

City of Edinburgh Council

Table of Modifications Made to City Plan 2030 as published June 2024

**Edinburgh Local Development Plan – Proposed City Plan 2030 Examination
Report to City of Edinburgh Council – 2024**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
001 - Introduction and Aims	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the word “supporting” in the second sentence of bullet point (4) of paragraph 2.2 on page 8 with the word “supports”. 2. Replacing the second part of the sentence starting “, and land for modern business space....” in bullet point (10) of paragraph 2.2 on page 8 so that it reads: “...and deliver land for modern business space, including as part of housing-led mixed-use development, and through policies which support businesses to thrive.” 3. Amending paragraph 2.4 on page 11 so that it reads: “In preparing City Plan 2030, we have taken account of the following key policy frameworks and council programmes. City Plan must also take account of the relevant provisions of Planning Circulars and Planning Advice Notes (PANs).” 4. Amending the first sentence of paragraph 2.7 on page 11 so that it reads: “The Climate Change (Scotland) Act 2019 Act, as amended by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, sets targets of 75% reduction in emissions by 2030 and net-zero emissions by 2045.” 5. Adding a new sentence prior to the final sentence of paragraph 2.7 on page 11 as follows: “The Heat in Buildings Strategy sets out more specific detail on the role of buildings in achieving net zero.” 6. Replacing paragraphs 2.8, 2.9 and 2.10 with the following: “National Planning Framework 4 (NPF4) became part of the statutory development plan in February 2023. It is the national spatial strategy for Scotland and sets national policies. There are 6 overarching spatial principles: <ul style="list-style-type: none"> • Just transition. • Conserving and recycling assets. 	116

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	<ul style="list-style-type: none"> • Local living. • Compact urban growth. • Rebalanced development. • Rural revitalisation. <p>These principles support the planning and delivery of:</p> <ul style="list-style-type: none"> • sustainable places • liveable places • productive places <p>Priorities for the Central region, which includes Glasgow, Edinburgh, Stirling, Dundee and Perth city regions are identified. A coherent strategy focused on climate change and responding to the challenges of the pandemic will drive forward change to tackle inequalities and build a new, greener, future for this area. By guiding Regional Spatial Strategies and Local Development Plans the strategy aims to:</p> <ul style="list-style-type: none"> • Provide net zero energy solutions including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon transport. • Pioneer low carbon, resilient urban living by rolling out networks of 20 minute neighbourhoods, future proofing city and town centres, accelerating urban greening, investing in net zero homes, and managing development on the edge of settlements. • Target economic investment and build community wealth to overcome disadvantage and support a greener wellbeing economy.” <p>7. Deleting the second sentence of paragraph 2.11 on page 11.</p> <p>8. Inserting a new paragraph after 2.11 on page 11 as follows:</p> <p>“National developments are identified to support the spatial strategy of NPF4.</p> <p>The following are relevant to Edinburgh:</p> <ul style="list-style-type: none"> • Edinburgh Waterfront • Central Scotland Green Network 	

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	<ul style="list-style-type: none"> • Urban Mass/Rapid Transport Networks • Urban Sustainable, Blue and Green Surface Water Management Solutions • Circular Economy Materials Management Facilities • National Walking, Cycling and Wheeling Network • Digital Fibre Network • High Speed Rail • Strategic Renewable Electricity Generation and Transmission Infrastructure” <p>9. Replacing paragraph 2.12 on page 12 so that it reads:</p> <p>“The Programme for Government aims to create new, good and green jobs, promote lifelong health and wellbeing and promoting equality and the opportunity for young people to grasp their potential. It sets out that it will work with local government to take forward ambitions for 20-minute neighbourhoods as a further step in work on the links between planning and public health held up as an example throughout the UK and globally and support Local Place Plans as set out in the Planning (Scotland) Act 2019.”</p> <p>10. Remove paragraphs 2.13, 2.14, 2.15, 2.16, 2.18 and 2.19 on page 12.</p> <p>11. Amending the second last sentence of paragraph 2.17 on page 12 so it reads: “The Strategic Transport Projects Review 2 follows this hierarchy.”</p> <p>12. Adding a new paragraph following 2.17 on page 12 as follows:</p> <p>“The National Marine Plan published in 2015 provides the overarching policy framework for marine spatial planning and the sustainable development of inshore and offshore waters around Scotland. It sets out a vision for clean, healthy, safe, productive and diverse seas, managed to meet the long-term needs of nature and people. The Plan promotes an ecosystem approach, putting the marine environment at the heart of the planning process to promote ecosystem health, resilience to human induced change and the ability to support sustainable development and use. A Regional Marine Plan will be developed by a statutory Regional Marine Planning Partnership, implementing national policies at a regional level, taking account of local circumstances and issues.”</p>	

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	<p>13. Replacing paragraphs 2.22 and 2.23 on page 13 so that they read as follows:</p> <p>“The proposed plan was prepared in the context of a planning system which comprised of strategic development plans and local development plans. Following the adoption of NPF4 in February 2023, the Strategic Development Plan for Edinburgh and South East Scotland June 2013 ceased to be part of the development plan. The Planning (Scotland) Act 2019 introduced the concept of Regional Spatial Strategies. These are non-statutory documents which provide a spatial representation of the key regional land use issues requiring to be addressed across the region. They do not form part of the development plan. Their purpose is to guide the development of the National Planning Framework and local development plans.</p> <p>An interim Regional Spatial Strategy for Edinburgh and South East Scotland City Region, approved by SESplan, the City Region Deal Directors and the constituent SESplan authorities, was submitted to Scottish Government for consideration as part of the engagement process for NPF4.”</p> <p>14. Replacing the first sentence of paragraph 2.52 on page 18 with the following: “In conservation areas, conservation area consent is required for demolition of buildings. Additionally planning consent may be required for some developments, such as window alterations to a house or flat, which elsewhere in the city would not generally require a specific grant of planning permission.”</p> <p>15. Adding the following sentence after paragraph 2.56 on page 20: “Any works directly affecting a designated Scheduled Monument require Scheduled Monument Consent (SMC) which is obtained from Historic Environment Scotland. Advice on the SMC process and requirements should be sought at an early stage from Historic Environment Scotland.”</p> <p>16. Adding a fourth bullet point to paragraph 2.58 on page 20 as follows: “support the benefits of the Edinburgh Green Blue Network.”</p> <p>17. Amending the first sentence of paragraph 2.60 so that it reads: “To ensure Edinburgh Green Belt continues to meet its objectives in terms of directing planned growth, protecting landscape setting, providing access to open space and supporting the benefits of the Edinburgh Green Blue Network, City Plan 2030 controls the types of development that will be allowed in the green belt.”</p>	

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	<p>18. Replacing the reference to 'National Planning Framework 3' at the end of paragraph 2.63 on page 22 with a reference to "National Planning Framework 4".</p> <p>19. Replacing paragraph 2.79 on page 25 with the following: "City Plan has had regard to current and ongoing work undertaken by Glasgow University and NatureScot which considers a range of coastal processes and predicted change. It has also had regard to related work on Strategic Flood Risk Assessment being undertaken by City of Edinburgh Council, Scottish Water, Dynamic Coast and SEPA."</p> <p>20. Adding a new sentence at the end of paragraph 2.128 on page 33 as follows: "These requirements help to ensure City Plan is ambitious in doing what it can to contribute to the journey toward net zero and support the objectives of the Heat in Buildings Strategy."</p> <p>21. Adding the following sentence to the beginning of paragraph 2.132 on page 33: "To maximise potential to retain the energy and emissions values within materials already in the economy NPF4 identifies Circular Economy Materials Management Facilities as a national development."</p> <p>22. Replacing the last sentence of paragraph 2.132 on page 33 with the following: "A network of waste processing facilities is needed to deliver zero waste objectives."</p> <p>23. Deleting the last two sentences of paragraph 2.141 on page 35.</p> <p>24. Replacing the last sentence of paragraph 3.2 on page 40 with the following: "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."</p> <p>25. Adding the following second sentence to paragraph 3.15 on page 46 as follows: "Its strategic importance is recognised in NPF4 which identifies the area as a national development. The Edinburgh Waterfront extends from Leith to Granton and is identified in part in Place Policy 4 and the Proposals Map, however, other developments in the area from Leith to Granton may have significance for the National Development and these will require to be identified on a case by case basis."</p>	

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	<p>26. Removing the following words from paragraph 3.81 criterion (o) on page 95: "in the context of Scottish Planning Policy."</p> <p>27. Removing the Glossary definition of National Planning Framework 3 on page 201.</p> <p>28. Removing the Glossary definition of Scottish Planning Policy on page 202.</p> <p>29. Adding a Glossary definition for the National Planning Framework 4 (NPF4) as follows: "National Planning Framework 4 (NPF4) - Scotland's fourth National Planning Framework (NPF4) is part of the statutory development plan. It is a long-term plan looking to 2045 that guides spatial development, sets out national planning policies, designates national developments and highlights regional spatial priorities."</p>	
002 - Spatial Strategy	<p>Modify the local development plan by:</p> <p>1. Inserting the following new paragraph following paragraph 2.139 on page 35 and renumbering the subsequent paragraphs accordingly:</p> <p>"The plan identifies 1,675 hectares of land with potential for employment purposes as part of a mixed-use housing or business-led approach across a range of sites and locations as shown on the Proposals Map. 144.5 hectares of vacant employment land is available for business and industrial uses including a new allocation of 40.3 hectares at Newbridge within the Business and Industry Area."</p>	139
003 - Delivery of the Strategy	No modifications.	192
004 - Proposed Sites - Central Edinburgh	<p>Modify the local development plan by:</p> <p>1. Amending the third bullet point at paragraph 3.10 on page 42 to read: "opportunities to enhance the retail, leisure, community, tourist, entertainment and cultural experience on Princes Street".</p> <p>2. Deleting H6 Russell Road from Table 2 on page 157 and from the Proposals Map. Any consequential changes for this site should be made to Appendix D.</p> <p>3. Amending H10 Watertoun Road in Table 2 on page 157 so that column units</p>	319

