

EDINBURGH CITY PLAN 2030

**A short tour, prepared by Grange Prestonfield Community Council (GPCC)
4 July 2024**

“For community councillors looking to build their competence in planning issues alongside their understanding of the changing shape of the city, the starting point is a firm awareness of the ambition and coverage of both City Plan 2030 and Edinburgh Design Guidance. This guide is an introductory step on the way.” (GPCC)

City Plan 2030 (CP 30) is to stand as the handbook for Edinburgh’s spatial and physical development out to the end of the decade. It is set to replace, at month-end, the predecessor Edinburgh **Local Development Plan 2016 (LDP 16)**. It stands within the wider setting of the Scottish Government’s National Planning Framework 4. It is a major undertaking. See this September 2023 publication for a short history: [City Plan 2030 Development Plan Scheme \(edinburgh.gov.uk\)](https://www.edinburgh.gov.uk/city-plan-2030-development-plan-scheme)

Status:

CP 30 was formally adopted by Edinburgh Council as the city’s latest local development plan on 27 June 2024. From commencement in 2018, it was endorsed by the Council’s Planning Committee on 19 June. CP 30 has now been submitted for approval by Scottish Ministers over the course of Q3. The adoption process follows the Q2 2024 publication of the obligatory Scottish Government Planning and Environmental Appeals Division (DEPA) inspection report on the Proposed City Plan 2030. Incorporating recognition of the Scottish Government Reporter’s recommendations, the document tabled for approval by the Council is now City Plan 2030 Written Statement (June 2024).

(The [Scottish Government report of examination](#) (1965pp) was published in April 2024.)

The context:

CP 30 (and its predecessor LDP 16) sit within a Scottish Government national planning strategy, as do all other local authority development plans. From the Scottish Government:

“National Planning Framework 4 (NPF4) is our national spatial strategy for Scotland 2045. It sets out our spatial principles, regional priorities, national developments and national planning policy. It should be read as a whole and replaces NPF3 and Scottish Planning Policy.” (Scot Gov)

[National Planning Framework 4 - gov.scot \(www.gov.scot\)](https://www.gov.scot/national-planning-framework-4) (February 2023)

CP 30 itself will be overtaken by City Plan 2040, with preparation already in course under new legislation and new process guidance published by the Scottish Government in May 2023. The expectation is that every planning authority in Scotland will have a new style local development plan in place by May 2028.

From NPF4, it's worth noting the identified Regional Spatial Priorities for the city. They include: Edinburgh: Urban / Mass Rapid Transport Networks; Urban Sustainable, Blue and Green Surface Water Management Solutions; Edinburgh Waterfront.

CITY PLAN 2030: WRITTEN STATEMENT (June 2024)

The core City Plan 2030 document runs to 215 pages. Below is a link to the Public Pack papers submitted to the Edinburgh City Council (CEC) Planning Committee on 19 June 2024. The CP 30 document opens on Page 113 of the Public Pack. Within the CP 30 document itself is a series of Technical Appendices. Appendix F carries an Index of Policies (from Page 212 therein).

[\(Public Pack\)Agenda Document for Planning Committee, 19/06/2024 14:00 \(edinburgh.gov.uk\)](#)

You can examine the whole context to CP 30 (including the predecessor Local Development Plan 2016 and National Planning Framework 4) in this link: [City Plan 2030 – The City of Edinburgh Council](#)

What's the purpose of this paper?

CP 30 is an impressive piece of work. It's an anatomy of the city's current growth and development plans, citywide and local. This guide is intended to help you cut through to its essential features, to draw more than 200 pages of detail down to a concise summary, where key, site-specific, development Policies are described in key words in two lines.

Growth and development change the shape of the city. Community councillors, by their role, need to be aware of the growing pains. Development proposals need examined in a good light. For a particular development proposal that you come across or are prompted to look at, a scan of the Policy summaries in this guide will tell you where you need to look for the detail across the CP 30 document itself. This guide gives you a platform from which to take your investigation to the next stage.

In particular, it may well be that you have a nascent 'objection' to a development proposal. There is something you feel uneasy with (as in 'What is it about this I don't like?'). A quick look across the key-word summary of the Policies which govern that development proposal should help you relate your misgivings to what the Policies actually identify as permissible, or as not acceptable. You then look to sharpen your comments or (formal) objections with specific, quoted reference to the Policy codes themselves, building your argument by using the attributes in the Policy wording as the basis for your remarks.

Remember: "Planning applications will be assessed against (specific) polices to meet the aims of the plan. All relevant polices will be considered in assessing each application." (*CP 30, Page 39*)

This is the City Plan 2030:

City Plan 2030 sets out policies and proposals to guide development. The plan is supported by the following documents:

- The **Proposals Map** - This shows the policies and proposals on an Ordnance Survey map of Edinburgh.
- The **Action Programme** sets out actions to deliver the Plan.
- The **Report of Conformity** explains how engagement informed the Plan.
- The **Habitats Regulations Appraisal** assesses the Plan's impact on internationally important bird habitats.
- The **Transport Technical Note and Transport Appraisal** identifies transport actions to support the Plan.
- The **Education Appraisal** identifies new and expanded schools to support the Plan.
- The **Integrated Impact Assessment** checks what impact the Plan will have on people.
- The **Environmental Report** assesses the impact of the Plan and explains the selection of new housing sites.
- The **Housing Technical Note** sets out the assumptions on need and demand for homes and housing land availability which inform the Plan.
- See the documents at www.edinburgh.gov.uk/CityPlan2030

Structure:	Page
<i>Introduction</i>	6
<i>City Plan 2030 Strategy</i>	8
<i>The City Plan Spatial Strategy</i>	9
<i>City Plan relationship with other planning frameworks</i>	11
<i>City Plan 2030 Outcomes</i>	15
<i>Place-Based Policies</i>	40
<i>Environment and Design Policies</i>	102
<i>Housing Policies</i>	122
<i>Infrastructure and Transport Policies</i>	125
<i>Economy Policies</i>	135
<i>Proposals to deliver Strategies and Policies</i>	146
<i>Technical Appendices</i>	196
<i>Index of Policies</i>	212
<i>+ Appendix on Technical Requirements for Housing Proposals</i>	
<i>+ Proposals Maps</i>	

Strategy:

“City Plan aims to ensure that the planning of housing, employment and services addresses the need for net-zero development, resilience to climate change, quality places and green spaces, delivery of community infrastructure and job opportunities where people live and embeds a 20-minute neighbourhood principle at the heart of all places in Edinburgh.” (Page 8)

The top-level Edinburgh and local planning policy drivers: Localities – neighbourhood, township, city, region – change over time as they are shaped by local factors and by public policy. At an Edinburgh level, CP 30 assumes a responsibility for the Council’s declared three main areas for policy change. Here are the ‘planning policy drivers’ which are to mould Edinburgh as a ‘place’: becoming a sustainable and net zero city; ending poverty by 2030; delivering wellbeing and equalities. (Page 13)

CP 30's Targeted Outcomes:

Development strategy, proposals and policies are captured in the following vision statement:

“By 2030, we want Edinburgh to be...

