

# Planning Committee

**2.00pm, Wednesday, 13 September 2023**

## **Development Plan Scheme September 2023**

**Executive/Routine  
Wards**

**All**

### **1. Recommendations**

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- 1.1 It is recommended that Planning Committee:
  - 1.1.1 Approves the new Development Plan Scheme for publication (Appendix 1);
  - 1.1.2 Approves the commencement of the City Plan 2040 process under the new Development Planning legislation and guidance, to enable officers to engage with and seek the views of the public on the content of the Participation Statement and have regard to them;
  - 1.1.3 Approves the draft Participation Statement for that engagement (Appendix 1 part 2); and
  - 1.1.4 Agrees that there be a formal call for Local Place Plans (LPP).

**Paul Lawrence**

Executive Director of Place

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## Development Plan Scheme September 2023

### 2. Executive Summary

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- 2.1 The Council is required to update its Development Plan Scheme (DPS) annually. This update provides an update on progress of the Examination of the City Plan to date and sets out the next steps. The report also sets out the expectation in the new Development Planning legislation and guidance to have a 'new style' Local Development Plan (LDP) in place within five years of the new (May 2023) Development Planning Regulations. Within this, there is a requirement at the outset to seek the views of the public on the content of the Participation Statement and have regard to them. There is also a requirement to invite the submission of Local Place Plans and for the next plan to have regard to them. The 2024 update to the DPS will give further detail on the process and timescales for City Plan 2040.

### 3. Background

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- 3.1 Scottish Government legislation requires Councils to prepare a local development plan for their area. A local development plan contains a 10-year strategy for the future development of an area and set out policies and proposals to guide decision making on planning applications.
- 3.2 It is important that all stakeholders, including individual members of the public and community groups, have opportunities to influence the content of a LDP. There are several stages in the preparation when people can make statutory written representations to the Council. Councils need to give all parties advance notice of when these engagement periods will take place. Accordingly, Councils have to publish a development plan scheme at least once a year.
- 3.3 City Plan 2030 has been through its statutory stages of engagement, consultation and representation and is now at going through its Examination by the Reporters appointed by the Scottish Government.
- 3.4 New development planning legislation and guidance is in place, founded in the Planning (Scotland) Act 2019 and further set out in regulations and guidance published in May 2023. Local development plans must now commence with seeking the views of the public on the content of the Participation Statement as to how they wish to be engaged with in the subsequent plan process.

- 3.5 It is also a requirement to make a call for the submission of Local Place Plans which appropriately constituted community groups can bring forward.
- 3.6 New local development plans will then be made through the stages of the Evidence Report, including seeking the views of stakeholders, a 'Gate Check' of the Evidence Report by a Reporter, and the Proposed Plan, which is subject to formal consultation with a statutory minimum 12 week period before submission for Examination. The Evidence Report and Proposed Plan require the approval of the City of Edinburgh Council to progress. New local development plans should have regard to the National Planning Framework and any valid Local Place Plans.

## 4. Main report

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### **Purpose of Development Plan Scheme and Timetable**

- 4.1 The purpose of a DPS is to set out publicly a planning authority's programme for preparing its development plan. This is intended to help communities, individuals and organisations know in advance about formal opportunities to engage with the planning process. A DPS must include a 'Participation Statement' for that purpose.
- 4.2 A new DPS is attached for approval (Appendix 1) and:
- 4.2.1 Explains its purpose, and what development plans are;
  - 4.2.2 Describes the context in which the existing and new plans are being prepared;
  - 4.2.3 Sets out a timetable and dates for the existing City Plan 2030 and the process for the next plan with an indication of time scales;
  - 4.2.4 Sets out a draft Participation Statement, which is described in more detail below and will enable officers to seek the views of the public and other stakeholder on the draft; and
  - 4.2.5 Provides contact details for further information including social media details to help people follow planning activities.

### **City Plan 2030**

- 4.3 The proposed City Plan and its supporting documents were submitted to Scottish Ministers for Examination on 8 December 2022 following Planning Committee approval on [30 November 2022](#).
- 4.4 The new Development Planning Regulations include Transitional Arrangements. These set out that where a Proposed Plan has been published prior to 12 February 2023 then that Plan should continue under the existing (2006) legislation. Proposed City Plan 2030 was approved in September 2021 and therefore continues through Examination.
- 4.5 The Directorate for Planning and Environmental Appeals has a target date for the Reporters of 21 November 2023. The Lead Reporter was appointed on 20 February 2023. On 9 March 2023, the Reporter confirmed that Stage one of the Examination Planning Committee – 13 September 2023

had concluded, in that consideration of the Report of Conformity with the Participation Statement was complete. No further action on participation was recommended and as such the Council is seen to have carried out engagement and consultation as it committed to.