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	<p>state "49".</p> <p>4. Amending H12 Temple Park Crescent in Table 2 on page 157 so that column units state "46".</p> <p>5. Amending H16 Eyre Terrace in Table 2 so that column units state "349" and the site name is 'Fettes Row'. Any consequential changes for this site should be made to Appendix D.</p> <p>6. Inserting new Table 15 with 4 columns reflecting the headings in existing Table 2 and including the following introductory text:</p> <p>"Table 15: Opportunity Sites</p> <p>The following sites within the urban area are in use and assessed as constrained. However, they may present a future opportunity to deliver housing in accordance with the capacities and development principles set out below."</p> <p>7. Renaming the following sites as opportunity sites (OPP) and moving them from Table 2 along with the associated number of units and description to new Table 15 with consequent changes to the site prefix on the Proposals Map and in Appendix D:</p> <ul style="list-style-type: none"> • H1 Dundee Street • H2 Dundee Terrace • H5 Roseburn Terrace • H13 Gillespie Crescent • H14 Radcliffe Terrace • H20 Broughton Market • H21 East London Street • H22 McDonald Road (B) • H23 McDonald Place • H24 Norton Park • H25 London Road (B) • H26 Portobello Road. 	

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	<p>8. Adding the letter 'Y' under the column 'Protected Species assessment' for H8 Astley Ainslie in Appendix D.</p> <p>9. Replacing 'Drummond Place' with 'Dundonald Street' in the column 'Development Principles' for H16 Eyre Terrace (B) in Appendix D.</p> <p><i>Note: Other recommendations relating to this issue, including further explanation for the inclusion of Table 15 and consequential changes are addressed through Issues 3 and 20.</i></p>	
005 - Proposed Sites - North and East Edinburgh	<p>Modify the local development plan by:</p> <p>1. Where those sites recommended for inclusion in Table 15 are relevant to Place policies, retain in Section 3 but change the reference accordingly as explained in the following revised paragraph 3.3 to be inserted on page 41:</p> <p>“This section of the plan covers the areas listed below and as further detailed in Table 2. A number of place-based policies include sites that have a key role in delivering the plan’s strategy with a focus on utilising land within the city. Some sites are relied on as deliverable in the plan period. For others there is less certainty given they are currently occupied by employment and other uses with no current indication or timescale for re- development. These are identified as opportunity sites with the prefix OPP. They are not included in Table 2 but listed separately as constrained sites in Table 15. Some may present a future opportunity to deliver housing-led, mixed-use and necessary infrastructure. In some cases, it may be that the council can find mechanisms, working with others, to enable delivery.”</p> <p>2. On page 46, splitting criterion (g) of Place 4 Edinburgh Waterfront after the first sentence and create criteria (h) beginning with “In Seafield.....”.</p> <p>3. Replacing the words “flood risk appraisal” with “flood risk assessment” in the following criteria within the development principles:</p> <ul style="list-style-type: none"> • (g) for site Leith Western Harbour (EW1a) on page 47. • (e) for site Central Leith Waterfront (EW1b) on page 48. • (f) for site East of Salamander Place (EW1c) on page 48. 	493

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	<p>4. Adding in a map key consistent with the adopted local development plan for the sites shown on Maps 14, 15, 16 and 17 on pages 47, 48 and 49 respectively.</p> <p>5. Replacing the first sentence of paragraph 3.24 on page 50 relating to Granton to read: "However, appropriate mitigation measures were identified, which will be relevant to all future development to ensure there will be no adverse effect on the site integrity of the Firth of Forth SPA and the Outer Firth of Forth and St Andrews Bay Complex SPA."</p> <p>6. Amending the final bullet point on page 50 relating to Granton to read as follows: "Prior to consent, developers will be required to agree the full scope of the ECoW (environmental clerk of works) role with the Planning Authority and in consultation with NatureScot."</p> <p>7. Deleting the open space allocation on the Proposals Map as it relates to Royston House and its curtilage consistent with Map 19 on page 50.</p> <p>8. Inserting "including Royston House" after the word "significance" in development principle (a) under sub heading ForthQuarter Park on page 51.</p> <p>9. Adding a new criterion which states: "Carry out a flood risk assessment(s) to inform the design and layout of development proposals" to the following development principles:</p> <ul style="list-style-type: none"> • Coastal Granton (EW2d) on page 51. • Harbour Road (EW2b) on page 52. • The Link on page 52. • Waterfront Broadway (EW2b) on page 53. • Upper Granton (EW2a) on page 53. <p>10. Adding the following sentence to the introductory paragraphs 3.35, 3.37, 3.39, 3.40, 3.42, 3.43, 3.44 and 3.45 for Places 6, 8, 9, 10, 12, 13, 14 and 15: "The site is assessed as constrained as explained in paragraph 3.3."</p> <p>11. For Places 6, 8, 9, 10, 12, 13 and 14 amending each of the Development Principles criterion (a) as follows:</p>	

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	<p>“a) Deliver a housing-led mixed-use development in line with the density requirement in Part 4 Table 15 in the event that the existing use constraint is resolved.”</p> <p>12. Renaming the following sites as opportunity sites (OPP) and moving them from Table 2 along with the associated number of units and description to new Table 15 with consequent changes to the site prefix on the proposals map, Appendix D and any mapping in the Section 3 Place Policies:</p> <ul style="list-style-type: none"> • H32 Crewe Road South (Place 6) • H33 Orchard Brae Avenue • H37 Coburg Street • H38 Commercial Street • H41 Jane Street (Place 8) • H43 West Bowling Green Street (Place 9) • H44 Newhaven Road 1 (Place 10) • H46 Bangor Road (Place 12) • H47 South Fort Street (Place 13) • H48 Stewartfield (Place 14) • H49 Coruna Place • H50 Bonnington Road • H51 Broughton Road • H53 Albert Street • H54 St Clair Street • H55 Seafield (Place 15) • H56 Sir Harry Lauder Road • H57 Joppa Road • H58 Eastfield. <p>13. Amending H39 Pitt Street in Table 2 so that column units state “103”.</p> <p>14. Amending H40 Steads Place in Table 2 so that column units state “148”.</p>	

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	<p>15. Amending H52 Iona Street in Table 2 so that column units state "80".</p> <p>16. Adding the letter 'Y' under the column 'Flood Risk Assessment' for the following sites in Appendix D:</p> <ul style="list-style-type: none"> • H29 Silverlea • H36 North Fort Street • H39 Pitt Street • H42 Leith Walk/Manderston Street. <p><i>Note: Other recommendations relating to this issue, including further explanation for the inclusion of Table 15 and consequential changes are addressed through Issues 3 and 20.</i></p>	
006 - Proposed Sites - West Edinburgh	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing Map 7 on page 27 with the map submitted by the council through FIR12 which includes the following changes to the key: <ul style="list-style-type: none"> • Delete Existing Housing Development(LDP 2016) and replace with Legacy Sites (LDP 2016). • Delete reference to LDP 2016 from the key references to Areas of Economic Importance and Strategic Business Centres. 2. Adding the following sentence to the end of paragraph 2.141 "Town Centres" on page 35: "There is potential for a new town centre in West Edinburgh in connection with new development as set out in Part 4, Table 14." 3. Replacing Map 11 on page 37 with the amended map submitted by the council through FIR12 to show a town centre central to Place 16 and three proposed new local centres. 4. Inserting the following after paragraph 3.56 on page 71: <p>"Place policies 16-23 set out development principles for sites across the wider West Edinburgh area. Place 16 provides principles for the area identified in Maps 24 and 25. These principles will inform the current council led West Edinburgh Placemaking Framework for this area. That process will also be of relevance to neighbouring Place 17 (Edinburgh Airport) and Place 20 (Royal Highland Centre).</p> 	619

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	<p>The West Edinburgh Placemaking Framework will also consider strategic connectivity with West Craigs/Maybury and East of Millburn Tower as well as links, including through the blue green network, with the Gyle Centre and Edinburgh Park, RBS Gogarburn, Ratho Village, Ratho Station, Newbridge and Kirkliston. The connectivity of Place 16 with areas to the north and east is critical.</p> <p>Development of Place 16 is to be designed in accordance with the West Edinburgh Development Principles. These set the context for the detail to be included in the West Edinburgh Placemaking Framework.”</p> <p>5. Rewording the first paragraph under the heading Place 16 on page 71 (text in bold) to read:</p> <p>“Planning permission will be granted for development which will contribute towards the creation of new urban quarters in West Edinburgh (including H59, OPP60, H61, H62 and H63 on the Proposals Map) and is in accordance with the West Edinburgh Development Principles. An approved West Edinburgh Placemaking Framework will include a phasing plan to further detail these principles along with the mechanisms for delivery and an infrastructure first approach. The Council will coordinate a collaborative, multidisciplinary master planned approach to development across these sites.”</p> <p>6. Replacing the second sentence of paragraph 3.57 on page 71 as follows:</p> <p>“The West Edinburgh Placemaking Framework will be prepared, to support the future development of Edinburgh towards net-zero through a housing led mixed-use development based on 20-minute neighbourhood principles. It will set the framework for the following:</p> <ul style="list-style-type: none"> • The West Edinburgh Vision • Delivering Net Zero • Landscape, Biodiversity, the Green Blue Network and the Airport • Strategic Open Space, Play and Recreation • Strategic Connections, Access and Movement, Parking with emphasis on active travel and public transport • Living Well Locally: Delivering 20- Minute Neighbourhoods • Creating a Distinctive Place • Infrastructure First, Delivery and Phasing 	

