  - 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
  - iii. provision of facilities for the separate collection of dry recyclable waste and food waste
  - iv. maximum use of materials from local and/or sustainable sources
  - v. measures to support and encourage the use of sustainable transport, particularly cycling, including cycle parking and other supporting facilities such as showers.

**156** This policy applies to all development involving one or more new buildings. The purpose of this policy is to help tackle the causes and impacts of climate change, reduce resource use and moderate the impact of development on the environment.

**157** Buildings account for a substantial proportion of total carbon emissions through the energy they consume. Local authorities, through their planning and building standards responsibilities have a key role in helping to meet the Scottish Government's target for nearly zero carbon homes and buildings by 2016. Scottish Building Standards set carbon dioxide emissions reduction targets. At March 2013,

the Building Standards target was a 30% carbon dioxide reduction from 2007 levels. This target figure is expected to rise over the LDP period.

- 158 To meet criterion a), proposals for new development must accord with the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards) and also demonstrate that at least half of this reduction will be met through low and zero carbon technologies. This specified requirement linked to the anticipated rising Building Standards targets meets the Council's obligations under Section 3F of the Town and Country Planning (Scotland) Act 1997.
- 159 Low and zero carbon technologies can be renewable energy sources such as solar panels and micro-wind, heat pumps, combined heat and power and district heating infrastructure, and equipment such as mechanical ventilation and heat recovery which uses fossil fuels but results in significantly lower carbon dioxide emissions overall. Existing technologies are able to meet half of the current Building Standards target and the above policy assumes that further innovation will enable such technologies to keep pace with the target as it rises.
- 160 The Council will set out the up-to-date requirement in the S1 Sustainability Form which applicants are required to complete to demonstrate compliance with the above policy. Further advice is available in Council guidance.
- 161 Steps must be taken to ensure that the rate of surface water run-off is not increased by the development proposed. This can be achieved by the use of sustainable urban drainage systems (SUDS) which is a comprehensive design approach to the management of water on a site, to delay run-off and encourage filtration through the use of porous surfaces, detention ponds, and swales in ways which enhance amenity and biodiversity and avoid pollution effects. Where ground SUDS cannot be provided for practical reasons, then building designs to manage heavy rainfall such as green roofs should be provided. It is also important that new developments create an environment that encourages more sustainable lifestyles, for example, by including waste management facilities that support recycling targets.

## Policy Des 7 Layout Design

Planning permission will be granted for development where:

- 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.
- 162 This policy is relevant for all new development involving one or more new buildings. The layout of development should enhance community safety and urban vitality and provide direct and convenient connections on foot and by cycle. Where new road space is required as an integral and necessary part of new development, layouts should not encourage greater car use or cause or add to congestion in the surrounding area.

### Policy Des 8 Public Realm and Landscape Design

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:

- 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.

**163** This policy applies to all development proposing new public space as part of the overall scheme. High quality, well designed public spaces are crucial elements of the urban environment and in making successful places. The Council encourages the preparation of public realm strategies to coordinate design and provide information on future maintenance in other major development schemes.

### Policy Des 9 Urban Edge Development

Planning permission will only be granted for development on sites at the green belt boundary where it:

- 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.

**164** This policy applies to all new development situated at the edge of the urban area. A clear demarcation between town and country is important to the defensibility of the Green Belt boundary and its objectives.

### 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:

- 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.

**165** This policy applies to all new development adjoining a watercourse. The city's several natural water courses add to the variety of scenery within the urban area and the city's biodiversity interest. They have considerable potential to enhance adjacent development by offering recreational value and contributing to the green network. Proposals along the Firth of Forth may also need to be assessed in terms of any impact on the internationally designated Natura 2000 site – see Policy Env13.



### Policy Des 11 Tall Buildings – Skyline and Key Views

Planning permission will only be granted for development which rises above the building height prevailing generally in the surrounding area where:

- a) a landmark is to be created that enhances the skyline and surrounding townscape and is justified by the proposed use
- b) the scale of the building is appropriate in its context
- 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.

**166** Proposals for development that would be conspicuous in iconic views of the city will be subject to special scrutiny. This is necessary to protect some of the city's most striking visual characteristics, the views available from many vantage points within the city and beyond, of landmark buildings, the city's historic skyline, undeveloped hillsides within the urban area and the hills, open countryside and the Firth of Forth which create a unique landscape setting for the city. In addition, the height of new buildings may need to be suppressed where necessary so that the city's topography and valley features continue to be reflected in roofscapes. This policy will play an important role in protecting the setting of the World Heritage Sites.

**167** A study undertaken for the Council identifies key public viewpoints and is used in assessing proposals for high buildings. Further advice is provided in Council guidance.

### Policy Des 12 Alterations and Extensions

Planning permission will be granted for alterations and extensions to existing buildings which:

- 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

**168** Every change to a building, street or space has the potential to enrich or, if poorly designed, impoverish a part of the public realm. The impact of a proposal on the appearance and character of the existing building and street scene generally must be satisfactory and there should be no unreasonable loss of amenity and privacy for immediate neighbours.

### Policy Des 13 Shopfronts

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.

**169** Shopfront design, shop designs and shopfront advertising play an important role in the visual environment of the city. Important traditional or original features on older buildings, such as stall risers, fascias and structural framing of entrances and shop windows, should be retained and incorporated into the design. In conservation areas and on listed buildings, design and materials used will be expected to be of a high standard, and not damaging to existing fabric of buildings or wider character. Detailed advice on shopfronts is provided in Council guidance.

### 3 Caring for the Environment

170 Protection of the historic and natural environment for the benefit of future generations is an important role of the planning system. The purpose and context of Edinburgh's most important environmental designations including the World Heritage Site, Conservation Areas and Green Belt are explained in Part 1 of the plan. Policies Env 1 – Env 22 will be used in assessing planning applications to meet the following objectives;

#### Objectives

- To ensure that the unique qualities of the city, its historic environment and the character of its urban areas are safeguarded for the future
- To protect important landscape and natural features of the environment, including the city's Green Belt setting
- To protect and enhance the nature conservation and biodiversity interest of the city
- To protect natural resources



#### The Historic Environment

171 Policies Env 1 – Env 6 will be used to assess proposals affecting Edinburgh's world heritage sites, conservation areas and listed buildings. The Council's guidance on Conservation Areas and Listed Buildings provide further advice. Policy Env 7 relates to historic landscapes and policies Env 8 and 9 cover archaeological resources.

#### Policy Env 1 World Heritage Sites

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.

172 This policy requires development to respect and protect the outstanding universal values of the World Heritage Sites and their settings. Setting may include sites in the immediate vicinity, viewpoints identified in the key views study and prominent landscape features throughout the city.

#### Policy Env 2 Listed Buildings - Demolition

Proposals for the total or substantial demolition of a listed building will only be supported in exceptional circumstances, taking into account:

- 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
- 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.
- c) the merits of alternative proposals for the site and whether the public benefits to be derived from allowing demolition outweigh the loss.

### Policy Env 3 Listed Buildings - Setting

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.

### Policy Env 4 Listed Buildings – Alterations and Extensions

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.

**173** In determining applications for planning permission or listed building consent, the Council is required to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest that it possesses. Applications for the demolition or substantial alteration of a listed building must be accompanied by a thorough structural condition report demonstrating that the proposals are necessary or justified. Information must be provided on the proposed replacement building; these should be of comparable quality in terms of construction and design. The loss of a listed building will only be justified in exceptional circumstances. Scottish Historic Environment Policy (SHEP) and Council guidance provide further advice for applications relating to Listed Buildings.

### Policy Env 5 Conservation Areas – Demolition of Buildings

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.

### Policy Env 6 Conservation Areas - Development

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.**

**174** The purpose of the above policies is to protect and, where possible, enhance the character and appearance of Edinburgh's many conservation areas. By controlling the demolition of buildings and ensuring new development is of appropriate design and quality, their aim is to protect the City's heritage for future generations.

**175** Applications for demolition will be permitted only where this does not erode the character and appearance of the conservation area. The general presumption will be in favour of retaining buildings that make a positive contribution to the conservation area, particularly where it can be demonstrated that the building is able to support a new viable use, or might be capable of such in the future. Conservation Area Consent may be subject to conditions or a legal agreement to link demolition works to the



provision of the proposed replacement building or, in exceptional circumstances, to require temporary landscaping.

- 176 Design statements are required for new developments in a conservation area. This statement should include reference to the relevant Conservation Area Character Appraisal and Council guidance on Conservation Areas and Listed Buildings and show how these have informed the proposed design.

### Policy Env 7 Historic Gardens and Designed Landscapes

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.

- 177 This policy aims to protect sites included in the national Inventory of Gardens and Designed Landscapes (shown on the Proposals Map) and other historic landscape features elsewhere across the Council area. An understanding of how the landscape has evolved can help inform a development proposal. A historical landscape appraisal may be requested from applicants to allow full assessment of the implications of development and identify restoration opportunities.

### Policy Env 8 Protection of Important Remains

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.

### Policy Env 9 Development of Sites of Archaeological Significance

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.

- 178 The objective of the above policies is to protect and enhance archaeological remains, where possible by preservation in situ in an appropriate setting. In some cases, depending on the nature of the remains and character of the site, the Council may require provision for public access and interpretation as part of the proposed development. When preservation in situ is not possible, recording and/or excavation followed by analysis and publication of the results will be required.

- 179 Developers should seek early advice from the Council's Archaeologist for sites where historic remains are known or thought likely to exist. Where a development may affect a scheduled monument or its setting, early contact should be made with Historic Environment Scotland.

## Natural Environment

- 180 Policies Env 10 to Env 16 will play an important role in ensuring development proposals protect and where possible enhance Edinburgh's natural heritage. Further advice can be found in Council guidance.

### Policy Env 10 Development in the Green Belt and Countryside

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:

- 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.
- 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.
- 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.
- d) For the replacement of an existing building with a new building in the same use provided:
  - 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.

- 181 It is necessary to control the type and scale of development in the green belt to enable it to fulfil its important role in terms of landscape setting and countryside recreation as described in Part 1. However, the purpose of the green belt is not to prevent development from happening. This policy sets out the circumstances in which development in the green belt can be supported.
- 182 In Edinburgh, Countryside areas i.e. land outwith existing settlements, which are not designated green belt are considered to be of equivalent environmental importance. For this reason, it is appropriate to apply the same level of protection to both green belt and Countryside areas.
- 183 The key test for all proposals in the green belt and Countryside areas will be to ensure that the development does not detract from the landscape quality and/or rural character of the area. The Council's guidance 'Development in the Countryside and Green Belt' provides more detailed advice.

### Policy Env 11 Special Landscape Areas

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

- 184 This policy aims to protect Edinburgh's unique and diverse landscape which contributes to the city's distinctive character and scenic value. Special Landscape Areas (SLA) are local designations, which safeguard and enhance the character and quality of valued landscapes across the Council area.
- 185 A Statement of Importance has been prepared for each SLA and can be viewed on the Council's website. This sets out the essential qualities and characteristics of the area and the potential for enhancement. The Statements of Importance should be

used to guide development proposals in SLAs and will be a material consideration in assessing planning applications. A landscape and visual impact assessment is likely to be needed in support of proposals affecting a SLA.

### 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.

- 186** This policy recognises the important contribution made by trees to character, biodiversity, amenity and green networks. In assessing proposals affecting trees, the Council will consider their value, taking into account current Scottish Government guidance – presently contained in its Policy on Control of Woodland Removal and UK Forest Standard – and their status such as Tree Preservation Order, heritage tree, Ancient Woodland and Millennium Woodland, along with information from tree surveys.
- 187** Where necessary to protect trees, the Council will use its powers to make and enforce Tree Preservation Orders.

## Nature Conservation

### 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.**

- 188** The Plan area covers internationally important sites known as 'Natura 2000 sites', designated under the Conservation (Natural Habitats, &c) Regulations 1994. These are the Firth of Forth, Forth Islands (part), and Imperial Dock Lock Special Protection Areas. Where a proposal may affect an internationally protected site, the Council will carry out a Habitats Regulation Appraisal. If it considers the proposal is likely to have a significant effect, the Council must then undertake an appropriate assessment. The appropriate assessment will consider the implications of the development for the conservation interests for which the area has been designated. Applicants will be required to provide information to inform the appropriate assessment. Development which could harm any of these internationally important areas will only be approved in exceptional circumstances.



### Policy Env 14 Sites of National Importance

Development which would affect a Site of Special Scientific Interest will only be permitted where an appraisal has demonstrated that:

- a) the objectives of the designation and the overall integrity of the area will not be compromised or
- b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social or economic benefits of national importance.

189 Sites of Special Scientific Interest (SSSIs) are areas of land (including land covered by water) which are considered by Scottish Natural Heritage (SNH) to be of special interest by reason of their natural features, i.e. their flora, fauna or geological or geomorphological features. Development which could harm an SSSI will be required to demonstrate reasons which clearly outweigh the nature conservation interest of the site and justify a departure from the national policy to protect such sites.

### Policy Env 15 Sites of Local Importance

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:

- 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.

190 The purpose of this policy is to protect sites of local nature conservation value and designated Local Nature Reserves from damaging development. The network of Local Nature Conservation sites and Local Nature Reserves is shown on the Proposals

Map. Many of these provide connectivity between internationally and nationally important sites and contribute to green networks. A Site Report has been prepared for each LNCS.

### Policy Env 16 Species Protection

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

191 European Protected Species (EPS) are covered by the Habitats Regulations. EPS found in the Edinburgh area are bats, otters, and great crested newts. Other species-specific legislation to be taken into account includes the Protection of Badgers Act 1992 and those species listed in the Schedules of the Wildlife and Countryside Act 1981. If the presence of an EPS or other protected species is suspected, appropriate survey work must be carried out to enable the Council to assess the likely impact of development on the species.

\* The EU Habitats Directive defines 'favourable conservation status' as the distribution and population of the species being at least the same as when the Directive came into force in 1994.

## Countryside Access and Open Space

### 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.

- 192 This policy aims to ensure that proposals for outdoor recreation activities, whilst likely to be supported in principle, do not detract from the special rural character of the Regional Park. Proposals will also be assessed in terms of other relevant policies such as Env 10 Green Belt and Env 11 Landscape Quality.

## Open Space

- 193 The Proposals Map shows the significant areas of open space identified in an audit of the city. The criteria in Policy Env 18 will be applied to development proposals affecting all such open spaces citywide. Proposals affecting a playing field will be considered against relevant criteria in both Policy Env 18 and Policy Env 19.

### Policy Env 18 Open Space Protection

Proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- there will be no significant impact on the quality or character of the local environment and
- 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
- the loss would not be detrimental to the wider network including its continuity or biodiversity value and either

- 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
- the development is for a community purpose and the benefits to the local community outweigh the loss.

- 194 This policy aims to protect all open spaces, both public and privately owned, that contribute to the amenity of their surroundings and the city, provide or are capable of providing for the recreational needs of residents and visitors or are an integral part of the city's landscape and townscape character and its biodiversity. The Council will only support development on open space in exceptional circumstances, where the loss would not result in detriment to the overall network and to open space provision in the locality. Such circumstances tend to exist where large areas of residential amenity space have been provided without a clear purpose or sense of ownership. The Council's Open Space Strategy sets the standards to be met for open space provision across Edinburgh and will be used to assess whether there is an over provision of open space in the immediate area (criterion b). To accord with criterion d), proposals for alternative provision or improvements to open space should normally address an identified action in the Open Space Strategy.

### Policy Env 19 Protection of Outdoor Sports Facilities

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:

- The proposed development is ancillary to the principal use of the site as outdoor sports facilities
- 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
- 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.

195 Outdoor sports facility provision must be considered as a city-wide resource and in terms of its contribution to local needs. The Council's assessment of provision in the city as a whole has concluded that the amount of pitches, whether or not in public ownership or publicly accessible, is equivalent to the need. However, there needs to be significant improvements in quality. On this evaluation, the loss of pitches to development cannot be justified in principle. However, the loss might be acceptable if alternative equivalent provision is to be made in an equally convenient location. Development has been allowed where other pitches serving the local community are to be equipped with all-weather playing surfaces. The Open Space Strategy identifies the locations where such investment is to be concentrated in multi-pitch venues.

### 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.

196 This policy ensures that development proposals (other than housing which is covered by Policy Hou 3) include appropriate open space provision and, where the opportunity arises, contribute to Edinburgh's green network. The term 'open space' covers green space and civic space.

## Protection of Natural Resources

### Policy Env 21 Flood Protection

Planning permission will not be granted for development that would:

- 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.

197 This purpose of this policy is to ensure development does not result in increased flood risk for the site being developed or elsewhere. Identified areas of importance for flood management are identified on the Proposals Map. It is essential to maintain strict control over development in these areas. Proposals will only be favourably considered if accompanied by a flood risk assessment demonstrating how compensating measures are to be carried out, both on and off the site, and that any loss of flood storage capacity is mitigated to achieve a neutral or better outcome. In some circumstances, sustainable flood management or mitigation measures may not be achievable.

198 Culverting of watercourses can exacerbate flood risk and have a detrimental effect on biodiversity. Any further culverting across the city will be opposed, and the removal of existing culverts will be sought when possible.

199 New development can add to flood risk if it leads to an increase in surface water run-off. It is also at risk from water flowing over land during heavy rainfall. Policy Des 6 states that these risks should be avoided by the use of sustainable drainage techniques (SUDs).



## Policy Env 22 Pollution and Air, Water and Soil Quality

Planning permission will only be granted for development where:

- a) there will be no significant adverse effects for health, the environment and amenity and either
- b) there will be no significant adverse effects on: air, and soil quality; the quality of the water environment; or on ground stability
- c) appropriate mitigation to minimise any adverse effects can be provided.

200 Pollution can arise from many sources and activities including traffic and transport, domestic heating, industrial processes, agriculture, waste disposal and landfill. Air, soil and water quality can all be affected and harmed by some forms of development and land can present a potential pollution or safety threat if it has been contaminated or destabilised by previous activities. Air, noise and light pollution can also be a source of harm to health and amenity.

201 The potential risk and significance of pollution will be considered when assessing planning applications, in consultation where necessary with relevant agencies, such as Scottish Environment Protection Agency and the Health and Safety Executive. Proposals will be assessed to ensure development does not adversely affect air quality in identified Air Quality Management Areas (AQMAs) or, by cumulative impacts, lead to the creation of further AQMAs in the city.

## 4 Employment and Economic Development

202 The following policies aim to help deliver the Council's Economic Strategy by promoting economic development in sustainable locations, with a particular focus on opportunities for office development and Edinburgh's 'special employment areas'. The policies take full account of the need to protect and enhance environmental quality and to protect a range of existing business and industrial sites and premises.



### Objectives

- To promote sustainable growth in jobs and investment in Edinburgh's economy
- To protect a range of existing business and industry locations of importance for a mixed and varied economy
- To maintain and enhance the diversity of jobs available in the city, paying special attention to small business needs

### Offices

#### Policy Emp 1 Office Development

High quality office developments, including major developments, will be supported:

- a) in the City Centre as identified on the Proposals Map
- 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
- c) in town or local centres as identified in Table 6 and on the Proposals Map (where of an appropriate scale).

Where it is demonstrated that sites in locations a-c above are unavailable or unsuitable, other accessible mixed use locations may be considered where:

- 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.

203 This policy supports a range of suitable locations for office development in recognition of the important role of the financial sector and other office based businesses in providing jobs and contributing to economic growth.

204 The city centre remains the prime location for office development, due to proximity to other office, service and transport hubs. There are a number of existing proposals

with planning permission which will provide additional office space in the City Centre including the Edinburgh St James, Caltongate, Haymarket, Fountainbridge and the Exchange District. To meet continuing demand for office space in the city centre, major redevelopment opportunities should include significant office provision, and where possible large, flexible floor-plates as part of the overall mix of uses. A development brief may be prepared when a redevelopment opportunity arises to ensure proposals incorporate an appropriate mix of uses to support economic growth and the important shopping and leisure role of the city centre.

- 205 The plan identifies three other strategic office locations at Edinburgh Park/SouthGyle, the International Business Gateway (IBG) and Leith. Each is different in character but all are in accessible locations providing readily available opportunities sites for office development. In order to create an attractive place in which to invest, work and visit, proposals should incorporate a mix of uses. Proposals in the IBG should be for international businesses.
- 206 To meet economic growth objectives, the plan applies a flexible approach to office proposals in other mixed use locations across the city. Such proposals will be supported provided the scale of development is appropriate in terms of accessibility by public transport and the character of the area.

## Special Economic Areas

- 207 These are areas of national or strategic economic importance, providing or with the potential to provide a significant number of jobs. The 'special economic areas' are Edinburgh BioQuarter, Riccarton University Campus and Business Park, Edinburgh Airport, Royal Highland Centre, International Business Gateway and RBS Headquarters at Gogarburn. The growth of these areas, through new businesses and the expansion of existing businesses, will make a significant contribution towards meeting the plan's economic development objectives. Ancillary uses are likely to be supported in these areas to meet place-making objectives, help attract investment and complement the business uses. However, other uses must not undermine the main purpose of these areas as set out in Table 2 in Part 1 Section 3 and their contribution to the economy of the city region and, in some cases, Scotland as a whole.

## 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.**

- 208 Supplementary Guidance will be prepared to support the future development of the Edinburgh BioQuarter for Life Sciences research and directly related commercial developments. Proposals within the BioQuarter will be assessed against this guidance. Proposals will also be assessed against the BioQuarter Development Principles (Part 1 Section 5) and other relevant local plan policies, for example on matters such as design, accessibility, landscaping, biodiversity and relationship with the neighbouring green belt and the South East Wedge Parkland Green Space Proposal GS4.

### Policy Emp 3 Riccarton University Campus and Business Park

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.

- 1) Academic teaching and research.
- 2) Uses ancillary to the University, including student residential accommodation and sport and recreational facilities.
- 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.

**209** This policy support the future development of Heriot-Watt University and expansion of the adjacent business park for research and development and other business uses which have strong links to the University's academic activities. Proposals will also be assessed against other relevant local plan policies, for example on matters such as design, accessibility, landscaping, biodiversity and relationship with the green belt. This policy also supports the development of the National Performance Centre for Sport and directly related development.

### Policy Emp 4 Edinburgh Airport

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.

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.

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.

**210** The purpose of this policy is to guide proposals for airport expansion in accordance with National Planning Framework 3. Further planning guidance is set out in the West Edinburgh Strategic Design Framework (WESDF). The policy covers proposals for airport and related uses that require planning permission (some airport proposals are 'permitted development' i.e. planning permission is not needed). Compliance with the WESDF and other relevant local plan policies will ensure airport proposals are acceptable in terms of scale and location, accessibility by public transport, pedestrians and cyclists, traffic generation and car parking and other environmental considerations.

### Policy Emp 5 Royal Highland Centre

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.

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.

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.

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.

**211** This policy guides proposals for the further development and enhancement of the Royal Highland Centre on land to the north of the A8. The policy also safeguards the site for the long term expansion of Edinburgh Airport, and in turn safeguards land at Norton Park to the south of the A8 for the long term relocation of the RHC, in accordance with National Planning Framework 3. Further planning guidance on the long term expansion of Edinburgh Airport is set out within the Edinburgh Airport Master plan. The Norton Park site will remain in the green belt until required for the relocation of the RHC. Compliance with the WESDF and other relevant local plan policies will ensure RHC proposals are acceptable in terms of scale and location, accessibility by public transport, pedestrians and cyclists, traffic generation and car parking, landscaping, sustainable building, drainage and flood management, habitat protection and enhancement, place-making and design and impact on setting and views, including wider townscape impacts.

### Policy Emp 6 International Business Gateway

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:

- 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.

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.

**212** The purpose of this policy is to support the development of this nationally important economic development opportunity and ensure proposals accord with National Planning Framework 3. Further planning guidance is set out in the West Edinburgh Strategic Design Framework (WESDF). The main purpose of the IBG is to attract inward investment and create new jobs for Scotland. New housing will support place-making and sustainability objectives. International business development may take various forms, including the development of global/European/UK headquarters and accommodation supporting high-value corporate functions for international organisations. Compliance with the WESDF, the IBG Development Principles (Part 1 Section 5) and other relevant local plan policies will ensure IBG proposals are acceptable in terms of scale and location, accessibility by public transport, pedestrians and cyclists, traffic generation and car parking, landscaping, sustainable building, drainage and flood management, habitat protection and enhancement, place-making and design and impact on setting and views, including wider townscape impacts.

### Policy Emp 7 RBS Headquarters Gogarburn

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

- 213 This policy supports the future development of this site for economic development purposes, in recognition of its importance to Edinburgh's economy and financial sector in particular. Proposals will also be assessed against other relevant local plan policies, for example on matters such as design, accessibility, landscaping, biodiversity and green belt.

### Other Business and Industry Sites

- 214 In addition to the special economic areas, other business and industry areas and individual sites play an important role in providing jobs, investment opportunities and valued local services. The plan supports proposals for economic development purposes on all existing employment sites, subject to relevant local development plan policies. A thriving city economy needs an adequate supply of land for business and industry. The plan therefore includes policies to control the redevelopment of employment sites for other uses. Policy Emp 8 covers business and industry areas identified on the Proposals Map. Policy Emp 9 relates to sites larger than one hectare last used for employment purposes - these are not specifically identified on the Proposals Map.