- 4.6 The Examination period is determined by the Reporter and timescales take this into account. The Council can only influence this by responding quickly and fully to the Further Information Requests from the Reporter. Details of this to date are set out in Appendix 1. Only in two cases has the Council requested more than the 10 working days normally given to respond, due to either the complexity of the questions or the absence of key staff for that issue when received.
- 4.7 A hearing session is scheduled for 26 and 27 September 2023. At this stage it is known to cover housing target and land supply matters, but the agenda has not been finalised and the Reporter may add other matters. The agenda must be published five days before the date of the Hearing.
- 4.8 The appended DPS sets out the next steps for City Plan 2030 once the Examination is concluded, including consideration of timescales based on when the Report on Examination might be received.
- 4.9 Once received, the Council must decide whether or not to accept the recommendations of the Reporter. In terms of the legislation, the recommendations are 'largely binding' and good reason is needed if any are not to be accepted. A good reason would be if a recommendation is contrary to some other legislation or policy.
- 4.10 From receipt of the Report of Examination, the Council has three months within which to resolve to adopt the plan with those recommendations.
- 4.11 As well as checking whether there is any legal issue with the recommendations, a further check is required to establish whether or not there is a need for any consequential amendments because of the changes before reporting to Committee/Council for a resolution to adopt. Following that, the Plan must be submitted to Ministers, who will either confirm that the Council can adopt the Plan, or direct changes to it. They have 28 days to consider the Plan but have powers to extend this period.
- 4.12 Once adopted, there is six week period for legal challenge.

### **City Plan 2040**

- 4.13 The new development plan system (effective from May 2023 under new regulations and guidance) expects that 'new style' LDPs will be in place within five years of the adoption of National Planning Framework 4 (i.e. by February 2028).
- 4.14 The DPS therefore also considers the general arrangements for the next local development plan, including a draft Participation Statement in terms of the requirement to seek the views of the public on how they wish to be engaged in the plan process.

- 4.15 In terms of the process, that plan will have to follow through from how we engage, the call for LPPs, the Evidence Report and Gateway Check stages, the Proposed Plan and its consultation period, and Examination. A new DPS next year will set out these stages more definitively, with intended timescales.
- 4.16 Further details of City Plan 2 process will be brought to Planning Committee in an updated DPS, responding to the outcome of the City Plan Examination and timeframes for conclusion of that Plan and next steps for City Plan 2040.

## 5. Next Steps

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- 5.1 If approved, the appended DPS will be published in designed form on the Council's website and circulated to the project mailing list.

## 6. Financial impact

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- 6.1 The DPS is a statutory requirement, and the work is delivered from existing resources. There are no revenue or capital costs associated with the report. The plan process itself has costs in terms of commissioning technical studies and Examination. These are generally met from existing budgets. There are no financial implications for any other aspect of Council operations from the DPS.

## 7. Equality and Poverty Impact

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- 7.1 The DPS process has no direct impact on equalities or poverty. Any impact would be from the Plan itself.

## 8. Climate and Nature Emergency Implications

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- 8.1 As a public body, the Council has statutory duties relating to climate emissions and biodiversity. The Council

*“must, in exercising its functions, act in the way best calculated to contribute to the delivery of emissions reduction targets”*

(Climate Change (Emissions Reductions Targets) (Scotland) Act 2019), and

*“in exercising any functions, to further the conservation of biodiversity so far as it is consistent with the proper exercise of those functions”*

(Nature Conservation (Scotland) Act 2004)

- 8.2 The City of Edinburgh Council declared a Climate Emergency in 2019 and committed to work towards a target of net zero emissions by 2030 for both city and corporate emissions and embedded this as a core priority of the Council Business Plan 2023-27. The Council also declared a Nature Emergency in 2023.

## **Environmental Impacts**

- 8.3 The DPS process has no direct impact. Any impact would be from the Plan itself.

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

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- 9.1 City Plan has been through its statutory stages of consultation and engagement and the Statement of Conformity with the Participation Statement considered by the Reporter with no further actions required of the Council. It is accompanied by an Integrated Impact Assessment and an Environmental Report.
- 9.2 City Plan 2040 will commence with the engagement on consultation for the Participation Statement and this will shape how communities and stakeholders will be engaged and consulted on in the process, subject to the statutory requirements also. A call for Local Place Plans will also engage with communities. LDP strategies, policies and land allocation can help to meet Council priorities for affordable housing, active travel, public transport and economic growth.
- 9.3 The LDP process is a statutory one. Not adopting City Plan post Examination or adopting it without recommendations could risk legal challenge. Not starting City Plan 2040 process would risk delay in meeting the 'new style' plan expectations of being in place five years after NPF4 adoption.
- 9.4 The recommendations in the report do not impact on existing policies of the Council.
- 9.5 There are no health and safety, governance, compliance or regulatory implications that elected members need to take into account when reaching their decision, other than as referred to in 9.2.
- 9.6 The City Plan project has a risk register, and the next plan will also have one. These are updated regularly for the City Plan Project Board.