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	<p>It will generally indicate how and when strategic infrastructure is to be delivered. The details of the actions (set out in part 4 of the plan) regarding timing, updates to costs or funding and how and by whom they will delivered, will be further detailed in updates to the Plan's delivery programme. Phasing plans and individual masterplans submitted at application stage should generally align with the council's approved Framework. In particular these should demonstrate how connections between individual landholdings are to be delivered as well as essential infrastructure like schools, healthcare facilities, open space, play, recreational facilities and green blue infrastructure."</p> <p>7. Replacing the first sentence of paragraph 3.59 on page 71 as follows:</p> <p>"A cumulative Transport Contributions Zone will be applied to some proposals as identified in Part 4, Table 8 of this plan (unless indicated to be delivered directly through development). This is to address the area wide transport interventions as identified through the Transport Appraisal and the outcomes of WETA/WETIP in support of the measures being delivered as part of City Deal. These zones will be identified in the Supplementary Planning Guidance to be prepared to support Policy Inf 3."</p> <p>8. Adding the following sentence to the end of the existing paragraph 3.61 on page 72: "The actions set out in Table 12 are to be addressed through Policy Inf 3".</p> <p>9. Amending the title of Map 24 on page 73 to read "West Edinburgh Indicative Framework".</p> <p>10. Amending Map 24 on page 73 to include a new symbol central to H63 and reflect this in the key with the wording "new town centre (see Table 14)".</p> <p>11. Amending Map 24 on page 73 to retain the dotted icon in the key and as shown on the plan but amend the label from town/local centres to read "local centres (see Table 14)".</p> <p>12. Changing the shading on Map 25 for Site H60 (OPP 60) on page 74 and re-label as a potential opportunity site.</p> <p>13. Replacing Development Principle (j) on page 75 as follows:</p>	

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	<p>“j. The West Edinburgh Placemaking Framework will consider the feasibility and detail of a green network spur from the Gogar Burn east of Castle Gogar including the alignment, extent, nature and width of this corridor. Further assessment will also address the potential for a re-routed Gogar Burn channel (as set out in Table 1 through Proposal BGN49). An alternative option may include improvement along the existing route of the burn. This should be retained in any event for water management purposes.”</p> <p>14. In development principle o) on page 75, adding the following as an initial sentence: “Reflect the areas identification as an Area of Economic Importance (Table 13) and as a Strategic Business Centre.”</p> <p>15. In development principle t) part b on active travel routes on page 76, adding “as detailed in Table 8.”</p> <p>16. Replacing the text in bold for Place 17 on page 76 to read as follows:</p> <p>“The development and enhancement of Edinburgh Airport will be supported within the airport boundary to be defined in the West Edinburgh Placemaking Framework. Proposals for ancillary services and facilities will only be permitted where it can be demonstrated that these have direct functional and locational links with the airport and are compatible with its operational requirements.</p> <p>All development proposals within the airport boundary that are not permitted development must accord with the West Edinburgh Development Principles where applicable and other relevant local development plan policies. They should also align, where appropriate, with the West Edinburgh Placemaking Framework. Supporting information will be required to demonstrate how proposals will contribute to meeting the infrastructure requirements identified for West Edinburgh.</p> <p>Land to the north of the existing airport boundary is safeguarded to provide a main parallel runway, if required in the future, to meet air passenger growth forecasts subject to a full assessment at that time. In the meantime, the area is retained within the green belt (policy Env 18). Proposals which would prejudice the long-term expansion of Edinburgh Airport will not be supported.”</p> <p>17. Replacing the text in paragraph 3.62 on page 76 to read as follows:</p>	

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	<p>“The purpose of this policy is to guide proposals at Edinburgh Airport. The policy covers proposals for airport and related uses that require planning permission (some airport proposals are ‘permitted development’). Compliance with the West Edinburgh Placemaking Framework and other relevant policies will ensure airport proposals are acceptable in terms of scale and location, accessibility by public transport, on foot and by bike and acceptable in terms of managing traffic and environmental impacts.</p> <p>The connectivity of this site to the identified West Edinburgh area to the south and development to the north and east is important. Where development requires planning permission, it should be designed to respond appropriately to the West Edinburgh Development Principles and the West Edinburgh Placemaking Framework.”</p> <p>18. Replacing the first sentence (text in bold) in Place 20 on page 79 to read as follows: “The development and enhancement of the Royal Highland Centre (RHC) will be supported within the boundary defined on the Proposals Map, provided proposals generally align with the approved West Edinburgh Placemaking Framework.”</p> <p>19. Amending the second paragraph of Place 20 on page 79 (under the text in bold) to read as follows:</p> <p>“All development proposals within the RHC boundary must accord with other City Plan policies. The West Edinburgh Development Principles should be applied where appropriate and further guidance is provided in the West Edinburgh Placemaking Framework”.</p> <p>20. Deleting the following text in Place 20 on page 79: “in accordance with National Planning Framework 3”.</p> <p>21. Replacing the wording of the description of proposal BGN49 in Table 1 on page 155 as follows:</p> <p>“BGN49 is shown on the proposals map but the details, including any buffer zone, are to be confirmed through the West Edinburgh Placemaking Framework process. Irrespective of any re-routing of the main Gogar Burn water-course, the existing section of the burn to the south of the airport is expected to still be utilised as a drainage outlet as part of a sustainable surface water drainage system.</p>	

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	<p>The potential for diversion (restoration) of the Gogar Burn shall be safeguarded. Proposals for the related provision of a green corridor are set out in development principle j. of Place Policy 16. Further detailed option appraisal will be required to inform the West Edinburgh Placemaking Framework and delivery process recognising the need to address flood risk, improvements to water quality and enhanced biodiversity in a holistic way. Consultation with SEPA will be important in this respect.”</p> <p>22. Amending the Table 9 heading on page 177 to read: “Road Improvements and Safeguards”.</p> <p>23. Deleting the text in Table 13 on page 184, Part 4 in the section on West Edinburgh and replace as follows:</p> <p>“National Planning Framework 4 (February 2023) refers to West Edinburgh as a place where a strategy is emerging which guides a wide range of uses to create a sustainable extension to the city, with the added benefit from associated improvements to the quality of place of existing communities.</p> <p>West Edinburgh is a significant urban extension supporting economic development opportunities whilst introducing a balanced mix of uses that promote healthy, sustainable lifestyles and a strong sense of place through the 20-Minute Neighbourhood principle. Focus is placed on housing-led, high density, mixed-use development to come forward through a collaborative master plan process co-ordinated by the Council and with Key Agencies amongst the stakeholders. This will inform a series of phases of mixed use developments with potential for some 7,000 homes and the commercial and community facilities required to support 20-minute neighbourhoods. Emphasis is placed on additional active travel and public transport infrastructure and services. The supporting uses will include significant opportunities for business.</p> <p>The Development Principles will inform the West Edinburgh Placemaking Framework and the consideration of proposals for West Edinburgh through the development management process to secure an appropriate mix of uses, including employment.”</p> <p>24. Amending Table 14: Network of Centres on page 185 to identify a new Town Centre for West Edinburgh under the section Town Centres (as included in revised Table 14 submitted by the council through FIR12).</p>	

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	<p>25. Amending Table 14: Network of Centres on page 185 to add new Local Centres West Edinburgh to the section Local Centres (as included in revised Table 14 submitted by the council through FIR12).</p> <p>26. Inserting new Table 15 with 4 columns reflecting the headings in existing Table 2 and including the following introductory text:</p> <p>“Table 15: Opportunity Sites</p> <p>The following sites within the urban area are in use and assessed as constrained. However, they may present a future opportunity to deliver housing in accordance with the capacities and development principles set out below.”</p> <p>27. Renaming the following sites as opportunity sites (OPP) and moving them along with the associated number of units and description to new Table 15 with consequent changes to the site prefix on the Proposals Map and in Appendix D:</p> <ul style="list-style-type: none"> • H60 Turnhouse • H64 Land at Ferrymuir • H66 St Johns Road (A) • H67 St Johns Road (B) • H68 Kirk Loan. <p>28. Amending the Proposals Map to include the corresponding symbols for the new town and local centres in Place 16 in order to reflect the relevant modifications above.</p> <p>29. Amending the Proposals Map to extend the Strategic Business Centre Boundary to include H61 Crosswinds as shown on the map extract submitted by the council through FIR20.</p> <p>30. Deleting HSG 4 from the Proposals Map and Table 2 Housing Proposals on page 161.</p> <p>31. Changing the allocation on the Proposals Map from HSG 4 to Business and Industry to which Policy Econ 4 would apply.</p>	