### Policy Emp 8 Business and Industry Areas

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.

- 215 This policy aims to retain a range of employment sites across the city where new and existing businesses can operate, expand or relocate. It applies to land at Leith Docks, large industrial areas such as Sighthill and Newbridge and other smaller estates dispersed across the city.

- 216 Leith Docks is of national economic importance, identified in the National Renewables Infrastructure Plan as an opportunity for manufacturing industry to support off shore renewable energy industry. Other business and industry areas are vital to the local economy and have been designed to cater for a diversity of uses and building sizes. Most are in locations which can be easily accessed by heavy goods vehicles which use the trunk road network. Small scale proposals for ancillary uses which support local businesses and provide services for their employees may be supported as an exception to this policy.

### Policy Emp 9 Employment Sites and Premises

Proposals to redevelop employment sites or premises in the urban area for uses other than business, industry or storage will be permitted provided:

- a) the introduction of non-employment uses will not prejudice or inhibit the activities of any nearby employment use;
- b) the proposal will contribute to the comprehensive regeneration and improvement of the wider area;
- c) and, if the site is larger than one hectare, the proposal includes floorspace designed to provide for a range of business users.

Planning permission will be granted for the development for employment purposes of business and industrial sites or premises in the urban area.

- 217 This policy applies to sites or premises in the urban area currently or last in use for employment purposes not covered by Policies Emp 2 – Emp 8. It provides support

for such sites to remain in employment use but recognises the potential benefits of redevelopment for other uses.

- 218 The policy aims to help meet the needs of small businesses by ensuring that if where large (i.e. greater than one hectare) business or industry sites are to be redeveloped for other uses, proposals must include some new small industrial/business units. The justification for this criteria lies in the Edinburgh Small Business Study, updated in 2011, which identified that businesses with fewer than 10 employees, account for around 14% of the city's employees and that the current supply of suitable premises is insufficient to meet market demand.
- 219 Redevelopment proposals on all employment sites, regardless of size, need to take account of impact on the activities of neighbouring businesses and any regeneration proposals for the wider area.

## Policy Emp 10 Hotel Development

Hotel development will be permitted:

- 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**
- b) **within the boundaries of Edinburgh Airport, the Royal Highland Centre and the International Business Gateway**
- c) **in locations within the urban area with good public transport access to the city centre.**

- 220 Tourism is the third biggest source of employment in Edinburgh, providing jobs for over 31,000 people. Maintaining and developing this key sector in the city's economy relies upon sufficient provision of high-quality tourist accommodation. In 2006 a study looking at tourist accommodation demand and supply was commissioned by the Council and others. The study identified the particular importance of hotels to generating economic benefit from growth in tourism and satisfying the main sources of demand for accommodation. The study identified a theoretical requirement for 4,000 new hotel rooms in Edinburgh by 2015 to help meet predicted growth in demand. The city centre is the preferred location for most visitors, but accessible locations with good public transport accessibility within the urban area also offer opportunities for new hotel development.

## 5 Housing and Community Facilities

221 Edinburgh needs more housing to provide homes for an increasing population and support economic growth. More housing increases the need for community facilities such as schools, health care facilities and community centres in easily accessible locations. This plan looks beyond the amount of housing to be provided. It also aims to address issues of quality, affordability, environmental quality in existing housing areas and the housing needs of particular groups such as students, gypsies, travellers and travelling showpeople. Policies Hou 1 – Hou 10 will be used to assess planning applications to meet the following objectives



### Objectives

- To meet the requirement for additional housing in Edinburgh whilst protecting environmental quality in established housing areas
- To promote more sustainable, better balanced communities
- To ensure that provision is made for necessary community facilities

### Policy Hou 1 Housing Development

- 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:**
  - 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
- 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:
  - 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.

222 Policy Hou 1 reflects the emphasis on delivery of the identified land supply. However, it also sets out a mechanism through which to bring forward additional land if a 5 year supply is not maintained. The criteria which apply reflect the considerations already established through SESplan (Policy 7) as well as the Scottish Planning Policy presumption in favour of sustainable development. Whilst the green belt is established by the plan this should not automatically preclude housing development where the relevant balance of considerations points to approval and the objectives of the city wide designation of green belt are maintained.

### 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.**

223 It is important to achieve a good mix of dwelling types and sizes to avoid the creation of large areas of housing with similar characteristics. This approach supports more socially diverse and inclusive communities by offering a choice of housing and a range of house types to meet the needs of different population groups, from single-person households to larger and growing families.

### Policy Hou 3 Private Green Space in Housing Development

**Planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents.**

- 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.

224 This policy ensures an appropriate level of greenspace provision in new housing developments.

225 This policy applies to mainstream housing, whether flatted or otherwise. All mainstream housing should be provided with either individual private gardens or communal areas of greenspace, or a combination of both. In some sites, some of the greenspace provision should be in the form of publicly accessible space to connect with the wider network. The site briefs for the new strategic housing proposals in West and South East Edinburgh show this type of provision.

226 The Council expects most housing development to meet these greenspace requirements in full within the site. However exceptions may be justifiable if there are good reasons why this cannot happen, for example where justified by the following policy on density. The Council's Open Space Strategy sets standards for publicly-accessible large and local greenspace and play space and identifies actions to address any deficiencies or meet other needs. A proposal which does not meet the full requirements of policy Hou 3 on-site may be supported if appropriate provision or financial contribution is made to implement an identified action in the Open Space Strategy which will address a deficiency in the area.

227 The policy does not apply to housing built for occupation by particular groups such as students or the elderly. In these circumstances, provision appropriate to their particular needs will be negotiated.

### Policy Hou 4 Housing Density

The Council will seek an appropriate density of development on each site having regard to:

- 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.

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.

228 The aim of this policy is to promote an appropriate density of development, taking account of site characteristics and location. There are many benefits of higher density development – it makes efficient use of urban land, helps maintain the vitality and viability of local services and encourages the effective provision of public transport. However higher densities are not always appropriate. Particular care will be taken in established residential areas to avoid inappropriate densities.

### Policy Hou 5 Conversion to Housing

Planning permission will be granted for the change of use of existing buildings in non-residential use to housing, provided:

- 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.

229 A significant contribution to housing needs has been made over the years by the conversion of redundant commercial buildings to housing. This has included office buildings in the New Town which were originally houses, warehouses in Leith and vacant hospital and school buildings. The recycling of buildings achieves sustainability goals and provides the essential means by which the historic character of different localities can be maintained. It can help to create the high density, mixed use environments which are appropriate for central sites. It is an objective of the Plan to resist the conversion of empty shop units to residential use, and to safeguard these for shopping and small business use (see Policy Ret 10). However, conversions to residential use could be supported where the shop unit has been vacant for a significant period of time and been actively marketed, where there is local need and demand for a range of housing types and for town centre living.

### Policy Hou 6 Affordable Housing

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.

- 230 Government policy states that where a shortage of affordable housing has been identified, this may be a material consideration for planning and should be addressed through local development plans.
- 231 Affordable housing is defined as housing that is available for rent or for sale to meet the needs of people who cannot afford to buy or rent the housing generally available on the open market. Affordable housing is important in ensuring that key workers can afford to live in the city as well as helping meet the needs of people on low incomes.
- 232 A key aim is that affordable housing should be integrated with market housing on the same site and should address the full range of housing need, including family housing where appropriate. Provision on an alternative site may be acceptable where the housing proposal is for less than 20 units or if there are exceptional circumstances. Where planning permission is sought for specialist housing an affordable housing contribution may not always be required depending on the nature of the specialist housing being proposed and economic viability considerations.
- 233 Further information on affordable housing requirements is provided in planning guidance. The details of provision, which will reflect housing need and individual site suitability, will be a matter for agreement between the developer and the Council.

### Policy Hou 7 Inappropriate Uses in Residential Areas

Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.

- 234 The intention of the policy is firstly, to preclude the introduction or intensification of non-residential uses incompatible with predominantly residential areas and secondly, to prevent any further deterioration in living conditions in more mixed use areas which nevertheless have important residential functions. This policy will be used to assess proposals for the conversion of a house or flat to a House in Multiple Occupation (i.e. for five or more people). Further advice is set out in Council Guidance

### Policy Hou 8 Student Accommodation

Planning permission will be granted for purpose-built student accommodation where:

- 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.
- 235 It is preferable in principle that student needs are met as far as possible in purpose-built and managed schemes rather than the widespread conversion of family

housing. Increasing the amount of purpose-built student accommodation assists the growth of the universities and the attractiveness of the city as a centre for Higher Education. In general such provision can take place at relatively high densities. Open space and car parking provision can be tailored to reflect the nature of the proposed use. However these considerations should not compromise design quality.

- 236 Developments should be close to the universities and colleges and accessible by public transport. In assessing the degree of concentration of student accommodation, the Council will take into account the nature of the locality in terms of mix of land use and housing types, the existing and proposed number of students in the locality. Further advice is provided in Council guidance.

#### Policy Hou 9 Sites for Gypsies, Travellers and Travelling Showpeople

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.

- 237 To support the provision of a site or sites in appropriate locations for gypsies, travellers and travelling showpeople to meet their needs and help avoid the illegal and unmanaged use of land for this purpose, or the overnight parking of vehicles on roadside verges. There is a commitment to working in consultation with the gypsy and travelling community to identify an appropriate site(s) in the context of this policy.

#### Policy Hou 10 Community Facilities

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.

- 238 The intention of this policy is to ensure that new housing development goes hand in hand with the provision of a range of community facilities when this is practicable and reasonable, such as the development planned for regeneration areas. Facilities such as local doctor and dental surgeries, local shops, community halls and meeting rooms are necessary to foster community life. Equally, the Council will seek to retain facilities of proven value, if threatened by redevelopment proposals without prospect of replacement.



## 6 Shopping and Leisure

239 This section focuses on the important role of town, local and other centres in providing shopping, entertainment, places to eat and drink and local services in accessible locations. Centres which provide a strong mix of uses and a focal point for local residents contribute to creating and maintaining sustainable communities.

### Objectives

- To sustain and enhance the city centre as the regional focus for shopping, entertainment, commercial leisure and tourism related activities and encourage appropriate development of the highest quality
- To maintain the existing and proposed broad distribution of centres throughout the city and sustain their vitality and viability
- To ensure that some basic convenience provision is made or retained within walking distance of all homes
- To improve the appearance, quality and attractiveness of all centres



### New Retail Development

240 In line with national and strategic planning policy, Policies Ret 1 – Ret 6 apply a sequential approach to the identification of preferred locations for new retail development. They provide policy guidance to assist the assessment of proposals for retail development at different locations throughout the plan area - the City Centre Retail Core, town centres, commercial centres, local centres and out-of-centre locations (see Table 6 in Part 1).

### Policy Ret 1 Town Centres First Policy

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:

- 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

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.

## City Centre Retail Core

### Policy Ret 2 City Centre Retail Core

Planning permission for retail development in the city centre retail core will be granted having regard to the following considerations:

- 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.

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.

- 241 This policy supports proposals for additional retailing floorspace in or adjacent to the city centre retail core. It recognises that the success of this regional shopping centre depends not just on the quantity and quality of shopping facilities but also the appearance of the shopping environment taking account of its historic character and ease of movement, by pedestrians in particular.

- 242 A number of non-statutory planning documents have been prepared to guide development proposals in the city centre retail core and will be a material consideration in the determination of planning applications. These identify key issues which retail development proposals should address, for example encouraging a mix of uses on upper floors, promoting evening activity, providing flexible retail floorplates and enhancing public realm.

## Town Centres

### Policy Ret 3 Town Centres

Planning permission will be granted for retail development within a town centre, where it has been demonstrated that:

- 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.

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.

243 This policy applies to the following eight town centres – Corstorphine, Gorgie/Dalry, Leith/Leith Walk, Morningside/Bruntsfield, Nicolson Street/Clerk Street, Portobello, Stockbridge and Tollcross. The boundaries of each centre are shown on the Proposals Map and will be kept under review. Boundary changes may be recommended through the preparation of supplementary guidance

244 This policy supports proposals for retail development in or adjacent to Edinburgh's eight town centres in recognition of their important role in providing shopping and services in locations well served by public transport. Development opportunities are seldom available within town centres, especially to meet the requirements of larger stores, and are more likely to arise on edge of town centre sites. Edge of centre development should benefit rather than compete with the town centre. Such proposals will need to demonstrate how the development integrates with the existing centre in terms of appearance and pedestrian connections.

## Commercial Centres

### Policy Ret 4 Commercial Centres

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:

- 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.

245 Policy Ret 4 covers seven commercial centres in Edinburgh – Cameron Toll, Craigleith, Hermiston Gait, Meadowbank, Newcraighall/The Jewel (which includes Fort Kinnaird retail park and an Asda superstore) Ocean Terminal and The Gyle. The purpose of this policy is to indicate the circumstances in which additional retail floorspace in a commercial centre will be supported.

246 The plan supports and values the role of the commercial centres in providing shopping and leisure facilities. However, within a context of the economic downturn and anticipated decline in retail spending, there is not expected to be any significant gap in retail floorspace provision in the LDP period to justify expansion of any of the commercial centres.

247 The effect of this policy is to complement policies Ret 2 and Ret 3 by directing any new retail development to the city or town centres in the first instance. This approach will help support the role of the city centre and town centres and promote investor confidence in these locations.

248 Where there may be an opportunity for a centre to continue to evolve to meet the needs of the population it serves, this is indicated in Table 7 Commercial Centres.

## Local Centres

### Policy Ret 5 Local Centres

Planning permission for retail development in or on the edge of a local centre will be

permitted provided the proposal:

- 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.

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.

**249** This policy applies to the local centres listed in Table 6 in Part 1 Section 3 and in Appendix B. It supports new retailing development of an appropriate scale and type in local centres and protects local centres from development which would threaten their future existence or undermine their role. 'Edge of local centre' will only apply to sites physically adjoining the existing boundary of the centre. This policy also protects the network of existing local centres as these help contribute to the overall LDP objective relating to sustainable communities and quality of life.

### Out-of-Centre Development

**250** New retail development should be in locations which can be easily accessed on foot, by cycle and by public transport as well as by car and preferably in close proximity to other local services and community facilities to allow linked trips. This helps explain why existing and proposed centres are the preferred locations for new retail development. Policy Ret 6 will be used to assess proposals for retail development in out-of-centre locations.

### Policy Ret 6 Out-of-Centre Development

Proposals for retail development in an out-of-centre location will only be permitted provided it has been demonstrated that:

- 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.

**251** This policy recognises that in exceptional circumstances, there may be retail proposals that can justify an out of centre location, for example smaller units to meet the needs of a growing population or where a gap in provision can be demonstrated. Proposals for non-local provision, for example a free-standing retail warehouse which would trade over a wide area and provide essentially for car-borne shopping, would not be acceptable in terms of this policy.

**252** There are benefits in providing small scale, convenience stores (up to 250sq.m. gross floorspace) in locations easily accessible on foot or by cycle. These will complement the role of the identified centres and therefore for such proposals it is not necessary to demonstrate that there is no site suitable and available in or adjacent to an identified centre (criterion b) in Policy Ret 6). The other requirements of Policy Ret 6 do need to be satisfied. This will allow, for example, large scale housing proposals to include local shopping facilities to serve new residents. This will also help meet create more sustainable communities, one of the overall objectives of the plan.



## Entertainment and Leisure Uses

253 Policies Ret 7 and Ret 8 apply a sequential approach to the location of entertainment and leisure uses such as cinemas, theatres, restaurants, night clubs, ten pin bowling, bingo halls and soft play centres. These policies will also be applied to proposals for visitor attractions supporting Edinburgh's role as a major tourist destination and cultural centre of international importance.

254 The preferred locations for entertainment and leisure development are the City Centre (as shown on the Proposals Map), the eight nine town centres and as part of mixed use regeneration proposals at Leith Waterfront and Granton Waterfront.

### 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:

- 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.

255 The purpose of this policy is to identify the preferred locations for entertainment and leisure development and to ensure that such proposals make a positive contribution in terms of the type of use and quality of design, are in accessible locations and do not introduce unacceptable noise and late night disturbance.

256 The City Centre has a mixed use character and provides a wide range of leisure

uses, arts and cultural establishments and pubs and restaurants. Whilst recognising the importance of such uses to the local and national economy, the policy takes account of potential impact on the environment and local residents.

257 Entertainment and leisure uses will be a key component of the major regeneration proposals at Leith Waterfront and Granton Waterfront and are also appropriate in town centres, contributing to the diversity and vitality.

### Policy Ret 8 Entertainment and Leisure Developments – Other Locations

Planning permission will be granted for entertainment and leisure developments in other locations provided:

- 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.

258 This policy sets out criteria for assessing proposals for entertainment and leisure developments in other locations, such as commercial centres, local centres and elsewhere in the urban area. Key considerations include accessibility by public transport, design quality and impact on the character of the area and local residents.

## Alternative Use of Shop Units

### Policy 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.

The change of use of a shop unit in a local centre to a non-shop use will be permitted provided:

- 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.

259 This plan aims to protect the important retailing function of defined centres but recognises the benefits of a wide range of complementary service, leisure and other community uses. The right mix of shopping and other uses will vary in the different centres and in the case of the city and town centres, in different parts of the centre. The policy applies to ground floor units only or basement/first floor units that are directly accessed from the pavement.

260 Within the City Centre Retail Core, a strong, high quality retail offer is a key aspect of sustaining and enhancing the city centre and policies are required to ensure that shopping continues to be the predominant use. However in order to achieve a diverse, thriving and welcoming city, a more flexible approach to the introduction of

complementary uses that support the main shopping function and encourage use into the evening is proposed. Supplementary guidance will be prepared to guide the mix of uses in different parts of the City Centre Retail Core and set out criteria for assessing proposals for uses other than shops.

261 Previous local plans incorporated a standard approach to change of use applications in town centres based on identifying primary frontages where there should be a greater proportion of units in shop use. However, each town centre is different in terms of the current mix of uses and how well it is meeting the needs of those who live, work and shop in the surrounding area. In order to take account of these differences, this plan proposes a tailored approach for each town centre. Separate supplementary guidance will be produced to guide change of use applications in each of the nine town centres. The supplementary guidance may also recommend changes to the town centre boundaries to be included in the next Local Development Plan.

262 The policy aims to avoid areas of 'dead frontage' and reduced pedestrian flow which would detract from the character and vitality of the centre by requiring that at least one unit in every four is in shop use. Beyond this requirement, the policy applies a flexible approach to change of use applications in local centres provided the use will be beneficial to the local community such as providing services, hot food or entertainment facilities. In local centres, former shop units may also be suitable for business use, providing a beneficial use for vacant properties and opportunities for small start up businesses and job creation close to where people live.

### Policy Ret 10 Alternative Use of Shop Units in Other Locations

Outwith defined centres, planning applications for the change of use of a shop unit will be determined having regard to the following:

- 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.

263 The purpose of this policy is to guide proposals for change of use involving shop units not located within defined centres.

264 Independent and specialist retailers may be found in secondary locations throughout the city. But their concentration in some streets in the Old Town and on the fringes of the City Centre has given these a distinctive shopping character and interest worthy of protection. The defined speciality shopping streets are Cockburn Street; High Street (parts) Lawnmarket and Canongate; Victoria Street and West Bow, Grassmarket; Jeffrey Street and St Mary's Street; Stafford Street, William Street and Alva Street in the New Town. More detailed information on the frontages to which Policy Ret 10 applies is provided in Appendix B.

265 In parts of the city, mainly the City Centre and Leith, there are concentrations of commercial uses including retail, food and drink, and entertainment uses which, although not fulfilling the role of a local centre, do make a positive

contribution to the vibrancy of the city. Proposals incompatible with the commercial character of such areas will be resisted.

266 Single convenience shops and parades of small shops play an important role in meeting neighbourhood shopping needs and creating a sense of community, particularly in areas not well served by the network of shopping centres. It may be necessary to resist the loss of shop units to ensure local needs, particularly for people without access to car, are met

267 The Council's Guidance for Business provides advice on relevant design and amenity considerations for the conversion of shop units to residential use.

### Policy Ret 11 Food and Drink Establishments

**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:**

- 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.**

268 The provision of food and drink establishments in areas where people live is a recognisable component of urban living. However, such uses can cause a number of problems for local residents. Particular care will be taken to prevent an excessive concentration of hot food shops, pubs and bars in areas of mixed but essentially residential character. The Council's Guidance for Businesses identifies sensitive areas in this regard namely Tollcross, Grassmarket, Nicolson/Clerk Street and Broughton Place/Picardy Place and their environs.

## 7 Transport

269 The relationship between land uses and how people move between them is fundamental in promoting sustainable development. The policies in this section complement the Council's Local Transport Strategy.

### Objectives

- To minimise the distances people need to travel
- To promote and prioritise travel by sustainable means i.e. walking, cycling and by public transport.
- To minimise the detrimental effects of traffic and parking on communities and the environment
- To ensure that development does not prejudice the implementation of future road, public transport and cycle and footpath proposals.



### Transport and New Development

270 All planning applications involving the generation of person-trips should provide information on the demands that will be made on the road network and transport system. A comprehensive Transport Assessment must be submitted with planning applications for proposals generating a significant amount of travel or in particularly traffic sensitive locations. The aim of an assessment is to ensure maximum feasible sustainable transport access to a development. It should include a prediction of the number of trips likely to be made to the development and the modal split, together with details of measures to improve or maximise access by public transport, walking and cycling and minimise and deal with impacts of car journeys associated with the proposal. The Assessment should include a reference to traffic reduction and mode share targets set out in the Local Transport Strategy, the LDP Transport Appraisal and other relevant transport studies current at the time of application. Where appropriate, Policy Del 1 will be used to secure developer contributions towards transport interventions necessary to mitigate the effects of development or meet sustainable travel targets.

### Policy Tra 1 Location of Major Travel Generating Development

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:

- 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.

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.

- 271 The policy applies to major offices, retail, entertainment, sport and leisure uses and other non-residential developments which generate a large number of journeys by employees and other visitors. These developments should be accessible by a choice of means of transport which offer real alternatives to the car. For this reason, a location in the City Centre will normally be preferable. Major travel generating developments will also be encouraged to locate in the identified town centres and employment centres, provided that the scale and nature of the development is such that it can be reached conveniently by a majority of the population in its catchment area by walking, cycling or frequent public transport services.
- 272 Out-of-centre development will only be acceptable where it can clearly be demonstrated that the location is suitable, and that access by sustainable forms of transport and car parking provision and pricing mean that the development will be no more reliant on car use than a town centre location. This means that good public transport, walking and cycling accessibility will still need to be assured.
- 273 Applications should be accompanied by travel plans to demonstrate how development, particularly in out of centre locations, will meet the requirements of Policy Tra 1. Travel plans should accord with Scottish Government guidance and will be monitored to assess their impact on reducing demand for car travel and maximising use of existing and new transport infrastructure. Travel plans may also be relevant when assessing residential applications in terms of Policy Hou 4 Housing Density or Policy Tra 2 Private Car Parking.

## Car and Cycle Parking

### Policy Tra 2 Private Car Parking

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:

- 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.

- 274 The purpose of this policy is to ensure car parking provided as part of development proposals accords with the Council standards which are tailored to local circumstances, including location, public transport accessibility and economic needs, but generally fulfil the wider strategy of encouraging sustainable, non-car modes. The standards express the maximum amount of car parking that different types of development may provide.
- 275 The policy sets out the circumstances in which a lesser amount of car parking than the standards require may be appropriate to help reduce car use. This is only likely to be acceptable in locations where there are existing or planned on-street parking controls.
- 276 At least half the space saved by omitting or reducing car parking should be given over to landscape features and additional private open space (see Policy Hou 3), so that residents will have the amenity benefits of a car-free environment.

### Policy Tra 3 Private Cycle Parking

**Planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.**

- 277 The provision of adequate cycle parking and storage facilities is important in meeting the objective of the Local Transport Strategy to increase the proportion of journeys made by bicycle. The Council's parking standards set out the required levels of provision of cycle parking and storage facilities in housing developments and a range of non-residential developments.

### Policy Tra 4 Design of Off-Street Car and Cycle Parking

**Where off-street car parking provision is required or considered to be acceptable, the following design considerations will be taken into account:**

- 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

- 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
- c) the design of surface car parks should include structural planting to minimise visual impact
- 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.
- e) Space should be provided for small-scale community recycling facilities in the car parking area in appropriate development, such as large retail developments.

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.

- 278 This policy sets out important design considerations for car and cycle parking provision including environmental quality, pedestrian safety and security. Poorly located or designed car parking can detract from the visual appearance and vitality of the surrounding area. Car parking in front of supermarkets which widely separates entrances from main roads, is an added discouragement to public transport use and walking, and detracts from urban vitality and safety. A high standard of design for surface car parking will be sought, with landscaping to soften its visual impact, and in larger car parks the provision of marked walkways for ease of pedestrian movement and safety. New off-street car parking provides an opportunity to expand the city's network of small recycling points to complement larger community recycling centres. Provision of well located high quality cycle parking suitable to the type of development and to users is an essential component of the Council's efforts to encourage cycling.