## **10. Background reading/external references**

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- 10.1 [Planning \(Scotland\) Act 2019](#)
- 10.2 [The Town and Country Planning \(Development Planning\) \(Scotland\) Regulations 2023](#)
- 10.3 [The Planning \(Scotland\) Act 2019 \(Commencement no.12 and Saving and Transitional Provisions\) Regulations 2023](#)
- 10.4 [Local Development Planning Guidance May 2023](#)

## **11. Appendices**

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- 11.1 Appendix 1 - Development Plan Scheme 2023 and draft Participation Statement.

11.2 Appendix 2 - City Plan Examination Further Information Request Register.

## DEVELOPMENT PLAN SCHEME, SEPTEMBER 2023

### 1. What is a Development Plan Scheme?

A development plan scheme sets out how a future local development plan will be prepared. It includes:

- an explanation of what a development plan is,
- a timetable for preparing the future local development plan, and
- details on how to get involved.

The Council needs to publish a development plan scheme at least once a year. The Council's last development plan scheme was published in September 2022.

### What is a Development Plan?

How we plan our places has an effect on everyone. Our lives are shaped by the places where we live, work and visit and these are shaped by planning decisions. Development plans set out the strategy and policies to guide those decisions.

The statutory 'development plan' comprises the [National Planning Framework \(NPF4\)](#) which covers the whole country, and the local development plan (LDP) for the planning authority area.

Scottish Government legislation requires Councils to prepare a local development plan for their area. A local development plan contains a 10-year strategy for the future development of an area and sets out policies and proposals which are used to determine planning applications. It is accompanied by a statutory Action Programme which is used to ensure delivery of the plan's policies and proposals, including necessary infrastructure. Our Local Development Plan is the [Edinburgh Local Development Plan 2016](#).

There is a new legislative framework for development planning provided by the [Planning \(Scotland\) Act 2019](#). This outlines new procedures on how to prepare plans. The expectation is for a new style of local development plan and [new regulations](#) add to this. [New local development planning guidance](#) was issued in May 2023 and this sets out the aims and expectations for the new style plan and provides a step by step guide. There is an expectation that new style local development plans will be in place 5 years after the new regulations published in May 2023.



## Appendix 1

This means that our [City Plan 2030](#), will be the last plan made under the previous plan system. Further information on changes to the planning system is available on the Scottish Government [webpage](#).

### **Proposed City Plan 2030 – Update**

City Plan 2030 is the name for Edinburgh’s updated local development plan under the previous system and transitional arrangements allow it to carry through to adoption. The proposed plan has been prepared and following approval at Planning Committee on 30 November 2022, it was submitted to the Scottish Government for examination on 9 December 2022.

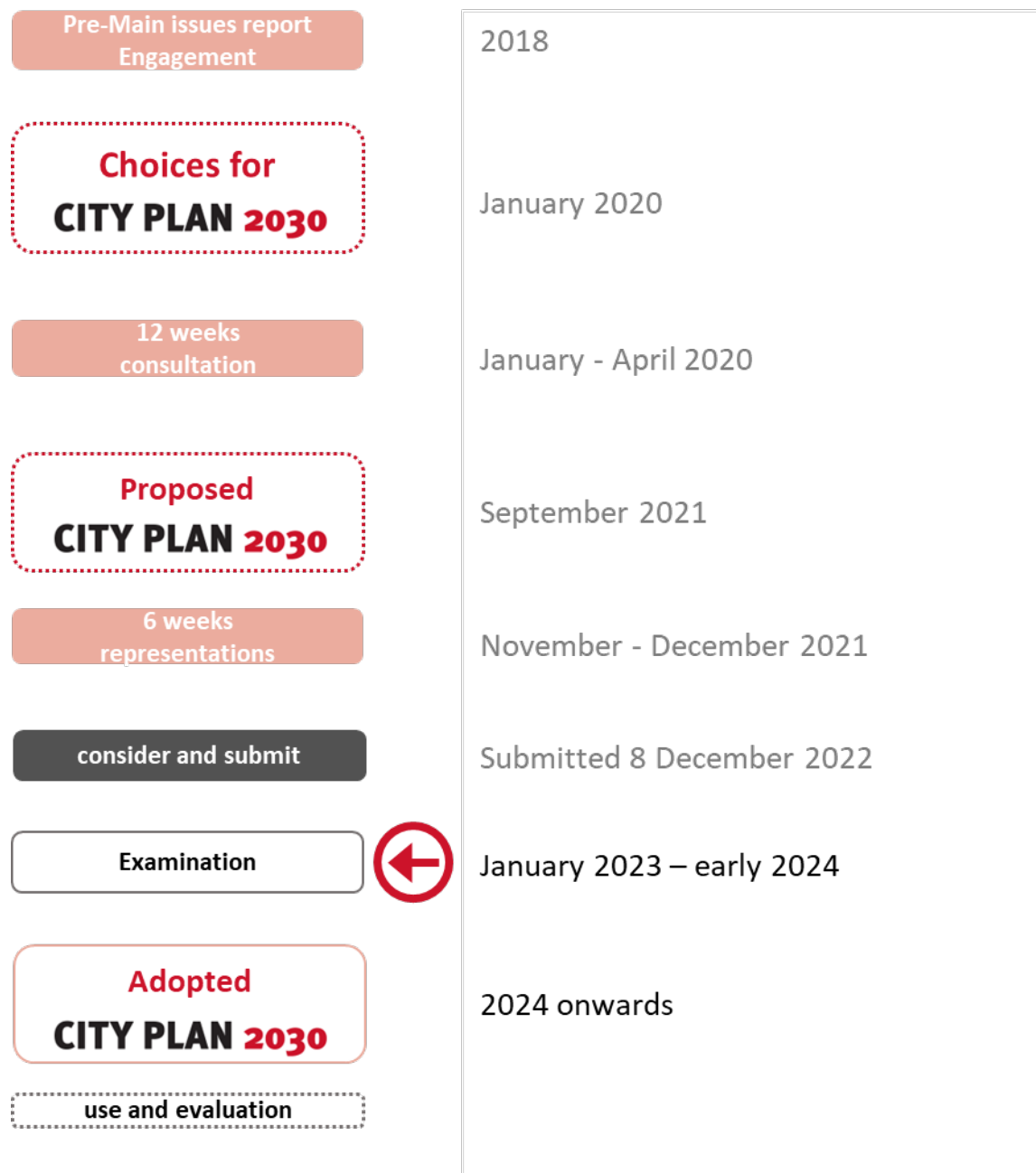
A team of reporters from the Scottish Government’s Planning and Environmental Appeals Division (DPEA) has been appointed; and the development plan examination began in February this year. Details can be found on the DPEA’s [website](#).