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	<p><i>Notes:</i></p> <p>(i) <i>Recommended changes to paragraph 3.60, the following table detailing education infrastructure for West Edinburgh and consequent revisions to Map 24 and Table 11 are included in Issue 29. This includes amendment to reference only a single high school (EWE 10).</i></p> <p>(ii) <i>Changes to Place 16 development principles relating to transport interventions and their representation on Map 24 are addressed through Issue 31.</i></p>	
007 - Proposed sites - South West Edinburgh	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending criteria (i) and (l) of Place 28 Murrayburn Road on page 90 to read as follows: <ul style="list-style-type: none"> • “i. Locate and design new greenspace and green-blue infrastructure to link to existing green networks and habitats.” • “l. Investigate Murray Burn culvert location/condition/capacity to see how/if development should account for this and incorporate it into the layout.” 2. Adding the following sentence to the introductory paragraphs 3.72, 3.73, 3.75 and 3.76 for Place 25, 26, 28 and 29: “The site is assessed as constrained as explained in paragraph 3.3.” 3. For Places 25, 26, 28 and 29, amend each of the Development Principles criterion a) as follows: “a) Deliver a housing-led mixed-use development in line with the density requirement in Part 4 Table 15 in the event that the existing use constraint is resolved.” 4. Renaming the following sites as opportunity sites (OPP) and moving them from Table 2 along with the associated number of units and description to new Table 15 with consequent changes to the site prefix on the Proposals Map, Appendix D and any mapping in the Section 3 Place Policies: <ul style="list-style-type: none"> • H72 West Gorgie Park • H74 Craiglockhart Avenue • H77 Gorgie Road East (Place 25) • H78 Stevenson Road (A) (Place 26) • H80 Murrayburn Road (Place 28) • H81 Dumbryden Drive (Place 29) 	686

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	<p>5. Deleting H71 Gorgie Park Close from Table 2 on page 162 and from the Proposals Map. Any consequential changes for this site should be made to Appendix D.</p> <p>6. Adding the letter 'Y' under column 'Flood Risk Assessment' for H74 Craiglockhart Avenue in Appendix D.</p> <p>7. Adding the letter 'Y' under column 'Flood Risk Assessment' for H75 Lanark Road in Appendix D.</p> <p>8. Adding the letter 'Y' under column 'Flood Risk Assessment' for H76 Peatville Gardens in Appendix D.</p> <p>9. Adding the letter 'Y' under column 'Flood Risk Assessment' for H79 Broomhouse, Place 27 in Appendix D.</p> <p>10. Adding the letter 'Y' under column 'Flood Risk Assessment' for H82 Murrayburn Gate in Appendix D.</p>	
008 - Proposed Sites - South East Edinburgh	<p>Modify the local development plan by:</p> <p>1. Amending paragraph 3.3 on page 41 so that the following are moved under an additional new heading "South East Edinburgh":</p> <ul style="list-style-type: none"> • 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 <p>2. Replacing principle (b) in Place 31 on page 93 with the following:</p> <p>"b. A mix of uses focused around the BioQuarter's role as a life sciences quarter, including potentially around 2500 residential units in the longer term, community facilities, commercial and leisure to encourage evening and weekend activity."</p> <p>3. Amending principle (g) in Place 31 on page 93 to read as follows:</p>	731

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	<p>“g. Provide or contribute towards education infrastructure as indicated in Table 11, healthcare infrastructure as indicated in Table 12, and other community facilities.”</p> <p>4. Adding “buildings” after “Liberton Hospital” in Place 34, criterion (f) on page 97.</p> <p>5. Renaming the following sites as opportunity sites (OPP) and moving them from Table 2 along with the associated number of units and description to new Table 15 with consequent changes to the site prefix on the Proposals Map and in Appendix D:</p> <ul style="list-style-type: none"> • H89 Moredun Park View • H95 Peffermill Road 																			
<p>009a - Suggested Additional Greenfield Sites – West Edinburgh</p>	<p>Modify the local development plan by:</p> <p>1. Adding site “H96 East of Millburn Tower” into Table 2 as follows:</p> <table border="1" data-bbox="488 730 1944 922"> <thead> <tr> <th>Reference</th> <th>Name</th> <th>Units</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>H96</td> <td>East of Millburn Tower</td> <td>1,350</td> <td>Development should accord with the Development Principles set out in Appendix D.</td> </tr> </tbody> </table> <p>2. Amending the Proposals Map to remove the area covered by planning permission in principle 15/04318/PPP from the green belt and identify the site as a “Housing Proposal” with reference “H96”.</p> <p>3. Adding site “H96 East of Millburn Tower” into Appendix D as follows:</p> <table border="1" data-bbox="488 1106 1944 1406"> <tbody> <tr> <td>Site Ref</td> <td>H96</td> </tr> <tr> <td>Name</td> <td>East of Millburn Tower</td> </tr> <tr> <td>Site Area ha</td> <td>54</td> </tr> <tr> <td>Estimated Total Capacity</td> <td>1,350</td> </tr> <tr> <td>Development Principles</td> <td>A detailed Masterplan for the whole site identifying individual subsites and their proposed phasing. This shall be cognisant of the emerging West Edinburgh Placemaking Framework and include a Local Centre,</td> </tr> </tbody> </table>	Reference	Name	Units	Description	H96	East of Millburn Tower	1,350	Development should accord with the Development Principles set out in Appendix D.	Site Ref	H96	Name	East of Millburn Tower	Site Area ha	54	Estimated Total Capacity	1,350	Development Principles	A detailed Masterplan for the whole site identifying individual subsites and their proposed phasing. This shall be cognisant of the emerging West Edinburgh Placemaking Framework and include a Local Centre,	<p>802</p>
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	<p>Primary School, realigned Gogar Burn, interconnected landscape and active travel network, noise mitigation, 'Local' and 'Large' standard open space and play facilities to meet Open Space Strategy standards.</p> <p>Noise mitigation and sub-sites containing the Local Centre, realigned Gogar Burn and 'Large' standard open space shall be completed at an early stage in the overall development. Local scale open space, play facilities, landscape and active travel links shall be delivered at the initial stages in the delivery of their respective sub-sites.</p> <p>Active travel links, with good surveillance, need to be provided to the active travel network and to key public transport stops to the south, north and east of the site, including:</p> <ul style="list-style-type: none"> • cycle and pedestrian improvements to Gogar Station Road. • an opportunity to change the character of Gogar Station Road through street design and reduction in the speed limit. • crossing points at Gogar Roundabout. • links to Edinburgh Gateway and Ingliston Park and Ride. • a public transport and active travel route directly connecting Gogar Station Road and Edinburgh Park under the A720. <p>An overall landscape framework which includes:</p> <ul style="list-style-type: none"> • an interconnected, biodiverse landscape and active travel. 	

ISSUES	REPORTER'S RECOMMENDATIONS		REPORT PAGE NO
		<ul style="list-style-type: none"> • network with green streets, green corridors, interpretation, and public art. • framing of outward views of key heritage and landscape features. • a landscape buffer to the listed landscape. • boundaries within the site shall be hedges, railings and stone walls on primary and principal streets and frontages including those fronting open spaces. <p>The realigned Gogar Burn and surrounding development should be designed refer to and expand upon ongoing work within the catchment. Proposals for the burn shall:</p> <ul style="list-style-type: none"> • maximise opportunities for a stable, meandering river with minimal hard engineering. • link to the new school and other parks. • provide accessible, safe, places for education and recreation for all ages. • have public access along at least one side as part of a footpath and active travel network. • ensure the river is a focus of the development providing a distinct character area. 	
009b - Suggested Additional Greenfield Sites - South West Edinburgh	No modifications.		859

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009c - Suggested Additional Greenfield Sites - South East Edinburgh	No modifications.	928
010 - Other Sites	No modifications.	960
011 - Design and Placemaking Policies	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending Policy Env 2 on page 101 to read as follows: <p>“Development proposals will be supported in principle if they can demonstrate that:</p> <ol style="list-style-type: none"> a. they would not compromise the effective development of adjacent land, or b. they would accord with the comprehensive development and regeneration of a wider area provided for in a master plan, place brief, site brief, and/or development principles approved by the council.” 2. Amending Policy Env 3 on page 101 to read as follows: <p>“Planning permission will be granted for development where it is demonstrated that the proposals have been informed by a detailed analysis and understanding of the site. Proposals should explain how those characteristics and features of the site that are deemed worthy of retention would be incorporated and/or enhanced.”</p> 3. Deleting paragraph 3.87 on page 101 in its entirety and renumbering all subsequent paragraphs accordingly. 4. Amending the first paragraph of Policy Env 4 on page 102 to read as follows: <p>“Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the design quality and character of the wider townscape and landscape, green blue networks, and impact on existing views, having regard to:”</p> 5. Adding the following new sentence to the end of paragraph 3.90 on page 102: “Further details about context, placemaking and design are set out in the Edinburgh Design Guidance.” 	1019

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	<p>6. Deleting “d” from before the text reading: “For extensions and outbuildings, it is additionally required that proposals:” in Policy Env 5 on page 102 and relabelling criteria (e) and (f) as criteria (d) and (e).</p> <p>7. Deleting the asterisk within criterion (c) of Policy Env 27 on page 114.</p> <p>8. Replacing “maintain and enhance” from the first line of criterion (c) of Policy Env 29 on page 115, with: “design in climate change resilience and adaptation, including through maintaining and enhancing...”.</p>	
012 - Density	<p>Modify the local development plan by:</p> <p>1. Deleting the last paragraph of Policy Env 26 on page 114.</p>	1037
013 - Sustainable Design	<p>Modify the local development plan by:</p> <p>1. Inserting “, redevelopment” between “involving the construction” and “or change of use” in the first line of the first paragraph of Policy Env 7 on page 103.</p> <p>2. Deleting “, for example because a new development provides additional floorspace and/or dwellings compared to the existing building” from the final sentence of the final paragraph of Policy Env 7 on page 103.</p> <p>3. Adding the following new sentence to the end of paragraph 3.98 on page 103: “Further advice, including how to access the council’s Sustainability Statement Form, is set out in the Edinburgh Design Guidance.”</p> <p>4. Replacing Policy Env 8 on page 104 to read as follows:</p> <p>“In order to make sure new buildings are: i) sustainable and play their part in addressing the climate emergency; and ii) exceed the current carbon dioxide emissions target with at least half of this target met through the use of low and zero generating technologies; proposals for new buildings* will be supported where it has been demonstrated that:</p> <p>a. all reasonably practicable measures, predominantly through ultra-high fabric energy efficiency, have been taken to achieve a net zero level of operational greenhouse gas emissions**.</p>	1074