A sustainable city which supports everyone's physical and mental wellbeing (*Page 15*);

A city in which everyone lives in a home they can afford (*Page 26*);

A city where you don't need to own a car to move around (*Page 29*);

A city where everyone shares in its economic success (*Page 34*).”

The Policy Framework:

The framework is set out in [Part 3 \(Pages 38 to 144\)](#). It opens with a review of 36 'place-based' (locality-specific) policies. Note that these localities *may* be supplemented by other 'opportunity sites' where development *might* be possible in the future, if they can be 'unlocked'. They are potentially important as a response to the housing emergency. See more within Specific Proposals later in the document.

Specific Proposals (Page 145):

Locality-specific proposals across the city, setting out aims and ambitions across a dozen spheres of environmental, economic and social interest:

Environment, Housing, Active Travel, Public Transport, Tram Extension, West Edinburgh Transport, Road Improvements, Education Infrastructure, Healthcare Infrastructure, Areas of Economic Importance, Network of Centres, Opportunity Sites.

Technical Appendices (Page 197):

Conservation Area Map / Shopping Centres / Land Ownership Schedule / Technical Requirements for Housing Proposals (separate document) / Glossary / Index of Policies.

CP 30: PART 3: THE POLICY DETAIL**Page 39**

3.1 “City Plan's policies play a key role in delivering the plan's strategy.”

Here is the wide policy framework set at the head of the detailed policies.

“Planning applications will be assessed against the following policies to meet the aims of the plan. All relevant policies will be considered in assessing each application.

Part 3 of the plan is set out in five sections: • Place-based Policies • Environment and Design Policies • Housing Policies • Infrastructure and Transport Policies • Economy Policies.”

3.2 “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 other relevant policies of the plan, may provide grounds for refusal of planning permission. The [Edinburgh Design Guidance](#) provides illustrative guidance on putting the principles of the policies into practice. This Council guidance will be reviewed and updated in light of these policies.” (We might expect this update in late Q3 2024.)

A short detour to **Edinburgh Design Guidance**:

See **Appendix 1** to this paper and also this link: [edinburgh-design-guidance-january-2020](#)

Edinburgh Design Guidance is a non-statutory document offering detailed interpretation of the policies in the Local Development Plan 2016 (LDP 16). It will fall to be updated to cross-refer to CP 30 policies when CP 30 replaces LDP 16. It stands as an essential partner document which ‘fine tunes’ the policies on development in CP 30:

“This document is part of a suite of non-statutory planning guidance which interpret the policies set out in the Local Development Plan. It is important that, where applicable, these are read in conjunction with one another. For example, when designing a new building in a conservation area, reference should be made to this guidance and to the Guidance on Listed Buildings and Conservation Areas.”

In looking to appraise critically a development proposal, before or at the planning application stage, **CP 30** establishes the principles against which the proposal is to be marked. **Edinburgh Design Guidance** adds reference points on form, site context, design, quality, suitability and impact on community and place.

[The reference points – the specific words used in the Edinburgh Design Guidance document – stand as a lexicon for the tonal assessment of a physical environment, of a ‘place’. Use them, in the context of your own evaluation of a ‘development proposal’, to identify keywords which will help you align your feelings about the proposal with the standards it is expected to meet.]

On Community and place: “Good design needs to take account of community needs and community aspirations. The Review of the Planning System and the Community Empowerment Act require that the community become more involved in helping to deliver better places. Use of tools like The Place Standard show how local needs can be incorporated into development briefs and other planning processes.”

See also:

[Edinburgh design guidance – The City of Edinburgh Council](#)
[The Place Standard tool is a way of assessing places. | Our Place](#)

Page 40: PLACE-BASED POLICIES.

3.3 Policies governing planning permissions on development proposals covering 36 place-specific sites across the city: Detailed guidance on localities and sites across Central Edinburgh / North and East Edinburgh / West Edinburgh / South Edinburgh.

CP 30 thereafter turns to set out a series of Policy Principles which govern the grant of planning permission for development proposals. The full, detailed and careful wording of each Policy (together with the Policy code) is the basis for *your* personal or community council’s assessment

of a development proposal. Does the proposal, in your opinion, meet or contravene the conditions set for it?

Abbreviations used below:

PP = planning permission / CA = conservation area / PBSA = purpose-built student accommodation / LEZ = low emission zone / P&R = park and ride / WMF = waste management facility / CC = city centre / EA = Edinburgh Airport / RHC = Royal Highland Centre / WE = West Edinburgh / CMP = City Mobility Plan / LEH = libraries, education and healthcare / TC = town centre / ASB – anti-social behaviour

Note that the code indicators in brackets (e.g. Des 1) cross-refer to policies set out in the existing LDP 16, to be replaced now by CP 30.

Page 102: ENVIRONMENT AND DESIGN POLICIES: Code Env.

Env 1: Design Quality and Context: (Des 1)

The proposal should create or contribute towards a vibrant successful place. PP not granted for poor quality, inappropriate design, damage to character or appearance of area.

Env 2: Coordinated Development: (Des 2)

PP not granted for development which may compromise the effective development of adjacent land, or the development and regeneration of a wider area under a wider master plan, strategy or Brief.

Env 3: Development Design - Incorporating and Enhancing Existing and Potential Features: (Des 3)

PP will be granted for development where worthy existing features and characteristics on the site are identified, incorporated, enhanced and linked in to design.

Env 4: Development Design – Impact on Setting: (Des 4)

PP will be granted for development where there is a demonstrable positive impact on surroundings, including character of the townscape, landscape, green-blue networks and impact on existing views.

Env 5: Alterations, Extensions and Domestic Outbuildings: (Des 12)

PP will be granted where changes are compatible with existing building character, do not unreasonably jeopardise privacy and natural light or are detrimental to neighbourhood amenity and character.

Env 6: Green Blue Infrastructure:

Development proposals must protect, enhance and link to the city's green / blue network, following the principles in the Edinburgh Design Guidance.

Env 7: Sustainable Developments:

Construction or change-of-use proposals must carry a climate emergency / sustainable living Sustainability Statement. (This excludes buildings addressed by Env 5 above.)

Env 8: New Sustainable Buildings: (Des 6)

Development that includes new buildings will be supported where they can demonstrate net zero operational emissions, separable waste collections and (where appropriate) green roofs.

Env 9: World Heritage Sites: (Env 1)

Potentially harmful developments within World Heritage Sites will not be permitted.

Env 10: Listed Buildings – Demolition: (Env 2)

Demolition (total / substantial) not permitted unless site no longer of architectural / historic interest; meaningful repair impossible; retention not economically viable; there are wide benefits to demolition.

Env 11: Listed Buildings – Setting: (Env 3)

Development within building curtilage or affecting its observed townscape or landscape setting permitted only if not detrimental to its architectural character, appearance, historic interest or setting.

Env 12: Listed Buildings and Structures – Alterations and Extensions: (Env 4)

Proposals permitted where there is no harm to the special interest of the building or its features or its historic fabric and where any additions are of character-appropriate high-quality design.