As part of the examination a hearing is scheduled to take place on 26-27 September 2023. It is due to consider housing land, business and infrastructure. The reporters are gathering further evidence to inform the hearing and examination process.

Once the examination is complete, a Report of Examination is sent to the planning authority. The Council will then consider adopting the plan, including the recommendations of the Report which could include proposed modifications to the plan.

## Appendix 1

### Timetable: City Plan 2030



## Appendix 1

Project Stage	Timeframe
<b>Choices for City Plan consultation</b>	Consultation took place January to March 2020, with responses accepted to end April 2020 due to Covid-19 pandemic
<b>Proposed Plan reported to Planning Committee</b>	Proposed City Plan 2030 was reported to Planning Committee in September 2021 and approved for its Representation period
<b>Period for representations on Proposed Plan</b>	Period for Representations took place from 6 November to 20 December 2021
<b>Submit Plan and representations to Scottish Ministers</b>	City Plan 2030 and the Representation documents were approved by Planning Committee for submission to Ministers on 30 November 2022. The full submission was lodged on 8 December 2022.
<b>Examination and Report of Examination</b>	Reporters have been appointed and the Examination started on 8 December 2022. A series of Further Information Requests have been issued to gather further evidence. The Hearing will take place on 26-27 September 2023.
<b>Plan as Modified</b>	The Report of Examination is now likely to be published early 2024. The Council must resolve whether or not to adopt the plan with recommendations from the Report of Examination within 3 months of the report being published.
<b>Notify Scottish Ministers of intention to adopt</b>	
<b>Adoption</b>	

## Appendix 1

After the examination, the City Plan 2030 should be adopted early to mid 2024, depending on when the Council receives the Report on Examination from the DPEA.

When adopted, City Plan 2030 will replace the Edinburgh Local Development Plan (2016).

The Edinburgh Local Development Plan (2016) is accompanied by 12 Supplementary Guidance documents. These also form part of the overall development plan. They cover the following matters:

- Town Centres, guidance covering 9 town centres including the City Centre Retail Core (adopted);
- Developer Contributions and Infrastructure Delivery (finalised, not adopted);
- Edinburgh BioQuarter and Little France Park (finalised, not adopted); and
- Heat Opportunities Mapping (adopted).

When City Plan 2030 is adopted, these documents will be superseded along with the Edinburgh Local Development Plan (2016). New non-statutory guidance will be developed and existing non-statutory guidance will be reviewed in respect of National Planning Framework 4 and City Plan 2030.

### **Edinburgh's Next Plan after City Plan 2030: City Plan 2040**

As we approach the adoption of City Plan 2030, we need to start thinking about the subsequent local development plan.

