

Integrated Impact Assessment – Final Report

Each of the numbered sections below must be completed
Please state if the IIA is interim or final

This is an interim report.

1. Title of proposal

Non-Statutory Planning Guidance

- Edinburgh Design Guidance
- Guidance for Householders
- Listed Buildings and Conservation Areas Guidance

2. What will change as a result of this proposal?

The Edinburgh Design Guidance (EDG) the Guidance for Householders (GH) and the Listed Buildings and Conservation Areas Guidance (LB&AG) set out guidance for the design of new development and the alteration of existing properties.

As a result of this work, the **suite** of planning design guidance has been reviewed and amended to provide an up-to-date non-statutory policy framework which will support the delivery of City Plan 2030 and National Planning Framework 4.

3. Briefly describe public involvement in this proposal to date and planned

A 12-week consultation period ran from 9th January 2025 to 4th April 2025.

Views were gathered through in-person and online events. In addition to these events, an online survey, managed through the Council's Consultation Hub, was created for people to share their views on the draft proposals. The consultations for each guidance document were split into sections, allowing respondents to choose the topics most relevant to them or complete the full surveys.

Officers gave presentations, both on-line and in-person, on the updates to the guidance documents at numerous events, attended by community groups, professional and specialist groups, including-

- Edinburgh Access Panel
- Edinburgh Accessibility Commission
- Edinburgh Association of Community Councils
- Edinburgh Biodiversity Partnership
- Edinburgh Civic Forum
- Edinburgh Development Forum

- Edinburgh Urban Design Panel

A drop-in session at the City Arts Centre and a workshop at the City Chambers, were also delivered.

Other engagement into Women's Safety in Public Places and for the City Mobility Plan informed the review of the Edinburgh Design Guidance.

4. Is the proposal considered strategic under the Fairer Scotland Duty?

Yes

5. Date of IIA

The initial scoping workshop was held on 7 May 2024, a further workshop was undertaken at the end of the consultation period on 15 July 2025, to consider the engagement findings.

6. Who was present at the IIA? Identify facilitator, lead officer, report writer and any employee representative present and main stakeholder (e.g. Council, NHS)

Name	Job Title	Date of IIA training
Anna Grant	Planning Manager (Facilitator)	25/10/2022
Judith Fordham	Development Plan Support Officer	SPAC rep
Julie Dewar	Planning Manager (Facilitator)	15/12/2021
Lynne McMenemy	Development Planning Programme Manager	6/12/2023
Stephen Lovejoy	Senior Planning Officer (Lead Officer) Urban Design	05/02/2025
Greg McDougall	Senior Planning Officer (Transport)	N/A
Catherine Cumming	Senior Planning Officer Biodiversity)	N/A
Adam Thomson	Senior Planning Officer (Conservation)	N/A
Alex Laider	Senior Planning Officer (Sustainability)	02/07/2025
Mateusz Grech	Student Planner	N/A
David Traore	Student Planner	N/A