## Policy Tra 5 City Centre Public Parking

**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.**

- 279 Additional purpose-built off-street car parking can be justified in the city centre, to meet the needs of shoppers and leisure visitors primarily, to boost the city centre's shopping functions and enable it to compete more effectively with other shopping centres. Off-street car parking provision is also to be preferred to the wide-spread use of streets in the city centre for parking; it is less visible and obtrusive and could enable pavements to be widened. The west and north-west edges of the city centre retail core have in particular been identified as areas where short- and medium-stay public off-street parking would be beneficial and reduce the amount of traffic circulating and seeking spaces to park. However, the location and design of built car parks in Edinburgh city centre's historic environment is challenging. New off street car parks should include provision for motorcycles and cycles.

## 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.**

- 280 Safe, convenient and secure park and ride facilities linked to efficient public transport services can help reduce congestion. Planning permission has been granted for an extension to the park and ride facilities at Hermiston. This policy sets out criteria which will be used to assess proposals for any additional new park and ride facilities. Where a green belt location can be justified to meet transport objectives, the Council will minimise any adverse effects on landscape setting through careful siting, design and landscaping.

## Transport Proposals and Safeguards

- 281 The LDP identifies a number of transport proposals and safeguards. These are shown on the Proposals Map with details set out in Table 9 in Part 1. These proposals relate to the significant known transport infrastructure which is required to accommodate new development (and in particular housing development) proposed in the local development plan, and where land needs to be safeguarded by the plan in order to allow the transport interventions to take place. In addition, other more local potential transport interventions relating to specific development proposals are set out within the development principles and site briefs for these proposals, and these are generally intended to inform the master plan process for the particular development proposals concerned. Policy Tra 8 below ensures that development proposals address these transport interventions.

## 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.**

- 282 To ensure that development proposals take account of committed and potential public transport proposals. These are required to reduce reliance on travel by private car and help meet climate change targets and sustainable development objectives.

## Policy Tra 8 Provision of Transport Infrastructure

**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:**

- 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

- 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.
- 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.

283 The approach to the delivery of the required transport infrastructure is set out in Policy Del 1 (Developer Contributions and Infrastructure Delivery), and will be detailed within the Supplementary Guidance required through the policy.

284 Policy 8 of the SDP requires local development plans to take into account the cross boundary transport implications of all policies and proposals. Policy 9 of the SDP requires local development plans to provide policy guidance that will require sufficient infrastructure to be available, or its provision to be committed, before development can proceed, and pursue the delivery of infrastructure through developer contributions, funding from infrastructure providers or other appropriate means.

285 The proposals in Table 9 and transport interventions in the development principles and site briefs take into account the cumulative impact of development proposals within the Edinburgh Local Development Plan as far as known at this time. However, further assessment is required to inform the detail of the necessary transport proposals and other interventions. In addition, the effects of development elsewhere within the city region are being considered within the study by the Cumulative Impact Transport and Land Use Appraisal Working Group, which is led by Transport Scotland and involves the constituent authorities within the SESplan area.

286 The outcome of this study will inform local development plans about the cumulative effect of development on major roads within the city region, including the M9, M8/

A8, A720 (city bypass) and A1. Transport Scotland has identified potential transport improvements to the trunk road network which are detailed in the plan through the general development principles.

287 The Supplementary Guidance proposed through Policy Del 1 will address the delivery of the infrastructure required for the strategy of the plan in accordance with the SDP. The Council will update its action programme annually in order to detail the actions required, those responsible and the relevant timescales.

288 It will also detail the need for further transport assessment to address cumulative impacts and the suitability of any proposed mitigation setting out a robust framework for assessment of development on sites allocated in the plan, and development which may separately come forward, including housing development on windfall sites progressed through Policy Hou 1. The guidance will take into account the findings of the cross boundary Cumulative Impact Transport and Land Use Appraisal Working Group. In the event that the findings of the Cumulative Impact Transport and Land Use Appraisal Working Group are not available when the guidance is being prepared the guidance will set out an interim approach to ensure these matters are taken into account pending further consideration in the next review of the Local Development Plan.

### Policy Tra 9 Cycle and Footpath Network

Planning permission will not be granted for development which would:

- 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

- 289 Encouragement of walking and cycling is at the heart of government and Council proposals to promote more sustainable travel improve health and provide equally for people who for whatever reason do not own a car. Edinburgh has an extensive, highly attractive and, in some parts, relatively well connected off-road network based on abandoned railway alignments, paths along river banks and the canal towpath. Many of these are included in the Council's Core Paths Plan. In addition to existing well-established paths, the Core Paths Plan identifies opportunities for extensions and connections.
- 290 This policy ensures that development proposals do not obstruct or damage existing cycle paths and footpaths and other routes with access rights and do not prejudice the future implementation of potential additions or improvements to off-road routes across the city.

### Policy Tra 10 New and Existing Roads

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.

- 291 The Council does not generally support new road construction or road improvements aimed at increasing capacity on the road network. However in some cases roads proposals are necessary to mitigate the effects of development on the road network or to improve existing congestion levels. The details of planned new roads and improvements to the road network across the LDP area are set out in Table 9. This policy ensures that future development does not prejudice the implementation of these roads proposals.

### Policy Tra 11 Rail Freight

Planning permission will not be granted for development which would prejudice the retention of viable freight transfer facilities at Seafield and Portobello.

- 292 There are rail freight transfer facilities at a limited number of locations in Edinburgh: Powderhall, Portobello and in Leith Waterfront. The Powderhall facility is used only for road-to-rail waste transfer. If this use stops, the site is safeguarded for other potential waste management roles. The re-designation of Leith Docks for industrial purposes assumes that a rail-sea freight transfer capability will be retained. Keeping a reduced general freight rail head to the east in Seafield will complement the safeguard for a waste management facility in that location (see Policy RS 3). It is also prudent to retain the rail freight capability at Portobello.

### Policy Tra 12 Edinburgh Airport Public Safety Zones

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:

- extensions and changes of use or
- new or replacement development which would be associated with a low density of people living, working or congregating.

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.

- 293 Public Safety Zones are identified at either end of Edinburgh Airport's main runway. In these zones, special development restrictions apply to control the number of people on the ground at risk of death or injury in the event of an aircraft accident on take-off or landing.

## 8 Resources and Services

294 The following policies relate to development proposals for the use of natural resources or for provision of certain services. Policies protecting natural resources are in Section 2 – Caring for the Environment. The policy requiring carbon reduction measures and space for recycling in new development is in Section 1 – Design Principles.

### Objectives

- To support appropriate energy generation and waste management development to help meet national targets
- To support the provision of other necessary resources and services: mineral extraction, water and drainage and telecommunications.



### Sustainable Energy

#### Policy RS 1 Sustainable Energy

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:

- do not cause significant harm to the local environment, including natural heritage interests and the character and appearance of listed buildings and conservation areas
- will not unacceptably affect the amenity of neighbouring occupiers by reason of, for example, noise emission or visual dominance.

295 This policy is intended to support developments of appropriately sited and designed freestanding wind turbines. All wind turbine proposals will be assessed for their individual and cumulative effect on the landscape and biodiversity, taking account of other turbines proposals approved or proposed in the surrounding area. Given the importance of protecting the landscape setting of the city, it is unlikely that wind turbines located in the green belt will accord with Policy RS1 and Policy Env 10.

296 Proposals to fit micro-generation equipment onto existing buildings will be assessed using the above policy and non-statutory guidance for householders.

297 Where development for energy from waste or biomass is proposed, the Council expects the opportunity for local reuse of heat energy to be explored. Where potential uses for such heat are firmly identified, the necessary connections should either be implemented or safeguarded. Such proposals will be assessed for their

impact on air quality using Policy Env 22. Supplementary Guidance will be prepared regarding heat mapping and consideration of the potential to establish district heating and/or cooling networks and associated opportunities for heat storage and energy centres - as well as regarding how implementation of such initiatives could best be supported.

## Waste

### Policy RS 2 Safeguarding of Existing Waste Management Facilities

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.

### Policy RS 3 Provision of New Waste Management Facilities

Planning permission for new waste management facilities will be granted:

- 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.

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.

### Policy RS 4 Waste Disposal Sites

**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.**

- 298 Policy RS 2 continues the safeguarding of the existing three Community Recycling Centres (Craigmillar, Seafield, Sighthill) and Powderhall Waste Transfer Station. It also safeguards an existing waste management site at Braehead Quarry, off Craigs Road, where there is sufficient separation from the new housing proposed in this Plan. The policy also applies to development proposals in the immediate vicinity of the safeguarded sites and is intended to ensure that such development does not introduce conflict between uses, for example in terms of noise or air quality.
- 299 Policy RS 3 supports the principle of new facilities at those sites. Modern waste management facilities are highly controlled and can be similar in impact to general or light industrial processes. Many waste management facilities would be appropriate in locations designated for industrial or storage and distribution uses. Accordingly, Policy RS 3 continues to support new facilities in industrial areas and introduces the scope for low impact waste management uses on suitable sites elsewhere in the urban area. These may include a fourth community recycling centre.
- 300 Land at Seafield (identified as EW 1d) has unique locational advantages: it is sufficiently remote from housing areas; it has the benefit of rail access; and it has an outlet in nearby regeneration and potentially industrial uses for energy recovered after thermal treatment. Accordingly, it's potential as a location for energy from waste and combined heat and power uses should be retained in any development proposals.
- 301 Policy RS 3 identifies quarries as opportunities to locate new waste management facilities which comply with the minerals policy below. This could be done by

establishing such facilities on a temporary basis or by siting and designing them in a way which does not sterilise the mineral resource or significantly constrain quarrying operations.

- 302 This Plan does not identify opportunities for the disposal of residual municipal waste or other forms of waste to landfill sites. It similarly opposes (through Policy RS 4) land raise operations unless there will be demonstrable benefits to the appearance of the environment and no harmful impacts and the need for additional relevant landfill capacity in the Plan area has been established at the national or regional level.

## Minerals

### 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.

- 303 It is important to protect economically viable mineral deposits from sterilisation by permanent development. The only mineral resource within the area likely to be economically viable in the Plan period is hard rock. There are three operational quarries in the LDP area - Hillwood (dormant), Bonnington Mains and Ravelrig. The above policy is intended to protect that resource, and to ensure that new development does not introduce conflict which would prejudice mineral operations.
- 304 The Plan area also includes deposits of coal in the west and south east and small areas of peat in the south west. Proposals for their extraction will be assessed for their environmental and traffic impact using other policies in this Plan. An additional consideration, when assessing proposals affecting peat, is its role as a carbon sink.

## Water Supply and Drainage

### Policy RS 6 Water 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.**

- 305 Scottish Water has replaced the main storage and treatment facilities in Edinburgh, at Fairmilehead and Alnwickhill, with a new facility at Glencorse in Midlothian. Further, smaller scale, enhancements of the water supply and sewerage network may be needed to serve new development. For larger developments this will be identified and delivered as described in Policy Del 1.

## Telecommunications

### Policy RS 7 Telecommunications

Planning permission will be granted for telecommunications development provided:

- the visual impact of the proposed development has been minimised through careful siting, design and, where appropriate, landscaping
- 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
- the proposal would not harm the built or natural heritage of the city.

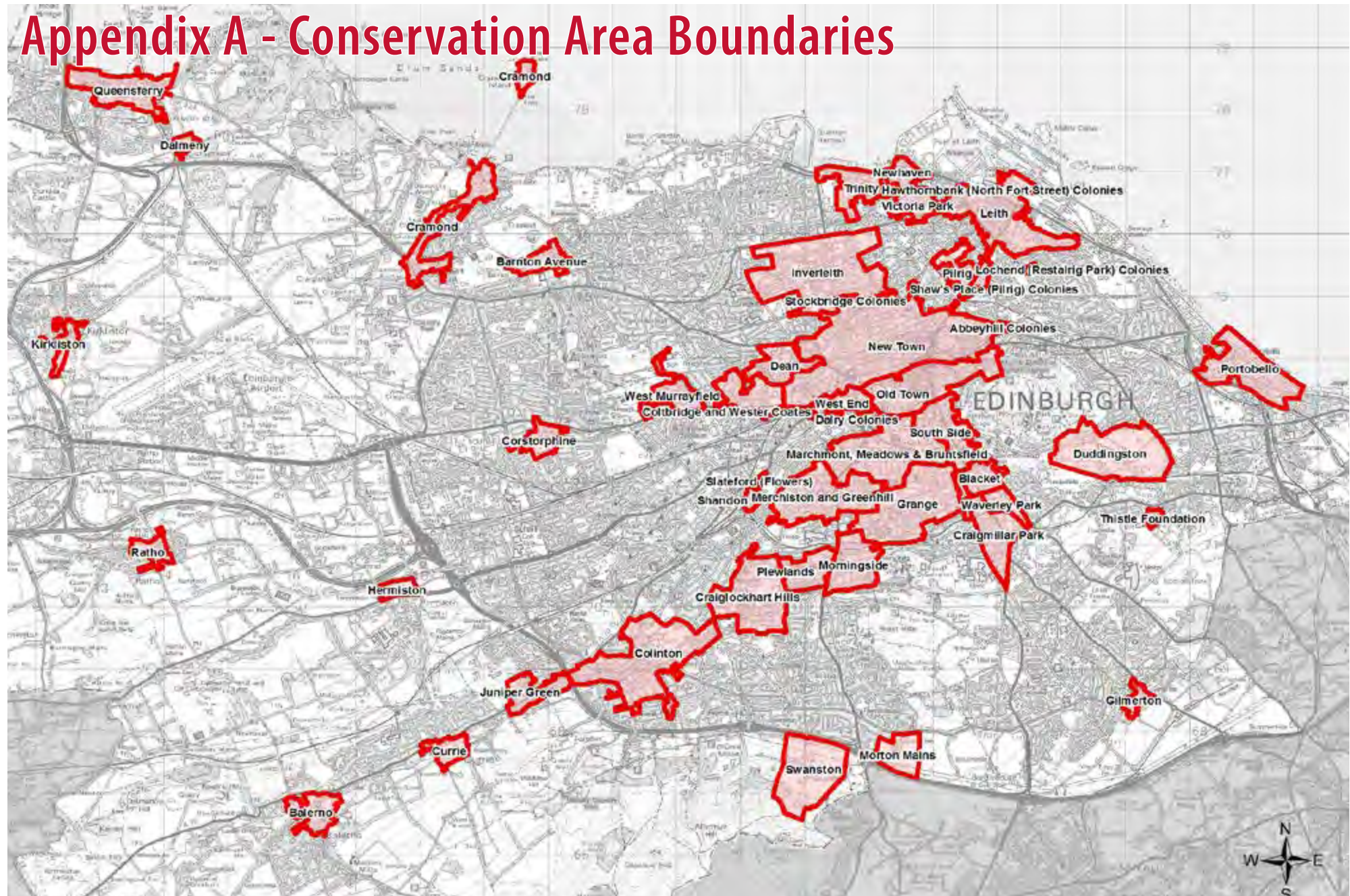
- 306 The provision of new telecommunications infrastructure is essential to economic competitiveness. The telecommunications industry must be enabled to expand and diversify, but this must be undertaken sensitively and imaginatively, and with minimum environmental impact. Telecommunications equipment such as antennas, mobile phone masts and base stations can have a significant visual



impact in both urban and rural areas. Telecommunications operators are therefore required to demonstrate that all practicable options to minimise impact have been explored, and the best solution identified.

- 307 There will be a limited number of locations, including city landmarks such as Arthur's Seat and Salisbury Crag, where the impact of an installation cannot be satisfactorily minimised, and where it will therefore be unacceptable in principle. In other locations, individual proposals may be acceptable but where there is a concentration of these uses, consideration will be given to the cumulative visual impact. Conditions will be imposed on any consent, requiring the removal of any mast or apparatus and the reinstatement of a site to its former condition when it becomes redundant.
- 308 Edinburgh is one of ten UK cities to receive early delivery of high speed broadband and large areas of wireless connectivity in public areas. The latter will require installation of new equipment, some of which may require planning permission or conservation area / listed building consent. These will be assessed using the above policy if appropriate and a separate non-statutory guideline on telecommunications.

# Appendix A - Conservation Area Boundaries



## There are currently 49 Conservation Areas

Abbeyhill Colonies	Balerno	Barnton Avenue	Blacket	Colinton	Coltbridge & Wester Coates	Corstorphine
Craiglockhart Hills	Craigmillar Park	Cramond	Currie	Dalmeny	Dalry Colonies	Dean
Duddingston	Gilmerton	Grange	Hawthornbank(North Fort St) Colonies	Hermiston	Inverleith	Juniper Green
Kirkliston	Leith	Lochend (Restalrig Park) Colonies	Marchmont, Meadows & Bruntsfield	Merchiston & Greenhill	Morningside	Morton Mains
New Town	Newhaven	Old Town	Pilrig	Plewlands	Portobello	Queensferry
Ratho	Rosebank Colonies	Shandon	Shaw's Place (Pilrig) Colonies	Slateford (Flowers) Colonies	South Side	Stockbridge Colonies
Swanston	Thistle Foundation Village	Trinity	Victoria Park	Waverley Park	West End	West Murrayfield



# Appendix B - Shopping Centres

The extent of the City Centre Retail Core, town centres, local centres and speciality streets are shown on the Proposals Map. This is appendix lists the properties included within the boundaries of these shopping areas to assist in the use of the policies in Part 2 Section 6 Shopping and Leisure

## City Centre Retail Core

1-3 Alva Street	12 Calton Road
4-33 Castle St	7 Charlotte Lane
14-16, 24 Elder Street	1 Elder Street Lane
6a-36 Frederick Street	3a-31 Frederick Street
33a-111a George Street	30-108 George Street
2-56 Hanover Street	3-55 Hanover Street
2-4 Hope Street	27 James Craig Walk
5-37 Leith Street	2 Melville Street
1-27 Multrees Walk	18 North Bridge
34a North Castle Street	1a-3 Princes Street
10-147 Princes Street	1-21 Queensferry Street
23-46 Queensferry Street	12-13 Randolph Place
2-204 Rose Street	3-167 Rose Street
31, 65-69, 87-89, 101-103 Rose Street North Lane	36-44, 52, 70-78, 90 Rose Street North Lane
71, 101, 127-129 Rose Street Lane South	120-122, 146-150 Rose Street Lane South
7-99 Shandwick Place	2-56 Shandwick Place
1-13 South Charlotte Street	3-19 South St Andrew Street
8-20 South St Andrew Street	7-21 South St David Street
1-2, 8 St Andrew Square	30-42 St Andrew Square
1-111 St James Centre	3 Thistle Street South West Lane
1-19 Waterloo Place	2-14 Waterloo Place
3 Waverley Bridge	1-9 Waverley Steps
16, 28-50 West Register Street	1, 5-9, 13-19 West Register Street

## Town Centres

Bruntsfield / Morningside	2 Bruntsfield Avenue 103-219 Bruntsfield Place 7-23 Church Hill Place 2 Colinton Road 42 Forbes Road 1A Maxwell Street 1 Millar Crescent 33-95 Morningside Road, 4-216 Morningside Road 3 -5, 2 Viewforth	78-226 Bruntsfield Place 1 Cannan Lane 6-16 Church Hill Place 1 Falcon Road West 90 Lemington Terrace 1-3 Merchiston Place 145-265 Morningside Road 302-426 Morningside Road
Corstorphine	5-9 Clermiston Road 1-17 Glasgow Road 2-4 Manse Road 16-30 Meadow Place Road 109-309 St John's Road	5-5A Featherhall Avenue 1-4 Gylemuir Road 1-12 Ormiston Terrace 38-160 St John's Road 3 Station Road
Gorgie/Dalry	2- 8 Alexander Drive 6 – 8 Caledonian Road 15 -191 Dalry Road 87 – 345 Gorgie Road 99 Gorgie Park Road 1-3 Wardlaw Street 4 Wardlaw Street 1 Westfield Road 39 Westfield Road	4 Caledonian Place  18 -128 Dalry Road 92 – 306 Gorgie Road 340 -390 Gorgie Road 3,4 Orwell Place 8 Orwell Terrace



## Town Centres

Leith & Leith Walk	1-31 Albert Place	3 Balfour Street
	3-5 Bangour Road	1-10 Brunswick Place
	107-117 Brunswick Street	88-96 Brunswick Street
	170-174 Constitution Street	2-5 Crichton Place
	1-10 Croall Place	
	5-7 Dalmeny Street	6 Dalmeny Street
	1-17 Duke Street	2-22 Duke Street
	1-201 Great Junction Street	1-75 Elm Row
	9-41 Haddington Place	2-174 Great Junction Street
	2 Henderson Street	
		1-5 Henderson Street
	2-4 Leith Walk	4 Jane Street
	1-381 Leith Walk	
	6 Middlefield	68-378 Leith Walk
Nicolson Street / Clerk Street	10 Montgomery Street	4 Manderston Street
	3 Pirrie Street	1 Montgomery Street
		2-42 Newkirkgate
	1 Chambers Street	2-66 Clerk Street
	5-85 Clerk Street	9 Hunter Square
	18 Hope Park Terrace	
	5-45 Newington Road	59-115 Newington Road
	2-88 Newington Road	
	2-140 Nicolson Street	1-129 Nicolson Street
	1-24 St Patrick Square	1-9 St Patrick Street
	1-67 South Bridge	78-108 South Bridge
	2-98 South Clerk Street	1-75 South Clerk Street
	6-8 Salisbury Place	21, 44 West Crosscauseway
	19-20 West Preston Street	

## Town Centres

Portobello	4-10 Bath Street	3-19 Brighton Place
	49-51 Pipe Street	79-205 Portobello High Street
	62-332 Portobello High Street	
Stockbridge	2-10 Baker's Place	5-7 Baker's Place
	1-21 Comely Bank Road	2-36 Deanhaugh Street
	1-6 Glanville Place	8 Gloucester Street
	6-62 Hamilton Place	9-11 Mary's Place
	11-20 North West Circus Place	34-36 North West Circus Place
	1-77 Raeburn Place	2-110 Raeburn Place
	2&3 St Stephen Place	7-63 St Stephen Street
	2-78 St Stephen Street	
Tollcross	1-11 Earl Grey Street	2-48 Earl Grey Street
	73 Fountainbridge	48-50 East Fountainbridge
	2 Gillespie Crescent	1-10 Gillespie Place
	1-69 Home Street,	2-66 Home Street
	105-141 Lauriston Place	4-52 Lochrin Buildings
	1-43 Leven Street	2-44 Leven Street
	3, 4 Lochrin Place	118-144 Lothian Road
	125-165 Lothian Road	

## Local Centres

Ashley Terrace	30 - 36 Ashley Terrace	37 - 50 Ashley Terrace
Balgreen Road	472 - 480 Gorgie Road	191 - 229 Balgreen Road
Blackhall	5 - 1 Craigcrook Place 16 Marischal Place	1 Craigcrook Terrace 232 - 248 Queensferry Road
Boswall Parkway	2 - 14 Wardieburn Drive	31 - 53 Boswall Parkway
Broughton Street	10 - 40 Broughton Street 42 - 76 Broughton Street 2 Picardy Place 1 Forth Street 2a Broughton Place 1 - 9 East London Street	1 - 7 Barony Street 42 - 54 London Street 19 - 45 Broughton Street 49 - 87 Broughton Street 91 - 115 Broughton Street
Bryce Road, Currie	120 - 124 Lanark Road West	56, 60 - 62 Bryce Road
Buckstone Terrace	2 - 16 Buckstone Terrace	
Chesser	536 - 560 Gorgie Road	1 Chesser Avenue
Chesser Avenue	1 - 9 Hutchison Terrace 1 - 9 Fruitmarket Place	1 - 11 Newmarket Road
Colinton	7 - 23 Bridge Road	10 - 64 Bridge Road
Comiston Road	2 - 34 Comiston Road 1 - 19 Comiston Road 6 - 22 Morningside Drive	36 - 42 Comiston Road 1 - 23 Morningside Drive
Corslet Place, Currie	13 - 17 Bryce Road	1 - 11 Corslet Place
Craiglockhart	2 - 4 Craiglockhart Road North	118 - 142 Colinton Road
Craigmillar	1 - 2 Craigmillar Castle Road 1 - 13 Niddrie Mains Road 196 - 200 Peffermill Road	3 - 9 Craigmillar Castle Road 2 - 106 Niddrie Mains Road 161 Duddingston Road West

## Local Centres

Dalkeith Road	152 - 218 Dalkeith Road	
Davidsons Mains	36 - 38 Cramond Road South 8 - 14 Main Street 15 - 51 Main Street	51 - 55 Quality Street 44 - 80 Main Street 61 - 89 Main Street
Drylaw	645 - 683 Ferry Road	20 - 26 & 28 - 40 Easter Drylaw Place
Drumbrae	24 - 42 Duart Crescent	
Dundas Street	122 - 160 Dundas Street	3-23 Henderson Row
Dundee Street	137 - 183 Dundee Street	
East Craigs	1 - 4 Bughtlin Market	
Easter Road	1 - 107 Easter Road 1 Maryfield - 10 Earlstoun Place (London Road) 3 - 28 East Norton Place (London Road) 1 - 21 Cadzow Place (London Road)	4 - 162 Easter Road
Ferry Road (East)	1 - 53 Ferry Road 2 - 12 North Junction Street	28 - 44 Ferry Road 86 - 90 Coburg Street
Ferry Road (West)	109 - 147 Ferry Road 120 - 142 (excluding 122) Ferry Road	27 - 28 Summerside Place 144 - 162 Ferry Road
Forrest Road	1 - 6 Greyfriars Place 4 - 32 Forrest Road	1 - 61 Forrest Road 1 - 22 Teviot Place
Gilmerton	1 - 13 Drum Street 8 - 38 Drum Street	27 - 55 Drum Street 2 Ferniehill Road
Goldenacre	1 Inverleith Gardens 1 Goldenacre Terrace 1 - 27 Montagu Terrace	1 - 2 Bowhill Terrace 58 - 66 Inverleith Row
Gracemount	1 - 21 Gracemount Drive 2 Gracemount Drive	62 Captains Road