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	<p>b. where appropriate, green roofs have been provided where new roofs are of a pitch capable of supporting these and that these roofs provide wildlife habitat and water attenuation.</p> <p>c. provision is made for facilities for the separate collection of dry recyclable waste and food waste.</p> <p>The ability to achieve the above should be evidenced, where applicable, through the submission of a Sustainability Statement as required through Policy Env 7. Thereafter the above will be ensured by attaching a relevant condition to all planning permissions to which this policy applies.”</p> <p>5. Moving the two footnotes from page 104 to place directly under the bold text of Policy Env 8.</p>	
014 - Historic Environment Policies	<p>Modify the local development plan by:</p> <p>1. Replacing Policy Env 9 on page 104 with the following:</p> <p>“Development which would harm the qualities of World Heritage Sites and which justified the inscription of the Old and New Towns of Edinburgh and/or the Forth Bridge as World Heritage Sites (i.e. their Outstanding Universal Value) or would have a detrimental impact upon their setting, will not be permitted.</p>	1097
015 - Natural Environment Policies	<p>Modify the local development plan by:</p> <p>1. Adding a separate paragraph at the end of Policy Env 18 on page 109 in bold as follows: “In the green belt, the above criteria will apply in the specific context of maintaining the purposes and objectives of the green belt as set out in paragraphs 2.58 to 2.60 of the plan.”</p> <p>2. Replacing “its important role in terms of landscape setting and countryside recreation as described in Part 1” from the first sentence of paragraph 3.124 on page 109 with: “the purposes and objectives of including land within a green belt, as set out in paragraphs 2.58 to 2.60 in Part 2”.</p> <p>3. Adding the following to the end of the second sentence of paragraph 3.124 on page 109: “and should be read in conjunction with NPF4 Policy 8 Green belts”</p>	1126

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>4. Adding a new sentence to the end paragraph 3.125 on page 109 as follows: "Proposals for development within a Countryside Policy Area will also be assessed in the context of NPF4 Policy 17 Rural homes and Policy 29 Rural development."</p> <p>5. Replacing "local amenity" in the fourth and fifth lines of the first paragraph of Policy Env 20 on page 110 with "cultural significance".</p> <p>6. Replacing "offset to maintain the integrity of the interests affected and the involvement of people" from criterion (c) of Policy Env 21 on page 111 with: "mitigated; that public access is maintained, and that the integrity of the site's distinctive qualities are protected in the long term".</p> <p>7. Replacing the final sentence of paragraph 3.133 on page 111 with: "Development that would have an adverse effect on site integrity for any of these internationally important areas will only be approved in exceptional circumstances and where imperative reasons of overriding public interest can be demonstrated."</p>	
016 - Blue Green Infrastructure, Water and Amenity Policies	<p>Modify the local development plan by:</p> <p>1. Replacing "As far as applicable to the scale and nature of the development, proposals must" in the first sentence of Policy Env 6 on page 102 with: "Development proposals will be supported where they can demonstrate, in proportion to their scale and nature, that they will".</p> <p>2. Inserting " and walls" between "blue/green roofs" and the full stop at the end of the text associated with criterion (c) of Policy Env 6 on page 102.</p> <p>3. Inserting the following new sentence between the first and second sentences of paragraph 3.95 on page 103: "Natural flow paths of water must be identified at the visioning stage and inform design. The interaction of green blue infrastructure with wider infrastructure types to maximise place-led social, economic and environmental benefits will be at the heart of best practice in future fitting design."</p> <p>4. Adding the following sentence to the end of paragraph 3.161 on page 117: "A health impact, air quality, and/or noise impact assessment may also be required to support a proposal."</p>	1158

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>5. Replacing the fourth, fifth and sixth sentences of paragraph 3.165 on page 118 with the following: "As a first principle, development in areas at flood risk will be avoided. Development proposals at risk of flooding or in a flood risk area will only be supported in the circumstances described in criterion a) of Policy 22 of NPF4. Development proposals which create, expand or enhance opportunities for natural flood risk management will be supported. Planning permission may need to be refused where proposals are unable to demonstrate that flood risk could be avoided or, where it cannot be avoided, managed using natural flood risk management techniques."</p> <p>6. Inserting ", and the redevelopment of existing sites" between "one or more buildings*" and " will be supported" in the first paragraph of Policy Env 36 on page 119.</p> <p>7. Replacing criterion (e) of Policy Env 36 on page 119, with the following: "e. they would remove existing surface water drainage pipes from the site and/or adjacent to the site, unless it can be demonstrated that this would be unviable."</p> <p>8. Replacing the first paragraph of Policy Env 37 on page 119 with: "Proposals must have a positive effect upon biodiversity, proportionate to the nature and scale of development, by following the sequential approach set out in criteria a to d below:".</p> <p>9. Replacing the first sentence of paragraph 3.170 on page 120 with: "All development proposals should seek to include features such as swift bricks and hedgehog highways. Biodiversity corridors are a particularly valuable ecological asset because they preserve habitats and allow the movement of species across the city."</p> <p>10. Replacing "BS 8683 Process for designing and implementing Biodiversity Net Gain – Specification (Draft)" in paragraph 3.172 on page 120 with: "Developing with Nature guidance, published by NatureScot."</p>	
017 - Open Space Policies	<p>Modify the local development plan by:</p> <p>1. Deleting "Protection of" from the title of Policy Env 23 on page 112.</p>	1187
018 - Blue Green Network Proposals	<p>Modify the local development plan by:</p>	1227

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	1. Deleting the figure "5.2 ha" in the third column for proposal BGN44 in Table 1 and replacing with "4.4 ha". <i>Note: Recommendations in relation to BGN49 Gogar Burn, as it relates to West Edinburgh, are addressed in Issue 6.</i>																	
019 - Housing Supply Target and Land Requirement	Modify the local development plan by: 1. Amending the last sentence of paragraph 1.4 on page 6 so that it reads: "We are committed to building 20,000 affordable and low-cost homes over the period to 2027."	1255																
020 - Assessment of Housing Land Supply	Modify the local development plan by: 1. Replacing the two tables on pages 28 and 29 with the following single table: City Plan Housing Land Requirement and Housing Land Supply <table border="1" data-bbox="488 730 1809 1268"> <thead> <tr> <th></th> <th>2024-2034</th> </tr> </thead> <tbody> <tr> <td>NPF4 Minimum All-Tenure Housing Land Requirement (MATHLR)</td> <td>36,750</td> </tr> <tr> <td>Anticipated land supply:</td> <td></td> </tr> <tr> <td>• Legacy sites</td> <td>16,037</td> </tr> <tr> <td>• Other sites in Housing Land Audit and Completions Programme 2022</td> <td>6,662</td> </tr> <tr> <td>• New proposed sites* (Table 2)</td> <td>11,218</td> </tr> <tr> <td>• Constrained opportunity sites (Table 15)</td> <td>6,371</td> </tr> <tr> <td>Total anticipated supply 2024-2034</td> <td>40,288</td> </tr> </tbody> </table> <p>*excludes parts of sites included in the Housing Land Audit and Completions Programme 2022.</p>		2024-2034	NPF4 Minimum All-Tenure Housing Land Requirement (MATHLR)	36,750	Anticipated land supply:		• Legacy sites	16,037	• Other sites in Housing Land Audit and Completions Programme 2022	6,662	• New proposed sites* (Table 2)	11,218	• Constrained opportunity sites (Table 15)	6,371	Total anticipated supply 2024-2034	40,288	1303
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	<p>2. Replacing the entire text in paragraphs 2.96 to 2.110 with the following and renumber the paragraphs accordingly:</p> <p>“NPF4 now introduces an expectation on local development plans to set a local housing land requirement (LHLR) which is expected to exceed the 10-year minimum all tenure housing land requirement (MATHLR). This is set out in Annexe E of NPF4 where the MATHLR for Edinburgh is 36,750. This includes a flexibility allowance of 25% but does not differentiate the need for market and affordable housing.</p> <p>Evidence from HNDA2 (2015) and the more recent HNDA3 (2022) shows a continuing strong need for affordable housing. However, it is recognised that there are limits to the delivery of affordable housing based on capacity and resources. The council Business Plan 2017-2022 sets out a commitment to develop a programme to deliver at least 10,000 social and affordable homes over the following five years, with a plan to build 20,000 by 2027. The number of affordable homes in this plan has been set at a level which meets the council’s commitment and acknowledges that affordable housing will continue to be delivered beyond 2027. The Council will take an active role to deliver affordable housing, forming partnerships with public and private sector landowners and developers, and the use of compulsory purchase powers where necessary. The Strategic Housing Investment Plan sets out our approach to investment in affordable housing and the plan supports the City Housing Strategy, delivery strategies and the Council’s land acquisition strategy. The Housing Technical Note accompanying City Plan provides further details.</p> <p>In addition, demand remains strong for market housing in Edinburgh. The existing land supply identified in the Housing Land Audit and Completions Programme 2022 provides a starting point to meet the housing land requirement as a whole. It includes allocations carried over from the Edinburgh Local Development Plan 2016, subsequent applications and consents. Furthermore, the spatial strategy of this plan identifies other sites with recognised housing potential. There is a focus on delivering mixed use sustainable communities and reusing existing land within the city.</p> <p>However, the rate at which housing sites are developed is constrained by a variety of factors. It is acknowledged that the spatial strategy may require higher levels of intervention given the council relies on a number of sites with current occupiers and sometimes multiple owners. Furthermore, new housing-led development focussed on former strategic employment sites requires major infrastructure</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>investment. For these reasons it is acknowledged that not all the sites identified for housing-led mixed-use development may come forward in the plan period.</p> <p>Some sites with particular constraints are identified only as opportunities at this stage (Table 15). For those sites it will be for the subsequent delivery programme and next local development plan to look in more detail at the feasibility and timescale for delivery along with any associated infrastructure requirements. Given past experience and strong demand there is some reasonable prospect of at least a proportion of these sites coming forward to contribute to the supply of housing.</p> <p>Table 2 identifies those sites from the existing land supply and other new sites which are relied upon as part of the deliverable land supply. Even so, a number of these are subject to current constraints. These sites will also be tracked through the delivery programme and the council will advance any necessary actions, working with other parties, to secure timeous delivery.</p> <p>Overall, in accounting for the identified opportunity sites in Table 15 and the housing land supply in Table 2, a generous supply of land for housing is identified to meet the MATHLR. Early preparation of a new local development plan, to take account of NPF4 and its approach to housing and infrastructure delivery, is anticipated. In the meantime, the important role for the delivery programme is recognised.”</p>	
021 - Housing Land Supply Policy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting Policy Hou 4 and the supporting text in paragraphs 3.182 and 3.183 on page 122. 	1318
022 - Housing Development Policy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the first paragraph of Policy Hou 1 on page 121 as follows: <p>“For housing proposals (Table 2) and Opportunity sites (Table 15) as shown on the Proposals Map, development should accord with the Place-based policies and development principles set out in Place 1 to Place 36 and Appendix D. This supply is augmented by the established land supply (as audited in 2022) in order to meet the housing land requirement.”</p>	1329
023 - Affordable Housing	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Rewording Policy Hou 2 on page 121 to read as follows: 	1362

