

City Plan 2030

Edinburgh Association of Community Councils

Thursday 20 February 2025

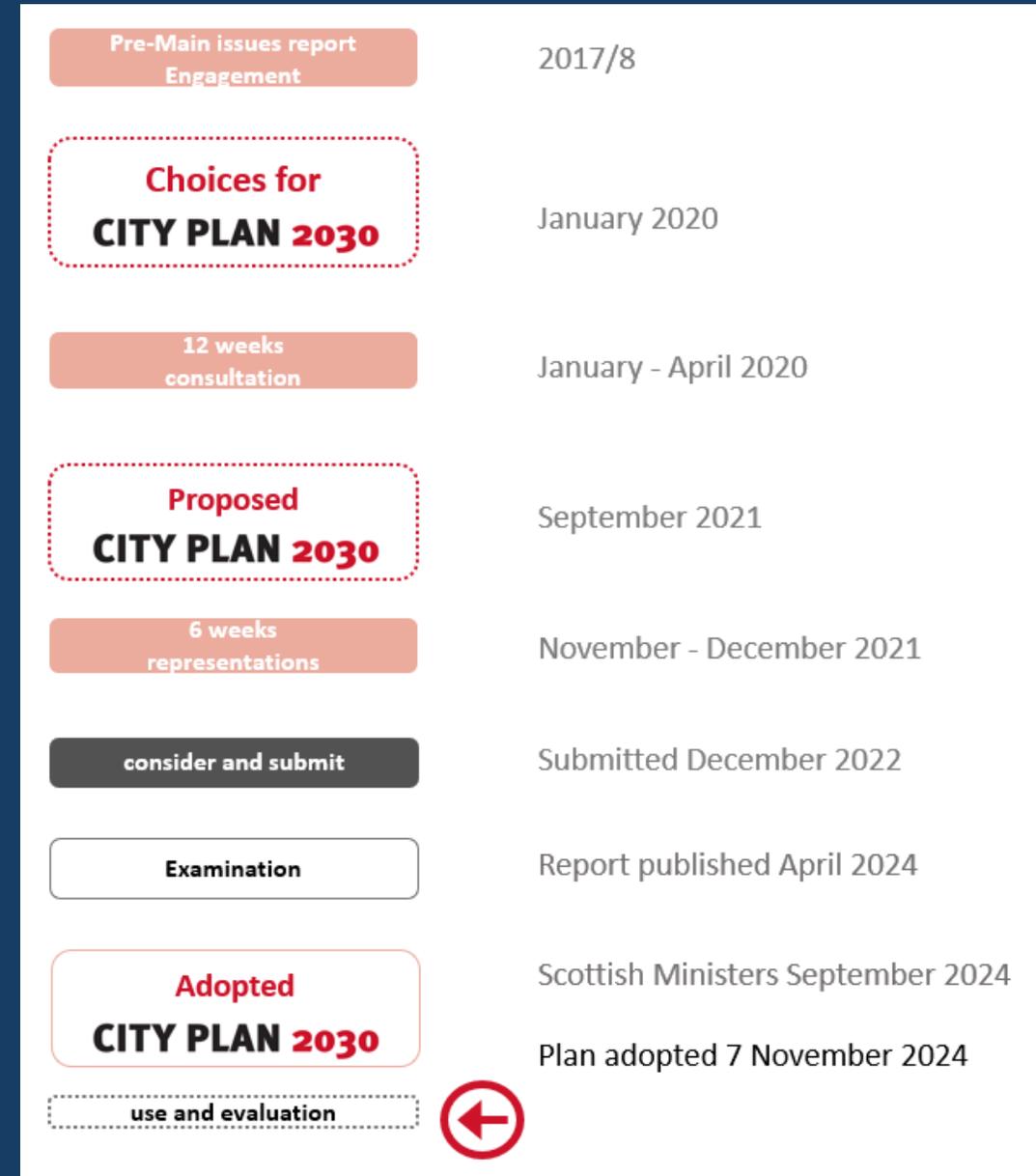
What is City Plan 2030?

