

BRUNTSFIELD/MORNINGSIDE TOWN CENTRE

December 2015



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Further information

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1. Definitions

What is a shop use?

A unit used for the sale of goods (not hot food), e.g. post office, sale of tickets, travel agency, cold food for consumption off the premises, hairdressing, funeral parlour, launderette or dry cleaners.

All where the sale, display or service is mainly to members of the public. These types of use are grouped together and collectively called Class 1 Shops.

What is a shop unit?

Premises opening directly onto the street and designed primarily for shop use. In some locations the shop unit can be above street level or at basement level but still have direct access and be visible from the street.

Types of non-shop use

Changing a shop to non-shop use is known as a “change of use” and will always require an application for planning permission.

The non-shop uses which the Council will consider a change to are:

- **Service Uses** - lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets. These types of use are grouped together and collectively called Class 2 Financial, professional and other services. Other services may also include tanning salons, betting shops and pawn brokers.
- **Food and Drink consumed on premises** - restaurant, cafe, snack bar (not a public house or hot food take-away). These types of use are grouped together and collectively called Class 3 Food and Drink.
- **Pubs** - Sale and consumption of alcoholic beverages on premises. This type of use is Sui Generis.
- **Hot-food takeaways** - Consumption of hot-food off premises. This type of use is Sui Generis.

Some changes of use are allowed without planning permission, for example, a cafe (Class 3) being turned into a shop unit (Class 1). The [Scottish Government Circular 1/1998](#) contains guidance on use classes.

2. Introduction

Bruntsfield/Morningside is one of Edinburgh's eight town centres, within which the Council is committed, in line with Scottish Planning Policy, to encourage a mix of uses to support its vibrancy, vitality and viability. One way it can do this is by guiding when a shop unit can change from a shop use to a non-shop use. This Supplementary Guidance (SG) will help deliver the Council's requirement to apply the Scottish Government's Town Centre First Policy and the desire to promote the town centre as the heart of the community and a hub for a range of activities.

The SG is being prepared in accordance with Policy Ret 8: Alternative Use of Shop Units in Defined Centres, in the Second Proposed Local Development Plan (LDP) and applies to all shop units within the town centre. It aims to deliver two LDP objectives set out in Chapter 6 (Shopping and Leisure) of the Plan:

- To maintain the existing and proposed broad distribution of centres throughout the city and sustain their vitality and viability; and,
- To improve the appearance, quality and attractiveness of all centres.

Accordingly, this draft sets out options for defining shopping 'frontages', policy options on the change of use of units within defined shopping 'frontages', policy options on the change of use of units elsewhere within the town centre, and poses questions on residential uses and the town centre boundary. Inspired by the Scottish Government's Town Centre Toolkit, the SG also includes opportunity areas for change to enhance the attractiveness, activity and accessibility of the town centre. To help establish how the town centre should evolve to maximise the potential for benefitting public life, the Council has also commissioned a 'Public Life Street Assessment' which will feed into the finalisation of the SG.