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	<p>“Developments, including conversions, consisting of 12 or more units should normally provide affordable housing amounting to 35% of the total number of units proposed. The provision should normally be on site. Tenure should be consistent with local housing need. Application of this policy will be informed by the detail to be set out in associated guidance.”</p> <p>2. Replacing the third last sentence of paragraph 3.178 on page 121 with the following:</p> <p>“Further information about how this policy will be applied will be set out in Council Guidance. This guidance will set out the following: where limited exceptions may apply; the need for an open book approach; the approach to tenure mix; the application of subsidy; and other detailed matters of delivery.”</p>	
024 - Mixed Communities	<p>Modify the local development plan by:</p> <p>1. Replacing paragraphs 3.179 and 3.180 on page 122 with the following:</p> <p>“A mix of housing types and sizes provides potential for multi-generational communities. The mix should respond to the differing needs of residents, including families, older people and disabled people. Citywide objectives, including the council's housing strategy, should inform the provision of housing to meet identified needs, in particular, accessible, adaptable and wheelchair housing. The mix of size of dwellings should provide for the needs of larger families. This includes larger units of three or more bedrooms, with access to private garden ground from ground or first floor level.</p> <p>An inclusive approach to design of market and affordable housing should be taken to ensure homes are accessible to as wide a range of people as possible and provide adaptability for occupants to meet changing needs. Guidance is provided in the Edinburgh Design Guidance. This supports the Scottish Government's Housing for Varying Needs Standards which set out good practice on the design of housing to achieve flexibility and suitability for people of all abilities and is the standard which applies to all Registered Social Landlord (RSL) development. To support diverse and well-integrated neighbourhoods, affordable homes should reflect the range of dwelling types and sizes provided across the development as a whole and be tenure blind.”</p>	1384
025 - Student Accommodation	<p>Modify the local development plan by:</p>	1405

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<ol style="list-style-type: none"> Replacing the third sentence in paragraph 3.186 on page 123 with the following: "Where compatible and appropriate within the site context, at least 50% of the site is provided for housing." 	
026 - Housing Policies	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> Replacing bullet point (7) of paragraph 2.2 on page 8 as follows: "7. Protecting the availability of housing and protecting residential amenity and ensuring any uses in residential areas are appropriate." Amending the second sentence of paragraph 2.94 on page 26 as follows: "The plan aims to balance the quality of life of our residents with the demands of visitors to the city." Deleting Policy Hou 7 in its entirety along with paragraph 3.191 on page 123. Moving paragraph 3.190 on page 123 to immediately after paragraph 3.192 on page 124. Adding a comma to Policy Hou 8, on page 124, in between the word "use" and "which". Adding the following sentences to the end of paragraph 3.192 on page 124: "This policy will be used to assess proposals for short term lets and for the conversion of a house or flat to a House in Multiple Occupation (i.e. for five or more people). Further advice is set out in council guidance." Adding a new paragraph as the last paragraph under Policy Hou 8 on page 124 as follows: "In 2022 the Edinburgh council area was designated as a short-term let control area. This means that any change of use from a dwelling to a short-term let since the designation of the control area is deemed to be a material change of use requiring planning permission. If any change of use from a dwelling to a short-term let took place before the designation of the control area and the change was material and has not become lawful by passage of time, retrospective planning permission will be required for the use to continue." Altering the title of Policy Hou 9 on page 124 so that it reads: "Hou 9 Sites for Gypsy/Travellers and Travelling Showpeople." 	1432

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>9. Altering the first line of Policy Hou 9 on page 124 to read as follows: "The development of a site for caravans for Gypsy/Travellers and Travelling Showpeople will be permitted provided:..."</p>	
<p>027 - Infrastructure Delivery and Developer Contributions</p>	<p>Modify the local development plan by:</p> <p>1. Deleting paragraphs 3.197 to 3.199 on page 126 and replacing as follows with consequent renumbering:</p> <p>"3.197 Wherever possible it is the Council's preference that infrastructure is directly delivered by developers, secured through condition or legal agreement. In most cases this will be possible where the land is in the control of the developer or the Council.</p> <p>3.198 Where the requirement for an off-site proposal arises from the cumulative impacts of more than one development, a contribution zone will apply for the funding of that proposal to mitigate the impacts. This will be secured through legal agreement. Wherever possible it is the Council's preference that cumulative interventions are delivered directly by development (with the exception of education infrastructure). Other circumstances where a contribution zone is needed include but are not limited to circumstances where:</p> <ul style="list-style-type: none"> • the proposal is not reasonably deliverable directly by a developer secured by condition or legal agreement (for example on third party land). • it is necessary to calculate the proportional impact of the new development relative to other City Plan sites and/or wider existing community need. <p>3.199 Tables 3 –12 indicate relevant infrastructure proposals including those with existing and/or committed external funding (such as through the City Deal)* and where contribution zones may apply. Proportionate contributions will be sought to address:</p> <ul style="list-style-type: none"> • cumulative impacts of more than one development with a combined intervention to mitigate and address infrastructure needs; • cumulative impacts of development where any existing community need would require a consequent and proportionate contribution from the council or others in order to achieve the combined intervention; and • infrastructure to be delivered directly by development secured by condition or legal agreement. 	<p>1461</p>

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>*Proportionate contributions based on scale and impact of development may still apply.</p> <p>3.200 Developer contributions must be proportionate and attributable to the impacts of the development. Supplementary Guidance on infrastructure delivery and developer contributions will:</p> <ul style="list-style-type: none"> • define the detail of the intervention/mitigation; • define the extent of the contribution zones and reasoning for its basis (likely to be specific to the type of intervention and based on distance thresholds); • state which City Plan sites/place based policies are included in the zone, the expected housing output numbers and where relevant how this relates to other committed housing proposals; • demonstrate the direct relationship between development, either individually or cumulatively, and the need for that infrastructure; • explain the evidence justifying the intervention/mitigation based on the relevant appraisals; • set out the detailed calculation and indexation from the date of calculation of proportionate contributions within a contribution zone; • provide the proportional costs based on estimated delivery costs, generally on a per unit basis; • detail the expected cost of delivering the proposal, timing, other funding information, how and by whom they will be delivered; and • detail the date at which the cost of each piece of infrastructure has been calculated and that indexation will apply from that date to when contributions are made. <p>3.201 The Supplementary Guidance on infrastructure delivery and developer contributions will provide further detail of the likely costs and method of calculation of developer contributions for the infrastructure detailed in Part 4, Tables 3-12.</p> <p>3.202 Other details on the delivery of the actions (proposals in Tables 3-12) regarding timing, updates to costs or funding, how and by whom they will be delivered, will be provided in updates to the Plan's action programme and subsequent delivery programme.”</p> <p>2. Deleting Table 12 on page 183 and replacing it with a new Table 12 as submitted by the council through FIR12 which sets out Healthcare Infrastructure actions in relation to specific sites.</p> <p>3. Replacing Policy Inf 3 part (c) on page 126 as follows: “c. primary healthcare infrastructure capacity – proposals to provide floorspace for the</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>provision of new facilities or to extend existing facilities including those identified in Part 4, Table 12”</p> <p><i>Note: other changes to Policy Inf 3, where these relate to transport, are addressed through Issue 30.</i></p>	
<p>028 - Infrastructure Delivery - Community Facilities</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Removing the word “walkable” from the first sentence of bullet point (1) of paragraph 2.2 on page 8. 2. Removing the last sentence of paragraph 2.90 on page 26. 3. Replacing paragraph 3.194 on page 125 with the following: <p>“The intention of the following policy is to ensure that new housing development is directed to where residents can access a range of key services within a reasonable distance. This supports local living and the 20-minute neighbourhood concept.”</p> 4. Replacing Policy Inf 1 on page 125 with the following and deleting the associated footnote: <p>“Housing development will be supported which addresses local living and 20 minute neighbourhoods. Applicants should demonstrate this through the submission of a suitable assessment. Where this is not demonstrated, proposals will only be considered where these services can be delivered relative to the scale of development and managed as an integral component of a mixed-use development.</p> <p>Wherever possible, delivery of new community facilities should be as part of multi-service hubs that brings community services together, increasing opportunities for linked trips where the long-term sustainability of the facilities is prioritised. Proposals for new schools provide the opportunity to consider the integration of community service provision.”</p> 5. Inserting “ allotments,” between “community gardens,” and “sport and recreation” in the second line of paragraph 3.195 on page 125. 6. Inserting “ , support health and wellbeing,” between “foster community life” and “ and reduce the need to travel” in the fourth line of paragraph 3.195 on page 125. 	<p>1490</p>