- Edinburgh's new Local Development Plan and part of the statutory Development Plan alongside Scottish Government's NPF4
- Allocates and protects land. Sets policies for development.



Stages:

- Early engagement
- Main Issues Report
- Consultation
- Proposed Plan
- Proposed Plan Representations
- Examination
- Modification
- Adoption

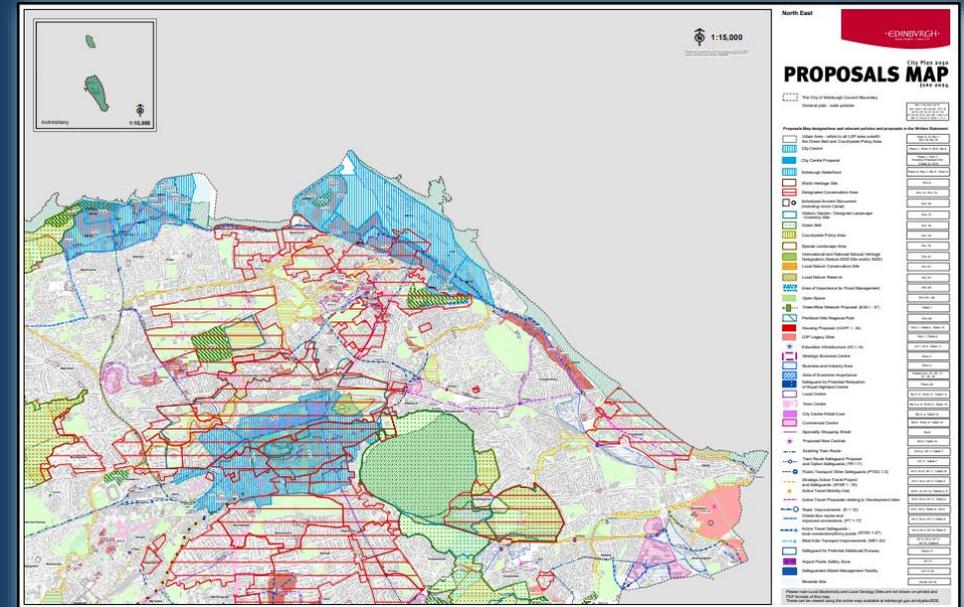


City Plan 2030 comprises of:

- Written Statement – strategy, policy and proposals
- Appendix D – further site principles
- Proposals Map (PDF and interactive)
- Statutory Guidance

Supported by:

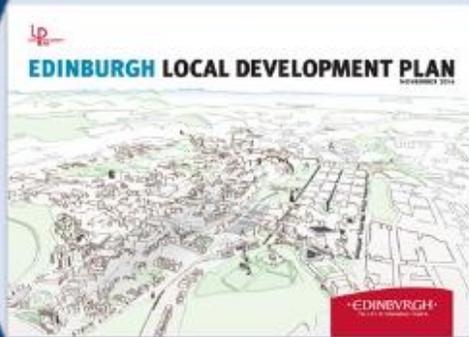
- Delivery Programme
- Non-statutory guidance – Edinburgh Design Guidance, Student Accommodation, Affordable Housing, Town Centres



City Plan 2030 context:

- **Changing national picture – NPF4**
 - Climate and nature emergency
 - 20 minute neighbourhoods
 - Local place plans
- **Council –**
 - Council Business Plan, Net-Zero Strategy, Poverty Strategy, Economy Strategy, Housing Strategy, City Mobility Plan

Development Plan



Aims, Outcomes and Spatial Strategy

- Sets out what we want to achieve through the plan
- Spatial strategy sets this out in land use
- Policies set out how we can achieve this through planning decisions
- Reading the plan as a whole

Part two - City Plan 2030 Strategy

2.1 City Plan 2030 is ambitious. We want the future growth of our city to be sustainable and net-zero. The City Plan 2030 strategy sets out how we will deliver a place-based approach to future growth.