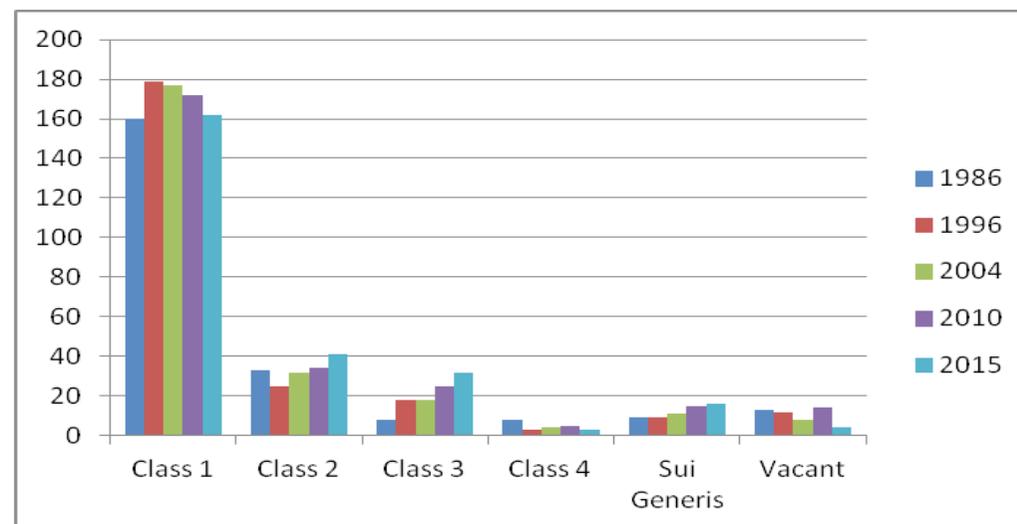


3. Morningside/Bruntsfield Town Centre

Bruntsfield/Morningside Town Centre is defined as lying within the area shown on Map 1 and 2 (pages 14-15). It is a fairly affluent, high quality and highly accessible neighbourhood located on a main arterial route leading south from the City Centre. The neighbourhood is densely populated, with a population of 10,986. This population information is obtained using the 2011 census data zones, within which a 400m walking distance has been measured from the town centre boundary. The area is historic in character, with a number of listed buildings and the majority of the town centre is within Marchmont, Meadows and Bruntsfield, Merchiston and Greenhill, and Morningside Conservation Areas.

Bruntsfield Place and Morningside Road span the length of the town centre and play host to a varied blend of retail operators and food and drink establishments. Most units are relatively small and located under traditional four storey residential flats. Where a unit is used as a shop it is necessary to get planning permission from the Council to change to another use. However, the planning system cannot control what shops sell or control which company occupies a shop. National retailers such as Boots, Superdrug, Hallmark and Specsavers are commonplace, but a modest proportion of retail units are occupied by up-market independent operators. There are also a number of supermarkets within the town centre, including Waitrose, Marks & Spencer Simply Food, Sainsbury's Local and Tesco Metro.

Ensuring that Bruntsfield/Morningside Town Centre continues to have a variety of shops is important in maintaining it as a destination for shopping. However, there are also benefits in allowing shops to change to non-shop uses that complement shop uses and make the best of the town centre's accessible location for the local community. The mix of uses, by Use Class (see Section 1 above) has been monitored in city-wide shop surveys periodically undertaken since 1986. As identified in the chart below, the survey shows a steady increase in non-shop uses (Class 2 Professional services, Class 3 food and drink



and Sui Generis such as pubs and hot food takeaways). It also shows a steady decrease in the vacancy rates.

Notwithstanding the number of shop uses, the area also benefits from having a number of community, leisure and public uses located within and in close proximity, such as Bruntsfield Links, Morningside Library, Dominion Cinema, Church Hill Theatre, a number of health centres and the Eric Liddell Centre, which operates a range of caring services, educational courses, and activities for the community. As a result of the mix of uses, employment in Bruntsfield/Morningside town centre is high at 4,900. Re-letting potential is also high with vacancy rates being consistently low. Rents have increased or remained stable over recent years. The retail rent (2 years ending September 2015) is £24/sq ft; the highest of all eight town centres and double that of Leith and Portobello.

Based on the evidence above, the health of the town centre is considered to be good. The draft SG identifies and builds upon the physical strengths and assets of the town centre as identified in Map 1 and 2.

4. POLICY OPTIONS

Defining 'frontages' within the town centre

The current policy approach set out in the Edinburgh City Local Plan (2010) has been to restrict changes of use in shop units within identified shopping frontages. The Local Plan identifies ten 'primary frontages' (Map 1 and Map 2). The percentage of non-shop uses in each of the frontages is identified below.