City Plan 2040 will be prepared under the [new legislation](#) and [guidance](#), published in May 2023. There are three main stages to this new process:

- 1) Evidence Gathering**
- 2) Plan Preparation**
- 3) Delivery**

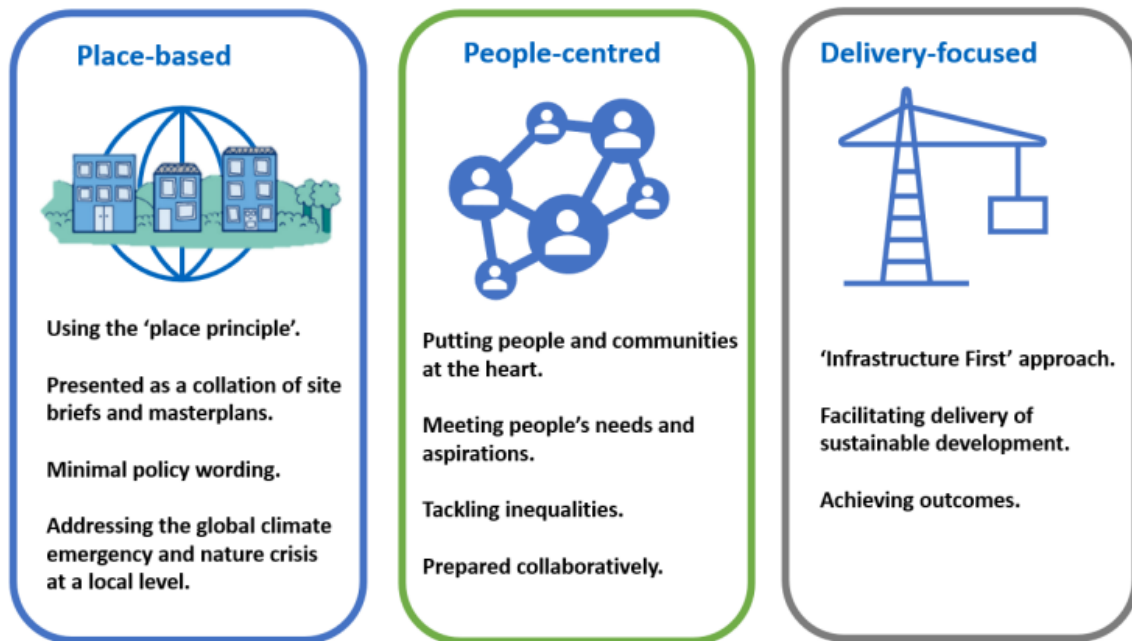
Under the new process, local development plans should be prepared within 5 years of the publication of the new development planning regulations and guidance. The expectation is that every planning authority in Scotland will have a new style plan in place by May 2028. There is then a 10 year cycle for preparing subsequent plans.

In preparing City Plan 2040, we will need to consider many things including [National Planning Framework 4](#), [Regional Spatial Strategy](#), Local Place Plans as well as other Council strategies and plans.

#### New Style Plans

As well as a new process, the expectation is that the new style plans will be more place based, people-centred and delivery-focused as outlined below.

## Appendix 1



City Plan 2040 needs to tell a clear and compelling story about the future of places. It is expected that the next plan will focus on the place-based and on visual plans rather than text and policies, given the role of NPF4 policies. This focus on place will help to encourage public engagement.

### Stage 1 - Evidence Gathering

We are currently at the Evidence Gathering stage which is made up of the following:

#### Early Preparation

- Preparation of Development Plan Scheme (DPS) including Participation Statement.
- Invitation to local communities to prepare Local Place Plans.
- Early thinking about delivery programme.

#### Evidence Report

- Gather and collate appropriate evidence.
- Seek the views of key agencies, children and young people, disabled people, Gypsies and Travellers, community councils and the public at large in the preparation of the Evidence Report.
- Prepare Evidence Report for approval by full Council and submission to Scottish Ministers.

#### Gate Check

## Appendix 1

- The Scottish Ministers appoint a person to assess Evidence Report – to determine whether the planning authority has enough information to prepare the local development plan.

## Appendix 1

### **2. Draft Participation Statement**

This Development Plan Scheme and the draft Participation Statement is the first step of the Evidence Gathering stage.

We need to consider how the new style plan can best meet the needs and aspirations of the different people who have an interest in a place. Good engagement is therefore critical.

The Participation Statement is a summary of when and how the Council is likely to engage the public on City Plan 2040. It considers who is to be included and how we will intend to involve different people within the process. Edinburgh is made up of many different communities and it is important that we reach out and listen particularly to those who find it more challenging to engage with planning.

We must seek the views of the public on what the content of the Participation Statement should be; and have regard to any views expressed. We will therefore engage on the draft Participation Statement to allow stakeholders to have their say in how they can be most effectively consulted so we can take this into account.

In the new plan process, there will be different opportunities when people and communities can influence the shape of City Plan 2040.

### **Engagement Opportunities**

#### Evidence Gathering: Early Preparation

- We will engage on the Participation Statement – end of 2023.
- We will issue an invitation for the preparation of Local Plan Plans following approval of this DPS. These can be submitted to the Council for the Evidence Report Stage or the Proposed Plan Stage.

#### Evidence Gathering: Evidence Report

- We will seek the views of people to help inform the preparation of the Evidence Report including key agencies, children and young people, disabled people, Gypsies and Travellers, community councils and the public at large.