Env 13: Conservation Areas – Demolition of Buildings: (Env 5)

Demolition of an unlisted building within a CA which makes a positive contribution to the area permitted only in exceptional circumstances. A replacement building must match the character / tone of the area.

Env 14: Conservation Areas – Development: (Env 6)

Proposals supported where they preserve or enhance the CA's character and appearance; preserve positive public realm features; demonstrate high standards of design and appropriate materials.

Env 15: Historic Gardens and Designed Landscapes: (Env 7)

Development only permitted where no detrimental impact of site character / features as recorded in the Inventory of Gardens and Designed Landscapes; applies also to non-designated sites.

Env 16: Protection of Important Archaeological Remains and the Historic Environment: (Env 8)

Development not permitted which would adversely affect a scheduled monument or damage or destroy archaeological remains that the Council considers should be preserved *in situ*.

Env 17: Development of Sites of Archaeological Significance: (Env 9)

Proposals supported subject to demonstration of no significant feature damage; preservation of meaningful settings; any compromise to preservation of *in situ* features is archaeologically mitigated.

Page 110: THE EXISTING NATURAL ENVIRONMENT AND OPEN SPACE:**Env 18: Development in the Green Belt and Countryside: (Env 10)**

Development must not detract from the rural environment or landscape of the surrounding area in terms of quality, characteristics and views, and must meet specified design criteria.

Env 19: Special Landscape Areas: (Env 11)

PP will not be granted for development which would have a significant adverse impact on the special character or qualities of designated Special Landscape Areas.

Env 20: Protection of Trees and Woodlands: (Env 12)

Presumption against development that risks damaging impact unless the Council accepts it is necessary for good arboricultural reasons and account is taken of the wide amenity value of the woodland setting.

Env 21: Protection of Biodiversity: (Env 13 to 16)

All proposals should safeguard habitat features of biodiversity value and priority species, in accord with Edinburgh Biodiversity Action Plan (EBAP) and the Green Blue Network of Edinburgh Design Guidance.

Env 22: Pentland Hills Regional Park (PHRP): (Env 17)

Development which supports the aims of the PHRP will be supported provided it has no unacceptable impact on landscape character and special qualities of the Park.

Env 23: Open Space Protection: (Env 18)

Proposals involving loss of open space not permitted unless demonstrable that the impact on area quality, amenity, blue / green features is limited and there is commensurate local, community benefit.

Env 24: Protection of Outdoor Sports Facilities (OSF): (Env 19)

Loss of some or all of OSF permitted only if the development is ancillary to main use of site as OSF; has minor impact or if an alternative OSF of adequate capacity is offered in a convenient accessible location.

Page 114: SUSTAINABLE PLACEMAKING:**Env 25: Layout Design: (Des 7)**

Development proposals should reflect: a comprehensive and integrated approach to 'place' design; active travel connectivity, safe and convenient movement for users; attractive public amenity features.

Env 26: Housing Density: (Hou 4)

Sites 'identified to deliver housing' within CP 30 must meet detailed numbers. On other sites, density must reflect positive, attractive contribution to character, local services support, public transport access.

Env 27: Public Realm, New Planting and Landscape Design: (Des 8)

PP supported where demonstrable that all external spaces and features are designed as a fundamental part of the scheme, with appropriate materials, lack of clutter, and suitable plantings viably maintained.

Env 28: Urban Edge Development: (Des 9)

PP for development at green belt boundary only where it conserves and enhances landscape and city character setting, with inclusion of environmental, biodiversity and blue / green improvements.

Env 29: Waterside Development: (Des 10)

Development supported only where proposals provide attractive waterside frontage, with regard for the area character, maintaining or improving public access and recreation and the blue / green network.

Env 30: Building Heights: (Des 11)

Development above prevailing building height in surrounding area only where skyline and townscape are enhanced; scale of building is appropriate in context; city landmark features not adversely impacted.

Page 117: OPEN SPACE IN NEW DEVELOPMENT:**Env 31: Useable Open Space in New Development: (Env 20)**

Outwith policy Env 32 below, all new-build development proposals to provide for good quality, attractive, useable, publicly accessible open space that forms at least 20% of total site area.

Env 32: Useable Communal Open Space and Private Gardens in Housing Development: (Hou 3)

Development supported where it provides good quality, useable open space and / or private gardens, with 20% floor on such space provision in communal (flatted) developments, (or blue / green offset).

Env 33: Amenity: (Des 5)

Development supported where amenity of future occupiers and of neighbouring occupiers is not adversely affected by odour, space standards, noise, ambient light, privacy or immediate outlook issues.

Env 34: Pollution and Air, Water and Soil Quality: (Env 22)

Development not supported that would encounter / cause significant adverse impacts on health, amenity and physical environment (incl. air, soil, water), unless there is design or layout mitigation.

Env 35: Reducing Flood Risk: (Env 21)

PP not granted for development that would increase flood risks; prejudice flood water defence, flow or storage; fail to allow space for enhancing blue network features; compromise public sewer system.

Env 36: Designing for Surface Water: (Env 21, Des 6)

New build developments need Surface Water Management Plan, creating a resilient, adaptable attractive biodiverse sustainable drainage system that is safe and reliable with long-term maintenance.

Env 37: Designing-in Positive Effects for Biodiversity: (Env 16)

Where applicable to the scale and nature of the development, proposals must have a positive effect on biodiversity, avoiding / minimising impact, then mitigating to tilt towards an overall positive effect.

Env 38: Shopfronts: (Des 13)

PP will be granted for alterations which are improvements on existing and relate sensitively and harmoniously to the building overall. Panels, signage, shutters etc. should avoid harm to visual amenity.

Page 122: HOUSING POLICIES: Code Hou.**Hou 1: Housing Development: (Hou 1)**

Place Policies, development principles and technical appendices govern 'allocated sites'. Site proposals elsewhere supported where in line with urban area and commercial centre policies.

Hou 2: Affordable Housing: (Hou 6)

Developments (new or conversion) of 12 plus units required to provide affordable housing amounting to 35% of total units proposed, normally on the site with tenure consistent with local housing need.

Hou 3: Mixed Communities: (Hou 2)

Proposals for housing permitted where development provides appropriate range of housing type and size, well integrated through the scheme with requisite infrastructure capacity support or provision.

Hou 4: Conversion to Housing: (Hou 5)

PP granted for change of use of existing build from non-residential use provided satisfactory residential environment achieved, compatible with alternative or nearby building uses and with amenity standards.

Hou 5: Student Accommodation: (Hou 8)

PP granted for PBSA where there is good access to relevant public transport / active travel routes, with suitable amenity / open space, no more than 10% studio flats and no adverse impact on area character.

Hou 6: Inappropriate Uses in Residential Areas: (Hou 7)

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

Hou 7: Sites for Gypsies / Travellers and Travelling Showpeople: (Hou 9)

Caravan site development will be permitted provided there is demonstrable need in the location proposed, with no detracting from area character or amenity and with suitable screening and security.