Frontage	% of frontage in non-shop use	% of frontage which is vacant
20 - 104 Morningside Road	27%	0%
145 - 177 Morningside Road	44%	0%
179 - 235 Morningside Road	24%	0%
200 - 372 Morningside Road	29%	0%
237 - 265 Morningside Road	25%	8%
78 - 130 Bruntsfield Place	39%	0%
132 - 174 Bruntsfield Place & 2 Bruntsfield Avenue	25%	6%
176 - 206 Bruntsfield Place	27%	0%
103 - 129 Bruntsfield Place	33%	0%
131 - 141 Bruntsfield Place	20%	0%

Of these ten identified shopping 'frontages', two exceed the one-third in non-shop threshold (highlighted in red) as set out in Edinburgh City Local Plan Policy Ret 9: Alternative Use of Shop Units – Primary Frontages in the City Centre and Town Centres.

Preferred Option

Remove two 'primary frontages' as defined in the Edinburgh City Local Plan that already exceed the one-third threshold for non-shop uses; keep restriction in the following 'frontages':

- 20 - 104 Morningside Road
- 179 - 235 Morningside Road
- 200 - 372 Morningside Road
- 237 - 265 Morningside Road
- 132 - 174 Bruntsfield Place & 2 Bruntsfield Avenue
- 176 - 206 Bruntsfield Place
- 103 - 129 Bruntsfield Place
- 131 - 141 Bruntsfield Place

Justification

This option proposes removing two frontages that are currently more than one third (33%) in non-shop use based on the 2015 shop survey. This option allows greater flexibility in permitting a change of use to a Class 2 or Class 3 use.

Options for the specific wording of [Policy BM1 – Alternative Use of Shop Units in Defined Frontages](#) and for [Policy BM2 – Alternative Use of Shop Units – Elsewhere](#) are set out in the following section.

Alternative Option – status quo

Continue to control the alternative use of shop units using all ten 'frontages'.

Options for the specific wording of [Policy BM1 – Alternative Use of Shop Units in Defined Frontages](#) is set out in the following section

Question: Do you agree with the Council's preferred option?

Policy BM 1 – Alternative Use of Shop Units in Defined Frontages

Preferred Option

Remove the criteria in ECLP policy Ret 9 that states ‘permitting the change of use should not result in four or more consecutive non-shop uses’. Instead, the preferred policy option would state:

In the following frontages, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) no more than **one third** of the total number of units in the frontage will be in non-shop use
- b) the proposal is for an **appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability

Justification

This policy approach removes the need to assess the change of use against whether it will result in four or more consecutive non-shop uses, and in doing so, provides greater flexibility in where non-shop uses can be located, so long as the overall percentage remains under the one third non-shop use threshold.

Alternative Option 1 – Increasing proportion of non-shop uses within a defined ‘frontage’

Continue to designate those frontages that are over one-third in non-shop uses - **145-177 Morningside Road** and **78-130 Bruntsfield Place**, but increase the proportion of non-shop uses in criteria a) to no more than half (50%) of the total number of units in the frontage. This option also includes removing the need to assess the change of use against whether it will result in four or more consecutive non-shop uses. This policy option would state:

In the following defined frontages **145-177 Morningside Road** and **78-130 Bruntsfield Place**, the change of use of a shop unit to a non-shop use will be permitted provided:

- as a result of permitting the change of use, **no more than half** of the total number of units in the frontage will be in non-shop use
- the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability

Justification

This option provides greater flexibility, whilst still retaining some control over the loss of shop uses in protected ‘frontages’.

Alternative Option 2 – status quo

Retain the wording of ECLP Policy Ret 9. Within the frontages, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) **no more than one third** of the total number of units in the frontage will be in non-shop use
- b) permitting the change of use, would not result in **four or more consecutive non-shop uses**
- c) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability.

Question: Do you agree with the Council’s preferred option?

Policy BM 2 – Alternative Use of Shop Units – Elsewhere

The table below shows the proportion of Class 1, Class 2, Class 4 and Sui Generis uses outwith a frontage within the town centre:

Class 1	52%
Class 2	22%
Class 3	16%
Class 4	3%
Sui Generis	6%

The total percentage of non-shop uses is 48%. Even without the protection of a frontage designation, the dominant use within the town centre is still class 1 shop use. If the remainder of the town centre is divided roughly into five blocks, the percentage of non-shop uses in each ranges from 38-56%, all of which exceed the one-third in non-shop use policy if all became protected 'frontages'. Each block has a fairly even distribution of class 2 and class 3, with no apparent grouping of certain uses in any given location. In this regard, additional frontages are not proposed.