## Local Centres

Hillhouse Rd/Telford Rd	2 - 14 Telford Road 1 - 9 Telford Road	12 - 34 Hillhouse Road 2 - 4 Strachan Road
Jocks Lodge	1 - 5 Wolseley Place 1 - 18 Willowbrae Road	1 - 7 Wolseley Terrace 15 - 23 Jocks Lodge; 23a - 25 Jocks Lodge; 27, 29 Jocks Lodge; 35 Jocks Lodge
Juniper Green	574 - 606 Lanark Road 534 - 546d Lanark Road	553 - 573 Lanark Road 529 - 539 Lanark Road
Liberton Brae	129 - 149 Liberton Brae	
Main Street, Balerno	6 - 48 Main Street	15 - 29 Main Street
Main Street, Kirkliston	22 - 28, 66, 74 - 86 Main Street 1 - 5 Station Road	27 - 35 Main Street
Marchmont North	39 - 43 Warrender Park Road 26 - 34 Warrender Park Road 48 - 60 Warrender Park Road 27a - 35 Marchmont Road 22 - 30 Marchmont Crescent 15 - 30 Argyle Place	2 - 8 Warrender Park Road 22 - 36 Marchmont Road 23 - 29 Marchmont Crescent 26 - 28 Roseneath Place 5 - 17 Roseneath Street
Marchmont South	94 - 110 Marchmont Road 123 - 129 Marchmont Road 2 - 4 Spottiswoode Road 20 - 21 Strathearn Road	126 - 146 Marchmont Road 1 - 5 Spottiswoode Road 92 - 104 Marchmont Crescent 2 - 10 Beaufort Road
Mayfield Road	55 - 69 Mayfield Road	
Milton Road West	2 - 10 Milton Road West	96 - 98 Duddingston Park
Moredun Park Road	70 - 92 Moredun Park Road	101 - 117 Moredun Park Road
Muirhouse / Pennywell	39 - 47 Pennywell Road 1 - 15 Pennywell Court	49 - 63 Pennywell Road 2 - 16 Pennywell Court

## Local Centres

Oxgangs	1 - 18 Oxgangs Broadway	2 Oxgangs Bank 343 Oxgangs Road North 345 Oxgangs Road North 4 Oxgangs Path
Parkhead	283 - 291 Calder Road 8 - 10 Parkhead Gardens	299 - 345 Calder Road
Pentland View Court, Currie	1 - 9 Pentland View Court	
Piershill	4 - 42 Piersfield Terrace 89 Northfield Broadway	161 - 177 Piersfield Terrace 88 - 100 Northfield Broadway
Polwarth Gardens	1 - 7 Polwarth Gardens 2 - 14 Polwarth Crescent	2 - 18 Polwarth Gardens 38 - 44 Merchiston Avenue
Queensferry (Centre)	1 - 52, High Street, South Queensferry (odd and even) 2 - 6 Hopetoun Road (even) 15 & 19 West Terrace 12 & 14A West Terrace	23 - 45 Hopetoun Road (odd) 5 & 7 Mid Terrace 1 Old Post Office Close (now part of Orocco Pier Hotel)
Ratcliffe Terrace	44 - 78 Ratcliffe Terrace 27 - 63 Ratcliffe Terrace	2 Fountainhall Road 1 Grange Loan
Restalrig Road	133 - 165 Restalrig Road	
Rodney Street	1 - 25 Rodney Street	2 - 54 Rodney Street
Roseburn Terrace	1 - 59 Roseburn Terrace	2 - 28 Roseburn Terrace
Saughton Road North	73 - 89 Saughton Road North	A - H 100 Saughton Road North
Scotstoun Grove, Queensferry	1 - 7, 9 Scotstoun Grove	
Sighthill	483 - 501 Calder Road	

## Local Centres

Stenhouse Cross	1 - 12 Stenhouse Cross	
Viewforth	1 - 12 St Peters Buildings	119 - 139 Gilmore Place
Walter Scott Avenue	62 - 104 Walter Scott Avenue	
Waterfront Broadway	3 Waterfront Broadway	
West Maitland Street	1 - 14 West Maitland Street 1 - 3 Grosvenor Street	5 - 32 West Maitland Street
Western Corner	1 - 7 Western Corner 127 - 31 Corstorphine Road	113 - 125 Corstorphine Road 50 - 84 Corstorphine Road
Whitehouse Road	185 - 199 Whitehouse Road	
Wester Hailes	1 & 2 Westside Plaza	3 - 34 & 36 Wester Hailes Centre (odd and even)

## Proposed new Local Centres:

Fountainbridge  
Western Harbour  
Granton Waterfront  
Brunstane

## Speciality Shopping Streets

Cockburn Street	11 - 71 Cockburn Street	2 - 54 Cockburn Street
Grassmarket	1 - 9 Grassmarket 8 - 98 Grassmarket 1 - 13 Cowgatehead	15 - 29 Grassmarket 65 - 89 Grassmarket
High Street/ Lawnmarket/ Canongate	94 - 112 Canongate 154 - 172 Canongate 246 - 278 Canongate 1 - 137 High Street 124 - 180 High Street 351 - 381 High Street 322 - 346 Lawnmarket	97 - 145 Canongate 175 - 223 Canongate 259 - 299 Canongate 2 - 60 High Street 205 - 219 High Street 435 - 521 Lawnmarket
Jeffery Street/ St Mary's Street	1 - 37 Jeffery Street 2 - 68 St Mary's Street	2 - 16 Jeffery Street
Victoria Street/ West Bow	1 - 9 Victoria Street 80 - 118 West Bow	8 - 46 Victoria Street 87 - 105 West Bow
William Street/ Stafford Street/ Alva Street	3 - 31 William Street 2 - 26 William Street 14 - 18 Stafford Street 34 - 36 Alva Street	33 - 51 William Street 28 - 38 William Street 11 - 15 Stafford Street



# Appendix C - Table of Financial and Other Contributions

Infrastructure items for which financial or other contributions may be sought include those set out in the following table:

Item	Circumstances	• Types of development - Location
School capacity, including new schools	<ul style="list-style-type: none"> <li>• Housing developments</li> <li>- Citywide, including in contribution zones and other locations if required by Policies Del 1</li> </ul>	
Traffic management, including junction improvements	<ul style="list-style-type: none"> <li>• Local, major &amp; national development (specific scale thresholds may be set in guidance)</li> <li>- Citywide including in contribution zones and other locations if required by Policies Del 1</li> </ul>	
Edinburgh Tram Project	<ul style="list-style-type: none"> <li>• Local, major &amp; national development (specific scale thresholds set in guidance)</li> <li>- In identified contribution zone</li> </ul>	
Public realm and other pedestrian and cycle actions	<ul style="list-style-type: none"> <li>• Local, major &amp; national development (specific scale thresholds may be set in guidance)</li> <li>- Citywide, including in contribution zones and other locations if required by Policies Del 1. Where identified in Council's public realm strategy*, or as site specific action in Action Programme.</li> </ul>	
Other transport improvements	<ul style="list-style-type: none"> <li>• Local, major &amp; national development (specific scale thresholds may be set in guidance)</li> <li>- Citywide, including in contribution zones and other locations if required by Policies Del 1</li> </ul>	
Primary healthcare infrastructure capacity	<ul style="list-style-type: none"> <li>• Housing, care homes and student housing developments</li> <li>- In identified contribution zones*</li> </ul>	
Green space actions	<ul style="list-style-type: none"> <li>• Housing developments if required by Policy Hou 3. Other local, major or national development if required by Policy Env 18, 19 or 20.</li> <li>- Citywide, including in contribution zones</li> </ul>	

\* No relevant actions identified prior to Plan's adoption.

# Appendix D - CEC Land Ownership Schedule

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
<b>City Centre</b>			
Land to north of Canongate, east of New Street	326309	673763	Proposal CC 2 New Street - mixed use development New Street Development Principles
Land to south of East Market Street, east of New Street	326158	673775	Proposal CC 2 New Street - mixed use development New Street Development Principles
Land at junction between Brandfield Street and Grove Street	324419	672949	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land between Upper Grove Place and Grove Street	324388	673036	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land between Fountainbridge and Union Canal	324326	672715	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land adjacent to 18 Gilmore Place	324767	672740	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land at 5-11 Gilmore Place	324885	672807	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land at 8-14 Gilmore Place	324870	672834	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land at 2-6 Gilmore Place	324884	672836	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land at Thornybauk, north of Cameo Cinema	324866	672896	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land at West Tollcross, south of fire station	324856	672922	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land at Tollcross Primary School	324750	672911	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land north of Tollcross Primary School	324725	672972	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land between Dunbar Street and Ponton Street	324821	672989	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land east of Ponton Street	324784	672979	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land at Thornybauk, south of 89-95 Fountainbridge	324766	673007	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land at Thornybauk, south of 83-87 Fountainbridge	324798	673009	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land between Gibson Terrace and Dorset Place	324146	672532	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land south of Fountain Park, north of Dundee Street	324146	672639	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land adjacent to Western Approach Road between Dalry Road and Grove Street	324237	672942	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Narrow strip of with north –south orientation between Dundee Street and Caledonian Crescent	323939	672690	Proposal CC 3 Fountainbridge – mixed use development Fountainbridge Development Principles
Land between Western Approach Road and Dalry Road (Dalry Park)	323783	672641	Proposal GS 1 Dalry Community Park – extension and enhancement of park
<b>Edinburgh Waterfront</b>			
Strip of land to north of Lindsay Place	325844	676994	Proposal EW 1a Leith Waterfront (Western Harbour) – housing led mixed use development Leith Waterfront Development Principles
Land between Chancelot Mill and Lindsay Road	326109	676933	Proposal EW 1b Leith Waterfront (Central Leith) – Mixed Use development Leith Waterfront Development Principles
Land at North Leith Sands	326302	676914	Proposal EW 1b Leith Waterfront (Central Leith) – Mixed Use development Leith Waterfront Development Principles

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Small strip of land to north of Travelodge, off Ocean Drive	326519	676862	Proposal EW 1b Leith Waterfront (Central Leith) – Mixed Use development Leith Waterfront Development Principles
Land at Ocean Drive/ Ocean Way, north of Constitution Place, east of Victoria Bridge	327294	676749	Proposal EW 1b Leith Waterfront (Central Leith) – Mixed Use development Leith Waterfront Development Principles
Land at and to west of Tower Street	327485	676530	Proposal EW 1b Leith Waterfront (Central Leith) – Mixed Use development Leith Waterfront Development Principles
Land to north of Leith Links, including Mary's RC Primary School	327745	676001	Proposal EW 1c Leith Waterfront (Salamander Place) – housing led mixed use development Leith Waterfront Development Principles
Land at Carron Place	327895	676110	Proposal EW 1c Leith Waterfront (Salamander Place) – housing led mixed use development Leith Waterfront Development Principles
Small area of land to south-east of Salamander Yards	328072	675981	Proposal EW 1c Leith Waterfront (Salamander Place) – housing led mixed use development
Strip of land to east of West Shore Road, west of Inchcolm House	321983	677221	Proposal EW 2a Granton Waterfront (Forth Quarter) -housing led mixed use development Granton Waterfront Development Principles
Small area to east of West Shore Road, east of Inchcolm House	322140	677186	Proposal EW 2a Granton Waterfront (Forth Quarter) -housing led mixed use development Granton Waterfront Development Principles
Strip of land to east of Marine Drive	321815	676655	Proposal EW 2b Granton Waterfront (Forth Quarter) -housing led mixed use development Granton Waterfront Development Principles

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Small area of land immediately to west of Granton Square	323651	677097	Proposal EW 2b Granton Waterfront (Forth Quarter) -housing led mixed use development Granton Waterfront Development Principles
Land between West Granton Road and West Harbour Road	323440	677165	Proposal EW 2b Granton Waterfront (Central Development Area) -housing led mixed use development Granton Waterfront Development Principles
Area of land to north of West Shore Road	322898	677417	Proposal EW 2b Granton Waterfront (Central Development Area) -housing led mixed use development Granton Waterfront Development Principles
Land to north of junction between Crewe Road North and West Granton Road	322763	676754	Proposal EW 2b Granton Waterfront (Central Development Area) -housing led mixed use development Granton Waterfront Development Principles
Land to south of West Harbour Road	323447	676165	Proposal EW 2b Granton Waterfront (Central Development Area) -housing led mixed use development Granton Waterfront Development Principles
Land to north and south of West Shore Road	322359	677322	Proposal EW 2d Granton Waterfront (North Shore) - housing led mixed use development Granton Waterfront Development Principles
Area of land to west of Caroline Park Avenue	322599	677123	Proposal SCH 4 North of Waterfront Avenue, Granton -new primary school Granton Waterfront Development Principles
Area of land between Leith Links and Salamander Street	327914	676101	Proposal GS 3 – Leith Links Seaward Extension-Housing –led redevelopment of former industrial land east of Salamander Place Granton Waterfront Development Principles

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
<b>West Edinburgh</b>			
Land to north of Gogar Roundabout	317321	672700	Policy Emp 6 International Business Gateway – special economic area IBG Development Principles
Land at Eastfield Road (park and ride site)	315384	672583	Policy Emp 6 International Business Gateway – special economic area IBG Development Principles
Land adjacent to Gogarburn	315960	672762	Policy Emp 6 International Business Gateway – special economic area IBG Development Principles
Small area of land at Gogar Farm	316824	672529	Policy Emp 6 International Business Gateway – special economic area IBG Development Principles
Area of land between Castle Gogar and west of Gogar Burn	316594	672793	Proposal GS 6 IBG Open Space – Strategic Landscape Design and Open Space IBG Development Principles
Area of land to east of East Mains of Ingliston	315402	672892	Proposal GS 6 IBG Open Space – Strategic Landscape Design and Open Space IBG Development Principles
Narrow strip of land at Edinburgh Park and land to south of it	319091	671496	Policy Del 5 Edinburgh Park and South Gyle - business led mixed uses Edinburgh Park and South Gyle Principles
Land to south and east of Premier Inn, Edinburgh Park	318413	671310	Policy Del 5 Edinburgh Park and South Gyle - business led mixed uses Edinburgh Park and South Gyle Principles
Triangle of land to south of Ettrick House, South Gyle	318463	671439	Policy Del 5 Edinburgh Park and South Gyle - business led mixed uses Edinburgh Park and South Gyle Principles



Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land between South Gyle Crescent and Edinburgh –Glasgow railway line	319092	671489	Policy Del 5 Edinburgh Park and South Gyle - business led mixed uses Edinburgh Park and South Gyle Principles
Land to east of Cultins Road, south of South Gyle Crescent	318662	671410	Policy Del 5 Edinburgh Park and South Gyle - business led mixed uses Edinburgh Park and South Gyle Principles
Land between South Gyle Crescent and South Gyle Crescent Lane	318640	671622	Policy Del 5 Edinburgh Park and South Gyle - business led mixed uses Edinburgh Park and South Gyle Principles
Land between South Gyle Crescent and Broadway Park	318878	671621	Policy Del 5 Edinburgh Park and South Gyle - business led mixed uses Edinburgh Park and South Gyle Principles
Land to east of South Gyle Crescent, opposite Drummond House	318536	671804	Policy Del 5 Edinburgh Park and South Gyle - business led mixed uses Edinburgh Park and South Gyle Principles
Narrow strip of land to east of Cammo Walk	317846	674586	Proposal HSG 20 Cammo housing led development Maybury and Cammo Site Principles
<b>South East</b>			
Land to east of Edinburgh Royal Infirmary	329520	670523	Policy Emp 2 Edinburgh Bioquarter –Special Economic Area Bioquarter Development Principles
Land at Pepper Place	328979	671926	Policy Emp 8 Business and Industry Areas (Peffer Industrial Estate/Castlebrae)
Narrow band of land to north of Kings Haugh, adjacent to Braid Burn	328603	672044	Policy Emp 8 Business and Industry Areas (Peffermill Industrial Estate/Prestonfield Park)
Land to south of Kings Haugh at Peffermill Industrial Estate	328452	671818	Policy Emp 8 Business and Industry Areas (Peffermill Industrial Estate/Prestonfield Park)

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land between Niddrie Mains Road and cycle track to north	329339	671831	Proposal HSG 14 Niddrie Mains – Housing
Land at Castlebrae Community High School	329275	671282	Proposal HSG 15 Greendykes Road – Housing
Land bounded by Greendykes Avene/ Tudsbury Avenue and Greendykes Road	329689	671146	Proposal HSG 17 Greendykes – Housing
Land to west of Greendykes Road	329592	671003	Proposal HSG 18 New Greendykes – Housing
Strip of land located to south-east of Niddrie Burn Parkland	330190	671078	Proposal HSG 18 New Greendykes – Housing
Land to south-west of Cloverfoot Cottages, off The Wisp	330190	671078	Proposal HSG 18 New Greendykes – Housing
Land adjacent to Wauchope Place	329286	671721	Proposal SCH 2 High School, Craigmillar – new high school
Land in south-west corner of Hunters Hall Public Park	330188	671069	Proposal SCH 3 New Greendykes – new two stream primary schools
Land to north of Niddrie Mains Road, east of Craigmillar Police Station	329036	671695	Proposal S 1 Niddrie Mains Road – Enhancement of Craigmillar Local Centre
Large area of land between The Wisp and Edinburgh Bioquarter	330148	670455	Proposal GS 4 South East Wedge Parkland
Area of land to west of The Wisp, near Cloverfoot Cottages	330470	671060	Proposal GS 4 South East Wedge Parkland

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Strip of land running between Hunters Hall Public Park to south of New Greendykes	329918	670985	Proposal GS 5 Niddrie Burn Parkland
Land at Craigmillar Castle Waste Management Site	328441	670916	Policy RS 2 Craigmillar Castle Waste Management Site
ELSEWHERE			
Strip of land at Sighthill Industrial Estate bounded by Edinburgh Glasgow railway line to north and Cultins Road to west	3189920	671331	Policy Emp 8 Business and Industry Areas (Sighthill)
Area of land at Sighthill Industrial Estate to east of Bankhead Drive	319374	671023	Policy Emp 8 Business and Industry Areas (Sighthill)
Area of land to north of A89 at Newbridge Roundabout	312367	672771	Policy Emp 8 Business and Industry Areas (Newbridge)
Small area of land on east side of Newbridge roundabout at intersection between M8 and A8	312592	672619	Policy Emp 8 Business and Industry Areas (Newbridge)
Small area of land at Harvest Road, Lochend Industrial Estate, north of Bathgate Junction	312644	672187	Policy Emp 8 Business and Industry Areas (Newbridge)
Land adjoining Cliftonhall Road at Newbridge Estate between Huly Hill and the Edinburgh Glasgow railway line	312441	672228	Policy Emp 8 Business and Industry Areas (Newbridge)

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land at Lochend Industrial Estate between A8 and Queen Ann Drive	312117	672563	Policy Emp 8 Business and Industry Areas (Newbridge)
Land between Harvest Drive and Hillwood Primary School	312943	672258	Policy Emp 8 Business and Industry Areas (Newbridge)
Land between Claylands Road and Airdrie Bathgate railway line at Newbridge Industrial Estate	312077	671699	Policy Emp 8 Business and Industry Areas (Newbridge)
Land between Edinburgh Glasgow Line to the north and Airdrie Bathgate railway line to the south bisected by Cliftonhall Road at Newbridge Industrial Estate	311484	671893	Policy Emp 8 Business and Industry Areas (Newbridge)
Land between Newcraighall Road and Whitehill Road, Newcraighall Industrial Estate	331195	671602	Policy Emp 8 Business and Industry Areas (Newcraighall)
Land at Edinburgh Park and Ride to south of Newcraighall Road	331825	671653	Policy Emp 8 Business and Industry Areas (Newcraighall)
Land between Newcraighall Road and south suburban line, adjacent to A1 trunk road, Newcraighall Industrial Estate	331496	671928	Policy Emp 8 Business and Industry Areas (Newcraighall)

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land to south of Sir Harry Lauder Road, A1 Industrial Park/ Freightliner Terminal, Portobello	330761	673485	Policy Emp 8 Business and Industry Areas (Portobello)
Narrow strip of land to west of Sir Harry Lauder Road at Telferton Industrial Estate, Portobello	329954	673232	Policy Emp 8 Business and Industry Areas (Portobello)
Land to south of Glasgow Road	313617	672476	Proposal HSG 4 Hillwood Road, Ratho Station – Housing development and community facilities
Land between South Gyle Access and Broomhouse Road	319490	671765	Proposal HSG 6 South Gyle Wynd -Housing development
Small area of land to south of Arneil Place	322879	676036	Proposal HSG 8 Telford College - Redevelopment of former college site.
Land between Pilton Drive and West Winnelstrae	323460	675966	Proposal HSG 9 City Park - Housing development
Land bounded by Edinburgh City Bypass and Wester Hailes Road	320327	669186	Proposal HSG 29 Curriemuirend – Housing and allotments Curriemuirend Development Principles
Land between Moredunvale Road and Moredunpark Road	328838	669810	Proposal HSG 30 Moredunvale – Housing development and open space improvements Moredundale Development Principles
Land at Portobello Public Park, off Milton Road	330603	673113	Proposal SCH 1 Portobello High School – Replacement High School
Area of land between Inverleith Park and Grange Cricket Ground	324352	675002	Proposal GS 8 Inverleith Depot – Green Space

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land to south-east of Clovenstone Drive, Curriemuirend	320634	669269	Proposal GS 10 Curriemuirend –Enhance existing open space in conjunction with housing
Land site bounded by Turnhouse Golf Club to west and Craigs Road to south	317409	673787	Policy RS 2 Braehead Quarry, Craigs Road – Waste Management Facility Safeguard
Land at Sighthill Industrial Estate bounded by Bankhead Crossway North and Bankhead Avenue	319365	671066	Policy RS 2 Sighthill Recycling Centre-Waste Management Facility Safeguard
Land between Water of Leith and Broughton Road, west of Redbraes Park	352842	675554	Policy RS 2 Powderhall Waste Management Site - Waste Management Facility Safeguard
Land to west of Seafield Road East, east of sewage pumping station, off Fillyside Road	329160	675467	Policy RS 3 Seafield Waste Management Site - Waste Management Facility Safeguard
<b>Transport Infrastructure</b>			
Land to south of Huly Hill, Newbridge to north of Edinburgh Interchange	312314	672579	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land adjacent to Alexandra Business Park, Newbridge	312405	672186	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land to north of Bathgate Junction, Lochend Industrial Estate, Newbridge	312649	672189	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land off Harvest Road to south-east of Connect Business Park	313030	672236	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land to south-east of Hillwood Rise, Ratho Station	313579	672257	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land off A8 to west of Ingliston Castle	313997	672455	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between East Mains of Ingliston and Hilton Hotel, Edinburgh Airport	315399	672854	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between East Mains of Ingliston and Gogar Burn, north of Gogarburn Junction	316146	672755	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between Gogar Burn and Gogar Burn Junction	316768	672642	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land surrounding 194 Glasgow Road	316824	672533	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land to north of Glasgow Road at Gogar Roundabout	317339	672709	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Area of land between Gyle Shopping Centre to north of Fife railway line at Edinburgh Park	317900	671903	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between Novotel Hotel at Edinburgh Park and Jenners Depository, off Balgreen Road	320548	671805	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land on either side of Water of Leith at Murrayfield	322289	672538	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land between Russell Road/Balbirnie Place and junction between west Granton Road and Waterfront Broadway	322361	674615	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between Balbirnie Place and Haymarket Station	323647	673048	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between Princes Street and Queen Street	325657	674125	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land at Ocean Drive, east of Tower Place Leith	327296	676745	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between Trinity Road and Wardie Square	324532	677061	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between Edinburgh Bioquarter and New Greendykes	329685	670643	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between Green Dykes and New Greendykes	329816	670912	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Land between Newcraighall Road adjacent to Newcraighall railway station (park and ride site)	331814	671703	Proposal T 1 Edinburgh Tram –Phase 1 between airport and city centre and safeguards for long-term extensions
Small area of land to south-east of Royal Elizabeth Yard	314297	676075	Proposal T 2 Edinburgh Glasgow Improvement Project Safeguards –Almond Chord
Small area of land at New Greendykes, south-east of Greendykes Road	329866	670797	Proposal T 6 Greendykes Public Transport Link-Improvement to link ERI and Bioquarter



Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Area of land at Lang Loan on north side of Edinburgh City Bypass	327892	667014	Proposal T 8 various off-road cycle/footpath links
Land between Guardwell Crescent and Burdiehouse Burn	328343	669567	Proposal T 8 various off-road cycle/footpath links
Land to east of A1 trunk road at Brunstane	331359	672146	Proposal T 8 various off-road cycle/footpath links
Land west of Gilbertstoun, Brunstane	331458	672317	Proposal T 8 various off-road cycle/footpath links
Land on seafront, Eastfield, Portobello	332561	673285	Proposal T 8 various off-road cycle/footpath links
Land east of Liberton Dams, east of Liberton Road	327187	670483	Proposal T 8 various off-road cycle/footpath links
Land at Chesser to east of Water of Leith walkway near New Mart Gardens	321877	670976	Proposal T 8 various off-road cycle/footpath links
Land between Powderhall Depot and Redbraes Park	325897	675590	Proposal T 8 various off-road cycle/footpath links
Land near junction of Fillyside Road and Seafeld Road East	329433	675353	Proposal T 8 various off-road cycle/footpath links
Land to east of Craigentenny Avenue North	328983	675330	Proposal T 8 various off-road cycle/footpath links
Land to south of Citadel Place, Leith	326666	676598	Proposal T 8 various off-road cycle/footpath links
Land at Granton seafront, north of West Shore Road, west of Hanging Craig	322338	677443	Proposal T 8 various off-road cycle/footpath links

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land between Ferry Road path and West Winnelstrae	323505	676006	Proposal T 8 various off-road cycle/footpath links
Land between Western Approach Road and Caledonian Crescent	324050	672798	Proposal T 8 various off-road cycle/footpath links
Land to north and east of St Augustine's RC High School	319386	671921	Proposal T 8 various off-road cycle/footpath links
Land to north-east of Gogar Roundabout	317579	672741	Proposal T 8 various off-road cycle/footpath links
Land between Silverknowes Dell and Silverknowes Road East	320947	675573	Proposal T 8 various off-road cycle/footpath links
Land to north of Western Approach Road between 209 Dalry Road and Edinburgh-Glasgow Central Railway Line	323529	672711	Proposal T 8 various off-road cycle/footpath links
Land between Sauchiebank and Russell Road	323396	672836	Proposal T 8 various off-road cycle/footpath links
Land to south of Balbirnie Place	323319	672954	Proposal T 8 various off-road cycle/footpath links
Land to north and south of Western Approach Road between Edinburgh-Glasgow Central Railway Line and South Suburban feeder line (east)	323094	672681	Proposal T 8 various off-road cycle/footpath links

Description of land owned by the planning authority	Grid X	Grid Y	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land to north and south of Western Approach Road between and south suburban railway feeder line (east) and south suburban railway feeder line (west)	322754	672654	Proposal T 8 various off-road cycle/footpath links
Small area of land south of 478 Lanark Road West, Balerno	316607	667023	Proposal T 8 various off-road cycle/footpath links
Land in north-east corner of Pilrig Park	326543	675799	Proposal T 8 various off-road cycle/footpath links
Land at East Mains of Ingliston	315392	672810	Proposal T 10 Gogar Link Road –single carriageway through IBG to allow public transport priority
Land to south of Castle Gogar	316496	672773	Proposal T 10 Gogar Link Road –single carriageway through IBG to allow public transport priority
Land west of Gogar Roundabout	317220	672657	Proposal T 10 Gogar Link Road –single carriageway through IBG to allow public transport priority
Land to south of A8, east of Ratho Station	313733	672554	Proposal T 11 A8 Additional road junction
Most of land at Gogar Roundabout	317491	672589	Proposal T 13 Improvements to Gogar Roundabout
Land on western side of Sheriffhall Roundabout	331781	667985	Proposal T 14 Sheriffhall Junction Upgrade -Grade separation of existing roundabout
Land at junction between Drum Street and Newtoft Street	329248	668679	Proposal T 20 Gilmerton Crossroads- Junction reconfiguration

# Appendix E - Glossary

## ACTIVE FRONTAGE

Ground floor building frontage designed to allow people to see and walk inside and out.