Page 125: INFRASTRUCTURE AND TRANSPORT POLICIES: Code Inf.**Inf 1: Access to Community Facilities: (Hou 10)**

Housing development will be supported where key community facilities are walkable (c. 800m) within a 20-minute return trip. New community facilities should be part of integrated multi-service hubs.

Inf 2: Loss of Community Facilities: (Hou 10)

Development involving loss of valuable community facility not permitted unless appropriate alternative provision sits within walkable 20-minute return trip or there is (prospect of) alternative facility provision.

Inf 3: Infrastructure Delivery and Developer Contributions: (Del 1)

Development will be supported where there is sufficient infrastructure capacity in place or in agreed prospect, with any negative impacts mitigated. Provision for developer contribution recourse.

Inf 4: Provision of Transport Infrastructure: (Tra 8)

Developments set to generate a significant amount of trips will demonstrate through a transport assessment how the impacts can be timeously addressed, with related development issues addressed.

Inf 5: Location of Major Travel Generating Development: (Tra 1)

Proposals set to generate significant travel demand will not be supported where there is reliance on private car use. They must demonstrate suitability for adequate sustainable transport accessibility.

Inf 6: Cycle Parking: (Tra 3)

Development should provide for a range of secure cycle parking and storage options according to residential / other development design, with possible integration of cycle docking stations.

Inf 7: Private Car Parking: (Tra 2)

Development will be supported where private car use is not needed. Within the Council's LEZ, private car parking (other than accessible spaces) will not be permitted. Parking provision levels rest on ten factors.

Inf 8: Design of Car Parking: (Tra 4)

Required or acceptable parking provision within a development site will be supported subject to meeting six criteria, including layout strategy, layout design, visual and environmental impact and recycling space.

Inf 9: City Centre Public Parking: (Tra 5)

Proposals for new off-street parking within the city centre and the LEZ will not be supported.

Inf 10: Cycle and Footpath Network: (Tra 9)

Development proposals must provide for direct connections to adjacent segregated active travel infrastructure and / or the off-road cycle and footpath network, along with school safe-walking routes.

Inf 11: Public Transport Proposals and Safeguards: (Tra 7)

Development will not be supported which would prejudice the implementation of listed public transport proposals and safeguards or those that will come forward from ongoing strategic transport studies.

Inf 12: Park and Ride: (Tra 6)

Development proposals for P&R facilities will be supported on sites closely related to public transport corridors and railway stations, subject to four criteria.

Inf 13: Road Network Infrastructure: (Tra 10)

Development is not supported where it would prejudice proposed new transport infrastructure and junction improvements.

Inf 14: Rail Freight: (Tra 11)

Development will not be supported which would prejudice the retention of viable freight transfer facilities at Seafield and Portobello.

Inf 15: Edinburgh Airport Public Safety Zones: (Tra 12)

Development will not be permitted within the (defined) Airport Public Safety Zones, with possible exceptions for change of use and low-density living, working or congregating.

Page 131: RESOURCES AND SERVICES:**Inf 16: Sustainable Energy and Heat Networks: (RS 1)**

Scheme developments will be supported, subject to safeguards on environment, area character and amenity. New developments should connect if possible, or look to work to an 'own network solution'.

Inf 17: Safeguarding of Existing Waste Management Facilities: (RS 2)

Development in an area immediately surrounding an existing or safeguarded WMF will only be allowed if there are no adverse implications for approved waste handling operations.

Inf 18: Provision of New Waste Management Facilities: (RS 3)

PP will be granted on existing safeguarded, designated and other suitable sites (including identified quarries). Seafield Industrial Estate is designated as a WMF site incorporating thermal energy recovery.

Inf 19: Waste Disposal Sites: (RS 4)

New landfill or land raise sites will not be supported, with an exception in case of significant shortfall in landfill capacity at national or regional level and no environmental dis-benefits.

Inf 20: Minerals: (RS 5)

PP will be granted for development for extraction at identified quarry sites, with a bar on development which could otherwise prevent or significantly constrain economically-viable mineral extraction.

Inf 21: Telecommunications: (RS 7)

Development will be supported provided: siting / design / landscaping minimise visual impact; all practicable alternatives have been considered; the city's built or natural heritage are not harmed.

Inf 22 Water Supply and Foul Waste Water: (RS 6)

PP will not be granted where there is an inadequate water supply or foul waste water sewerage available to meet the development's demands and needed improvements cannot be provided by Scottish Water.

Page 135: ECONOMIC POLICIES: Code Econ.**Econ 1: Supporting Inclusive Growth, Innovation and Culture.**

Support for social enterprises, business start-ups, university endeavour and culture, where linked to addressing poverty and inequality; city events; city centre change; tertiary learning and life sciences.

Econ 2: Commercial Development

Proposals for commercial uses within the urban area on sites 0.25ha of larger, should where compatible and appropriate within site context, provide at least 50% of the site for housing.

Econ 3: Office Development: (Emp 1)

High-quality developments permitted within identified city centre; strategic centre; town, local and commercial centres (as per the Proposals Map), with provision for mixed-use locations elsewhere.

Econ 4: Business and Industry Areas: (Emp 8, Emp 2-7)

PP permitted for business, industrial or storage development on identified sites (Proposals Map) as part of a 'Business and Industry Area'. Development which brings loss of such capacity not permitted.

Econ 5: Employment Sites and Premises: (Emp 9)

PP supported for development for employment purposes of business and industrial sites or premises in the urban area. Redevelopment away from that primary use permitted subject to three provisions.

Econ 6: Hotel Development: (Emp 10)

Permitted in CC (with consideration for mixed-use schemes (shopping)); within boundaries of EA, RHC and WE; in defined town, local and commercial centres, and areas with good public transport links to CC.

Econ 7: Goods Distribution Hubs:

Proposals for city-wide hubs supported subject to five criteria (incl. site access, emissions, CMP).
Proposals for local hubs supported subject to six criteria (incl. access, amenity, emissions, CMP).

Page 138: RETAIL DEVELOPMENT POLICY: Code Re.**Re 1: Town Centres (TC) First Policy: (Ret 1)**

PP permitted for retail and other uses which attract a significant amount of people including commercial, cultural, community use and LEH facilities in a spatial tier of preference out from city centre.

Re 2: City Centre (CC) Retail Core: (Ret 2)

PP has regard to design quality; contribution to CC appearance, character, vitality; beneficial use of upper floors; contribution to safe and attractive pedestrian environment and to the public realm.

Re 3: Town Centres: (Ret 3)

PP for retail development where demonstrably there are no significant adverse impacts in city core or beyond; where it is integrated into the TC, compatible with its character and function, and can link to CC.

Re 4: Alternative Use of Shop Units in the City Centre and Town Centres: (Ret 9)

Change of use from shop to non-shop permitted only if it can be shown that the retailing function of the centre is not undermined and alternative commercial, community or business use is complementary.