Preferred Option

For those locations not within a 'frontage', but elsewhere within the Bruntsfield/Morningside Town Centre boundary, a change of use from a shop use to a non-shop use will be permitted provided a proposal is:

- Class 2 – financial, professional or other services
- Class 3 – food and drink uses
- An appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability

Justification

This option provides greater flexibility by allowing more non-shop uses, and in particular, supporting additional Class 2 and Class 3 and where appropriate, a commercial or community use.

Alternative Option – status quo

Continue to use the criteria that states 'permitting the change of use should not result in four or more consecutive non-shop uses'. This policy option would state:

For those locations not within a frontage, but within the defined Bruntsfield/Morningside Town Centre boundary, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) permitting the change of use, would **not result in four or more consecutive non-shop uses**
- b) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability.

Question: Do you agree with the Council's preferred option?

Residential uses within the town centre

National planning policy states that planning for town centres should consider opportunities for promoting residential use where this fits with local need and demand. All of Edinburgh's town centres, including Bruntsfield/Morningside, has an already large residential population despite the boundary being tightly drawn around the main concentrations of the shopping offer. Bruntsfield/Morningside was designed with purpose built shop and commercial units at ground floor level and tenement flats above. However, there are a few tenements in 100% residential use within the town centre boundary that break up the continuity of ground floor retail/commercial uses.

For placemaking purposes it is important that ground floor uses help bring activity onto the street. Generally, residential units at ground floor level tend to add little vitality to the town centre. As Bruntsfield/Morningside already has a large population living within walking distance of the main shopping streets and within the town centre itself, changes from shop use to residential is not supported. However, residential use would be supported above existing one-storey shop units as part of any future redevelopment, e.g. Post Office 265 Morningside Road, Sainsbury's Local 258-264 Morningside Road, Bank of Scotland 426 Morningside Road, Marks & Spencer and Superdrug 212-216 Morningside Road, and Tesco Metro Colinton Road.