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Data on populations in need	<p>Yes</p> <p>City Plan 2030</p> <p>City Plan 2030: Monitoring Statement</p> <p>City Plan 2030 Housing Study, January 2020</p> <p>Choices for City Plan 2030</p> <p>Housing Need and Demand Assessment 2</p>	<p>Over the last ten years, Edinburgh's population has grown by more than 57,000 – an increase of 13%.</p> <p>Growth is projected to continue at an annual average of almost 3,500 per year in the period to 2032 taking the total population to 563,600. The growth is not projected to be uniform across all age groups. The greatest increase in population is projected for older people with the number of people aged over 65 increasing by 28,000. School age children are projected to experience a moderate increase numerically with a growth of 1,500 primary age children and 3,700 secondary school age.</p> <p>By 2032, the average household size in Edinburgh is projected to fall to 2.0. The decreasing household size in the City means that household growth will even higher than the population growth. By 2032, the number of households is projected to increase by 18% - a growth of 41,000.</p> <p>There are disparities across the city with pockets of poverty, low income and multiple deprivation. Around 29,500 people in Edinburgh live in the most deprived 10% of areas in Scotland. This represents around 5% of Edinburgh total population.</p> <p>Public transport accessibility varies across the city. Overall, 25% of Edinburgh's population live in areas classed in the highest accessibility</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		<p>levels whilst 42% live in the lowest accessibility levels.</p> <p>In general, the population of Edinburgh enjoys a high standard of health. Life expectancy is high with females living 81.1 years and males living to 77.1 years. However, there are significant inequalities in general health and mortality rates between different neighbourhoods within the city.</p> <p>SESPlan Housing Need and Demand Study (HNDA) provides evidence of housing need within the Edinburgh Housing Market area.</p> <p>The needs of families, older people, households containing persons with a disability and gypsies and travellers have been considered in the HNDA.</p> <p>Evidence indicates building affordable and sustainable housing is a priority, with a variety of house types and sizes to promote and encourage mobility in the housing system.</p> <p>The social, economic and physical environmental conditions in Edinburgh are variable and therefore do not provide a consistent quality of environment adequate to ensure good standards of public health across all areas and communities.</p>
Data on service uptake/access	N/A	
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.		See “Data on populations in need”.

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Data on equality outcomes	City Plan 2030 Integrated Impact Assessment June 2024	An Integrated Impact Assessment prepared for City Plan 2030 provides further evidence. No negative impacts were identified. See “Data on populations in need”.
Research/literature evidence	<p>Yes - which included the following:</p> <p>City Plan 2030: Monitoring Statement</p> <p>City Plan 2030 Housing Study, January 2020</p> <p>Choices for City Plan 2030</p> <p>Housing Need and Demand Assessment 2</p> <p>Choices for City Plan 2030: Financial Resources Appraisal</p> <p>Edinburgh Strategic Sustainable Transport Study - Phase 1</p>	<p>Data is taken from City Plan evidence base, as these guidance document are intended to implement/interpret CP2030.</p> <p>The information provided has been drawn from City Plan which is the most up-to-date held by Planning prior to the release of the census data.</p> <p>City Plan is informed by the priorities set out in a number of other strategies including:</p> <ul style="list-style-type: none"> • Edinburgh Partnership Community Plan 2018-2028 • Local Outcome Improvement Plan • Council Business Plan 2017-2022 • City Housing Strategy • City Mobility Plan • Edinburgh Economy Strategy <p>A monitoring statement has been prepared for City Plan 2030 which provides an evidence base with regard to the different population groups who may be affected. The monitoring statement identifies the key physical, economic, social and environmental changes occurring in Edinburgh since the adoption of the current Local Development Plan in November 2016; assesses the effectiveness of current Local Development Plan policies; and provides an information base to help assess the performance of City Plan 2030 in the future.</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	<p>Equalities and Rights Assessment in respect of SESPlan and the current Local Development Plan</p>	<p>An Equalities and Rights Assessment prepared for the Strategic Development Plan and current Local Development Plan provide further evidence.</p> <p>In addition, there are more recent policy/ strategies that have been considered in the review of the planning design guidance; notably:</p> <ul style="list-style-type: none"> • National Planning Framework 4 • End Poverty in Edinburgh Delivery Plan 2020-2030 • 2030 Climate Change Strategy • Climate Ready Edinburgh • Vision for Water Management in the City of Edinburgh • Local Heat and Energy Efficiency Strategy • Local Outcome Improvement Plan • 20 Minute Neighbourhood Strategy • Council Business Plan 2023-2027 • Place and Wellbeing Outcomes • Historic Environment Policy for Scotland • HES's Managing Change documents • BRE Guidelines on Daylight and Sunlight
Public/patient/client experience information	<p>Input of other related engagement that has been fed into the review of the design guidance i.e. Women's Safety in Public Places</p>	<p>The results of this engagement have informed the guidance notes.</p> <p>Public consultation was undertaken between 9 January and 4th April 2025</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	and City Mobility Plan.	
Evidence of inclusive engagement of people who use the service and involvement findings		A consultation and engagement strategy was been prepared, and this target potential users of the guidance i.e. applicants, architects as well as the Accessibility Commission and Edinburgh Access Panel
Evidence of unmet need		See data on populations in need.
Good practice guidelines		<p>There are a number of good practice guidelines which are applicable in terms of producing guidance documents but also relating to the topic areas, most notable:</p> <p>Scottish Government Local Development Planning Guidance 2023 sets out requirements for local development plans.</p> <p>Improvement Service and HOPS working groups brings together planning authorities and agencies to discuss and share ideas on best practice.</p> <p>National Standards for Community Engagement provide good practice principles.</p> <p>Gypsy Travellers and the Scottish Planning System – A Guide for Local Authorities 2015 (PAS)</p>
Carbon emissions generated/reduced data	Climate Emissions Analysis and 2030 City Sustainability Approach	<p>In 2020, the city’s baseline carbon emissions comprised: transport (31%), housing/domestic (29%), public and commercial buildings (23%), industry (17%).</p> <p>The City Mobility Plan and City Plan 2030 support Edinburgh’s 2030 net zero target.</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
Environmental data	City Plan 2030: Environmental Report	<p>This is city-wide guidance so there is no site specific environmental data that is relevant here. There is a series of relevant environmental data, notably:</p> <p>Edinburgh Biodiversity Action Plan</p> <p>Vision for Water Management in the City of Edinburgh</p> <p>Cleaner Air for Scotland</p> <p>Edinburgh Air Quality Action Plan</p> <p>City Plan 2030 SEA</p> <p>Open Space Strategy 2016</p>
Risk from cumulative impacts	N/A	
Other (please specify)		
Additional evidence required	N/A	

8. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
<p>Positive</p> <p>Guidance to ensure that new development is well-designed, so it delivers good places to live in terms of homes and place making. The aim is to improve health and well-being by an improved homes and the surrounding environment.</p> <p>More specifically, the Edinburgh Design Guidance will address:</p> <ul style="list-style-type: none"> • Space standards 	<p>All including those vulnerable to poverty, people leaving care, older people and disabled people along with other people with protected characteristics.</p>

Equality, Health and Wellbeing and Human Rights	Affected populations
<ul style="list-style-type: none"> • Ensure good daylighting, sunlight and immediate outlook to homes • Creating homes that are appropriately insulated and ventilated, creating healthy and pleasant internal environments and leading to lower-level energy expenditure therefore lower bills. • Access to green space/ growing facilities • Access to open space and play facilities • Limiting car parking whilst making provision for blue badge hold and ensuring access to public transport and active travel options • Development that encourages safety – guidance has a focus on women’s safety and suicide prevention • Location of development near services such as school, shops and health care facilities i.e. living well locally • Provision of homes that meet those with protected characteristics /demographic groups i.e. council has established a target of 10% of all rented homes being wheelchair accessible. • Minimise public exposure to poor quality, noise odour and light pollution, and contaminated land. • Enable adequate storage and collection of recycling and waste. <p>The Guidance for Householders will address:</p> <ul style="list-style-type: none"> • Protecting daylighting, sunlight and privacy to homes • Enabling homes to be adapted for a series of needs: accessibility, allowing families to grow, responding to bespoke accommodation needs etc. • Windows -guidance on application • Encourage measures that will lead to lower-level energy expenditure therefore lower bills. • Biodiveristy enhancement measures <p>The Guidance for Listed Buildings and Conservation Areas will address:</p> <ul style="list-style-type: none"> • Enabling homes and properties to be adapted for a series of needs: accessibility, allowing families to grow, responding to bespoke accommodation needs etc. 	