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	<p>7. Replacing “valuable” from the first line of Policy Inf 2 on page 125 with “valued”.</p> <p>8. Replacing criterion (a) of Policy Inf 2 on page 125 with the following: “a. already exists within a reasonable distance of people's homes as determined by the 20 minute neighbourhood concept.”</p> <p>9. Replacing the Glossary entry for ‘community facilities’ on page 198 with the following: “A collective term used to describe buildings and/or land, and the uses to which they are put, that are required; of proven value, and foster a vibrant community. Examples of such buildings, land and uses include, but are not restricted to schools/lifelong learning; green spaces; community gardens; allotments; sport and recreation; local doctor and dental surgeries; local shops; community halls; shared work/meet spaces; public toilets; and water fountains.”</p> <p>10. Replacing the Glossary entry for ‘20-minute neighbourhood’ with the following: “A 20-minute neighbourhood is about living well locally, giving residents the ability to meet most of their daily needs from within their own community by building on models of shared service delivery with public, private and voluntary sector partners. This could be by walking, cycling, taking public transport or using wheelchairs and other ‘wheels’ like scooters or prams.”</p>	
029 - Infrastructure Deliver – Education Policy	<p>Modify the local development plan by:</p> <p>1. Amending the key on Map 21 on page 58 to state “indicative primary school annexe (0.8ha)” rather than “proposed primary school annex (0.8ha)”.</p> <p>2. Replacing paragraph 3.60 on page 72 as follows with consequent renumbering of following paragraphs: “3.60 A secondary school and associated community facilities (including healthcare, public library, recreation and leisure facilities) shall be required at an early stage of the delivery of H63. This will also ensure early delivery for Place Policy 16 as a whole. This school shall have an initial capacity of 1200 pupils but it shall be designed and built from the outset so it can be expanded to accommodate up to 1800 pupils. The land required for this high school is to be transferred to the council in full within a prescribed timescale. This timescale will be informed by the West Edinburgh</p>	1558

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO								
	<p>Planning Framework with further details to be addressed through the delivery programme and in progressing to the next stage in the planning process.</p> <p>3.61 For primary schools, Place 16 is estimated to require 9 streams of non-denominational primary school and nursery provision and 2 streams of RC primary and nursery provision). It is also known that H61 and H63 will each need to contain primary schools from an early stage due to the size and location of these development sites. Land required for these two primary schools must also be transferred to the council in full within a prescribed timescale. Beyond this some flexibility is required prior to finalising the configuration of early years and primary school provision across Place Policy 16. Again the details of this will be informed by the West Edinburgh Placemaking Framework, the delivery programme and in progressing to the next stage in the planning process.</p> <p>3.62 Where on site provision is not feasible contributions are required to deliver education provision to support the level of development outlined within West Edinburgh. Contributions will be applied through a cumulative contributions zone drawing on the conclusions of the Council's Education Appraisal. The siting of schools adjacent to large, strategic areas of open space is important to ensure the proximity of areas for sport and recreation, play facilities and natural spaces.</p> <p>3.63 The West Edinburgh Placemaking Framework shall set out further information on all of this as well as on the overall delivery and phasing of education infrastructure.”</p> <p>3. Replacing the table following paragraph 3.60 on page 72 with the following:</p> <p>“Summary of education infrastructure at Place 16 (West Edinburgh), Place 22 (Maybury), Cammo (HSG 20) and East of Milburn Tower(H96):”</p> <table border="1" data-bbox="488 1059 1944 1398"> <thead> <tr> <th data-bbox="488 1059 1128 1134">Sites</th> <th data-bbox="1128 1059 1944 1134">Infrastructure required (and proposal ref. no. as per Table 11)</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 1134 1128 1209">Place Policy 22 (Maybury) ELDP 2016 HSG 20 (Cammo)</td> <td data-bbox="1128 1134 1944 1209">Development of 1 x 21 Class Primary School committed and fully built by October 2024 (EWE 3)</td> </tr> <tr> <td data-bbox="488 1209 1128 1251">East of Milburn Tower (H96)</td> <td data-bbox="1128 1209 1944 1251">1 x 14 Class Primary School (2.1 ha site) (EWE 2)</td> </tr> <tr> <td data-bbox="488 1251 1128 1398">Emp 6 IBG; H61 Crosswinds; H62 Land adj. to Edinburgh Gateway; H63 Edinburgh 205;</td> <td data-bbox="1128 1251 1944 1398">1 x 14 Class RC PS and nursery (2 ha site) (EWE 9) 1 x 1800 Pupil High School (EWE 10) 9 x streams of Primary School provision and associated nurseries across the Place Policy 16 area. This shall</td> </tr> </tbody> </table>	Sites	Infrastructure required (and proposal ref. no. as per Table 11)	Place Policy 22 (Maybury) ELDP 2016 HSG 20 (Cammo)	Development of 1 x 21 Class Primary School committed and fully built by October 2024 (EWE 3)	East of Milburn Tower (H96)	1 x 14 Class Primary School (2.1 ha site) (EWE 2)	Emp 6 IBG; H61 Crosswinds; H62 Land adj. to Edinburgh Gateway; H63 Edinburgh 205;	1 x 14 Class RC PS and nursery (2 ha site) (EWE 9) 1 x 1800 Pupil High School (EWE 10) 9 x streams of Primary School provision and associated nurseries across the Place Policy 16 area. This shall	
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H59 Land at Turnhouse Road (SAICA); and OPP 60 Turnhouse Road.	include Primary Schools on both H61 and H63 (EWE 4/5)			

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	8. Making any consequent changes to the Proposals Map to align with amended Map 24 and revision to West Edinburgh Schools proposals in Table 11.	
030 - Infrastructure Delivery - Transport	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing part (e) of Policy Inf 3 on page 126 to read as follows: “e. infrastructure of a regional scale where identified as part of a national or regional spatial strategy or as a Regional Spatial Priority as set out in NPF4.” 2. Replacing Policy Inf 4 on page 126 as follows: “Development proposals relating to housing or other development sites which would generate a significant amount of trips, shall demonstrate through an appropriate transport assessment or statement and through mitigation (including development layout, form, design and other measures) that: <ol style="list-style-type: none"> a. local, city-wide and cross boundary individual and cumulative transport impacts identified in the City Plan Transport Appraisal modelling and analysis can be timeously addressed where this is relevant and necessary for the proposal; and b. the required transport infrastructure, as set out in Part 4 Tables 3-10, place policies/ development principles or forthcoming guidance in Place Briefs/Masterplans has been addressed where relevant to the proposal. This policy requires that proposals carry out further assessment at the planning application stage to further inform any local impacts. This should take into account the impact of any windfall sites. Cross-boundary impacts may need to be considered for any unallocated proposals near or at the local authority boundary. A similar approach would be expected for the assessment of the impact of any new allocations or windfall proposals in adjacent local authority areas. A proportionate approach to the scope of the assessment will be applied at the application stage.” 3. Replacing paragraph 3.200 on page 126 with the following: “The approach to the delivery of the required transport infrastructure is set out in Policy 	1582

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	Inf 3 Infrastructure Delivery and Developer Contributions and will be further detailed within Supplementary Guidance."	
031 - Transport Strategy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending the key of Map 24 on page 73 to make the following changes: <ul style="list-style-type: none"> • Delete text "new primary vehicle route" and replace with "see Development Principle m." • Delete text "potential rail crossing for public transport and active travel" and replace with "see development principle m. and aa". 2. Replacing development principle (m) on page 75 with the following: <p>"m. The relevant Table 8 and 9 transport proposals are shown indicatively on the Proposals Map and in diagrammatic form in Map 24. Proposals for road access, layout and linkages which follow the principles of WETA will be confirmed through the West Edinburgh Placemaking Framework. These include:</p> <ul style="list-style-type: none"> • the east-west Gogar linkages and Main Street; • a north-south access through Crosswinds potentially following the railway line and associated options for a secondary access to the airport; • options for a public transport only easterly link using either the existing bridge or a new bridge across the railway; • the potential for local access from the south of the area to the A8 in conjunction with transport and traffic improvements on the A8; and • further consideration of the hierarchy of routes for vehicle access, public transport and active travel." 3. Amending development principle aa on page 76 to read as follows: <p>"aa. For potential public transport connection to the east over the railway (also see development principle m);"</p> 	1686