City Plan 2030 Aims

2.2 City Plan aims to ensure that the planning of housing, employment and services addresses the need for net-zero development, resilience to climate change, quality places and green spaces, delivery of community infrastructure and job opportunities where people live and embeds a 20-minute neighbourhood principle at the heart of all places in Edinburgh. The Plan will meet these aims through:

1. Delivering a network of **20-minute neighbourhoods** and embedding a **'place-based' approach** to the creation of high quality, high density, mixed-use and walkable communities, linked by better active travel and public transport infrastructure, green and blue networks and bringing community services closer to homes.
2. Directing new development to, and maximising the use of, **brownfield land rather than greenfield land**, improving and re-imagining Edinburgh's neighbourhoods, rebuilding the city from within and delivering new communities in Edinburgh Waterfront, West Edinburgh and on other major development sites across the city.
3. Setting out **Place Policies, Development Principles** and preparing **Place Briefs** to guide development and to integrate new services and supporting **Local Place Plans** to help create sustainable communities.
4. Requiring **all new buildings to be net-zero** in their operational emissions through their fabric, design and the use of low and zero-carbon generating technologies and to be more resilient to climate change. City Plan supports

the delivery of **heat networks and energy infrastructure development**, including in mixed-tenure and heritage building settings, to help Edinburgh transition to net-zero.

5. Implementing environment policies to deal with **climate change mitigation and adaptation**, protect our beautiful green setting, increase biodiversity, physical and mental wellbeing, reduce flooding and other climate impacts, and improve air quality.
6. Delivering land to meet Edinburgh's housing needs over the next decade and securing a **minimum 35% affordable housing contribution** from new developments in Edinburgh.
7. Protecting the availability of housing and **protecting residential amenity** and ensuring any uses in residential areas are appropriate.
8. Adopting an 'infrastructure first' approach, directing new development to where there is existing infrastructure. Where required to support new development, the Plan requires new and expanded community infrastructure including schools, healthcare, sustainable transport, energy, and waste to support our spatial strategy.
9. Where new infrastructure is required, we will take a consultative approach with communities to address future healthcare and education requirements alongside rising school rolls and the requirements of the Edinburgh Local Development Plan 2016.
10. Deliver Edinburgh's key economic land use needs, including supporting the city centre, Edinburgh Waterfront, West Edinburgh, the Edinburgh BioQuarter, local centres, retail and leisure, and deliver land for modern business space, including as part of housing-led mixed-use development, and through policies which support businesses to thrive.

By 2030, we want Edinburgh to be...

A sustainable city which supports everyone's physical and mental wellbeing

A city which everyone lives in a home they can afford

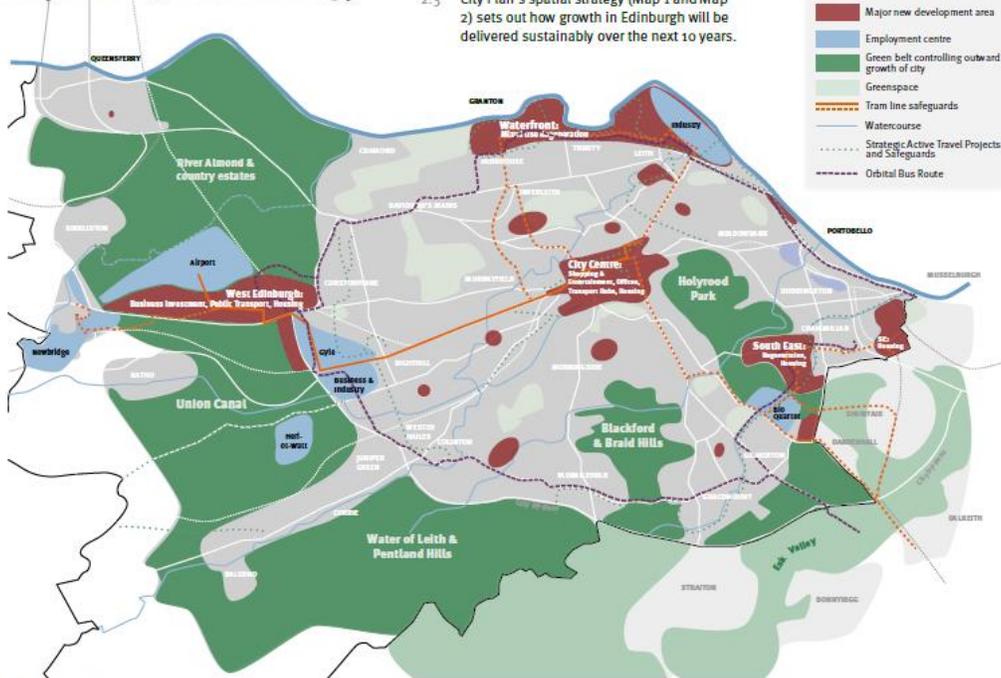
A city where you don't need to own a car to move around