Equality, Health and Wellbeing and Human Rights	Affected populations
<ul style="list-style-type: none"> Encourage measures that will lead to lower-level energy expenditure therefore lower bills. 	
<p>Negative</p> <p>Edinburgh Design Guidance:</p> <ul style="list-style-type: none"> The restriction on future car parking spaces may impact on the elderly, those requiring a vehicle for work purposes, those with children and those working shifts who require to use a car to access work and for safety reasons. This could be the situation where there is no public transport, but guidance promotes the public transport hierarchy. So more public transport could be a mitigating factor. <p>Guidance for Listed Buildings and Conservation Areas:</p> <ul style="list-style-type: none"> Restrictions on alterations to listed buildings could limit adaption/ extension of homes and premises to meet requirements. Gives a variety of mitigation for windows. <p>Guidance for Householders:</p> <ul style="list-style-type: none"> Some restrictions on alterations/ extensions could limit adaptation/ extension of homes to meet requirements. 	<p>All including older people, disabled people and young people, children, and those reliant on a car to access work.</p>

Environment and Sustainability including climate change emissions and impacts	Affected populations
<p>Positive</p> <p>The Edinburgh Design Guidance</p> <ul style="list-style-type: none"> Provides guidance in relation to the target of net zero and climate adaptation regarding buildings. A whole life approach to considering emissions associated with some buildings is promoted. 	<p>All</p>

Environment and Sustainability including climate change emissions and impacts	Affected populations
<ul style="list-style-type: none"> • Measures proposed will encourage energy efficient usage of buildings, so reducing the emissions footprint. • The layout of buildings will seek to respond to the climate and harness solar energy/ gain, natural ventilation, encourage renewable energy and therefore reduce use of fossil fuels. • The reduction in private car parking and the location and design of development to encourage living well Locally and access to public transport/ active travel options will help to minimise use of private vehicles and the related carbon footprint related to transport. • More emphasis on the use of green blue infrastructure such as Sustainable Drainage Systems (SuDs), that provide a range of associated benefits; not just their primary function e.g. attractive features with positive effects for biodiversity that manage water and regulate temperature. • Green roofs and new tree canopy standards to adapt to changing climate. • Encourage water management at plot scale and promoting approached with support mitigation of the impacts of climate change • Encourage early consideration of soil to minimise damage and disturbance to soil health. • Increase in positive effect for biodiversity as part of development design and the related landscape. • Multifunctional open space use can have multiple benefits, for biodiversity, SuDs tree canopy cover and people. <p>Guidance for Listed Buildings and Conservation Areas:</p> <ul style="list-style-type: none"> • More information on how to improve the energy efficiency of historic buildings. 	

Environment and Sustainability including climate change emissions and impacts	Affected populations
<ul style="list-style-type: none"> Guidance on renewable energy options and suitable locations <p>Guidance for Householders</p> <ul style="list-style-type: none"> More information on renewable technology and also best practice on how to make development more sustainable in terms of water management and nature positivity. 	
<p>Negative</p> <p>Limitations of energy efficiency and climate adaptation options on listed buildings and properties within a conservation area which may restrict the potential environmental and sustainability e.g. limit on use of uPVC framed windows, double glazing.</p> <p>Much development is permitted development in relation to householder which limits our scope/ control i.e. paving front gardens, size of extensions leading to loss of garden space.</p>	All

Economic	Affected populations
<p>Positive</p> <p>General development provides jobs directly in construction and associated businesses.</p> <p>Edinburgh Design Guidance:</p> <ul style="list-style-type: none"> Encouraging living well locally approach to development to support local businesses and local access to work. Supporting mixed use development which provides additional workspace to support business and jobs. Location of new development near bus routes and active travel options meaning easier and 	<p>All including women and those vulnerable to poverty</p> <p>Existing local business community</p>