#### Plan Preparation

- We will put out a call for ideas to inform the plan based on themes and sites.
- We will work collaboratively with key agencies and stakeholders.
- We will take into account valid Local Place Plans.
- There will be a formal public consultation and representation period.

## Appendix 1

### **How we will inform and raise awareness of engagement activities**

Web pages for next plan.

Social media campaigns.

Local advertising (for example: lamp post wraps)..

Local newspapers and newsletters.

Local and targeted advertising to help capture harder to reach groups including at local libraries, community centres/halls, special schools and faith locations.

Targeted e-mails to stakeholders and interest groups including community councils.

Notifying neighbours and owner/occupiers of sites included in the Proposed Plan.

Development of project mailing list.

### **How we will consult, involve and collaborate**

On-line tools which would include surveys/questionnaires and also interactive place based activities if resource is available.

Drop-in sessions/workshops spread throughout the city to target a range of socio-economic areas.

Webinars based on either themes or place.

A range of events to reach across the community including people with 'protected characteristics' and their representative organisations. These include older people, disabled people, Gypsies and Travellers, ethnic minorities and women. We will ensure the right support is in place so people can attend events and express their views.

Children and young people engagement programme including place standard sessions.

Community workshops focussing on community councils and communities who have submitted local place plans.

Stakeholder and key agency discussion sessions.

### **Local Place Plans**

Another significant change introduced by 2019 Planning Act are Local Place Plans (LPPs). There is guidance on how these should be prepared, submitted and registered which is outlined in [Circular 1/2022: Local Place Plans](#) There is also more information on [Our Place](#).



## Appendix 1

Local Place Plans give communities the right to produce their own plans for the development and use of land, taking account of the LDP. Planning authorities are required to take registered local place plans into account in preparing the local development plan. These should be prepared in time to inform the following stages of the local development plan.

An invitation will be issued to community bodies to invite them to prepare a Local Place Plan.

A website will be set up to provide guidance to help communities to prepare a Local Place Plan including a suggested template. This will also host registered Local Place Plans.

Along with the Participation Statement, this call for Local Place Plans forms part of the early preparation stage for City Plan 2040.

### **How to stay up to date**

Follow us on Twitter: [@planningedin](https://twitter.com/planningedin)

Blog: [planningedinburgh.com](http://planningedinburgh.com)

View the project webpage at: [www.edinburgh.gov.uk/cityplan2040](http://www.edinburgh.gov.uk/cityplan2040)

To find out more about engagement in the City Plan 2030 project or add yourself to the mailing list: [cityplan2040@edinburgh.gov.uk](mailto:cityplan2040@edinburgh.gov.uk)

Questions about the content of the current LDP: [localdevelopmentplan@edinburgh.gov.uk](mailto:localdevelopmentplan@edinburgh.gov.uk)

Contact us by post:

City Plan 2030, G3, Freepost CITYPLAN

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact Interpretation and Translation Service (ITS) by email:

[its@edinburgh.gov.uk](mailto:its@edinburgh.gov.uk) and quote reference number: tbc. ITS can also give information on community language translations.

APPENDIX 2

FIRs and Dates

Further Information Request number	Date rec'v	Response draft due	Response due before	Issue / Plan section	Information requested	Reply info sent
001	21-Feb	N/A	Tue 7 Mar	Statement of conformity	Request additional evidence (various)	Statement and appendices submitted via Objective
002	05-May	19-May	Sat 20 May	Issue 1 – Introduction and Aims	National Developments, Heat, Marine Plan, Airport	CEC reply sent 19/05/2023. Response to comments
003	09-May	19-May	Tue 23 May	Issue 24 – Mixed Communities, HOU 3 Mixed Communities	Housing Strategy, accessible housing info., HOU 3 changes	reply sent 22/5/2023
004	10-May	22-May	Wed 24 May	Issue 12 - Density, ENV 26, HOU 4	Green Belt density NPF4 Policy 8	reply sent 17/05/2023
005	11-May	22-May	Thu 25 May	Issue 13 – Sustainable Design, ENV 8	Net Zero beyond NPF4	reply sent 23/5/23
006	15-May	25-May	Mon 29 May	Issue 28 – Infrastructure Delivery – Community Facilities, Policy INF 1	Is the council justified in adapting the concept of a 20-minute	reply sent via Objective Connect 25/5/23
007	23-May	N/A	Tue 6 Jun	Issue 8 - Proposed Sites South East Edinburgh	Edinburgh BioQuarter Partners (0478) to provide DPEA with a copy of Diagram 1- Development Principles and Diagram 2 - Datum Heights as referred to in document RD105.	N/A - City of Edinburgh Council notified for information purposes only
008 - Stage 1	30-May	23-Jun	Mon 26 June	Issue 019 - Housing Supply Target and Land Requirement	Issue 020	reply and supporting documents sent 23/06/23
008 - Stage 2	01-Aug	17-Aug	Tues 22 Aug	Issue 019 - Housing Supply Target and Land Requirement	Issue 020 - Housing target and housing land requirement, Housing land	submitted by email on supporting docs uploaded
008 - Stage 3						
008 - Stage 4						
009	07-Jun	19-Jun	Wed 21 June	Issue 009a - Suggested Additional Greenfield Sites – West Edinburgh	<u>Site 12 East of Millburn Tower - Table 2 – Housing Proposals;</u>	reply sent 16/06/23
010	09-Jun	04-Jul	Thurs 6 July	ISSUE 002 SPATIAL STRATEGY and ISSUE 003 DELIVERY OF THE	(Various) both evidence and CEC views	reply sent 04/07/23. DPEA advised Action to Protect
011	27-Jun	20-Jul	24-Jul	Issue 034 – Resources and Services	Scottish Government (0309) to provide DPEA with to this issue	19/7-2023 - CEC comments on Scottish Governmnet
012	12-Jul	04-Aug	14-Aug	ISSUE 006 – PROPOSED SITES WEST EDINBURGH	Issue 027 - Infrastructure Delivery and Developer	Extensions deadline clarified by DPEA on 9-8-