A city where everyone shares in its economic success

Spatial Strategy

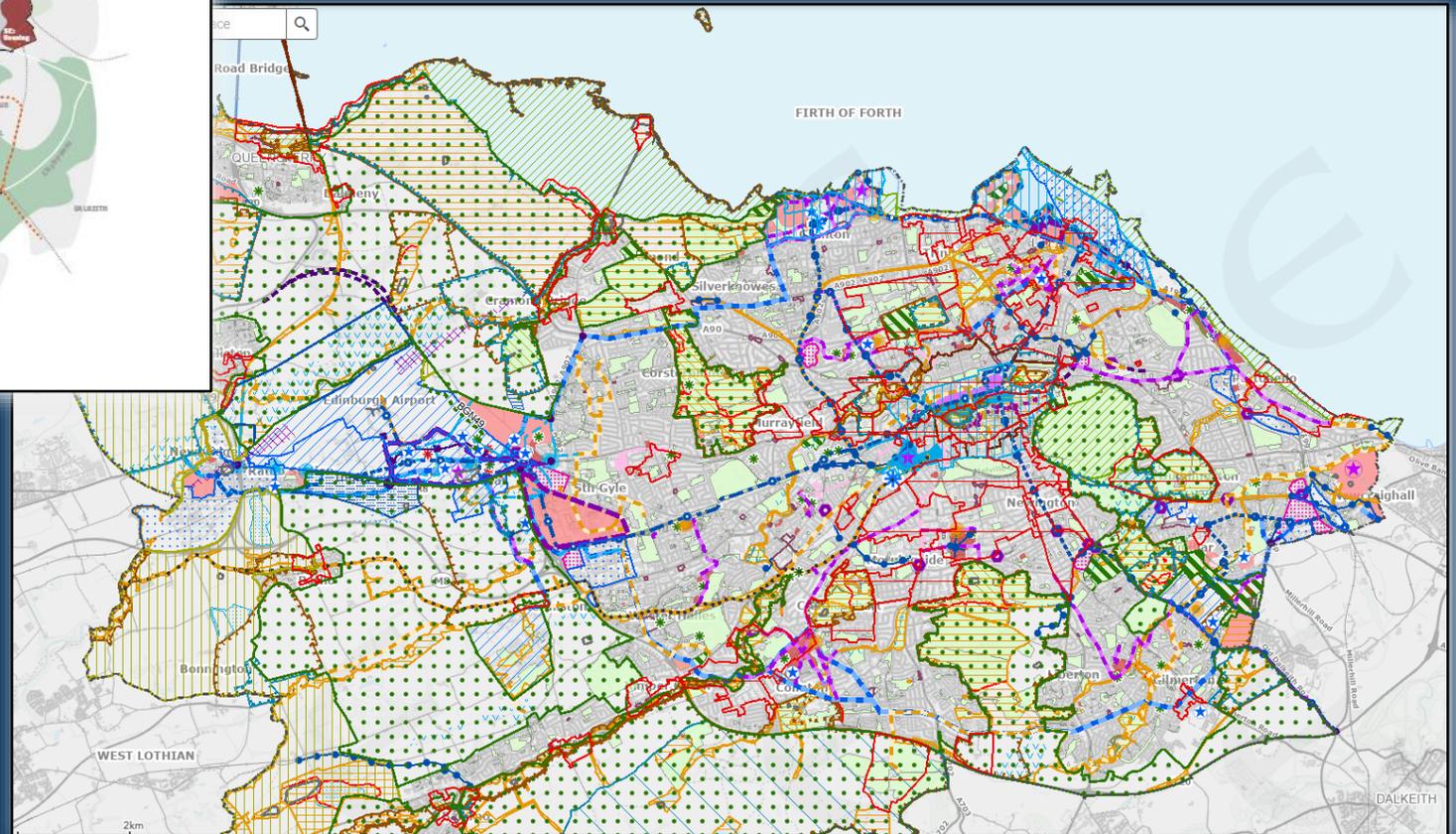
The City Plan Spatial Strategy

2.3 City Plan's spatial strategy (Map 1 and Map 2) sets out how growth in Edinburgh will be delivered sustainably over the next 10 years.



Map 1 - Spatial Strategy (Illustrative)

- Brownfield rather than greenfield (aim 2)
- Protecting the availability of housing (aim 7)
- Infrastructure first (aim 8)
- Economic needs (aim 10)



Some key policies for City Plan 2030:

- Env 7 Sustainable developments
- Env 8 New sustainable buildings
- Hou 2 Affordable housing
- Hou 5 Student accommodation
- Inf 1 Access to community facilities
- Econ 2 Commercial development

City Plan Aims

- All new buildings net zero and climate change and adaptation (aims 4 & 5)
- Mixed high density communities supported by facilities (aims 1, 3, 8 & 9)
- Affordable housing – 35% (aim 6)
- Protecting the availability of housing (aim 7)
- Housing led mixed use (aims 1 & 2)

Plus interaction between policies.

Guiding Development

- 36 Place Policies
 - set out key design requirements to guide the development of new housing sites and other major development opportunities
 - Place brief required for some sites prior to applications
- Appendix D
- Proposals tables in Part 4 at the back of the plan
- Proposals also supported in the Delivery Programme
- Information on Proposals Map

Place 9 West Bowling Green Street

Planning permission will be granted for development within the boundary of West Bowling Green Street, as defined on the Proposals Map, provided it accords with the West Bowling Green Street Development Principles.