Economic	Affected populations
<p>cheaper access to work – reduce reliance on private vehicle to access work.</p> <ul style="list-style-type: none"> • Vehicle free public realm supports local centres. <p>Guidance for Listed Buildings and Conservation Areas:</p> <ul style="list-style-type: none"> • Encourage the adaption and conversion of listed building to new uses which will support economic activity. 	
<p>Negative</p> <p>Edinburgh Design Guidance</p> <ul style="list-style-type: none"> • Design requirements could deter development or increase cost of development making it unviable. • Reduced vehicle parking could deter businesses locating in Edinburgh. • Reduced vehicle parking could reduce retail spend as less people access area. • Reduced vehicle parking could limit people's ability to access work i.e. shifts, requirement for vehicle for work purposes. • Vehicle free environments could reduce but also increase retail spend. Lack of places to park versus pedestrian friendly environment. <p>Guidance for Listed Buildings and Conservation Areas</p> <ul style="list-style-type: none"> • Restrictions on signage, alterations and extensions to properties may deter businesses from locating in Edinburgh or to expand/ develop existing premises. 	<p>All including local business community, women and those vulnerable to poverty</p>

- 9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so how will equality, human rights including children's rights, environmental and sustainability issues be addressed?**

No

- 10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.**

There was a mix of customer forums and drop-in sessions (both in person and on-line) and a questionnaire on the Consultation Hub.

There was targeted communications to ensure that those with protected characteristics including their representative groups were reached. The engagement programme included in-person consultation with the Edinburgh Access Panel and Edinburgh Accessibility Commission.

Through the City Plan 2030 engagement programme young people were targeted and took part in events. Engagement with young people was considered but it was not thought to be wholly relevant to these non-statutory planning guidance documents. Social media was used to publicise events and disseminate information. This will be ongoing through the planning service Communication Group.

The format of guidance documents is readable and audio describable by software. The City of Edinburgh Council can offer an audio, Braille, large print and various computer formats on request through Happy to Translate

- 11. Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a Strategic Environmental Assessment (SEA) will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.**

City Plan 2030 was subject to SEA, however, as this is planning guidance an SEA is not required.

- 12. Additional Information and Evidence Required**

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

None identified.

13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Finalise documents edits and graphics	Stephen Lovejoy Senior Planning Officer Urban Design Murray Wilson Planning Technician	Autumn 2025	N/A
Provide training for planning colleagues on new guidance	Planning Training Group Chair Nicola Orr Senior Planning officer	Quarterly meetings and annual review Date	April 2026
Monitor guidance via Policy Working group All guidance will be monitored and reviewed to include any changes to legislation or national policy, as appropriate	Lynne McMenemy Development Planning Programme Manager Lesley Carus Planning Team Manager (co-chairs)	Quarterly meetings and annual review of guidance report	April 2026
Communicate and disseminate information about updates and changes to guidance.	Planning Communication Group. (Chair) Anna Grant Planning Team Manager	Post committee approval and ongoing	ongoing
Need for review of guidance will be assessed on an annual basis	Anna Grant Team Manger	January 2026	January 2026

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
as part of the Annual Review of Planning Guidance.			

14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?

No, as this is non-statutory planning guidance, there is flexibility with its application and review will be ongoing through application via the development management process.

15. How will you monitor how this proposal affects different groups, including people with protected characteristics?

By continuing to attend the Edinburgh Access Panel monthly meetings. There is regular attendance by a senior transport officer and on rotation senior/planning officers who can then feedback to the Policy Working Group. We will also periodically attend the Edinburgh Accessibility Commission to discuss planning guidance in general.

16. Sign off by Head of Service

Name David Givan

Date 5 August 2025

17. Publication

Completed and signed IIAs should be sent to:
integratedimpactassessments@edinburgh.gov.uk to be published on the Council website www.edinburgh.gov.uk/impactassessments
Edinburgh Integration Joint Board/Health and Social Care
sarah.bryson@edinburgh.gov.uk to be published at
www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/