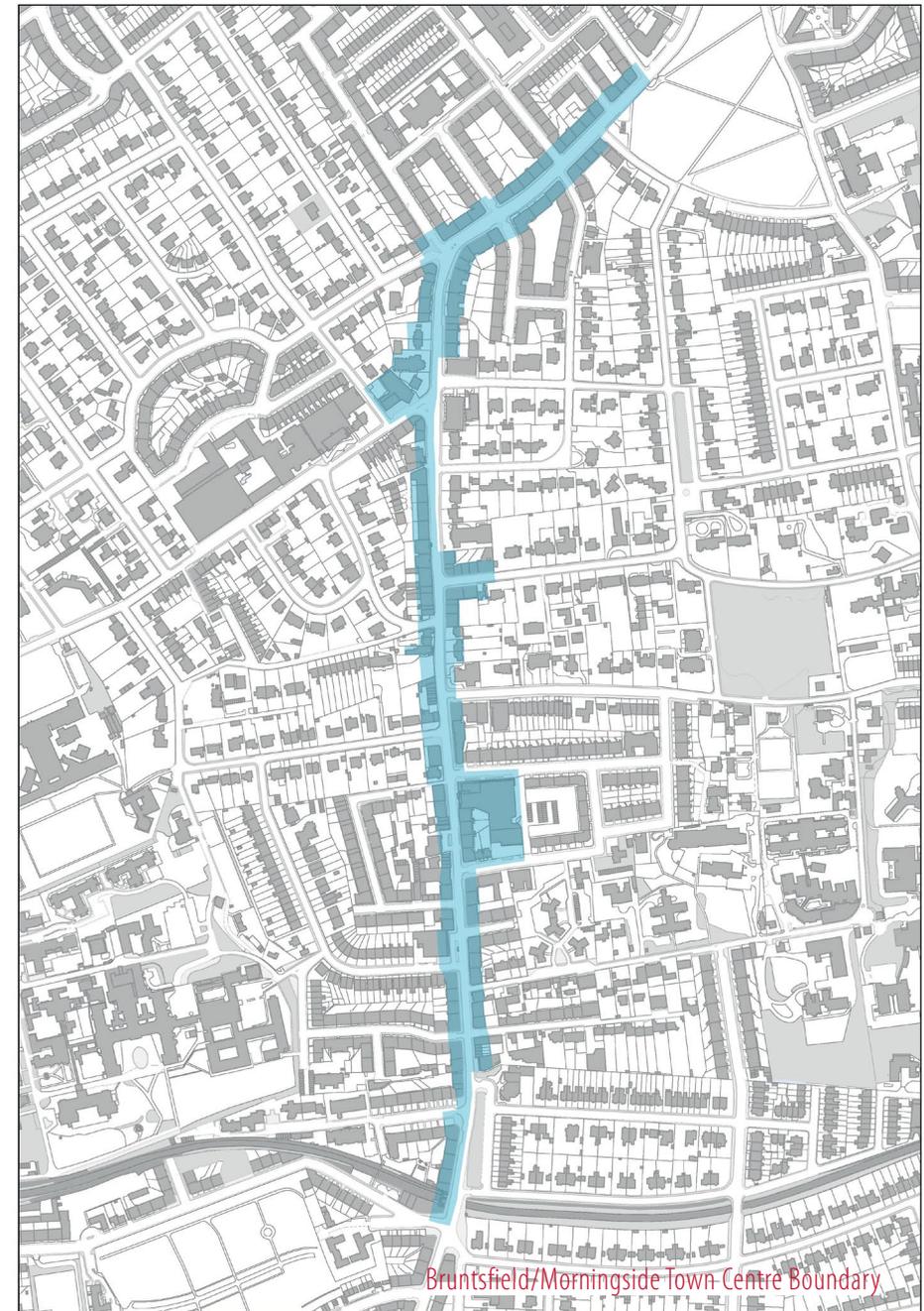
Question: Do you agree that change of use of shop units to residential use should not be permitted within the Town Centre?

Question: Do you agree that the Council should be supporting residential use above shop units in new development?

Town Centre Boundary

Bruntsfield/Morningside town centre boundary is identified in the Local Development Plan Proposals Map (see maps 1 and 2). It is tightly drawn along the main streets - Bruntsfield Place and Morningside Road, but does take in a couple of side streets including Colinton Road and Church Hill Place. There is scope in the SG to recommend changes to the boundary for the next Local Development Plan.

Question: Do you think there are areas where there is scope and justification to amend the town centre boundary?



5. OPPORTUNITIES FOR CHANGE

Bruntsfield/Morningside has four opportunity/improvement areas located within the town centre itself. There are also three development sites outwith the town centre boundary, but within close proximity. These have been included in this draft SG to facilitate a coordinated approach to their potential redevelopment, and to explore their relationship with the town centre itself. The following section, where appropriate, will set out key development principles or relevant actions. For all the sites identified, reference should be made to the Edinburgh Design Guidance and Edinburgh Street Design Guidance (see Other Relevant Information section), and consideration should be given to the six qualities of successful places in Scottish Planning Policy:

- Distinctive
- Safe and Pleasant
- Welcoming
- Adaptable
- Resource Efficient
- Easy to Move Around and Beyond

Opportunity sites within the town centre boundary

Site A – Holy Corner Junction (Map 1)

This junction is located within the town centre boundary and presents a barrier to pedestrian movement between Bruntsfield and Morningside. As part of the 'Public Life Assessment', it is intended to observe and consult people using the junction, as it is considered that improvements are needed for both cyclists and pedestrians. Currently there are six pedestrian crossing segments within this junction, and it is often unclear who's right of way it is. Further consultation is required with the Council's Transport Service to determine what actions can be achieved to better design the spaces around people rather than vehicles.