Re 5: Local Centres (LC): (Ret 5)

PP for retail development permitted on five conditions (covering impact and accessibility). Non-retail development and change of use of shop units judged on threat of detrimental impact to centre.

Re 6: Commercial Centres: (Ret 4)

Proposals for expanded retail floorspace in the seven defined commercial centres in the city will not be supported unless four conditions (covering impact and accessibility) are met.

Re 7: Out-of-Centre Development: (Ret 6)

Proposals for retail development in an out-of-centre location will only be permitted provided five conditions are met, covering need, impact, accessibility, size and location.

Re 8: Alternative Use of Shop Units in Other Locations: (Ret 10)

Outwith defined centres, planning applications for the change of use of a shop unit will be determined with regard to five criteria, including location, local need, alternative small business or residential use.

Re 9: Entertainment, Leisure and Café / Restaurant Developments – Preferred Locations: (Ret 7)

PP will be permitted for high-quality, well-designed facilities and attractions if a proposal, in its features, integrates with, and is compatible with, its surroundings and has easy active and public transport access.

Re 10: Entertainment, Leisure and Café / Restaurant Developments – Other Locations: (Ret 8)

PP will be granted for developments in commercial centres and other urban area locations on four provisions, covering integration; compatibility; sustainable transport access and traffic; alternative sites.

Re 11: Food and Drink Establishments: (Ret 11)

Change of use of a unit / premises to licensed or unlicensed business selling hot food as a take-away will not be permitted if it likely threatens noise, disturbance or ASB or if the area is already over-provided.

CP 30: PART 4: PROPOSALS

CP 30 continues with detailed, site-specific proposals on four broad themes:

Page 146: Table 1 – Environment Proposals

Page 157: Table 2 – Housing Proposals

Page 163: Tables 3 to 12: Infrastructure Proposals

Page 189: Table 13 to 15 Economy Proposals (including Opportunity Sites)

Beginning on Page 196, Technical Appendices A to F move to conclude the City Plan 2030 Written Statement.

Continue with **Appendices** to this paper.

Appendix 1 to this paper:

EDINBURGH DESIGN GUIDANCE

[edinburgh-design-guidance-january-2020](#)

“This document is part of a suite of non-statutory planning guidance which interpret the policies set out in the Local Development Plan. It is important that, where applicable, these are read in conjunction with one another. For example, when designing a new building in a conservation area, reference should be made to this guidance and to the Guidance on Listed Buildings and Conservation Areas.”

How is the guidance structured?

There are chapters on **Context, placemaking and design;**
Designing places - buildings;
Designing places – landscape, biodiversity and the water environment; and
Designing Streets: Edinburgh Street Design Guidance.

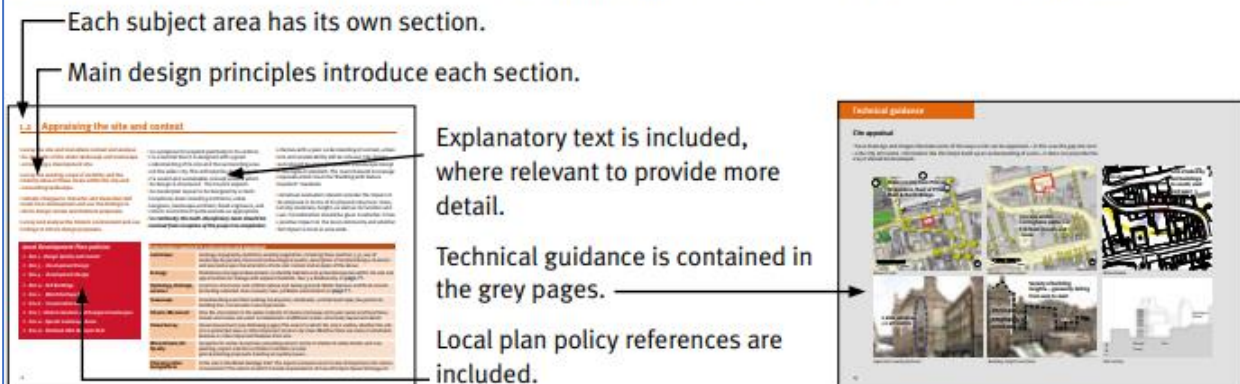
The introduction to each chapter sets out over-arching aims and expectations for new development.

Each subject area has its own section.
 Main design principles introduce each section.

Explanatory text is included, where relevant to provide more detail.

Technical guidance is contained in the grey pages.

Local plan policy references are included.



The diagram illustrates the structure of the Edinburgh Design Guidance. It shows a flow from a main design principle section to a specific subject area section, which includes explanatory text and technical guidance (grey pages). Local plan policy references are also included.

Page 7: It is important to achieve the highest quality of design possible. This means committing to good quality at every stage of the design process.

On Community and place: Good design needs to take account of community needs and community aspirations. The Review of the Planning System and the Community Empowerment Act require that the community become more involved in helping to deliver better places. Use of tools like The Place Standard show how local needs can be incorporated into development briefs and other planning processes.

In respect of any new building / new development, the planning application is there to be checked and challenged on four design vectors (alongside their complementary technical guidelines).

Page 8: #1 Context, placemaking and design:

How new development should relate to its context, so as create new vibrant places which are distinctive, safe and pleasant, easy to move around, welcoming, adaptable and sustainable.

#1.1 Appraising the site and context.

<p>Survey the site and immediate context and analyse the character of the wider landscape and townscape surrounding a development site.</p> <p>Survey the existing scope of visibility and the amenity value of these views within the city and surrounding landscape.</p> <p>Evaluate changes to character and views that will result from development and use the findings to inform design review and finalised proposals.</p> <p>Survey and analyse the historic environment and use findings to inform design proposals.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 1 - Design Quality and Context • Des 3 - Development Design • Des 4 - Development Design • Des 11 - Tall Buildings • Env 1 - World Heritage Site • Env 6 - Conservation Areas • Env 7 - Historic Gardens and Designed Landscapes • Env 11 - Special Landscape Areas • Env 17 - Pentland Hills Regional Park
---	--

#1.2 City skyline, tall buildings and protected views.

<p>Conserve the city's skyline, by protecting views to landmark buildings and topographical features.</p> <p>Protect the setting of the Forth Bridge by protecting the characteristics of the key views.</p> <p>Identify, analyse and retain other important views in relation to new development.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 4 - Development Design • Des 11 - Tall Buildings • Env 1 - World Heritage Sites
---	--

#1.3 Assessments and statement.

<p>Design and Access Statements are expected for all major planning applications as well as other significant or complex proposals.</p> <p>Design statements are expected for some local planning applications.</p> <p>An Environmental Impact Assessment (EIA) will be required for applications with significant environmental impacts.</p> <p>Landscape and visual Appraisal/Assessments will be required for most applications. The extent of the assessment will be dependent on the scale and location of the development.</p> <p>A Conservation Plan, Historic Landscape Assessment and Assessment of the Setting of Listed Buildings, or Assessment on the Outstanding Universal Value (OUV) of a World Heritage Site will be required when proposals include the historic environment.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 1 - Design Quality and Context • Env1 - World Heritage Sites • Env 6 - Conservation Areas • Env 7 - Historic Gardens and Designed Landscapes • Env 8 - Protection of Important Remains
--	---

#1.4 Coordinate development.