FIRs and Dates

013	18-Jul	04-Aug	09-Aug	Issue 008 - Proposed Sites South East Edinburgh	Issue 008 - Proposed Sites South East Edinburgh; including Issue 001 - Introduction and Aims	submitted by email 9-8-23
014	25-Jul	03-Aug	08-Aug	ISSUE 034 – RESOURCES AND SERVICES	To which site is the council referring when it states: “Land at second paragraph of proposed Policy Inf 16 Sustainable Energy	reply sent 2/8/23
015	01-Aug	11-Aug	15-Aug	ISSUE 034 – RESOURCES AND SERVICES	please place your responses in the context of the current policy	submitted by email 14-8-23
016	02-Aug	15-Aug	Thur 17 August	ISSUE 038 – RETAIL AND LEISURE	Is criterion g. of proposed Policy Inf 7 Private Car Parking	submitted by email 16-8-23
017	09-Aug	21-Aug	23-Aug	ISSUE 032 – TRANSPORT POLICY	The council is asked to comment on any inconsistencies between	submitted by email 21/8/2023
018	09-Aug	21-Aug	23-Aug	ISSUE 023 – AFFORDABLE HOUSING	The purposes of including land within a green belt were set out	submitted by email with 2 supportiing documents 23-8-
019	24-Aug	04-Sep	06-Sep	ISSUE 015 – NATURAL ENVIRONMENT POLICIES		Submitted by e-mail 5-09-23

S4 Issues and Owners

No.	Issue Title	Owner
1	Introduction and Aims	Lindsay
2	Spatial Strategy	Lynne
3	Delivery of the Strategy	Keith
4	Proposed Sites - Central Edinburgh	Lindsay
5	Proposed Sites - North and East Edinburgh	Alex
6	Proposed Sites - West Edinburgh	Robert
7	Proposed Sites - South West Edinburgh	Robert
8	Proposed Sites - South East Edinburgh	Keith
9	Suggested additional greenfield sites	Keith
10	Other sites	Keith
11	Design and Placemaking Policies	Alex
12	Density	Alex
13	Sustainable Design	Alex
14	Historic Environment Policies	Alex
15	Natural Environment Policies	Alex
16	Blue Green Infrastructure, Water and Amenity Policies	Alex
17	Open Space Policies	Alex
18	Blue Green Network Proposals	Alex
19	Housing Supply Target and Land Requirement	Lindsay
20	Assessment of Housing Land Supply	Lindsay
21	Housing Land Supply Policy	Lindsay
22	Housing Development Policy	Lindsay
23	Affordable Housing	Lindsay
24	Mixed Communities	Lindsay
25	Student Accommodation	Lindsay
26	Housing Policies	Lindsay
27	Infrastructure Delivery and Developer Contributions	Keith
28	Infrastructure Delivery - Inf 1 Community facilities (includes 20 min neigh)	Keith
29	Infrastructure Delivery - Education	Alex
30	Infrastructure Delivery - Transport	Robert/Keith
31	Transport Strategy	Robert
32	Transport Policy	Robert
33	Transport Proposals	Robert
34	Resources and Services	Robert
35	Economy Policies	Keith
36	Commercial Development	Keith
37	Economy Proposals	Keith
38	Retail and Leisure	Keith
39	Other Issues	Lynne