Explore the urban realm potential for Holy Corner. Important features to consider include:

- Unlike other blocks/buildings along Bruntsfield Place and Morningside Road, the Bank of Scotland building is set back with a small semi-private area between the building frontage and the road. This currently provides off street parking for customers and staff. Opening this up to the public and making it a formal civic space with cycle parking could improve the public realm and pedestrian movement, particularly in light of the narrow pavements in this area.
- Provide a safe, convenient and direct pedestrian experience which would enhance the relationship between the town centre and Napier University along Colinton Road focusing predominantly on the quality and amenity of the public space.

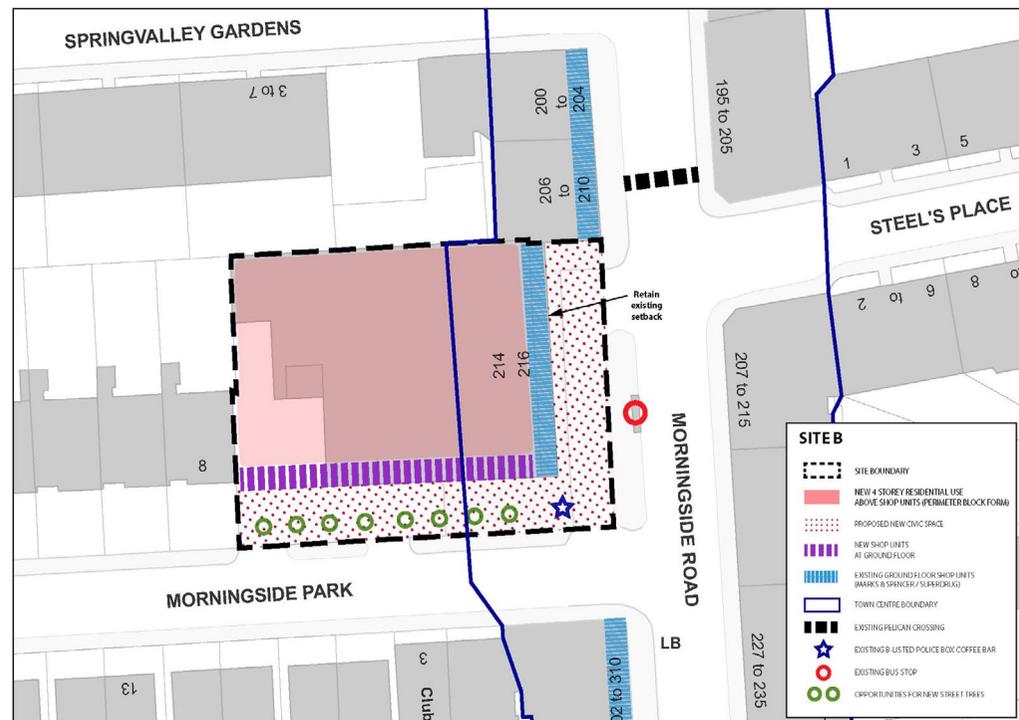
Site B – Marks & Spencer Simply Food / Superdrug (Map 2)

This site is located within the town centre boundary on the corner of Morningside Park and Morningside Road. The site includes a one to two-storey block occupied by Marks and Spencer Simply Food and Superdrug, with car parking/loading bays to the front and side of the building. As part of the 'Public Life Assessment', it is intended to observe and consult people at this location, as it is considered to be an opportunity site should redevelopment come forward in the future.

In order to create a successful place, new development should consider the following:

- Any proposals for this site should explore the potential to accommodate ground floor retail or class 3 use, with residential on the upper floors.
- Continuation of the tenemental form (4 storeys) and perimeter block layout, characteristic of the area.
- Retention of the set back to allow for the development of new civic space between the bus stop on Morningside Road and the building frontage.
- Pavements are narrow throughout the town centre, so a wider civic space in this location could allow for more substantial outside seating or opportunity for a second small farmers market in the town centre. A farmers market already exists in the car park behind the Merlin pub on the 3rd Saturday of every month.