<ul style="list-style-type: none"> • Have a comprehensive approach to development and regeneration. • Comply with development frameworks or master plans that have been approved by the Council. • Develop masterplans with urban designers/ landscape architects in a multi-disciplinary team. • On larger sites, prepare and adhere to masterplans that integrate with the surrounding network of streets, spaces and services. • On smaller sites, make connections to surrounding streets and spaces. 	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 2 - Co-ordinated Development • Des 3 - Development Design – Incorporating and Enhancing Existing and Potential Features • Des 4 – Development Design – Impact on Setting • Des 7 - Layout Design • Des 9 – Urban Edge Development
---	--

#1.5 Density.

<p>Increased density can be achieved on sites where the surrounding density is lower provided that:</p> <ul style="list-style-type: none"> • there is a strong urban design rationale for the increase in density; and • the increased density would not have an adverse impact on neighbouring amenity or valuable natural heritage features. 	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Hou 4 - Housing Density
---	--

#1.6 Incorporate existing views.

<p>Where views to interesting or landmark features exist, incorporate them into new development.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 3 - Development Design • Des 4 - Development Design
---	---

#1.7 Incorporate natural and landscape features.

<p>Respond to existing variations in landform.</p> <ul style="list-style-type: none"> • Protect and incorporate existing trees that are worthy of retention into the design of new open spaces. • Retain and incorporate other existing natural features into the design to reinforce local identity, landscape character, amenity and optimise value of ecological networks. • Address the coastal edge and watercourses positively and protect flood plains. • De-culvert watercourses and integrate them with the site layout and function. • Define the urban edge to conserve and enhance the landscape setting and special character of the city. 	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 3 - Development Design • Des 7 - Layout Design • Des 9 - Urban Edge Development • Des 10 - Waterside Development • Env 12 - Trees • Env 21 - Flood Protection
--	---

#1.8 Incorporate existing buildings and built features.

<p>Incorporate existing buildings and boundary elements (even if they are not listed or in a conservation area) where they will contribute positively to new development.</p> <ul style="list-style-type: none"> • Re-use elements from existing buildings, particularly where there is a historical interest. • Protect and enhance existing archaeology. • The incorporation of existing built features benefits place making , sustainability and provide an identity for a development. 	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 1 - Design Quality and Context • Des 3 - Development Design • Des 7 - Layout Design • Des 8 - Public Realm and Landscape Design • Env 8 - Protection of Important Remains • Env 9 - Development of Sites of Archaeological Significance
--	---

#1.9 Incorporate Art in public places.

<ul style="list-style-type: none"> • New public art works should match the quality of existing works, and make a positive contribution to the environment. • The location, scale and in some cases the materials of proposed new art works are the main issue for the Planning Authority. The content of art works is not subject to Planning control. • Public art works which have fixed foundations or are fixed to buildings will require planning permission and/or listed building consent. • A permit under Section 56 of the Roads (Scotland) Act 1984 may be required for construction of art works on any public road, footway or footpath. A road safety audit may also be required. • Early consultation on proposals is recommended. 	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 8 - Public Realm and Landscape Design
---	--

Page 43: #2 Designing places: buildings:

How building features relate to its setting and how individual buildings work together to create character within the street scene.

#2.1 Height and form.

<p>Match the general height and form of buildings prevailing in the surrounding area.</p> <p>Where new developments exceed the height of neighbouring buildings ensure they enhance the skyline and surrounding townscape.</p> <p>Ensure new high buildings conform to the section 1.2 on City skyline, tall buildings and protected views.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 4a - Development Design • Des 11 - Tall Buildings
--	---

#2.2 Scale and proportions.

<p>Harmonise the scale of buildings including their size and form, windows and doors and other features by making them a similar size to those of their neighbours.</p> <p>Where the scale of proposed new development is different to that of surrounding buildings, ensure there is a compelling reasoning for the difference.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 4b - Development Design • Des 11b - Tall Buildings
--	--

#2.3 Position of buildings on site.

<p>Position new buildings to line up with the building lines of neighbouring buildings.</p> <p>Where building lines do not exist, position new development to engage positively with streets and spaces and where the surrounding townscape character of the area is good, it should be reflected in the layout.</p> <p>Use the positioning of buildings to create interesting and attractive streets and spaces.</p> <p>Where locating buildings in a historic landscape, ensure the essential characteristics of the landscape are protected.</p> <p>When locating buildings adjacent or close to a historic building ensure the key views to and from the building and characteristics of the setting of the historic building are protected.</p> <p>Position buildings carefully with a full understanding of the topography and environmental constraints of adjacent spaces and the site, taking into account orientation and exposure. Undertake topographical surveys to identify existing natural and built heritage elements that could be retained and to consider existing and proposed levels at an early stage.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 4c - Development Design
---	--

#2.4 Design, integration and quantity of parking.

<p>Welcoming, attractive and sustainable places balance the needs of pedestrians, cyclists and motorists effectively with priority given to creating walkable and cycle friendly environments.</p> <p>Proposals for parking within new developments should be design-led and reflect the positive characteristics of the place.</p> <p>Car parking within new developments should not visually dominate the streetscene.</p> <p>On larger developments a range of parking solutions should be explored that use land efficiently and are set within a high quality public realm.</p> <p>Pedestrian desire lines within and adjacent to the site should be identified at the outset to inform proposals which prioritise safe and convenient pedestrian movement.</p> <p>Safe, secure and convenient cycle and motorcycle parking facilities should be provided as part of new developments.</p> <p>Electric vehicle charge points should be provided for developments where 10 or more car parking spaces are proposed.</p> <p>Car club initiatives are encouraged to promote car use as a shared resource and reduce pressure for parking.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 3 - Development Design • Des 4 - Development Design • Des 5 - Development Design • Des 6 - Sustainable Buildings • Des 7 - Layout Design • Des 8 - Public Realm and Landscape Design • Tra 1 - Location of Major Development • Tra 2 - Private Car Parking • Tra 3 - Private Cycle Parking • Tra 4 - Design of Off-Street Car and Cycle Parking
---	---

#2.5 Environmental protection.

<p>Development should actively help enhance the environment, manage exposure to pollution and reduce overall emissions.</p> <p>Adopt good design principles that reduce emissions (noise, air and light pollution) and contribute to better pollution management.</p> <p>Balconies should be avoided in locations which experience poor air quality, and where there is excessive noise.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Env 2 - Pollution and Air, Water and Soil Quality
---	--

#2.6 Minimise energy use.

<p>Minimise energy needs through a combination of energy efficiency and incorporate low or zero carbon equipment.</p> <p>Ensure low and zero carbon equipment is sensitively integrated into the design.</p> <p>Support appropriate energy generation to help meet national targets.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 6 - Sustainable Buildings
---	--

#2.7 Materials and detailing.