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>4. Amending Table 8 on page 174 in accordance with revised Table 8 as submitted by the council under FIR20 to include the proposal reference, the transport intervention, further details, type and delivery summary and to include the proposed introductory text as follows:</p> <p>“This table comprises the list of necessary transport proposals to support the development envisaged for Place 16 West Edinburgh as set out in the development principles. Additionally, it includes measures identified in the WETA (West Edinburgh Transport Appraisal) Refresh 2016 and West Edinburgh Transport Improvement Programme (WETIP) which are likely to be funded by the Edinburgh and South East Scotland City Region Deal (ESES CRD) and City of Edinburgh Council (CEC)*.</p> <p>Some proposals will be expected to be delivered in kind as part of the development. Whereas some proposals will be delivered by the Council with developer contributions taken on a cumulative basis.</p> <p>Further details with regards to timings, updates to costs or funding, how and by whom they will be delivered shall be set out in the delivery programme as well as through the West Edinburgh Placemaking Framework.”</p> <p>5. Further revising Table 8 on page 176 to include the following in the relevant section of the delivery summary:</p> <p>“WE30 - the foundations and adjacent tram crossings are already in place as the construction of the line anticipated future additional patronage within the framework area. The completion of this stop along with the first phase of development on H63 West Town will be a requirement of development. The new tram stop must be fully operational before the occupation of the first homes within H63.”</p> <p>6. Adding the following additional footnote to revised Table 8 on page 176 to read: “The £36m in ESES CRD funding is for the appraisal and implementation of projects and not solely for the delivery of improvements.”</p> <p>7. Adding the following three terms to the Glossary:</p> <ul style="list-style-type: none"> • “WETA - The West Edinburgh Transport Appraisal. The Refresh - Final Report - December 2016 was one of the background reports that has informed the plan’s transport interventions and strategy. 	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<ul style="list-style-type: none"> • WETIP - West Edinburgh Transport Improvement Programme - May 2020. One of the background reports that has informed the plan's transport interventions and strategy. • Transport Assessment (City Plan September 2021) – carried out to inform the spatial strategy of the proposed plan to inform its 'preferred approach' and 'reasonable alternatives'. <p>8. Making all consequent changes further to the council's Errata Note September 2021 (CD007) including to Maps 1, 2 and 8 and including a map title for Map 8: Transport Proposals and Safeguards.</p> <p><i>Note: See also related recommendations through Issue 6, Issue 27 and 30.</i></p>	
032 - Transport Policy - Parking	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing "will" from criterion (g) of Policy Inf 7 on page 128 with "that would". 	1728
033 - Transport Proposals - Active Travel	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Realigning the indicative route of ATSG, as shown on the Proposals Map, to avoid intrusion into operational port land (as outlined in Appendix 2.3 of document RD117) from the junction of Albert Road with the gated entrance into the Port of Leith to the point where Marine Esplanade turns away from the sea wall. 	1773
034 - Resources and Services	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the second and third paragraphs of Policy Inf 16 on page 131 (including the footnote) with: <p>"All new developments located within or adjacent to an area containing a heat network that is accepting new connections should connect to that network. If the development site falls partially or wholly within, or adjacent to, a planned heat network, statutory heat network zone and/or a prospective heat network zone as identified in the Council's most recently published Local Heat Energy Efficiency Strategy (LHEES), then development proposals within or adjacent to such an area will only be supported where they are designed and constructed to allow for cost-effective connection to a future heat network at a later date.</p> <p>If connection to an existing or future network is not possible then all development must instead (a) employ a heat network with no adverse impact on air quality; and/or (b) employ zero direct emission heating solutions for individual buildings".</p> 	1803

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	<p>2. Inserting the following as a new paragraph in bold at the end of Policy Inf 16 on page 131: “All proposals must take account of the City of Edinburgh Council’s most recently published Local Heat and Energy Efficiency Strategy, the Scottish Government’s Heat in Buildings Strategy and the Scottish Government’s Heat Networks Delivery Plan.”</p> <p>3. Adding the following sentence to the end of paragraph 3.219 on page 131: “The Council intends to prepare planning guidance that provides more detail on Inf 16 and heat decarbonisation.”</p>	
035 - Economic Policies	<p>Modify the local development plan by:</p> <p>1. Amending the fourth sentence of the “Royal Highland Centre” in Table 13 on page 184, to replace “hotel” with “hotels”.</p>	1849
036 - Commercial Development	No modifications.	1868
037 - Economic Proposals	No modifications.	1885
038 - Retail and Leisure	<p>Modify the local development plan by:</p> <p>1. Deleting criterion (e) of Policy Re 7 on page 141, along with the comma and word ‘and’ at the end of criterion (d).</p> <p>2. Adding the following to the beginning of the second sentence in paragraph 3.265 on page 141: “Criterion (a) of ”</p> <p>3. Replacing criteria (a) and (b) in Policy Re 11 on page 143 so that they read as follows:</p> <p>“a. if likely to lead to an unacceptable increase in noise, disturbance, on-street activity or anti-social behaviour to the detriment of the living conditions or health and wellbeing of nearby residents, or</p> <p>b. in an area where there is considered to be an excessive concentration of such uses to the detriment of the living conditions or health and wellbeing of nearby residents”.</p>	1937

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	<p>4. Deleting the following text in relation to the Craigleith Commercial Centre from Table 14 on page 186: "No current proposals for change but maybe".</p> <p>5. Replacing the text in Table 14 on page 186 in relation to the Meadowbank Commercial Centre as follows:</p> <p>"Role and Character - Smaller urban retail park which opened in 1997. 10 units. Mix of homeware and clothing stores, supermarkets, leisure uses, drive through restaurants/coffee shops and local amenities. Located in high density residential area with good bus services. Current Commitments and Future Role - Permission granted in 2021 to allow change of use of a retail unit from comparison to convenience goods. Scope for future reconfiguration or enhancement".</p>	
039 - Other Matters Raised – Consultation, Engagement and Representation	No modifications.	1952

**Edinburgh Local Development Plan – City Plan 2030
Table of Changes Requisite to Reporter Recommendations**

Issue/ Recommendation Number	Change	Plan Page, Paragraph or Map
004 (7), 005 (12), 006 (27), 007 (4)	Reporter renaming of sites to Opportunity Sites necessitates changes of designation from “H” to “Opp” prefix. This impacts all sites previously referenced as H1, H2, H5, H13, H14, H20, H21, H22, H23, H24, H25, H26, H32, H33, H37, H38, H41, H43, H44, H46, H47, H48, H49, H50, H51, H53, H54, H55, H56, H57, H58, H60, H64, H66, H67, H68, H72, H74, H77, H78, H80, H81, H89, H95) as a consequence of recommendations.	Plan wide references within text, Table 1, Table 12, Place policy maps, Proposals Map, Appendix D
004 (7), 005 (12), 006 (27), 007 (4)	Add reference to new Table 15 in Table 2 and Proposals Map key.	Table 2, Proposals Map
004 (3), 004 (4), 005 (13), 005 (14), 005 (6)	Change unit numbers for H10 to 49, H12 to 46, H39 to 103, H40 to 148, H52 to 80 as a consequence of recommendations.	Table 12
021 (1) and 026 (3)	Renumbering of housing policies from Hou 4 to Hou 9 following deletion of policies previously labelled Hou 4 and Hou 7. Policies now referenced as: Hou 4 Conversion to Housing, Hou 5 Student Accommodation, Hou 6 Inappropriate Uses in Residential Areas, Hou 7 Sites for Gypsy/Travellers and Travelling Showpeople.	Housing policies section
021 (1)	In policy Re 8 Alternative Use of Shop Units in Other Locations, amend reference to policy “Hou 5” to policy “Hou 4” to reflect updated policy numbering.	Re 8 Alternative Use of Shop Units in Other Locations
021 (1) and 026 (3)	Amendment of proposals map key references from “Hou 2-9” to updated numbering “Hou 2-7”	Proposals Map
030 (2)	Removal of footnote text to updated policy Inf 4 as text has been subsumed into policy and asterisk removed through recommendation.	Policy Inf 4
009a (1- 3)	Remove area of new site H96 East of Millburn Tower from green belt	Maps 1 to 11
009a (1- 3)	Add new site H96 East of Millburn Tower to show as housing/development.	Map 1, 2, 7
006 (31)	Add former site HSG4 to business and industry designation	Map 10
006 (30), 004 (2), 007 (5)	Remove amended/deleted allocations HSG4, H6 and H71	Maps 2, 7
004 (5)	Amending name of H16 to Fettes Row and capacity to 349	Table 12

004 (2)	Remove reference to site H6 and make consequential changes to text in table for BGN35 row.	Table 1
004 (2)	Site OPP5 removal of second bullet in principles as H6 has been removed as a site.	Appendix D
004 (2)	Table 1 remove entire BGN15 action as relates to deleted site H6 Russel Road	Table 1
004 (2)	Proposals map remove BGN15 as this relates to deleted site H6 Russel Road	Proposals Map
018 (1)	Update column 4 following recommendation update for column 3 on size of park from 5.2Ha to 4.4Ha for consistency.	Table 1
021 (1)	Removal of definition of effective land supply following deletion of policy Hou 4.	Glossary
All	Renumbering of paragraphs throughout document to accommodate insertion and deletions and cross referencing to said paragraph numbers.	Plan wide.
005 (13)	Change estimated total capacity for site H39 Pitt Street to 103.	Appendix D
004 (3)	Change estimated total capacity for site H10 Watertoun Road to 49.	Appendix D
004 (4)	Change estimated total capacity for site H12 Temple Park to 46.	Appendix D
005 (15)	Change estimated total capacity for H52 Iona Street to 80.	Appendix D
004 (7)	Amendment of incorrect reference of 'Roseburn Terrace' to 'Roseburn Street'	Table 15
001 (4)	Removal of additional word 'Act' and correcting date from insertion "The Climate Change (Scotland) Act 2019 Act , as amended by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019" from Reporter's modification.	Pg 11 para 2.7
026 (8)	Change Title of Hou 7 to Sites for Gypsy/Travellers and Travelling Showpeople	Pg 214 Index of Policies

Note other very minor typographical and formatting updates and corrections resulting from modifications are not listed.