- 'The Counter', a coffee bar in a listed former police box, is located adjacent to Marks and Spencer Simply Food. The location of this should be considered in any future redevelopment proposals and how it may relate and form part of the new public realm. This means continuing the set back along Morningside Park, allowing for additional outdoor seating or a continuation of the farmers market.
- It is acknowledged that nine parking spaces may be removed as part of any redevelopment, so the impact of this needs to be considered.
- Replace the existing blank facade along Morningside Park with an active frontage along Morningside Park
- Opportunity for street trees along Morningside Park.



Site B Inset Map: Development Brief

Site C – Hermitage Terrace Open Space (Map 2)

This privately owned open space is located immediately adjacent to the town centre at the southern end of Morningside Road, and is currently managed by the Council. It is bound to the east by Hermitage Terrace and to the west by Morningside Road. As part of the 'Public Life Assessment', it is intended to observe and consult people within this locality.

Accessible greenspaces are valuable parts of the network of public spaces. Pocket greenspaces, in particular, can provide cool shaded areas for pedestrians. They can benefit from being designed for flexible use; for example events and outdoor markets, as well as more casual use.

There is potential to explore the option of making the open space at Hermitage Terrace publicly accessible and function as part of the town centre, taking into account its proximity to the bus stop, location between Morningside Town Centre, the civic space at Morningside Road/Cluny Gardens junction, and Comiston Road Local Centre. It has the potential to form a significant physical asset for the town centre. For it to be successful, Consideration should be given to the following:

- Pedestrian desire lines, permeability and ease of movement
- Safety should be a key part of design considerations without excessive use of fencing/signage
- Integration with the streets and nearby civic spaces which might involve coordinated signage, or improved access links or the running of events and activities which use both streets/squares and greenspace as venues, for example the outdoor farmers market.
- Ongoing maintenance

Site D – Morningside Road / Balcarras Street (Map 2)

This site is located part within and part outwith the town centre at the junction between Morningside Road and Balcarras Street. The site includes a one-storey corner block

occupied by Bank of Scotland and The Waiting Room (public house). The site also includes open space identified in the Open Space Strategy as a private allotment plot owned by Network Rail, which has since closed.

Opportunities for new development should consider the following:

- Any proposals for this site should explore the potential to accommodate ground floor retail or class 3 use fronting the corner, with residential on the upper floors.
- Should class 3 use be proposed in this location, there is scope for outside seating on the corner where the pavement is wider.
- Continue the 4 storey tenemental form.
- Enhance the relationship with the existing railway line, which is currently in operation for freight transport only. There is potential in the future for the South Suburban rail line to reopen, serving passengers and increasing Morningside's accessibility. A station safeguard is identified on this site, which will need to be taken into consideration in any future redevelopment.
- Incorporate into the design and layout the existing pedestrian link over the rail line from Balcarres Street to Maxwell Street to enhance quality and safety.

Opportunity sites outwith the town centre boundary

Site E – Existing Boroughmuir High School (Map 1)

This site is located outwith the town centre boundary along Viewforth, just off Bruntsfield Place. A report was taken to the Finance and Resource Committee on 13 May 2015 which approved the disposal of the existing school site to CALA Management Limited. The offer from CALA was for conversion to 100 residential apartments comprising one, two and three bedrooms. Important features to consider include:

- The B-listed status of the main schoolhouse building.
- Its location along a primary thoroughfare from the town centre along Viewforth to the new Boroughmuir School at Fountainbridge.

- There may be opportunities to develop new buildings within the existing playground, with potential for these to accommodate cultural or commercial uses, for example studios, performance areas and workshops. This would relate to the town centre and extend the activity and vitality, which will be lost with the closure of the school.