## AFFORDABLE HOUSING

Housing that is for sale or rent, to meet the identified needs of people who cannot afford to buy or rent housing generally available on the open market.

## AIR QUALITY MANAGEMENT AREAS

Designated parts of the city where the Council considers that air quality objectives are unlikely to be achieved

## BIODIVERSITY

The variety of life on earth, both plant and animal species, commonplace and rare, and the habitats in which they are found.

## BIODIVERSITY DUTY

A duty placed upon every public sector body and office-holder to further the conservation of biodiversity in line with the Scottish Biodiversity Strategy. [Introduced by the Nature Conservation (Scotland) Act 2004]

## BROWNFIELD

Land which has been previously developed. The term includes derelict land and land occupied by redundant buildings.

## BULKY GOODS

Goods of such a size that they could not normally be transported by customers traveling by foot, cycle or bus and therefore need to be carried away by car or delivered to customers, and which require large areas to display them.

## BUSINESS USE

Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 which includes general office, light industry or research and development which can be carried out without detriment to the amenity of any residential area.

## COMMERCIAL CENTRES

Centres of strategic importance which have a more specific focus on shopping or shopping/leisure uses and do not have the diverse mix of uses found in town centres.

## COMMUNITY

The term community includes individuals and groups, and can be based on location (for example people who live in, work in or use an area) or common interest (for example businesses, sports or heritage groups)

## CONSERVATION AREA

An area designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve or enhance.

**CORE PATHS**

Under the terms of the Land Reform (Scotland) Act 2003, the Council has prepared a plan for a system of 'core paths' to give people reasonable access throughout their area for walking, cycling, horse riding and to inland water.

**COUNCIL GUIDANCE**

Guidance (other than that which is supplementary guidance), prepared, consulted on and approved by the Council on a range of planning matters. Council guidance will be a material consideration in determining planning applications.

**COUNTRYSIDE**

References to the 'Countryside' (with a capital letter) relate specifically to the 'Countryside Policy Area' shown on the Proposals Map. References to 'countryside' relate to open land in the rural area and may include both 'green belt' and 'Countryside Policy Area'

**COUNTRYSIDE RECREATION**

Passive or active outdoor recreational pursuits or land uses. This may involve very limited buildings, which do not, of themselves, disrupt the peace and tranquility of the countryside (or neighbouring urban area) or threaten the character and amenity of the landscape and its enjoyment by others.

**DENSITY**

The floorspace or number of dwellings in a development divided by its land area.

**DEVELOPMENT BRIEF**

A document approved by the Council providing guidance on how a specific site of significant size or sensitivity should be developed in line with the relevant

planning and design policies. It will usually contain some indicative vision of future development form.

**EFFECTIVE HOUSING LAND SUPPLY**

Land identified for housing which is free or expected to be free of development constraints in the period up to 2026 and will therefore be available for the construction of housing.

**EMPLOYMENT USE**

Generally businesses, general industry or storage and distribution uses, each defined in the Town and Country Planning (Use Classes)(Scotland) Order 1997.

**EUROPEAN LANDSCAPE CONVENTION**

A treaty which promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues.

**GREEN BELT**

Land defined in adopted local plans or local development plans which protects and enhances the landscape setting and identity of Edinburgh and protects and gives access to open space around the city and smaller settlements.

**GREENFIELD**

Land which has not previously been developed, or fully-restored formerly derelict land which has been brought back into active or beneficial use for agriculture, forestry, environmental purposes, or outdoor recreation.

**GREEN NETWORK**

The linking together of natural, semi-natural and man-made open spaces to create an interconnected network that extends outwith the urban area and provides

recreational opportunities, improves accessibility and enhances biodiversity and the character of the landscape and townscape.

### **GREENSPACE**

Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths

### **HOUSING IN MULTIPLE OCCUPATION (HMO)**

The term 'house in multiple occupancy' in relation to houses, means accommodation which is the only or principal residence of more than five unrelated people. This approach also applies, in general, to flat accommodation, although in smaller properties, proposals involving more than four unrelated people living together may be considered to constitute a HMO.

### **HOUSING LAND AUDIT**

Assessment of housing land across The City of Edinburgh Council, East Lothian, Midlothian and West Lothian as at 31 March each year. It is undertaken jointly by the four councils in consultation with housing providers.

### **INFRASTRUCTURE**

Physical networks which serve development such as roads, paths, street lighting, supplies of water, gas, electricity and waste water drainage and services for occupants of developments such as public transport measures, schools and healthcare.

### **LIFE SCIENCES**

The scientific study of living things – plants, animals and humans

### **LISTED BUILDING**

A building identified by Historic Environment Scotland as being of special architectural or historical interest as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Categorised A, B, C(s) to reflect their relative importance.

### **LOCAL NATURE RESERVES**

Area of nature conservation interest with value for education and informal enjoyment designated by a local authority under the National Parks and Access to the Countryside Act (1949) as amended.

### **LOCAL NATURE CONSERVATION SITES**

Sites considered by the Council to be of local importance for wildlife or for their geological or geomorphological interest, usually following consultation with local voluntary nature conservation organisations, and therefore worthy of a measure of protection in this local plan.

### **LOCAL CENTRE**

For the purposes of this Plan a local centre is a shopping centre, usually of 10 units or greater, serving a local retail function. The local centres are listed in Table 6. In some instances, centres of less than 10 units have been included in order to provide a local centre within 15 minutes walk of residents where possible.

### **LOCAL TRANSPORT STRATEGY**

Document prepared by the Council setting out its transport objectives and an implementation programme.

### **LOW AND ZERO CARBON TECHNOLOGY**

Equipment provided on-site or integrated into buildings and which use solely



renewable sources, resulting in zero carbon dioxide emissions, or which include use of fossil fuels but with significantly lower carbon dioxide emissions overall, which may include combined heat and power (CHP) and/or a range of other methods.

### **MAJOR OFFICE DEVELOPMENT**

Proposals for office development exceeding 1,000 sq.m. gross floorspace, and those proposals of less than 1,000 sq.m., which could be linked to existing or proposed developments on adjacent sites, to create combined developments which together exceed 1,000 sq.m.

### **MASTER PLAN**

A detailed document that explains how a site or sites will be developed, usually prepared by or on behalf of the landowner, including a representation of the three-dimensional form of proposals and an implementation programme.

### **MATERIAL CONSIDERATION**

Any consideration relevant to the use and development of land taken into account when determining a planning application.

### **MODE SHARE TARGET**

The percentage of journeys made by different types of transport.

### **NATIONAL PLANNING FRAMEWORK 3 (NPF)**

NPF 3 is the Scottish Government's statutory strategy for Scotland's long term spatial development.

### **NATIONAL RENEWABLES INFRASTRUCTURE PLAN (N-RIP)**

A document prepared by Scottish Enterprise and Highlands and Islands Enterprise

to assist the development of a globally competitive off-shore renewables industry in Scotland through the creation of infrastructure to support large scale manufacturing, assembly, deployment and operations, and maintenance of offshore renewable energy devices.

### **NATURA 2000**

Sites selected by the European Commission for designation as Special Areas of Conservation (SACs) under the Habitats Directive or classified as Special Protection Areas (SPAs) under the Wild Birds Directive are referred to collectively in the Regulations as European sites. The network of sites across the European Community is known as Natura 2000.

### **NON-SHOP USES**

Defined as uses not covered by Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

### **OPEN SPACE**

Includes 'greenspace' (see definition) and 'civic space' consisting of squares, market places and other paved or hard landscaped areas with a civic function.

### **PLACE-MAKING**

This is the process of creating better places, places that people enjoy being in. It is achieved through developers, public sector agencies and local communities working together.

### **PLANNING ADVICE NOTES (PAN)**

A series of documents, produced by the Scottish Government, to provide advice and information on technical planning matters.

**PLANNING CONDITIONS**

Conditions attached to a planning permission that are enforced through planning legislation.

**PUBLIC REALM**

The parts of the city (whether publicly or privately owned) that are available for everyone to see and use without charge 24 hours a day, including streets, squares and parks.

**PUBLIC TRANSPORT NODE**

A point of interchange on the public transport network.

**RENEWABLE ENERGY**

Natural energy from sources which will never run out such as sunlight, wind, rain, tides, waves and geothermal heat.

**SCHEDULED ANCIENT MONUMENTS**

Section 1 of the Ancient Monuments and Archaeological Areas Act, 1979 requires the Secretary of State for Scotland to maintain a schedule of monuments of national importance and to publish from time to time a list of such monuments (referred to as Scheduled Monuments). This responsibility passed to Scottish Ministers on 1 July 1999.

**SCOTLAND'S LANDSCAPE CHARTER**

A voluntary charter which encourages action from all sectors of society to fulfil its vision that, within a generation, we can be proud of all our landscapes.

**SCOTTISH GEODIVERSITY CHARTER**

A voluntary charter which encourages signatories, including the City of Edinburgh Council, to raise awareness of geodiversity and integrate it into policy and decision-making.

**SCOTTISH PLANNING POLICY (SPP)**

SPP is the statement of the Scottish Government's policy on nationally important land use matters.

**SHOP UNIT**

Premises accessed directly from the street and designed primarily for shop use.

**SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)**

Areas of land or water that are of special interest by reason of their flora, fauna or geological or physiographical features. Designated by SNH under the provisions of the Wildlife and Countryside Act 1981 and in accordance with specific guidelines to protect the special interest of the site from damage or deterioration.

**SOUTH-EAST WEDGE**

The South-East Wedge refers to the area to the south of the existing built-up areas of Craigmillar and Niddrie, east of Little France, and north and east of Danderhall. It includes parts of the City of Edinburgh and Midlothian Council areas.

**SPECIAL LANDSCAPE AREAS (SLA)**

An area designated by a local authority in development plans as being of special landscape character requiring special protection against inappropriate forms of development.

**SPECIAL PROTECTION AREA (SPA)**

An area of international importance for rare, threatened or migratory species

of birds. Proposed developments must be considered against the risk to the ecological integrity of the site under the terms of EU Directive 79/409/EEC on the Conservation of Wild Birds (commonly known as the Birds Directive).

### **STRATEGIC DEVELOPMENT PLAN**

In Scotland's four city regions, Strategic Development Plans provide a long term vision, a spatial strategy and strategic policies and proposals, setting clear parameters for Local Development Plans.

### **SUPPLEMENTARY GUIDANCE**

Guidance prepared, consulted on and adopted by the Planning Authority to deal with further information or detail in respect of particular LDP issues. Supplementary guidance must be expressly identified in the LDP and be submitted to Scottish Ministers. Once adopted, supplementary guidance forms part of the development plan.

### **SUSTAINABLE DEVELOPMENT**

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

### **SUSTAINABLE URBAN DRAINAGE**

A comprehensive approach to surface water management which aims through a combination of design measures to minimise the quantity and improve the quality of water before it is discharged from a development site so as to help prevent flooding and pollution.

### **TOWN CENTRE**

Centres that provide a diverse and sustainable mix of activities and land uses

which create an identity that signals the function and wider role.

### **TOWNSCAPE**

The urban equivalent of landscape; for example, the appearance of streets.

### **TRANSPORT ASSESSMENT**

Transport Assessment concerns person trips, not car trips. It is a comprehensive assessment that should enable all the potential transport impacts of a proposed development or redevelopment to be fully understood. The objective should be to encourage sustainable travel in relation to the transport mode hierarchy. The assessment should be presented in clear language so that lay people can understand the implications.

### **TRAVEL PLAN**

Tool for an organisation to manage its transport needs to encourage safe, healthy and sustainable travel options. It is site based, reflecting the different needs and problems of different locations. The principal objective of a plan is typically to minimise car use associated with a development.

### **TREE PRESERVATION ORDER (TPO)**

Made by a local authority under the Town and Country Planning (Scotland) Act 1997 to protect trees of importance for amenity.

### **URBAN AREA**

The built up parts of the Council area i.e. the city and smaller settlements. The urban area is shown on the Proposals Map as those parts of the Council area not covered by green belt or countryside policy area designations.

**URBAN DESIGN FRAMEWORK**

Urban design frameworks show how planning and design policies should be implemented, and what principles should be followed by developers and their designers. They may be used to co-ordinate more detailed master plans and are likely to be prepared for any area where the likelihood of significant change calls for co-ordinated action.

**VITALITY AND VIABILITY (OF TOWN CENTRES)**

Vitality is a measure of how lively and busy a town centre is. Viability is a measure of its capacity to attract ongoing investment, for maintenance, improvement and adaptation to changing needs.

**WASTE/WASTE MANAGEMENT**

Includes any substance that constitutes a scrap material or an effluent or other unwanted surplus substance arising from the application of any process; and any substance or article that requires to be disposed of as being broken, worn out, contaminated or otherwise spoiled (but does not include explosives).

**WINDFALL**

A site which becomes available for development during the plan period which was not anticipated when the plan was being prepared

**WORLD HERITAGE SITE**

A cultural or natural site considered by UNESCO World Heritage Committee to be of 'outstanding universal value' and therefore one that needs to be preserved as part of the world heritage of humankind. The historic core of Edinburgh, essentially the Old and New Town, was inscribed in 1995. The Forth Bridge was inscribed in 2015.

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You can find out more about the LDP at [www.edinburgh.gov.uk/localdevelopmentplan](http://www.edinburgh.gov.uk/localdevelopmentplan)



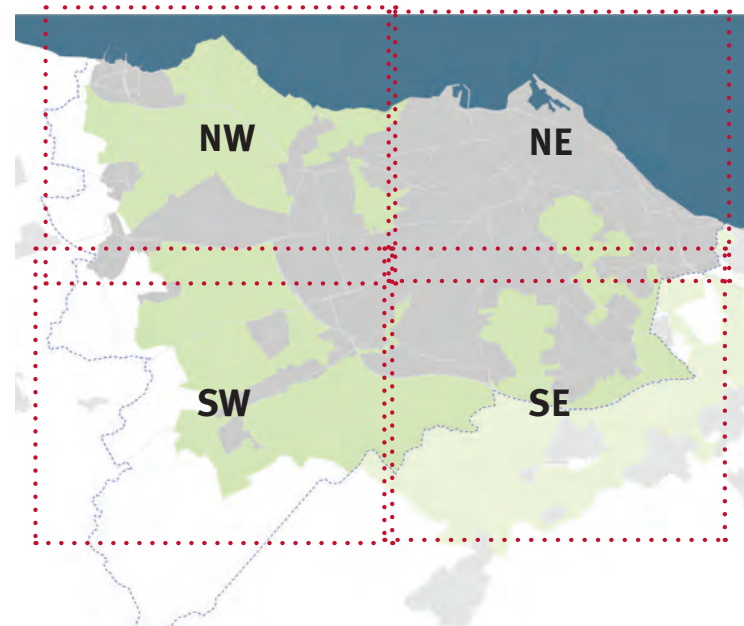
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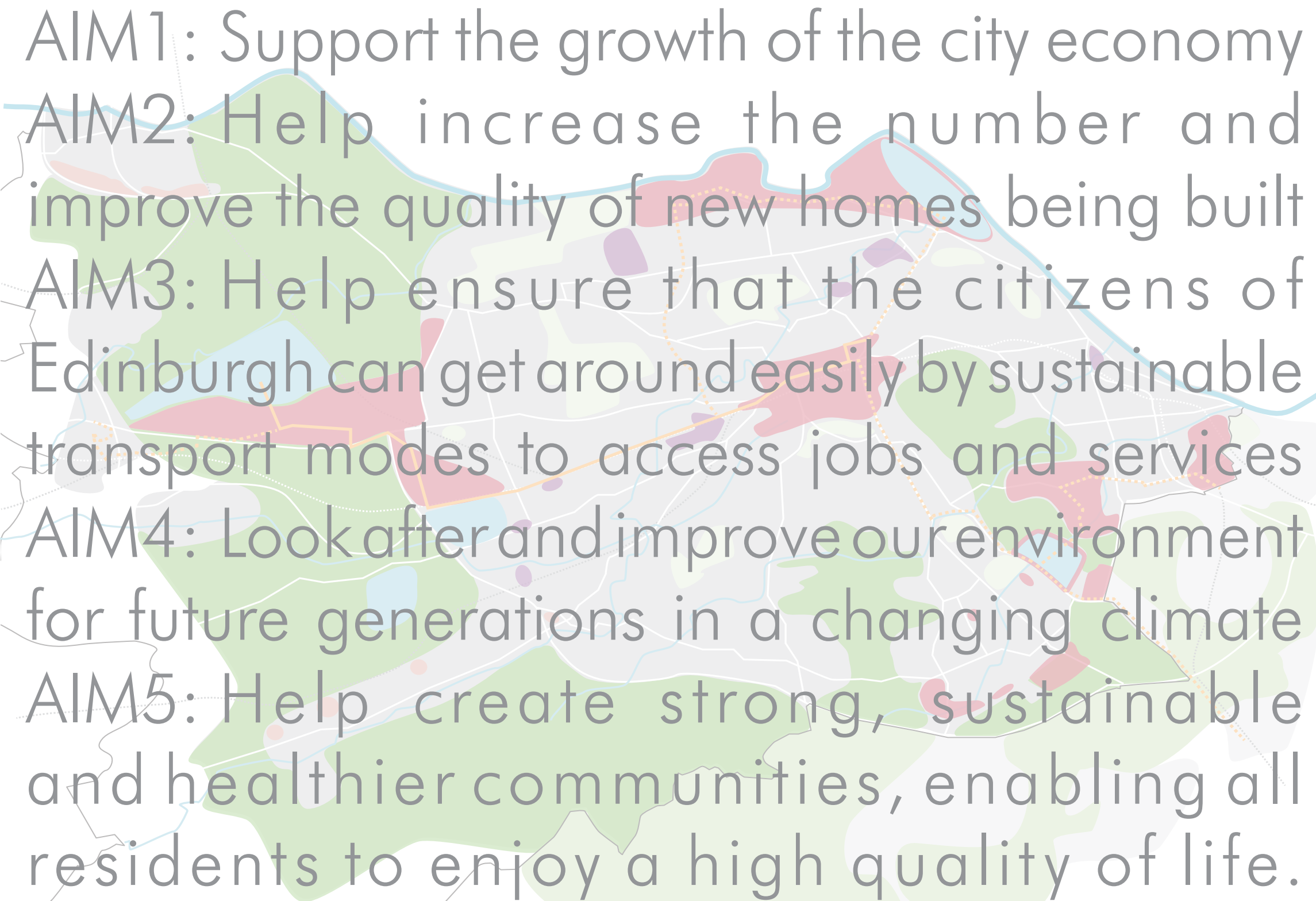
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View the Proposals Map online at:  
[www.edinburgh.gov.uk/localdevelopmentplan](http://www.edinburgh.gov.uk/localdevelopmentplan)





AIM1: Support the growth of the city economy

AIM2: Help increase the number and improve the quality of new homes being built

AIM3: Help ensure that the citizens of Edinburgh can get around easily by sustainable transport modes to access jobs and services

AIM4: Look after and improve our environment for future generations in a changing climate

AIM5: Help create strong, sustainable and healthier communities, enabling all residents to enjoy a high quality of life.

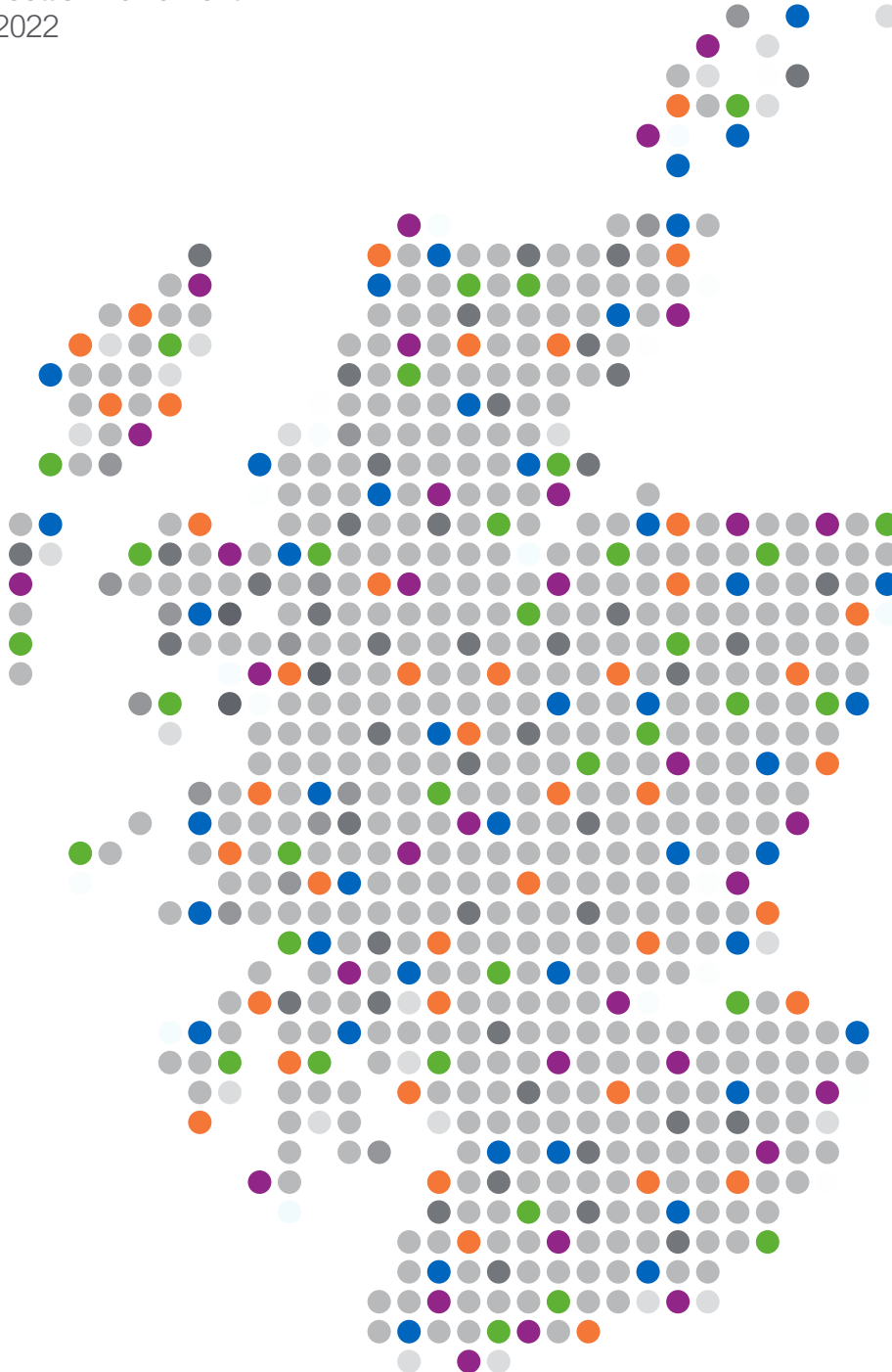


# National Planning Framework 4



## Revised Draft

Laid before the Scottish Parliament  
on 8 November 2022





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# Ministerial Foreword



**Tom Arthur MSP**

Minister for Public Finance,  
Planning and Community Wealth

I am delighted to publish this revised version of Scotland's fourth National Planning Framework. I am proud that, for the first time, we have brought together our long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan.