## Policy List

Place 1 - Edinburgh City Centre Policy  
Place 2 - Fountainbridge  
Place 3 - Astley Ainslie  
Place 4 - Edinburgh Waterfront  
Place 5 - Royal Victoria Hospital  
Place 6 – Crewe Road South  
Place 7 – Stead's Place  
Place 8 – Jane Street  
Place 9 West Bowling Green Street  
Place 10 Newhaven Road 1  
Place 11 Newhaven Road 2  
Place 12 Bangor Road  
Place 13 South Fort Street  
Place 14 Stewartfield  
Place 15 Seafeld  
Place 16 West Edinburgh  
Place 17 Edinburgh Airport  
Place 18 RBS Gogarburn  
Place 19 Edinburgh Park/South Gyle  
Place 20 Royal Highland Centre  
Place 21 Riccarton University Campus and Business Park  
Place 22 Maybury  
Place 23 Builyeon Road  
Place 24 Curriemuirend  
Place 25 Gorgie Road East  
Place 26 Stevenson Road (A)  
Place 27 Broomhouse Terrace  
Place 28 Murrayburn Road  
Place 29 Dumbryden Drive  
Place 30 Redford Barracks  
Place 31 Edinburgh BioQuarter  
Place 32 Newcraighall  
Place 33 Brunstane  
Place 34 Liberton Hospital/Ellen's Glen Road  
Place 35 Moredunvale Road  
Place 36 Edmonstone  
Env 1 Design Quality and Context  
Env 2 Co-ordinated Development  
Env 3 Development Design – Incorporating and Enhancing Existing and Potential Features  
Env 4 Development Design – Impact on Setting  
Env 5 Alterations, Extensions and Domestic Outbuildings  
Env 6 Green Blue Infrastructure  
Env 7 Sustainable Developments  
Env 8 New Sustainable Buildings  
The Historic Environment  
Env 9 World Heritage Sites  
Env 10 Listed Buildings - Demolition  
Env 11 Listed Buildings - Setting  
Env 12 Listed Buildings and structures – Alterations and Extensions  
Env 13 Conservation Areas – Demolition of Buildings

## Policy List

Env 14 Conservation Areas - Development  
Env 15 Historic Gardens and Designed Landscapes  
Env 16 Protection of Important Archaeological remains and the historic environment  
Env 17 Development of Sites of Archaeological Significance  
Env 18 Development in the Green Belt and Countryside  
Env 19 Special Landscape Areas  
Env 20 Protection of Trees and Woodlands  
Env 21 Protection of Biodiversity  
Env 22 Pentlands Hills Regional Park  
Env 23 Protection of Open Space Protection  
Env 24 Protection of Outdoor Sports Facilities  
Env 25 Layout Design  
Env 26 Housing Density  
Env 27 Public Realm, New Planting and Landscape Design  
Env 28 Urban Edge Development  
Env 29 Waterside Development  
Env 30 Building Heights  
Env 31 Useable Open Space in new Development  
Env 32 Useable Communal Open Space and Private Gardens in Housing Development  
Env 33 Amenity  
Env 34 Pollution and Air, Water and Soil Quality  
Env 35 Reducing Flood Risk  
Env 36 Designing for surface water  
Env 37 Designing-in Positive effects for Biodiversity  
Env 38 - Shopfronts  
Hou 1 Housing Development  
Hou 2 Affordable Housing  
HHou 4 Housing Land Supply  
Hou 5 Conversion to Housing  
Hou 6 Student Accommodation  
Hou 7 Loss of Housing  
Hou 8 Inappropriate Uses in Residential Areas  
Hou 9 Sites for Gypsies, Travellers and Travelling Showpeople  
Inf 1 Access to Community Facilities  
Inf 2 Loss of Community Facilities  
Inf 3 Infrastructure Delivery and Developer Contributions  
Inf 4 Provision of Transport Infrastructure  
Inf 5 Location of Major Travel Generating Development  
Inf 6 Cycle Parking  
Inf 7 Private Car Parking  
Inf 8 Design of Car Parking  
Inf 9 City Centre Public Parking  
Inf 10 Cycle and Footpath Network  
Inf 11 Public Transport Proposals and Safeguards  
Inf 12 Park and Ride  
Inf 13 Road network infrastructure  
Inf 14 Rail Freight  
Inf 15 Edinburgh Airport Public Safety Zones  
Inf 16 Sustainable Energy and Heat Networks  
Inf 17 Safeguarding of Existing Waste Management Facilities

## Policy List

Inf 18 Provision of New Waste Management Facilities  
Inf 19 Waste Disposal Sites  
Inf 20 Minerals  
Inf 21 Telecommunications  
Inf 22 Water Supply and Foul Waste Water  
Econ 1 Supporting inclusive Growth, innovation and culture  
Econ 2 Commercial development  
Econ 3 Office Development  
Econ 4 Business and Industry Areas  
Econ 5 Employment Sites and Premises  
Econ 6 Hotel Development  
Econ 7 Goods distribution hubs  
Re 1 Town Centres First Policy  
Re 2 City Centre Retail Core  
Re 3 Town Centres  
Re 4 Alternative Use of Shop Units in the City Centre and Town Centres  
Re 5 Local Centres  
Re 6 Commercial Centres  
Re 7 Out-of-Centre Development  
Re 8 Alternative Use of Shop Units in Other Locations  
Re 9 Entertainment, Leisure and café/restaurant Developments – Preferred locations  
Re 10 Entertainment, Leisure and café/restaurant Developments – Other Locations  
Re 11 Food and Drink Establishments