<p>Harmonise materials on new development with the materials used on surrounding buildings.</p> <p>Use sandstone where sandstone is the commonly used building material.</p> <p>Where alternative materials are used, these should either harmonise or provide a striking contrast.</p> <p>Keep the number of materials on new development to a minimum.</p> <p>Detail buildings to ensure they have a good visual appearance that lasts over time.</p> <p>Use greenroofs where appropriate and creative detailing to help manage surface water.</p> <p>Protect and enhance biodiversity by incorporating habitat structures into the detailing of buildings.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 4 d) - Development Design • Des 6 - Sustainable Buildings • Des 9 – Urban Edge Development
--	---

#2.8 Adaptability.

<p>Ensure buildings are adaptable to the future needs of different occupiers.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 5 b) - Development Design
--	--

#2.9 Mix of uses.

<p>If appropriate, create a mix of uses.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 2b - Co-ordinated Development • Des 5 b) - Development Design
---	---

#2.10 Daylight, sunlight, privacy and outlook.

<p>Design the building form and windows of new development to ensure that the amenity of neighbouring developments is not adversely affected and that future occupiers have reasonable levels of amenity in relation to:</p> <ul style="list-style-type: none"> • daylight; • sunlight; and • privacy and immediate outlook. 	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 5 a) - Development Design
--	--

#2.11 Housing mix and size, and supporting facilities.

<p>Ensure there is a mix of dwelling types and sizes to meet a range of housing needs including those of families, older people and people with special needs.</p> <p>Make sure the size of homes are adequate for the numbers of people that could be living there.</p> <p>Provide adequate storage for general needs, waste and recycling, and bicycles.</p> <p>Ensure the design of new housing is “tenure blind”.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Hou 2 - Housing Mix • Hou 10 - Community Facilities
---	---

#2.12 Purpose-built homes for rent.

<p>The ‘Build to Rent’ (BTR) sector has the potential to make a positive contribution to the overall housing mix in Edinburgh.</p> <p>Proposals should support regeneration and fulfil placemaking principles.</p> <p>BTR developments are considered as a strand of mainstream housing and relevant Local Development Plan policies and guidance apply.</p> <p>Design should be place specific, high quality and energy efficient.</p> <p>Shared on-site facilities should be high quality, accessible and safe.</p> <p>A flexible approach to current internal amenity standards may be acceptable depending on the quality of the accommodation and facilities provided.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 5 - Development Design • Hou 2 - Housing Mix • Hou 6 - Affordable Housing
---	--

#2.13 Community safety.

<p>Create active frontages directly onto important streets and publicly accessible routes and spaces.</p> <p>Provide main door access to ground floor properties from street side.</p> <p>Ensure all external spaces including pedestrian and cycle paths are overlooked.</p> <p>Use lighting to help community safety.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 5c - Development Design • Des 7 - Layout Design
---	---

#2.14 Waste management.

Provide adequate storage for waste and recycling.	Local Development Plan 2016 policies • Des 6 Sustainable Buildings
--	--

Page 95: #3 Designing places: landscape, biodiversity and the water environment:

Maintain and enhance biodiversity and the water environment.

#3.1 Green infrastructure and green / blue networks.

Establish a robust framework of multifunctional green infrastructure in new developments of all scales, and connect this to the wider network of open spaces, habitats, footpaths and cycleways beyond the site boundary.	Local Development Plan 2016 policies • Des 2 - Co-ordinated Development • Des 3 - Development Design • Des 5 - Development Design • Des 7 - Layout Design • Des 8 - Public Realm and Landscape Design • Des 9 - Urban Edge Development • Des 10 - Waterside Development • Env 10- Development in the Green Belt and Countryside • Env 12 - Trees • Env 13 -15 - Nature Conservation Sites of International/National/Local Importance • Env 16 - Species Protection • Env 18 - Open Space Protections • Env 19 - Protection of Outdoor Sports Facilities • Env 20 - Open Space in New Development
--	---

#3.2 Publicly-accessible open space.

Ensure homes are within walking distance of good quality and well designed open space. Provide new publicly accessible and useable open space in non-residential development. Ensure that open space is attractive and functional.	Local Development Plan 2016 policies • Des 5c - Development Design • Des 7 - Layout Design • Des 8 - Public Realm and Landscape Design • Env 18 - Open Space Protections • Env 19 - Protection of Outdoor Sports Facilities • Env 20 - Open Space in New Development
---	---

#3.3 Private open space.

Provide well defined, functional, good quality private gardens to all houses and ground floor flats.	Local Development Plan 2016 policies • Des 5d - Development Design • Hou 3 - Private Green Space in Housing Development
---	--

#3.4 Biodiversity.

<p>Maintain the integrity of Sites of European, National or Local Importance for biodiversity and geodiversity.</p> <p>Conserve protected species and the habitats which support them.</p> <p>Survey and assess development sites in terms of biodiversity.</p> <p>Design sites to maintain and develop a varied and robust ecosystems, achieving biodiversity net gain.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 3 - Development Design • Des 10 - Waterside Development • Env 12 Trees • Env 13 - Nature Conservation Sites of International Importance • Env 14 - Nature Conservation Sites of National Importance • Env 15 - Nature Conservation Sites of Local Importance • Env 16 - Species Protections
--	--

#3.5 Trees.

<p>A suitably qualified Arboriculturalist should be used to survey and evaluate the existing tree and woodland resource within the site and 12m beyond.</p> <p>Design development to take into account above and below ground constraints for retained trees and future planting.</p> <p>Survey, assess and identify trees to be retained. Mature trees in a good condition have a high value and should be retained where possible.</p> <p>Protect retained trees and areas identified for new tree planting during construction.</p> <p>Ensure trees for retention are marked on masterplans.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 3 - Development Design • Env 12 - Trees
--	---

#3.6 Planting.

<p>New planting proposals should be prepared by a suitably qualified Landscape Architect or Arboriculturalist (for trees).</p> <p>Species selection should be appropriate to the intended location, function and growing space, taking into account ultimate height and spread, and relationship to buildings, paths and roads.</p> <p>Where possible, use native species in locations adjacent to designated nature conservation sites. In other areas use a mix of species to provide ecological diversity and resistance to disease.</p> <p>Planting design should recognise Edinburgh's distinct landscape characteristics and provide an attractive, biodiverse and a long-lived landscape structure to help mitigate against climate change.</p> <p>Woodland and structure planting should be carried out in advance of development to allow early establishment.</p> <p>Proposals must allow for ease of maintenance and long term establishment.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 3 - Development Design • Des 8 - Public Realm and Landscape Design • Env 12 - Alterations and Extensions • Hou 3 - Private Green Space in Housing Development
--	---

#3.7 Hard landscape.

<p>Ensure hard landscape design helps reinforce Edinburgh's distinctive character.</p> <p>Co-ordinate materials used in new hardworks design with the materials used within the surrounding townscape.</p> <p>Use stone walls and railings where this is the commonly used edge detail.</p> <p>Keep the number of colours and materials in the hard landscape in a new development to a minimum.</p> <p>Detail the hard landscape to ensure it has a good visual appearance that lasts over time.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 8 - Public Realm and Landscape Design
--	--

#3.8 Water environment.