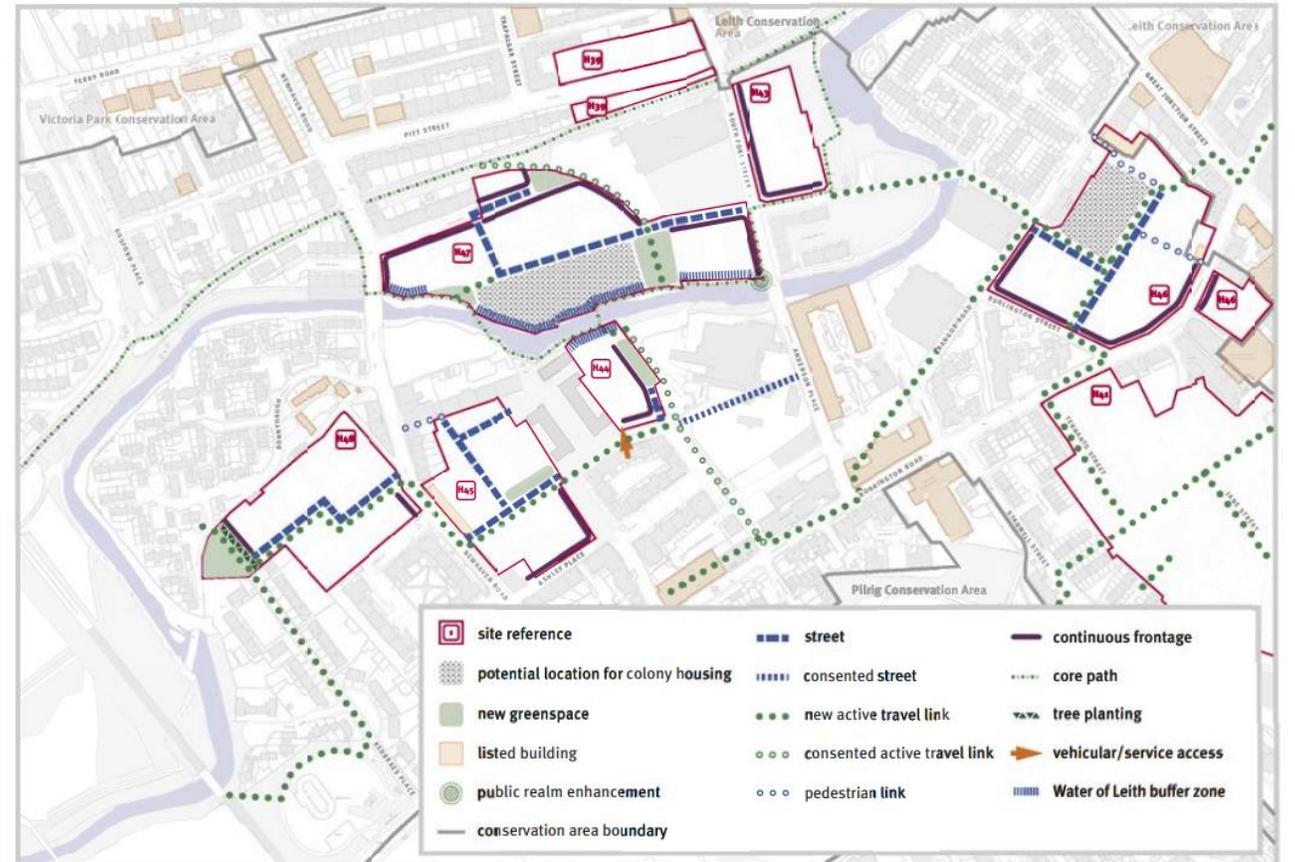
- 3.39 Proposal for housing and commercial space on a site currently occupied by single storey industrial units. The site is adjacent to Leith Conservation Area and abuts the Water of Leith Green Corridor.

West Bowling Green Street Development Principles

Proposals will be expected to:

- Deliver a housing-led mixed-use development in line with the density requirements in Part 4, Table 2.
- Re-provide appropriately sited new flexible, ground floor, class 4 uses as an integral part of the design, including below residential. Individual units should be no larger than 500 sqm with a weighting towards units no larger than 200 sqm.
- Incorporate small-scale retail (no larger than 250 sqm) and class 2/3 uses, proportionate to the needs of future residents.
- Use townscape, protected and local view analysis to inform scale and massing and to integrate development with the setting of the Conservation Area, the Water of Leith, and surrounding residential built form (4-6 storeys).
- Use site design, layout and landscaping, including green-blue infrastructure, to connect to and enhance surrounding green corridors and natural habitats. Retain mature and shrubs on the periphery of the site.
- Form convenient connections to adjacent core paths, pedestrian and cycle routes, integrating necessary changes in level.

- Demonstrate pedestrian priority throughout, providing no or very limited private car parking apart from accessible parking spaces and vehicular access for servicing and deliveries.
- Line streets, paths and open space with active frontages that promote pedestrian movement between inside and out and enable good passive surveillance at ground floor level.
- Take South Fort Street building line from adjacent block (22-10 South Fort St), equalling or increasing pavement width.
- Maintain a 20m buffer zone between the top of the bank to the Water of Leith and built form, Use buffer to create natural space for resilience and overland flow, benefit biodiversity and create an attractive river edge. This space can also be used for recreation and amenity.
- Provide access strip on ei
- Provide or contribute tow community facilities.



Map 23 Bonnington Cluster

City Plan 2040??

- New style plan – place focussed with less policy
- In preparation – ‘Evidence Report’ 2025/26
- Proposed Plan and consultation
- Plan in place by May 2028?