The world is changing, and so are Scotland's places. This strategy sets out how we will work together in the coming years to improve people's lives by making sustainable, liveable and productive places. This will play a key role in delivering on the United Nations Sustainable Development Goals, as well as our national outcomes.

Planning carries great responsibility – decisions about development will impact on generations to come. Putting the twin global climate and nature crises at the heart of our vision for a future Scotland will ensure the decisions we make today will be in the long-term interest of our country.

As we recover from the pandemic we are working towards achieving net zero in a way which also tackles longstanding challenges and inequalities. We live in challenging times, but better places will be an important part of our response to our strategic priorities of net zero, child poverty and a wellbeing economy. Planning will also play a critical role in delivering the National Strategy for Economic Transformation and in community wealth building.

Planning is already a fully devolved function of the Scottish Government. Our global reputation

for excellence and expertise in this field demonstrates what can be achieved when the choices are in our own hands. We can build on this. By securing a new future for Scotland as an independent country, additional powers will be available to support public and private sector investment in development and infrastructure across our country.

Changes to our places will not always be easy. People care about their neighbourhoods and rightly and reasonably expect that new development should improve their lives, rather than undermining what they value most. To help deliver on this strategy I am committed to involving a wider range of people in planning. A fairer and more inclusive planning system will ensure that everyone has an opportunity to shape their future so that our places work for all of us. I also recognise that planning authorities across Scotland will need support and guidance to put our proposals and policies into practice, and will continue to work with the profession and local government to ensure our system can realise its full potential.

The process for preparing this strategy has shown what can be achieved when we work together. I greatly appreciate the ideas that people and organisations have contributed. I am also very grateful to the Scottish Parliament for the time and energy they have put into their scrutiny of the draft document. This finalised version has benefited considerably from their thoughtful and constructive input.

# Part 1 – A National Spatial Strategy for Scotland 2045

The world is facing unprecedented challenges. The global climate emergency means that we need to reduce greenhouse gas emissions and adapt to the future impacts of climate change. We will need to respond to a growing nature crisis, and to work together to enable development that addresses the social and economic legacy of the coronavirus pandemic, the cost crisis and longstanding inequality.

Scotland's rich heritage, culture and outstanding environment are national assets which support our economy, identity, health and wellbeing. Many communities benefit from great places with excellent quality of life and quality, affordable homes. Many people can easily access high quality local greenspaces and neighbourhood facilities, safe and welcoming streets and spaces and buildings that reflect diverse cultures and aspirations. Increasingly, communities have been finding new ways to live sustainably, including by taking control of their property or land.

However, people living in Scotland have very different life chances, at least partly a result of the places where they live.

Past industrial restructuring has had significant impacts in some places and communities. Disadvantage, child poverty and poor health

outcomes are concentrated in parts of Scotland where life expectancy is significantly lower than in more advantaged areas. Access to the natural environment varies, and pollution and derelict land is concentrated in some places. Population change will bring further challenges in the future, particularly in rural parts of Scotland. Many people have limited access to opportunities because of the way our places have been designed in the past, and our city and town centres have experienced accelerating change in recent years.

We have already taken significant steps towards decarbonising energy and land use, but choices need to be made about how we can make sustainable use of our natural assets in a way which benefits communities.

Planning is a powerful tool for delivering change on the ground in a way which brings together competing interests so that decisions reflect the long-term public interest. Past, present and future challenges mean that we will need to make the right choices about where development should be located. We also need to be clear about the types of infrastructure we will need to build, and the assets that should be protected to ensure they continue to benefit future generations.

## Spatial principles

We will plan our future places in line with six overarching spatial principles:

- **Just transition.** We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.
- **Conserving and recycling assets.** We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.
- **Local living.** We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.
- **Compact urban growth.** We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.
- **Rebalanced development.** We will target development to create opportunities for communities and investment in areas of past decline, and manage development sustainably in areas of high demand.
- **Rural revitalisation.** We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

These principles will play a key role in delivering on the United Nations (UN) Sustainable Development Goals (SDGs) and our national outcomes.

### *Applying these principles in practice*

We want our future places to work for everyone. Rather than compromise or trade-offs between environmental, social and economic objectives, this is an integrated strategy to bring together cross-cutting priorities and achieve sustainable development.

By applying these spatial principles, our national spatial strategy will support the planning and delivery of:

- **sustainable places**, where we reduce emissions, restore and better connect biodiversity;
- **liveable places**, where we can all live better, healthier lives; and
- **productive places**, where we have a greener, fairer and more inclusive wellbeing economy.

Eighteen **national developments** support this strategy, including single large scale projects and networks of several smaller scale proposals that are collectively nationally significant. National developments will be a focus for delivery, as well as exemplars of the Place Principle, placemaking and a Community Wealth Building (CWB) approach to economic development. Regional spatial strategies and Local Development Plans (LDPs) should identify and support national developments which are relevant to their areas.

The strategy will be taken forward in different ways across Scotland, reflecting the diverse character, assets and challenges of our places. To guide this, we have identified **regional spatial priorities** for five broad regions of Scotland which will inform the preparation of regional spatial strategies (RSS) and LDPs by planning authorities.

Table 1 – National Planning Framework 4 Summary					
	Spatial principles	National Developments	Policies	Key policy links	Cross cutting policies
<b>Sustainable places</b> <i>SDGs: 7, 11, 12, 13</i> <i>National outcomes:</i> Environment, communities, economy	<ul style="list-style-type: none"> <li>• Just transition</li> <li>• Conserving and recycling assets</li> </ul>	<ul style="list-style-type: none"> <li>• Energy Innovation Development on the islands.</li> <li>• Pumped Hydro Storage</li> <li>• Strategic Renewable Electricity Generation and Transmission Infrastructure</li> <li>• Circular Economy Materials Management Facilities</li> <li>• Urban Sustainable, Blue and Green Surface Water Management Solutions</li> <li>• Urban Mass/Rapid Transit Networks</li> </ul>	<ul style="list-style-type: none"> <li>• Tackling the climate and nature crises</li> <li>• Climate mitigation and adaptation</li> <li>• Biodiversity</li> <li>• Natural places</li> <li>• Soils</li> <li>• Forestry, woodland and trees</li> <li>• Historic assets and places</li> <li>• Green belts</li> <li>• Brownfield land, vacant and derelict land and empty buildings</li> <li>• Coastal development</li> <li>• Energy</li> <li>• Zero waste</li> <li>• Sustainable transport</li> </ul>	<ul style="list-style-type: none"> <li>• Land Use – getting the best from our land: strategy 2021 – 2026</li> <li>• Making things last: a circular economy strategy for Scotland</li> <li>• Scotland's Energy Strategy</li> <li>• Scotland's Environment Strategy</li> <li>• Scotland's Forestry Strategy</li> <li>• Scottish Biodiversity Strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Climate Change Plan</li> <li>• Climate Change Adaptation Programme</li> </ul>
<b>Liveable places</b> <i>SDGs: 3, 4, 5, 6, 10, 11</i> <i>National outcomes:</i> Communities, culture, human rights, children and young people, health	<ul style="list-style-type: none"> <li>• Liveable places</li> <li>• Compact urban growth</li> </ul>	<ul style="list-style-type: none"> <li>• Central Scotland Green Network</li> <li>• National Walking, Cycling and Wheeling Network</li> <li>• Edinburgh Waterfront</li> <li>• Dundee Waterfront</li> <li>• Stranraer Gateway</li> <li>• A Digital Fibre Network</li> </ul>	<ul style="list-style-type: none"> <li>• Design, quality and place</li> <li>• Local living and 20 minute neighbourhoods</li> <li>• Quality homes</li> <li>• Rural homes</li> <li>• Infrastructure first</li> <li>• Heat and cooling</li> <li>• Blue and green infrastructure</li> <li>• Play, recreation and sport</li> <li>• Flood risk and water management</li> <li>• Health and Safety</li> <li>• Digital infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• A Connected Scotland</li> <li>• A Healthier Future: Scotland's diet and healthy weight delivery plan</li> <li>• Cleaner Air for Scotland 2</li> <li>• Creating Places</li> <li>• Culture Strategy</li> <li>• Heat in Buildings Strategy</li> <li>• Housing to 2040</li> <li>• Learning Estate Strategy/Learning Estate Investment Programme</li> <li>• Public Health Priorities for Scotland</li> <li>• Remote, Rural and Islands Housing Action Plan (pub. Spring 2023)</li> <li>• Scotland's Population Strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Just Transition Plans</li> <li>• National Transport Strategy</li> <li>• Infrastructure Investment Plan</li> <li>• Strategic Transport Projects Review 2</li> <li>• National Islands Plan</li> <li>• National Marine Plan</li> <li>• Tackling Child Poverty Delivery Plan</li> </ul>
<b>Productive places</b> <i>SDGs: 1, 2, 8, 9, 11, 14</i> <i>National outcomes:</i> Fair work and business, economy, poverty, communities	<ul style="list-style-type: none"> <li>• Rebalancing development</li> <li>• Rural revitalisation</li> </ul>	<ul style="list-style-type: none"> <li>• Clyde Mission</li> <li>• Aberdeen Harbour</li> <li>• Industrial Green Transition Zones</li> <li>• Hunterston Strategic Asset</li> <li>• Chapelcross Power Station Redevelopment</li> <li>• High Speed Rail</li> </ul>	<ul style="list-style-type: none"> <li>• Community wealth building</li> <li>• Business and industry</li> <li>• City, town, local and commercial centres</li> <li>• Retail</li> <li>• Rural development</li> <li>• Tourism</li> <li>• Culture and creativity</li> <li>• Aquaculture</li> <li>• Minerals</li> </ul>	<ul style="list-style-type: none"> <li>• National Strategy for Economic Transformation</li> <li>• Retail Strategy for Scotland</li> <li>• Report of the City Centre Recovery Taskforce</li> <li>• Scottish land rights and responsibilities statement</li> <li>• Town Centre Action Plan 2</li> </ul>	





## Sustainable places

Our climate is changing, with increasing rainfall, extreme weather events and higher temperatures that will intensify in the coming years. This will increase flood risk, water scarcity, environmental change, coastal erosion, impact on forestry and agriculture, and generate risks to health, food security and safety. Impacts will not be equal and communities who already face disadvantage will be particularly affected.

Scotland's high quality environment, and the natural capital it supports, underpin our approach to tackling climate change and the economy and is fundamental to our health and wellbeing. It provides the essentials we all need to survive, including clean air water and food.

However, the health of the planet's ecosystems is declining faster than at any point in human history and our natural environment is facing significant challenges, including ongoing loss of biodiversity. Since the 1990s alone, wildlife populations in Scotland have declined, on average, by around a quarter. This threatens the capacity of the natural environment to provide the services we all rely on, and reduces our resilience to the impacts of climate change.

Scotland's Climate Change Plan, backed by legislation, has set our approach to achieving net zero emissions by 2045, and we must make significant progress towards this by 2030 including by reducing car kilometres travelled by 20% by reducing the need to travel and promoting more sustainable transport.

Just Transition sector plans, designed and delivered with those impacted, will play an important role in delivering the change we need to see. We must also adapt to the impacts of climate change that are already locked in, by delivering Scotland's Climate Change Adaptation Programme.

Scotland's Climate Assembly set out recommendations for how Scotland should change to tackle the climate emergency and gives us a key insight into the measures the Scottish Public expect for a just transition to net zero emissions by 2045.

Scotland's Energy Strategy will set a new agenda for the energy sector in anticipation of continuing innovation and investment. The interplay between land and sea will be critical, given the scale of offshore renewable energy resources. Our Infrastructure Investment Plan and National Transport Strategy are clear that we must work with our existing infrastructure assets first, before investing in additional assets.

Scotland's Environment Strategy sets out the Scottish Government's vision for tackling the twin climate and nature crises. Building on this, a new Scottish Biodiversity Strategy will set targets for halting biodiversity loss by 2030 and restoring and regenerating biodiversity by 2045. Scotland's Land Use Strategy aims to make efficient use of our land by managing competing activities in a sustainable way.

## National spatial strategy

**Scotland's future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment.**

Meeting our climate ambition will require a rapid transformation across all sectors of our economy and society. This means ensuring the right development happens in the right place.

Every decision on our future development must contribute to making Scotland a more sustainable place. We will encourage low and zero carbon design and energy efficiency, development that is accessible by sustainable travel, and expansion of renewable energy generation. It is also crucial that we build resilience to the future impacts of climate change including water resources and assets and development on our coasts. Our places will also need to evolve to help us cope with changing temperatures.

Our commitment to a **just transition**, means that our journey to a net zero society and nature recovery must involve, and be fair to, everyone. We will grow a circular economy and make best use of embodied carbon by **conserving and recycling assets**, including by encouraging sustainable design and the wise use of resources.

To respond to the global biodiversity crisis, nature recovery must be at the heart of future places. We will secure positive effects for biodiversity, create and strengthen nature networks and invest in nature-based solutions to benefit natural capital and contribute to net zero. We will use our land wisely including through a renewed focus on reusing vacant and derelict land to help limit the new land that we build on. We will protect and enhance our historic environment, and safeguard our shared heritage for future generations. We will also work together to ensure that development onshore aligns with national, sectoral and regional marine plans.

## National developments

Six national developments support the delivery of sustainable places:

- **Energy Innovation Development on the Islands** provides infrastructure for low carbon fuels for communities and commerce, as well as for export. This will contribute to improved energy security, unlock opportunities for employment and business, and help to put Scotland at the forefront of low carbon fuel innovation.
- **Pumped Hydro Storage** extends hydro-electricity capacity to support the transition away from fossil fuels, whilst also providing employment opportunities in rural areas.
- **Strategic Renewable Electricity Generation and Transmission Infrastructure** supports electricity generation and associated grid infrastructure throughout Scotland, providing employment and opportunities for community benefit, helping to reduce emissions and improve security of supply.
- **Circular Economy Materials Management Facilities** facilitates delivery of zero waste objectives by reducing the need for new materials, resource use and emissions.
- **Urban Sustainable, Blue and Green Surface Water Management Solutions** is an exemplar of a nature based, infrastructure first approach to catchment wide surface water flood risk management to help our two largest cities adapt to the future impacts of climate change.
- **Urban Mass/Rapid Transit Networks** facilitates a shift towards sustainable transport in Glasgow, Edinburgh, and Aberdeen and their wider regions, helping to reduce transport related emissions and supporting accessibility for all.

## CROSS-CUTTING OUTCOME AND POLICY LINKS:

### REDUCING GREENHOUSE GAS EMISSIONS

Our strategy and policies support development that helps to meet greenhouse gas emissions targets.

The global climate emergency and the nature crisis have formed the foundations for the spatial strategy as a whole. The regional priorities share opportunities and challenges for reducing emissions and adapting to the long-term impacts of climate change, in a way which protects and enhances our natural environment.

[Policy 1](#) gives significant weight to the global climate emergency in order to ensure that it is recognised as a priority in all plans and decisions. [Policy 2](#) will ensure that emissions from new development are minimised as far as possible.

A healthy natural environment is key to reducing emissions. [Policies 3](#) and [4](#) protect biodiversity and natural assets, which in turn play a crucial role in carbon reduction. [Policy 5](#) provides significant protection for peatland and carbon rich soils and [Policy 6](#) aims to protect and expand forests, woodland and trees. Blue and green infrastructure is supported by [Policy 20](#). [Policy 10](#) encourages the use of natural solutions to coastal protection. [Policy 7](#) protects the embodied carbon in the historic built environment, and [Policy 9](#) makes better use of previously used land and buildings, helping to lock in carbon.

By supporting the transition of key emissions generating activities, [Policy 11](#) supports renewable energy development, [Policy 19](#) helps to decarbonise heat, alongside [Policy 18](#) and its encouragement of an infrastructure first approach. [Policy 12](#) encourages sustainable waste management, and [Policy 13](#) will facilitate a transition towards more sustainable, lower emissions travel including active travel and public transport.

Several policies support more local living and limit the use of additional land for development. This includes [Policy 8](#) which manages development in the greenbelt, [Policy 15](#) which promotes local living, including where feasible 20 minute neighbourhoods, and [Policy 16](#) which focuses on delivering new homes that are designed to a high standard and located in sustainable places. Minimising and reducing emissions is also integral to the six qualities of successful places, as set out in [Policy 14](#). [Policies 17](#) and [29](#) support rural development which is compatible with climate change targets. [Policy 24](#) facilitates the roll out of digital infrastructure, helping to reduce the need to travel. [Policy 27](#) promotes a town centre first approach to development and [Policy 28](#) restricts additional out of town retail development.

Policies relating to productive places are consistent with our ambition for green growth in the futures. More specifically, [Policy 33](#) is clear that fossil fuel exploration, development and production (excluding unconventional oil and gas) will not be supported other than in exceptional circumstances, and that the Scottish Government does not support the development of unconventional oil and gas in Scotland.

## CROSS-CUTTING OUTCOME AND POLICY LINKS:

### IMPROVING BIODIVERSITY

Our strategy and policies support development that helps to secure positive effects for biodiversity.

The nature crisis, together with the global climate emergency, underpinned the spatial strategy as a whole. The action areas include proposals which protect and enhance the natural environment.

[Policy 1](#) gives significant weight to the nature crisis to ensure that it is recognised as a priority in all plans and decisions. [Policy 4](#) protects and enhances natural heritage, and this is further supported by [Policy 5](#) on soils and [Policy 6](#) on forests, woodland and trees. [Policy 20](#) also promotes the expansion and connectivity of blue and green infrastructure, whilst [Policy 10](#) recognises the particular sensitivities of coastal areas.

Protection of the natural features of brownfield land is also highlighted in [Policy 9](#), and protection of the green belt in [Policy 8](#) will ensure that biodiversity in these locations is conserved and accessible to communities, bringing nature into the design and layout of our cities, towns, streets and spaces in [Policy 14](#).

Most significantly, [Policy 3](#) plays a critical role in ensuring that development will secure positive effects for biodiversity. It rebalances the planning system in favour of conserving, restoring and enhancing biodiversity and promotes investment in nature-based solutions, benefiting people and nature. The policy ensures that LDPs protect, conserve, restore and enhance biodiversity and promote nature recovery and nature restoration. Proposals will be required to contribute to the enhancement of biodiversity, including by restoring degraded habitats and building and strengthening nature networks. Adverse impacts, including cumulative impacts, of development proposals on the natural environment will be minimised through careful planning and design, taking into account the need to reverse biodiversity loss. Development proposals for national, major or Environmental Impact Assessment (EIA) development 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. Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity.



## Liveable places

The global pandemic has left a social legacy that requires urgent, as well as long-term action. Many people need better places to support their lifelong health and wellbeing and build their future resilience. In recent years communities have found ways to work together to find local solutions to shared challenges. However, the cost crisis is again underlining the need for our future buildings and places to do more to support our long-term resilience.

There remain significant differences between the healthy life expectancy of people living in the most and least deprived parts of Scotland. More people need to be involved in planning their future places so that the built environment is safe and welcoming to everyone, including women, disabled people, children and young people and black and ethnic minority groups.

Scotland's Tackling Child Poverty Delivery Plan sets out actions required to continue to reduce the number of children living in poverty. It recognises the importance of place and continued investment in regeneration, targeted to areas where the need is greatest.

Access to affordable, quality homes in better places, as supported by Housing to 2040, will make an important contribution to addressing the impact of the cost crisis, particularly on younger people who will also benefit from reduced transport costs. The planning system has an important role to play in supporting the delivery of homes which meet our future needs.

Consistent with this, Scotland's Population Strategy reflects the need for planning to identify the amount of land required for future homes and to enable more balanced demographic change including sustainable rural development.

Health policies, including Scotland's diet and healthy weight delivery plan reflect the importance of places which provide opportunities for exercise and access to healthy food. Our strategy for tackling social isolation and loneliness also recognises the importance of providing quality, accessible and welcoming places for everyone through placemaking and regeneration.



## National spatial strategy

### Scotland's future places will have homes and neighbourhoods that are healthier, affordable and vibrant places to live.

We have an opportunity to significantly improve our places, address longstanding inequality and eliminate discrimination, helping to transform our country for the better. Cleaner, safer and greener places and improved open spaces will build resilience and provide wider benefits for people, health and biodiversity, in a balanced way.

We will plan our future places in a way that improves **local living**, so that we live in communities that are inclusive, empowered, resilient, safe and provides opportunities for learning. Quality homes will be better served by local facilities and services by applying the principles of local living to development proposals. The concept of 20 minute neighbourhoods will help to support this, particularly in more urban areas. In rural areas the approach to local living will be shaped by local context.

Planning must also enable the delivery of good quality, affordable homes by allocating enough land in the right locations to meet current and future needs and aspirations.

Recognising the need for liveable places to be consistent with our ambition for net zero and nature recovery, we will promote **compact urban growth**. Higher density development which will help to sustain public transport and support local living. Virtual connectivity and continued investment in active travel links will also be important.

We want to make better use of our spaces to support physical activity, relaxation and play, to bring people together and to celebrate our culture, diversity and heritage. Buildings and other physical assets can also support activities based on intangible cultural assets such as Gaelic language.

We will improve green infrastructure to bring nature into our towns and cities, connecting people with nature, building resilience and helping our biodiversity to recover and flourish. We will ensure we work towards a stronger infection-resilient society through adaptations to our buildings and the spaces around them.

Our strategy is to value, enhance, conserve and celebrate our places and to build better communities for future generations. A stronger commitment to placemaking, through a design-led approach and a focus on quality, will ensure every new development improves the experience of our places.

Underpinning this, everyone must have an opportunity to help shape their local neighbourhoods. We will continue to work to broaden involvement in the planning system as a whole.

## National developments

Six national developments support the delivery of liveable places:

- **Central Scotland Green Network** restores nature at scale and acts as an exemplar of green infrastructure in placemaking that provides benefits for communities and supports a wellbeing economy. This will provide multiple benefits for health, biodiversity, and will help us to mitigate and adapt to climate change. Action should continue to focus on areas where community wellbeing and resilience would benefit most.
- **National Walking, Cycling and Wheeling Network** strengthens and extends a national active travel network to reduce emissions from transport, focusing on areas where improvements to accessibility are most needed.
- **Edinburgh Waterfront** creates a high quality, mixed use, locally liveable place, contributing to the sustainable future development of Scotland's capital city.
- **Dundee Waterfront** delivers a high quality, mixed use, locally liveable place demonstrating resilient waterfront regeneration which anticipates and responds to climate impacts.
- **Stranraer Gateway** acts as a hub for surrounding communities. Regeneration will help create a high quality, mixed use, locally liveable place, optimising the area as a national and international gateway.
- A **Digital Fibre Network** enhances the connectivity of communities and help to facilitate more sustainable ways of living including in rural and island communities.

## **CROSS-CUTTING OUTCOME AND POLICY LINKS:**

### **A FAIR AND INCLUSIVE PLANNING SYSTEM**

Our strategy and policies support development that helps to eliminate discrimination and promote equality.

We expect everyone involved in planning to take steps to ensure that a wide range of people are involved in shaping their future places. Planning authorities are required to respect, protect and fulfil human rights in accordance with the Human Rights Act 1998. As per the Equality Act 2010, the Public Sector Equality duty is applicable and Equality Impact Assessments, Fairer Scotland Duty Assessments and where applicable Island Communities Impact Assessments are required for LDPs. The UN Convention of the Rights of the Child also means that young people must be encouraged to play an active role in planning.

Throughout the planning system, opportunities are available to engage in development planning and decisions about future development. Such engagement, undertaken in line with statutory requirements, should be early, collaborative, meaningful and proportionate. Support or concern expressed on matters material to planning must be given careful consideration in the determination of development proposals.