<p>Survey and analyse the existing and historic water environment on development sites.</p> <p>Design developments, including the floor level of buildings, to ensure that properties are not at risk of surface water flooding.</p> <p>Provide above ground surface water attenuation on development sites to reduce flooding, due to the development, on surrounding areas. Underground storage solutions should be avoided.</p>	<p>Local Development Plan 2016 policies</p> <ul style="list-style-type: none"> • Des 3 - Development Design • Des 6 - Sustainable Buildings • Des 7 - Layout Design • Env 21 - Flood Protection
---	--

Page 125: #4 Designing streets: Edinburgh Street Design Guidance:

Provide a network of streets and places that:

are welcoming, inclusive and accessible to all; • are easy to navigate; • are attractive and distinctive; • give priority to sustainable travel (walking, cycling and public transport); • are safe and secure; • make the most of our historic inheritance; • respect key views, buildings and spaces that reflect the needs of local communities; • are designed to deal with and respond to environmental factors such as sun, shade, wind, noise and air quality; and • are resilient, cost-effective and have a positive impact on the environment over their life-cycle.

#4.1 A Detailed Design Manual is available here:

[Edinburgh street design guidance – The City of Edinburgh Council](#)

#4.2 Guiding Principles.

#4.3 Street Pattern / Structure.

#4.4 Edinburgh Street Framework.

Three questions:

In what kind of 'place', with what kind of 'movement', by what kind of 'traveller'?

See Edinburgh Street Types Map: [street-design-guidance-street-types-map \(edinburgh.gov.uk\)](#)

How to apply Edinburgh Street Framework guidance.

Designing for multi-functional streets.

#4.5 Levels of Design Intervention.

Maintenance and renewal through upgrade to reconfiguration.

Basic – Standard – Innovative intervention levels.

#4.6 Design principles.

Key design principles to be adhered (across street type) to include:

- Ensuring accessibility by street users of all levels of mobility;
- Prioritising walking, cycling and public transport; and
- Creating solutions that respond to the character, features and materials of an area.

Page 149: Special Design Considerations will cover:

- World Heritage Site, conservation areas and listed buildings, Natural Heritage and biodiversity designations areas that are otherwise visually distinct or historically important
- areas that may require increased social and pedestrian space such as squares and significant streets, street junctions and intersection; and

- areas outside buildings such as schools, pubs, local shops or at bus stops or rail stations
- streets that front onto water (coastal or river) and important greenspace (parks and gardens)
- footpaths
- foot/cycle paths
- Active Travel Action Plan (ATAP) Quiet Routes.

#4.7 Quality Audit.

A Quality Audit should be an integral part of street design. The Quality Audit process aims to allow for more innovative design solutions where overly cautious practices can be avoided in favour of creating places that are high quality and enjoyable to use.

Page 156: Frequently Asked Questions:

Appendix A: The type of technical information that may be required for submission with a planning application.

Appendix B: Edinburgh Street Design Guidance: Detailed Design Manual and Index.

Appendix C: Protected views – Detailed guidance on the landmark features.

Appendix 2 to this paper:

Cross-reference to the shape of Local Development Plan 2016 (LDP 16)

Contents			
1	Introduction	2	Appendix A Conservation Areas 136
Part 1 Strategy and Proposals			Appendix B Shopping Centres 138
1	Aims and Strategy	7	Appendix C Table of Financial and Other Contributions 143
2	A Plan to Protect and Enhance the Environment	9	Appendix D CEC Land Ownership Schedule 144
3	A Plan to Provide Jobs, Homes and Services in the Right Locations	19	Appendix E Glossary 153
4	A Plan That Can Deliver	42	Appendix F Index of Policies 160
5	A Plan for All Parts of the City	43	
Part 2 Policies			
1	Delivering the Strategy	89	
2	Design Principles for New Development	93	
3	Caring for the Environment	99	
4	Employment and Economic Development	108	
5	Housing and Community Facilities	114	
6	Shopping and Leisure	119	
7	Transport	126	
8	Resources and Services	132	

P43: Four Strategic Development Areas: City Centre; Edinburgh Waterfront; West Edinburgh; South East Edinburgh, plus a development / environment focus on South West Edinburgh and South Queensferry.

P87: Policies.

P108: Employment and Economic Development*.

*With defined Special Economic Areas (Emp 2 to Emp 7): Edinburgh Bioquarter; Riccarton University Campus and Business Park; Edinburgh Airport, Royal Highland Centre, International Business Gateway, RBS Gogarburn.

Appendix 3 to this paper:

From **Planning Democracy** and *'Responding to a Planning Application'*:
[PD HOW-TO-RESPOND MAR20.pdf \(planningdemocracy.org.uk\)](https://www.planningdemocracy.org.uk/PD_HOW-TO-RESPOND_MAR20.pdf)

Examples of valid planning objections

Generally invalid objections

<p>Below, we list examples of valid planning objections taken from various sources:</p> <p>The proposed development will:</p> <ul style="list-style-type: none"> ● be contrary to planning policy or other laws or policies; ● not be in keeping with the context or scale of the area; ● have a negative impact on a conservation area; ● have a negative impact on the amenity of another property, e.g. noise, odour, light pollution, loss of daylight, privacy, or late-night activities; ● be of a different land-use type for the area, e.g. industrial, residential; ● have a layout or density that is inappropriate for the area; ● cause traffic congestion, access or safety problems; ● reduce available or provide insufficient car parking; ● be similar to other rejected similar developments in the area; ● create a precedent making it difficult to object to similar proposals; ● be piecemeal, preventing proper future development of the area; ● have a negative economic impact; ● result in loss of vitality and viability of the local high street; ● adversely impact listed buildings or sites of cultural or architectural value such as monuments; ● impact environmental health, a conservation area or green belt, or the natural environment e.g. a significant loss of trees; ● result in loss of amenities such as green spaces, recreational grounds or community buildings; ● not have sufficient landscaping; ● create visual clutter (advertising); ● result in the loss of important public views (loss of a personal view is not seen as a material consideration); ● not be able to be serviced by local infrastructure; ● have a cumulative impact alongside other developments; ● have inadequate access for people with disabilities. 	<p>Objections that are generally not valid include:</p> <ul style="list-style-type: none"> ● building-regulation issues, such as design standards for health and safety ● private issues such as boundary disputes; ● reduction in value of properties affected by the proposed development; ● impacts resulting from the construction of the development; ● personal loss of views; ● possibility of the proposed development causing future problems; ● personal or business circumstances of the applicant; ● problems with notification of the application; ● competition with existing companies.
--	--

Finally, do take a look at the comprehensive free resources, guides and toolkits offered by **Planning Aid Scotland**: [Resources - Planning Aid Scotland \(pas.org.uk\)](https://www.pas.org.uk)

Prepared by Ken Robertson, Grange Prestonfield Community Council, June 2024.