Our places can only work for everyone if the views of all users are properly understood, but experience shows that some people can find it more challenging to engage with planning.

There are opportunities to involve a wider range of people in the planning system. It is essential, and a statutory requirement, that people with protected characteristics, including disability, race, age, sex and sexual orientation, and including people from a range of socio-economic backgrounds, are given particular support to express their views on plans and decisions, with consultations designed to meet the communication needs of people.

The spatial strategy as a whole is clear that our future development must support a just transition, and it highlights opportunities for development and regeneration that are designed to tackle social, economic and health inequalities. [Policy 14](#), focusing on the six qualities of successful places recognises that diversity is an integral part of placemaking. Children and young people will have an important contribution to make, given the long-term impacts of planning for future generations. Women, as well as disabled people and their representatives, can ensure that barriers and challenges of the design of our living and working environments are tackled effectively. We have also provided clear support for development that will help to ensure human rights are maintained, for example: [Policy 16](#) on quality homes which addresses the need for accommodation for Gypsy/Travellers and Travelling Showpeople yards, as well as homes for older people and disabled people; and [Policy 21](#) which supports and facilitates spaces and opportunities for play, recreation and sport in our natural and built environments for children and people for all ages.

Our impact assessment has demonstrated that there is potential for significant benefits from more sustainable, liveable and productive places which will be delivered by these and other policies. We recognise that delivery will also depend on fair and inclusive engagement with people, and we will therefore continue to promote best practice and innovation, including in guidance on effective community engagement.

## CROSS-CUTTING OUTCOME AND POLICY LINKS:

### HOMES THAT MEET OUR DIVERSE NEEDS

Our strategy and policies support development that helps to meet the housing needs of people living in Scotland including, in particular, the housing needs of older people and disabled people.

The spatial strategy has taken into account future population and household projections, and highlights areas where there will be particular challenges arising from an ageing population. Spatial principles, including local living and just transition, will also help to ensure that the needs of all people are reflected in our future places.

**Policy 16** supports the delivery of high quality, sustainable homes that meet the needs of people throughout their lives. In particular, it supports proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision. This could include: accessible, adaptable and wheelchair accessible homes; homes that meet the needs of older people; a range of size of homes; and other specialist groups.

The majority of older people want to remain in their home as they age, preferring mainstream housing, and so accessible and adaptable homes can allow people to continue to live independently. The close alignment of planning and housing delivery at the local level, through LDPs and Local Housing Strategies, will help to deliver the right type and mix of homes in the right locations. In addition Housing to 2040 sets out a commitment to Scottish Accessible Home Standard in 2025/26.

Development that provides homes to meet the needs of older people and disabled people will be further promoted by LDPs. Evidence reports will explain the action taken to support and promote the construction and/ or adaptation of homes to meet their needs. Spatial strategies will take into account housing needs and the availability of land for new homes, including for older people and disabled people through the Accessible Home Standard, wheelchair housing targets and the consideration of accessibility in design of the wider development and local amenity. The planning authority must also keep their plan under review, and monitor any changes in this.

Placemaking and choices about the location of development will also help to meet the needs of older people and disabled people. **Policy 14** supports development that is consistent with the six qualities of successful places, including health and wellbeing, and safe and pleasant places for people to meet. **Policy 15** supports development that is consistent with the principles of local living and 20 minute neighbourhoods, helping to ensure our homes and wider neighbourhoods meet all of our needs. As part of this, it recognises that affordable housing options, ability to age in place and housing diversity are an integral part of more liveable places. **Policy 13** is also clear that the views of disabled people must be sought when seeking to reduce reliance on the car including by managing car parking provision.



## Productive places

The economic performance of different parts of Scotland varies considerably, with challenges and opportunities for different places and sectors. At present, some communities are particularly affected by high rates of poverty, one in five people of working age is economically inactive, and there is significant scope to improve our productivity and the scale and rate of business development.

The unprecedented challenge of the pandemic has created difficult conditions for some sectors including hospitality, tourism, and culture. The cost crisis and our exit from the European Union have combined with this to exacerbate labour shortages particularly in our more remote, rural and island communities. World-wide supply chain issues have generated severe challenges, including for the construction sector.

Scotland's National Strategy for Economic Transformation aims to make Scotland a successful place with opportunities for everyone, in every region of Scotland, to share in our economic prosperity. It tackles the challenges of structural inequality, the transition to net zero, and achieving a green recovery from the pandemic. It also supports entrepreneurship and aims to play to the strengths and assets of each part of Scotland to build community wealth.

Building community wealth should be founded on an assessment of local assets in partnership with communities. It also involves better co-ordinated state investment at national, regional and local levels to strengthen of Scotland's indigenous business base and create sustainable fair work opportunities. Opportunities will flow from more land and assets being placed in the hands of communities or under their guiding influence.

Our city centres are socially and culturally important, supporting our productivity and stimulating innovation and investment. The pandemic has generated severe impacts and longer term challenges for these places. The City Centre Recovery Taskforce has developed a shared vision for their future with support from the City Centre Recovery Fund for recovery and repurposing. Through playing their part in the delivery of the National Strategy for Economic Transformation, Scotland's cities have a nationally significant opportunity to contribute to Scotland's economic recovery and to achieve a wellbeing economy.

The Town Centre Action Plan Review and our subsequent response recognises the critical importance of planning with and for communities sets a new vision for town centres, and reaffirms our commitment to the Town Centre First Principle. It recognises the critical importance of planning in diversifying the offer within our city and town centres, to help them thrive, improve their resilience and anticipate continuing societal, environmental and economic change. The Place Based Investment Programme supports our commitment to town centre action, places, local living and community wealth building.



## National spatial strategy

**Our future places will attract new investment, build business confidence, stimulate GDP, export growth and entrepreneurship, and facilitate future ways of working.**

Planning will play a key role in creating a globally competitive, entrepreneurial, inclusive and sustainable economy, with thriving and innovative businesses, quality jobs and fair work for everyone.

We will actively encourage investment where it is needed most by **rebalancing development**. This will play to the economic strengths and opportunities of each part of Scotland. Significant investment opportunities include strategic sites which were previously a focus for industrial activity but which have experienced decline. These locations will play a significant role in our transition to net zero as they are served by strategic infrastructure, well located on or close to developed coasts, and could provide added benefits for communities that are in greatest need. They also include areas that have been overlooked historically, but which are now strategically located for extensive renewable energy generation.

Planning can enable diversification of city, town and commercial centres, to better manage their role and respond to ongoing changes to the way we shop and access services. The way we work is changing, and we will need to be flexible to facilitate future business and employment that benefits communities and improves places. Digital connectivity will play a crucial role in supporting sustainable work in the future.

The way we plan our places can contribute to our short term recovery, as well as longer term restructuring to tackle long standing inequalities. Our strategy is to build a wellbeing economy that benefits everyone, and every place, in Scotland. We want the planning system to create a society that is thriving across economic, social and environmental dimensions, and that delivers prosperity for all.

Scotland's national and international connectivity for people and freight will remain important, for the economic, social and cultural benefits it delivers and for supporting wider Government ambitions on trade, tourism, and business development. Airports, ports and rail links will provide vital connections within Scotland and beyond which will be crucial to building on a sustainable recovery whilst helping to decarbonise transport through low and zero emissions technologies. Looking ahead, there will also be opportunities to build on inclusive growth within communities and support economic transformation through Green Freeports in Scotland.

**Rural revitalisation**, achieved by distributing development, investment and infrastructure strategically and by actively enabling rural development in particular, will play an important role in this. Key sectors including energy and food and drink focus on natural resources and provide significant employment in rural parts of Scotland. These sectors also depend on supporting services and access to markets and there is significant potential for associated investment to develop a sustainable supply chain. Digital connectivity will also be critical to their continued success.

Urban areas are a focus for investment in the built environment and many of our industries and businesses are located in and around our cities. These areas will also be more attractive to future investors and their employees if they are greener and healthier places to live.

## National developments

Six national developments support the delivery of productive places:

- **Clyde Mission** brings together substantial public and private investment to remediate and regenerate brownfield land along the River Clyde for economic, social and environmental uses.
- **Aberdeen Harbour** facilitates completion of the South Harbour and access to it as well as a more mixed use waterfront for Aberdeen on areas of the harbour that will not in future be required for port uses. This will contribute to international and national connectivity, freight and the renewable energy sector.
- **Industrial Green Transition Zones** support transformation of key sites including by putting in place the infrastructure needed to commercialise carbon capture and storage and decarbonise industry. Innovation will provide green jobs, reduce emissions and help Scotland lead the way on new technologies.
- **Hunterston Strategic Asset** supports re-use the port and wider site, engaging in new technologies and creating opportunities from nuclear decommissioning to make best use of existing infrastructure and provide local benefits.
- **Chapelcross Power Station Redevelopment** involves the reuse of a key site to provide a range of economic opportunities for local communities. Energy produced will help to reduce heating and transport emissions within the wider region.
- **High Speed Rail** ensures connectivity with the United Kingdom (UK) and beyond, reduce long distance transport emissions and optimise the benefits more widely.

## CROSS-CUTTING OUTCOME AND POLICY LINKS:

### RURAL REVITALISATION

Our strategy and policies support development that helps to retain and increase the population of rural areas of Scotland.

The spatial strategy reflects a wide range of proposals for development in rural areas, supported by national developments that recognise the potential and need to expand key sectors including renewable energy, sustainable transport and green infrastructure.

[Policy 17](#) promotes the development of rural homes, to ensure the needs of communities are met in a sustainable way. Similarly, [Policy 29](#) encourages development that will contribute to rural economies and communities. Development proposals that contribute to the viability, sustainability and diversity of rural businesses are supported while ensuring planning policies take into consideration local characteristics. Both policies support development in previously inhabited areas in a way that is guided by LDPs. Greater constraint will be applied in areas of pressure whilst in rural areas with fragile communities, a more enabling approach has been taken to support communities to be sustainable and thrive. LDPs are required to set out an appropriate approach to development in areas of pressure and decline informed by an understanding of population change and settlement characteristics and how these have changed over time as well as an understanding of the local circumstances including housing and travel.

Many policies will also play an important role in supporting rural communities and population growth. Some focus on supporting sustainable development in key sectors for rural areas such as [Policy 30](#) on tourism, which aims to ensure community, environmental and business considerations are fully taken into account. [Policy 32](#) encourages sustainable aquaculture, whilst [Policy 10](#) supports development in coastal areas that takes into account future vulnerability to climate change. [Policy 11](#) supports opportunities for renewable energy development whilst [Policy 24](#) will support the delivery of digital infrastructure to support investment and population growth in rural areas.

Care has been taken to ensure policies reflect the specific needs and constraints of rural areas. [Policy 13](#) ensures that in assessing the transport impacts of development, the area's needs and characteristics are taken into account. [Policy 15](#) aims to promote local living in broad terms, including through 20 minute neighbourhoods where practical, recognising varying settlement patterns and the particular characteristics and challenges of different areas in applying these principles in practice. [Policy 28](#) also recognises the importance of retail facilities for rural communities and economies.

Alongside this, recognising that environmental quality is a key asset for rural areas, Policies [3](#), [4](#), [5](#) and [6](#) ensure that natural assets are protected and enhanced.

## CROSS-CUTTING OUTCOME AND POLICY LINKS:

### LIFELONG HEALTH AND WELLBEING

Our strategy and policies support development that helps to improve health and wellbeing. The spatial strategy as a whole recognises that there are significant health inequalities in Scotland that future development can help to address. The spatial principles aim to ensure that future development is directed to sustainable locations, recognising that the role of planning in supporting development in places which would benefit most from regeneration and investment.

The natural environment is fundamental to our health and wellbeing from the benefits we get from being in nature to the design and delivery of blue and green infrastructure. Policies [1](#), [3](#), [4](#), [5](#) and [6](#) manage the effects of development on biodiversity and on natural places. [Policy 20](#) supports development that will provide good quality, accessible greenspaces and nature networks and [Policy 21](#) supports development that will provide opportunities for sport and play. Active travel is encouraged by [Policy 13](#) with walking and cycling providing wider health benefits.

[Policy 23](#) helps to protect health and wellbeing, including by ensuring that air and noise pollution are taken into account, and by planning and managing development to take hazards into account. [Policy 22](#) ensures that future flood risk is not exacerbated by development, and facilitates the delivery of sustainable flood risk management solutions. [Policy 10](#) manages development to reflect future vulnerability of coastal areas. [Policy 9](#) encourages the redevelopment of brownfield land, helping to reduce the impact of vacant and derelict sites on communities.

Housing plays a critical role in supporting our health and wellbeing. [Policy 16](#) enables the delivery of well planned, good quality, affordable, safe and warm homes. Alongside this, [Policy 13](#) supports development that provides, or is accessible by active travel and [Policy 15](#) ensures people have access to facilities from their homes, including healthcare facilities. Development is also required to take into account the capacity and any additional needs for community services and facilities, as part of the infrastructure first approach set out in [Policy 18](#).

[Policy 14](#) applies the six qualities of successful places to development proposals, including health and wellbeing. As part of this it prioritises key aspects including women's safety and suicide risk and aims to ensure development does not undermine the amenity of our existing homes and places. Climate related mental and physical health effects will be addressed by the strategy as a whole and in particular by Policies [1](#) and [2](#) by ensuring future development minimises emissions and is built to reflect the future risks of climate change. Health and wellbeing will also be supported by development that helps us to transition to net zero, as reflected in [Policy 11](#) on renewable energy, [Policy 12](#) on zero waste, and [Policy 19](#) on heat and cooling. Wider policies relating to economic development will have a further positive effect on overall health and wellbeing by supporting employment and investment in our places in a fair and sustainable way.

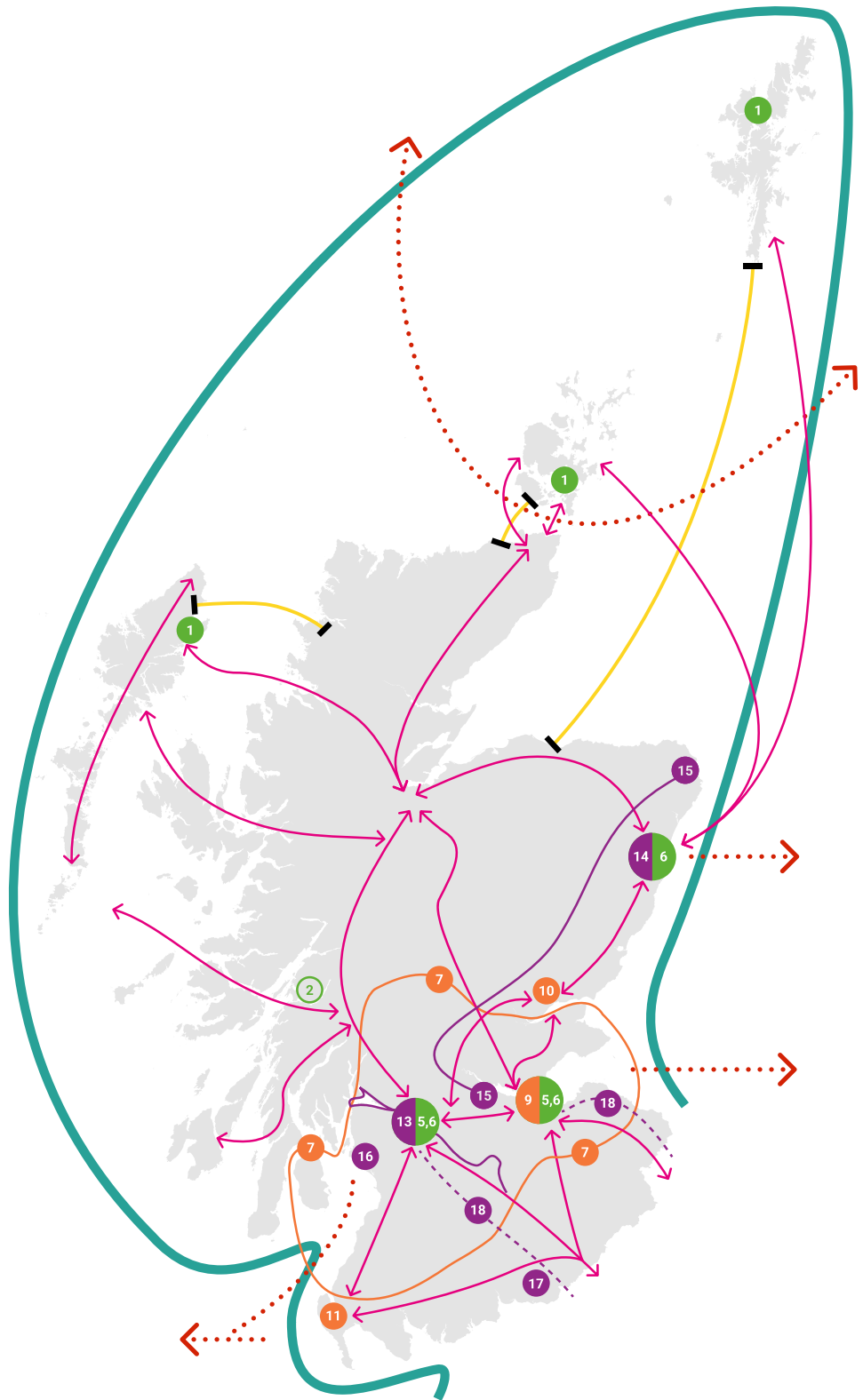
# National Spatial Strategy

## Legend

- ⋯→ Strategic maritime routes
- ↔ Strategic connection
- Blue economy
- Transmission infrastructure

## National Developments

- 1 Energy Innovation Development on the Islands
- 2 Pumped Hydro Storage  
Scotland Wide
- 3 Strategic Renewable Electricity Generation and Transmission Infrastructure  
Scotland Wide
- 4 Circular Economy Materials Management Facilities  
Scotland Wide
- 5 Urban Sustainable, Blue and Green Surface Water Management Solutions  
Edinburgh and Glasgow
- 6 Urban Mass/Rapid Transit Networks  
Aberdeen, Edinburgh and Glasgow
- 7 Central Scotland Green Network
- 8 National Walking, Cycling and Wheeling Network  
Scotland Wide
- 9 Edinburgh Waterfront
- 10 Dundee Waterfront
- 11 Stranraer Gateway
- 12 Digital Fibre Network  
Scotland Wide
- 13 Clyde Mission
- 14 Aberdeen Harbour
- 15 Industrial Green Transition Zones
- 16 Hunterston Strategic Asset
- 17 Chapelcross Power Station Redevelopment
- 18 High Speed Rail



Indicative



# National Developments

## Legend

### Sustainable Places

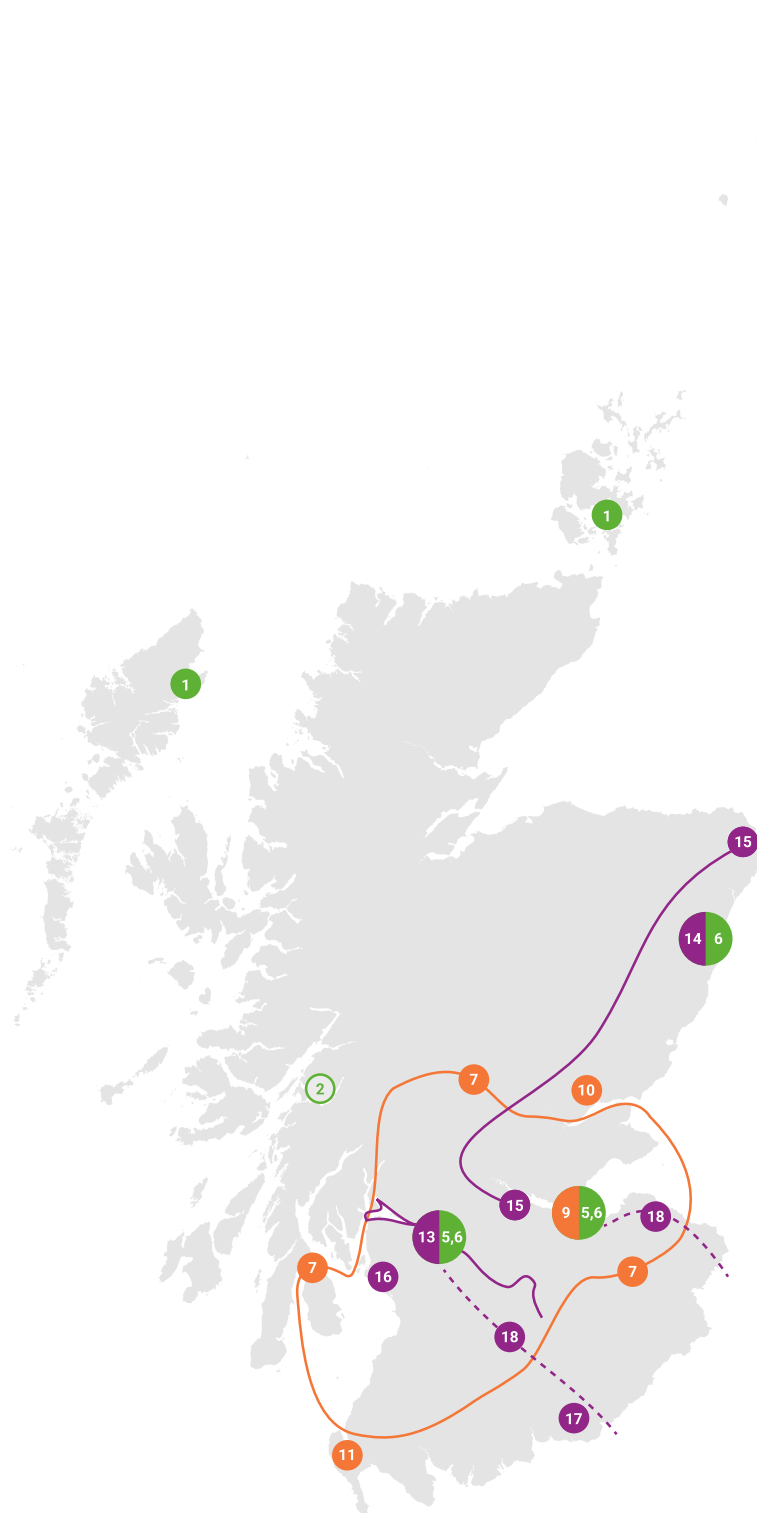
- 1 Energy Innovation Development on the Islands
- 2 Pumped Hydro Storage  
Scotland Wide
- 3 Strategic Renewable Electricity Generation and Transmission Infrastructure  
Scotland Wide
- 4 Circular Economy Materials Management Facilities  
Scotland Wide
- 5 Urban Sustainable, Blue and Green Surface Water Management Solutions  
Edinburgh and Glasgow
- 6 Urban Mass/Rapid Transit Networks  
Aberdeen, Edinburgh and Glasgow

### Liveable Places

- 7 Central Scotland Green Network
- 8 National Walking, Cycling and Wheeling Network  
Scotland Wide
- 9 Edinburgh Waterfront
- 10 Dundee Waterfront
- 11 Stranraer Gateway
- 12 Digital Fibre Network  
Scotland Wide

### Productive Places

- 13 Clyde Mission
- 14 Aberdeen Harbour
- 15 Industrial Green Transition Zones
- 16 Hunterston Strategic Asset
- 17 Chapelcross Power Station Redevelopment
- 18 High Speed Rail



Indicative

## Regional Spatial Priorities

### North and West Coast and Islands

This part of Scotland will be at the forefront of our efforts to reach net zero emissions by 2045. It is a diverse area, from Shetland and Orkney in the north, to the Outer and Inner Hebrides and the coastal areas of Highland and Argyll and Bute. As one of the most renewable energy rich localities in Europe with significant natural resources, there is a real opportunity for this area to support our shared national outcomes.

Key centres where lifeline links provide access to the islands include Lerwick, Kirkwall, Stromness, Stornoway, Wick and Thurso, Ullapool, Mallaig and Oban, whilst Tarbert, Lochgilphead and Campbeltown are important hubs to the south of the area. These centres provide important services to their wider hinterlands. Local projects are ongoing, including the regeneration of Stromness, the Stornoway Deep Water Port development, the linked Islands Growth Deal Outer Hebrides Energy Hub project in Stornoway, and the Islands Growth Deal Knab Redevelopment project in Shetland.

The area has an exceptional environment with coastal and island landscapes that are an important part of our national identity. It is rich in biodiversity, sustaining many internationally significant ecological sites, including the United Nations Educational, Scientific and Cultural Organization (UNESCO) Global Geoparks in the North West Highlands and Shetland, and Wester Ross UNESCO Biosphere Reserve and species including some of the best remaining temperate rainforest sites in Europe. It has a rich history, language and distinctive cultural heritage including the St Kilda and the Heart of Neolithic Orkney UNESCO World Heritage Sites. These key assets require careful management to ensure they continue to benefit communities.

There will be significant climate challenges for this part of Scotland. Island and coastal ecosystems, and the communities they support, are naturally more vulnerable to the effects of climate change, sea level rise and extreme events. Of particular concern are the impacts on vulnerable low-lying coastal zones and

infrastructure, with potentially wide-ranging effects from biodiversity loss to coastal erosion, flooding and landslips. If we do not take action to plan and build resilience, communities could suffer disproportionately from the impacts of climate change.

A climate and nature conscious approach to development of this area can help to tackle wider challenges. The Carbon Neutral Islands project will support six islands (Hoy, Islay, Great Cumbrae, Raasay, Barra and Yell) to become carbon neutral by 2040. This will act as a catalyst for further climate action across all Scottish islands to make more attractive, resilient and sustainable communities in the long-term.

The relatively high levels of community land ownership, particularly in the Outer Hebrides, and strong ties with the land and sea reflect this area's strong sense of place and local resilience. Scotland's National Islands Plan aims to grow the population and economy, improve transport and housing, and ensure island communities are served by the facilities, jobs, education and services they need to flourish. Environmental wellbeing, clean and affordable energy, strong communities, culture and identity are also priorities.

Around 94 of Scotland's 900 islands are permanently inhabited. The size and composition of each population has changed over the years and continues to do so. Whilst most recent estimates indicate population growth across the majority of local authority areas with islands, population change within each area is more complex, with areas of growth and depopulation varying between islands and coastal communities, and across different strata of the population. An ageing population in some parts of the area will mean that we need to do more to reverse past patterns of population decline and sustain local facilities and services that support rural and dispersed communities.

Public service provision, transport, energy consumption, fuel poverty, child poverty and housing, including its affordability, will continue to be significant challenges. Employment varies across the area, and can tend to rely on the public sector, tourism and lower wage sectors,

limiting the scope and choice of skilled jobs in some locations. It can be difficult to attract and retain a local workforce to support some jobs, underlining the importance of building skills and promoting fair work principles to support future investment. Language skills are also important in many areas where Gaelic is used by the community.

Challenges from the end of free movement and changing markets, and the agriculture and fishing industries, will need support to ensure long-term sustainability, but there are also substantial economic opportunities presented by developments in sectors such as renewable energy generation.

### Priorities

Alongside Scotland's marine planning authorities, we will work with the area's exceptional assets and natural resources to build a more resilient future for island and coastal communities. By guiding RSS and LDPs in this area, our strategy aims to:

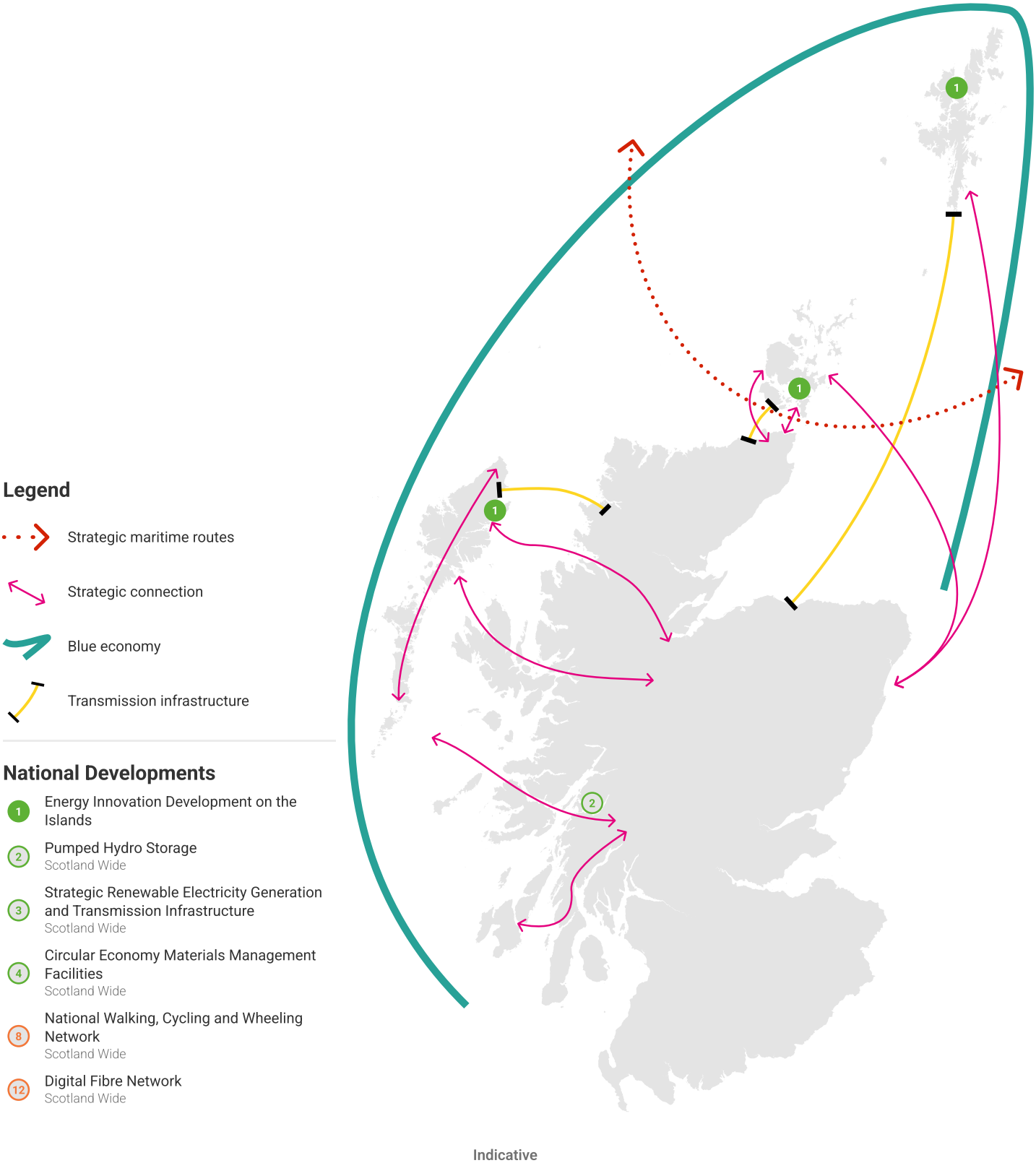
- Maximise the benefits of renewable energy whilst enhancing blue and green infrastructure, decarbonising transport and building resilient connections.
- Support coastal and island communities to become carbon neutral, thus contributing to net-zero commitments and reducing fuel poverty.
- Seize the opportunities to grow the blue and green economy, recognising the world-class environmental assets that require careful management and opportunities to develop skills and diversify employment.

The following national developments will support delivery of the spatial strategy for this area:

- [Energy Innovation Development on the Islands](#)
- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Digital Fibre Network](#)

Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).

# North and West Coast and Islands



## North

The Highlands of Scotland, Moray, mainland Argyll, northern parts of rural Stirling and Perthshire are world renowned for their stunning landscapes, rich biodiversity and cultural heritage.

Settlement patterns vary, from dispersed or low density crofting townships, to key centres such as Inverness, Ullapool, Dingwall, Grantown-on-Spey, Aviemore, Elgin, Pitlochry and Aberfeldy. Cairngorms National Park is a national asset with internationally significant habitats and landscapes and there is currently a proposal to make the Flow Country a UNESCO World Heritage Site. The northern part of the Loch Lomond and The Trossachs National Park also extends into this area.

Emissions here are partly offset by the climate sequestration from land use and forestry so that the area acts as a net carbon sink overall. There are few sources of significant industrial emissions. Climate change risks include changing levels of rainfall, increased storm events, temperature rise, flood risk, rising sea levels and associated erosion. Tailored measures will be required to assist communities in adapting to climate change and transitioning to net zero.

This rural heartland is much more than a place of beauty and isolation. Many thriving communities live here, and they depend on local jobs and learning to support their quality of life. Some communities have experienced outmigration, particularly the loss of younger people, especially outwith Inverness. Further population decline is a future risk, particularly for the west and north. People often depend on the car and more limited access to services creates disadvantage, despite the quality of life and good health that many living here enjoy. An ageing population will put pressures on some services.

Parts of the area have recently experienced an accelerated increase in house prices. The pandemic has reinforced long standing issues of affordability and a more mobile remote workforce has been attracted to the area, adding increased pressure. Without intervention, access to affordable homes, jobs and services that enable local people, including young people, to stay in their communities could become more challenging. Fuel and transport poverty is a particular challenge towards the north and west and there are significant areas which do not currently benefit from good quality digital connectivity.

The area's environmental quality, culture, language, landscape and wildlife sustain key economic sectors including tourism, food and drink, distilling and clean energy. Extensive areas of woodland and peatland act as a carbon sink, contributing significantly to our national sustainability. The area has a strong economy with growing income and low unemployment overall, but there remain pockets of deprivation both in urban areas and in more remote areas where there is a need for alternatives to low skilled and low paid jobs.



## Priorities

This part of Scotland can continue to make a strong contribution towards meeting our ambition for a net zero and nature positive country by demonstrating how natural assets can be managed and used to secure a more sustainable future. By guiding RSS and LDPs in this area, our strategy aims to:

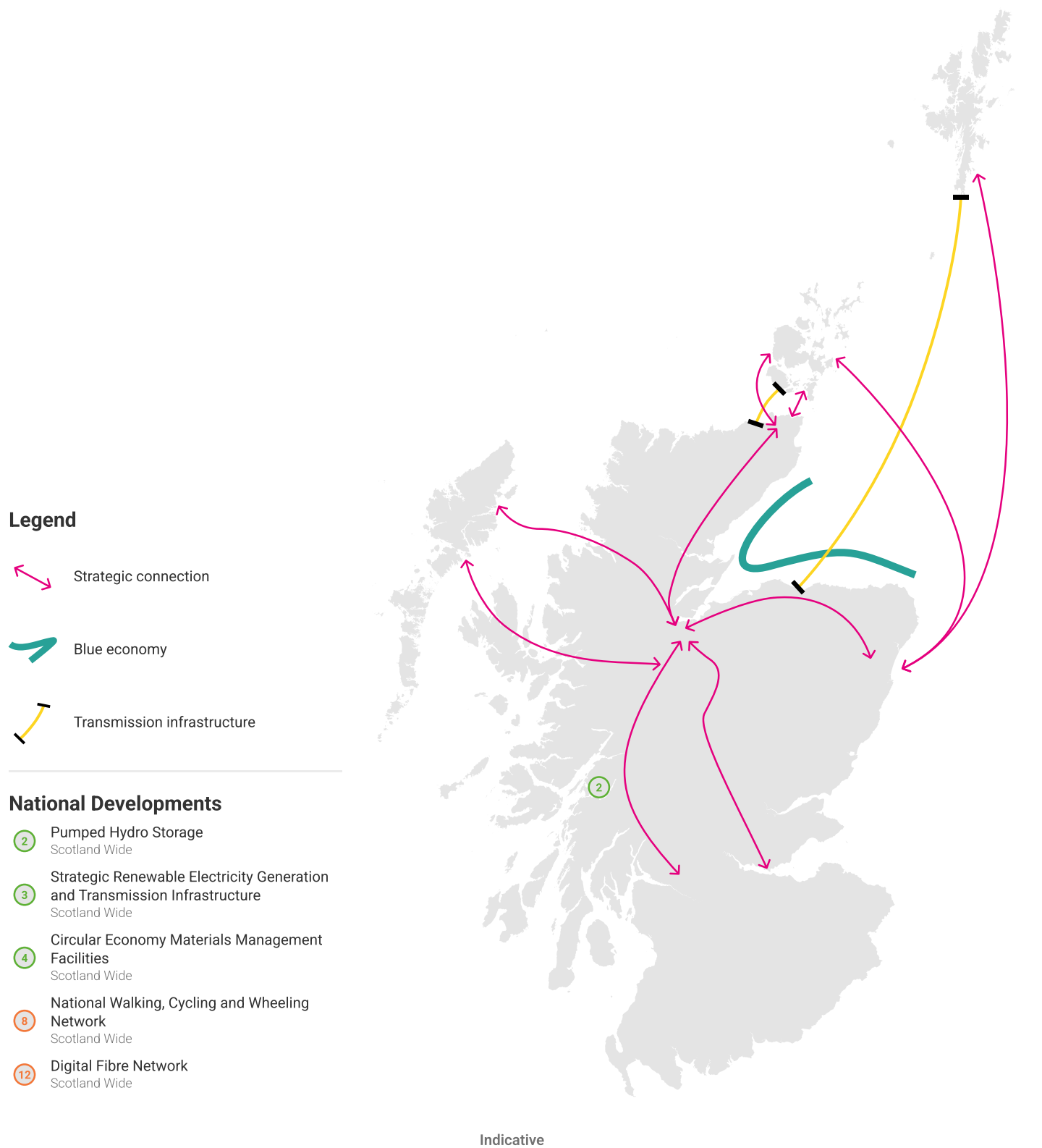
- Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient connections.
- Maintain and help to grow the population by taking a positive approach to rural development that strengthens networks of communities.
- Support local economic development by making sustainable use of the areas' world-class environmental assets to innovate and lead greener growth.

The following national developments will also support delivery of the spatial strategy for this area:

- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Digital Fibre Network](#)

Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).

# North



## North East

The north east is a centre for the skills and expertise we will need to meet our climate change commitments. This area will evolve, through a just transition, to move industry and business away from the oil and gas sector towards a cleaner, greener future. Rich in natural assets, this area, along with the wider Moray and Cromarty Firths, has built on its oil and gas experience to pioneer new technologies. This makes it a uniquely investable proposition that could benefit Scotland as a whole. We can build on the area's experience to find innovative solutions to climate change.

Emissions generated from this area arise mainly from transport, industrial and commercial activity and domestic properties, with land use and forestry providing carbon sequestration. Car ownership is particularly high in Aberdeenshire. Significant parts of the coast will be vulnerable to future climate impacts.

This area is amongst the most prosperous parts of Scotland, but has experienced significant economic challenges in recent years and has pockets of deprivation. The area comprises a mix of rural and urban communities, with the city of Aberdeen and a surrounding network of towns including Huntly, Fraserburgh, Peterhead, Ellon, Inverurie and Stonehaven, and significant rural areas including countryside around Aberdeen city. Whilst parts of the area have experienced population decline, several settlements around Aberdeen have grown. Links from Aberdeenshire to communities in Moray, Angus and Tayside are also important.

Affordability and choice of homes is acute across the area, especially within Aberdeen. The growing proportion of retirees in Aberdeenshire presents a further challenge to housing and service delivery. There are lower levels of educational attainment and limited access to services for communities along the Aberdeenshire and Moray coast. Many of these places will benefit from further regeneration that builds on their identity and natural assets.

The excellent quality of the built environment, natural assets and cultural heritage already contribute to health and wellbeing in the area

and can form the basis of a transition to net zero. Some of our highest quality productive agricultural land is concentrated here, together with other land-based industries, and the economy benefits from a strong fishing industry, alongside its globally significant energy sector. The dominance of these sectors, together with wider changes including from the pandemic, European Union (EU) Exit and global markets, means that economic diversification and repurposing of buildings and infrastructure will be key priorities.

### Priorities

This part of Scotland will play a crucial role in achieving Just Transition to net zero. By guiding RSS and LDPs in this area, our strategy aims to:

- Plan infrastructure and investment to support the transition from oil and gas to net zero whilst protecting and enhancing blue and green infrastructure and decarbonising connectivity.
- Focus on continued regeneration through the principles of local living and 20 minute neighbourhoods to sustain the skilled workforce and improve local liveability.
- Support continued economic diversification and innovation.

The following national developments will also support delivery of the spatial strategy for this area:

- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [Urban Mass/Rapid Transit Networks](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Digital Fibre Network](#)
- [Aberdeen Harbour](#)
- [Industrial Green Transition Zones](#)

Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).

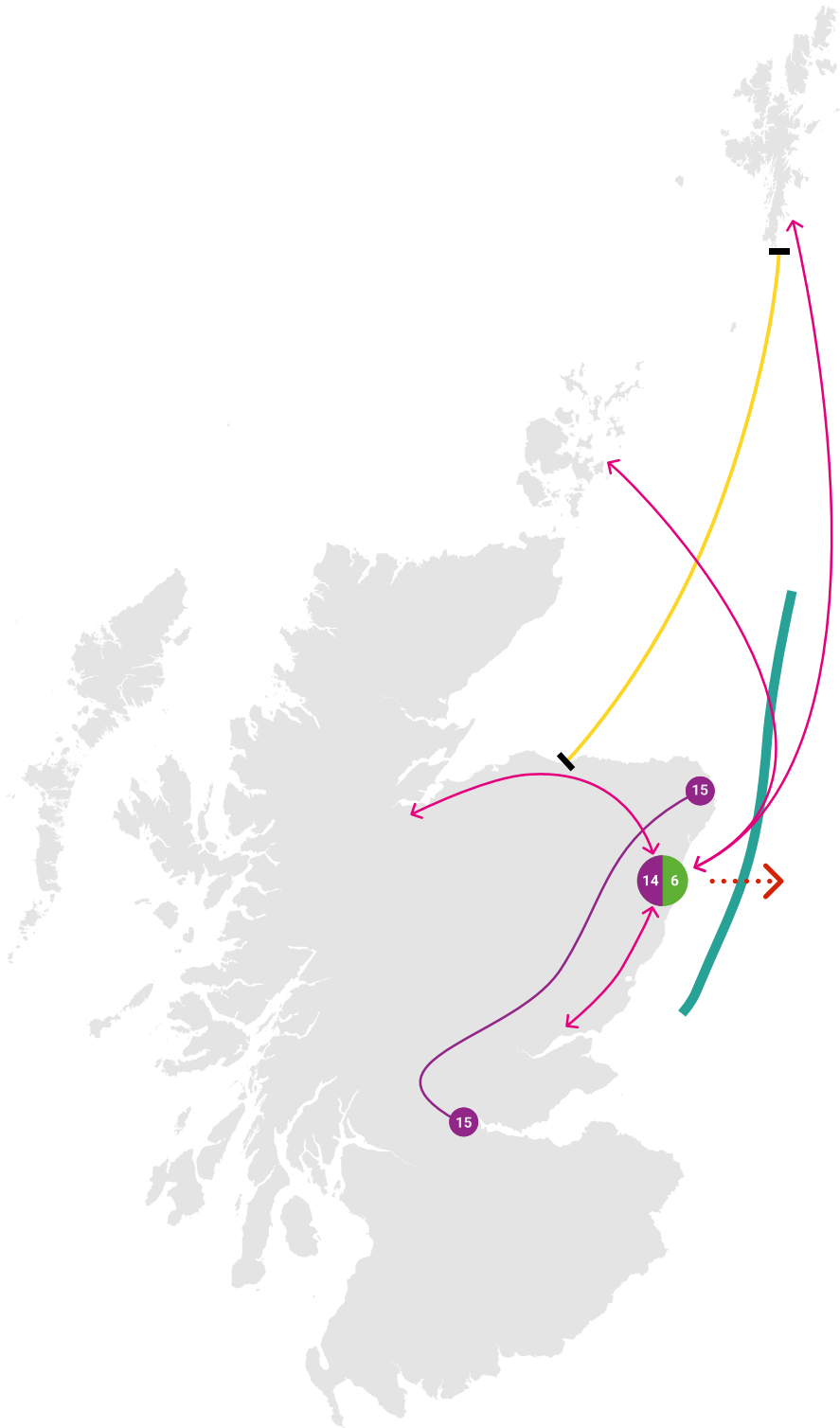
# North East

## Legend

- Strategic maritime routes
- Strategic connection
- Blue economy
- Transmission infrastructure

## National Developments

- 2 Pumped Hydro Storage  
Scotland Wide
- 3 Strategic Renewable Electricity Generation and Transmission Infrastructure  
Scotland Wide
- 4 Circular Economy Materials Management Facilities  
Scotland Wide
- 6 Urban Mass/Rapid Transit Networks  
Aberdeen, Edinburgh and Glasgow
- 8 National Walking, Cycling and Wheeling Network  
Scotland Wide
- 12 Digital Fibre Network  
Scotland Wide
- 14 Aberdeen Harbour
- 15 Industrial Green Transition Zones



Indicative

## Central

We will only meet our climate change commitments if we make significant changes to the densely populated central belt of Scotland. Our urban communities will play a critical role in reducing the emissions generated by the way we live our lives.

This area includes the Glasgow, Edinburgh, Stirling, Dundee and Perth city regions as well as networks of towns and smaller settlements, and more rural surroundings.

Many of our largest emitters of greenhouse gas emissions are located in this area, including Grangemouth where industrial activity is concentrated, providing high value manufacturing and employment, and playing a key role in our resilience. Other key sources include industrial, manufacturing and waste management sites and facilities. Overall emissions from domestic properties and transport are high as a result of the area's population density and the scale of daily movement within and between city regions. The growing risk of flooding could have significant impacts in the future, as many key settlements and economic assets are located on the Clyde, Forth and Tay estuaries.

We need to work together to decarbonise buildings and transport and tackle congestion, make more efficient use of existing land and buildings, generate renewable energy and establish supporting electricity and heat networks and create more inclusive, greener and sustainable places that will stand the test of time. By weaving blue and green infrastructure across our urban fabric we can ensure that nature and the outdoors are accessible to everyone, supporting lifelong health and wellbeing and creating places that are more resilient to flooding.

There are significant social and economic differences across the area – at a broad scale there are relatively high concentrations of poor health, child poverty, economic disadvantage and population decline in parts of the Glasgow city region contrasting with strong demand

and expected population growth in parts of the Edinburgh city region. The broad pattern is repeated for children living in poverty, who are more likely to live in the Glasgow city region. Across the area as a whole, however, there are localised areas of high and low deprivation.

As a nation we have a particular obligation to do more to tackle the concentration of poor health outcomes in west central Scotland. Action is needed to reduce inequality and improve health and wellbeing so that everyone is able to thrive. Better places can do more to support lifelong health and wellbeing by providing warm homes that are connected to services. Access to quality greenspace and nature-based solutions can help to mitigate health inequalities and improve physical and mental health, by providing opportunities for play, socialising, relaxation and physical activity. Developing our communities to promote local living and 20 minute neighbourhoods can help reduce inequalities in health. The frequency of urban car use can be reduced by improving local liveability and improved access to facilities, helping to reduce emissions and air pollution. Access to health and social care facilities will need to be built into our future places and can benefit from continuing investment in digital infrastructure and innovation.

Household projections show there will be a continuing demand for more homes across the most urban parts of Scotland. There has been a strong market, high levels of housebuilding and pressure on infrastructure in some 'hot spots' including the Edinburgh city region, Stirling and Falkirk, and Perth. In contrast, despite good connections and infrastructure capacity, it can be more challenging to encourage the market to deliver new homes particularly in parts of the west where unemployment is also higher.

There are also inequalities across each of the city regions, with local concentrations of economic deprivation and many former coalfield communities. Overall, economic performance is higher in Edinburgh and Glasgow and lower in surrounding areas including Inverclyde, Ayrshire, along parts of the Clyde Coast and Lanarkshire.



The diverse business base reflects nationally important sectors including financial services, business administration, life sciences, distribution and transport, retail and commercial, and manufacturing and production. City centres are experiencing significant challenges, caused or accelerated by the pandemic, but each retain a strong character and distinctive identity, offering opportunities for new business, homes, and services. Similar issues apply to the towns across this area.

A wellbeing economy goes beyond strategic investment sites to link more closely with the wellbeing of communities and their local environments. It will be critical to recognise the importance of anchor institutions who can support local investment in our places and natural and historic assets, provide education, employment and other services, and act as community hubs. Significant investment in our health and social care, justice and learning estates will continue to provide important sources of employment and income for smaller scale local businesses.

Around the area's settlements there are many high quality environments, from World Heritage Sites, historic burghs and conservation areas to protected biodiversity sites of international importance, ancient woodlands and areas of high landscape quality, including the coastline, country and national parks, and canals. This brings opportunities for outdoor recreation within a short distance of the majority of Scotland's population.

The coast is an integral part of the area's identity, combining natural and cultural heritage and acting as a focus for investment and regeneration. We have made progress in restoring and reusing areas that were historically a focus for heavy industry and mining, leaving a legacy of disused sites and areas blighted by dereliction. Key sites for further investment include urban waterfronts and former industrial sites where existing infrastructure can be reused to support the transition to a low carbon economy.

## Priorities

A coherent strategy that focuses on climate change and responds to the challenges of the pandemic will drive forward change to tackle inequalities and build a new, greener, future for this part of the country. By guiding RSS and LDPs in this area, our strategy aims to:

- Provide net zero energy solutions including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon transport.
- Pioneer low carbon, resilient urban living by rolling out networks of 20 minute neighbourhoods, future proofing city and town centres, accelerating urban greening, investing in net zero homes, and managing development on the edge of settlements.
- Target economic investment and build community wealth to overcome disadvantage and support a greener wellbeing economy.

The following national developments will also support delivery of the spatial strategy for this area:

- [Pumped Hydro Storage](#)
- [Strategic Renewable Electricity Generation and Transmission Infrastructure](#)
- [Circular Economy Material Management Facilities](#)
- [Urban Sustainable, Blue and Green Drainage Solutions](#)
- [Urban Mass/Rapid Transit Networks](#)
- [Central Scotland Green Network](#)
- [National Walking, Cycling and Wheeling Network](#)
- [Edinburgh Waterfront](#)
- [Dundee Waterfront](#)
- [Digital Fibre Network](#)
- [Clyde Mission](#)
- [Industrial Green Transition Zones](#)
- [Hunterston Strategic Asset](#)
- [High Speed Rail](#)

Further detail about the priorities for this area is contained in [Annex C](#). Further details of national developments are contained in [Annex B](#).