Site F – Oaklands Care Home (Map 2)

This site is located outwith the town centre boundary along Canaan Lane, a side road off Morningside Road. The site is currently owned by the Council. Options were presented to Education, Children and Families Committee on 19 May 2015 to deal with Primary School capacity pressure in South Edinburgh. All options were subject to the successful procurement of a permanent site. Early discussions with Health and Social Care regarding the possibility of acquiring both the Deanbank Resource Centre and the adjacent Oaklands site have been positive. However, until a business case and the appropriate funding has been identified and approved for the provision of a new care home to replace the existing facility on the Oaklands site, the disposal may not take place. If the site was redeveloped for a new school, important features to consider include:

- Safe, direct and convenient access for children to and from school, taking into account the family cycle network which runs along Canaan Lane to Morningside Road and beyond.
- Vehicular access into the site for staff and parents, particularly as Canaan Lane is quite narrow.

Site G – Astley Ainslie Hospital (Map 2)

The site is located outwith the town centre boundary, bound by Grange Loan to the north and fronting Canaan Lane to the west. The existing Hospital is owned and managed by the Lothian Primary Care NHS Trust. Part, or all, of the 17ha site may be disposed in the future. In this regard, the Housing Land Study (June 2014) identifies the site as 'high' probability for development with an indicative capacity of 560 residential units based on a density of 65 dwellings per hectare. This site contributes towards the windfall estimate in the LDP.

The site presents an exceptional development opportunity in terms of its scale and location and its potential for a residential development of outstanding environmental quality. Proposals should be directed towards ensuring that its full potential is realised, the constraints of the site are fully taken into account and the character and appearance of the conservation area are preserved or enhanced. For all new development, the major determinant of building form and layout must be the landscape structure which already substantially exists. Reference should be made to the Development Brief, prepared in 2002, which sets out the key development principles, including ensuring that pedestrians and cyclists have safe, secure and direct access through the site, as reflected by the cycleway/pedestrian safeguard in the LDP.

Question: Do you agree with the Opportunities for Change A-G?

Question: Are you aware of any other development opportunities which should be identified and explored?

Other opportunities for improvement

- The provision of cycle parking and storage is as important as providing cycle routes. Some key considerations include:
 - Locating cycle parking facilities in highly visible locations close to key destinations, commercial premises and transport interchanges to maximise use, for example outside Morningside Library.
 - Locating them adjacent to the family cycle network, which cross both Morningside Road and Bruntsfield Place.
 - Potentially converting sections of existing on-street parking to cycle parking.
- There is limited scope for widening the pavement along Morningside Road/Bruntsfield Place due to the width of the road. In this regard, ease of pedestrian movement is best achieved through existing/ future de-cluttering initiatives, including:
 - Minimising signage, A-boards, barriers, bollards, bins and other street furniture to create uncluttered spaces for both movement and space functions, as per

the Edinburgh Street Design Guidance.

- Removing trade waste bins as part of the Council's new Trade Waste Policy from January 2016.
- Avoiding the use of multiple poles for different uses.
- Providing wall mounted street lighting as per the Council's Street Lighting Strategy.
- The town centre has the advantage of being located within close proximity to a number of attractions and important uses, including Bruntsfield Links, Blackford Hill, Church Hill Theatre, Royal Edinburgh Hospital and universities/schools. It is considered that better, more innovative signage methods are needed to assist with navigation.

6. OTHER RELEVANT INFORMATION

Second Proposed Plan

Other relevant policies in the [Local Development Plan](#) include:

- Ret 2 Town Centres
- Ret 10 Food and Drink Establishments
- Hou 7 Inappropriate Uses in Residential Areas

Policy Ret 2 generally supports shop uses in town centres. Policies Ret 10 and Hou 7 consider the impact of proposals on nearby residents, such as public houses and hot-food takeaways.

One-Door Approach

The One Door Approach to Development Consents aims to give the customer all the information they need at the start of the development process. Food and drink, public house and hot-food takeaway uses will often require other consents and are subject to separate controls by licensing for:

- [Alcohol](#)
- [Hours of operation](#)
- [Outdoor pavement seating](#)

For more information on these, see the Council's website on the [One Door Approach](#) to development consents, the [Council's Guidance for Businesses](#) or contact the [Business Gateway](#).

The [Guidance for Businesses](#) is Planning Guidance intended to assist businesses in preparing applications to change the use of a property or carry out physical alterations. It covers a range of relevant issues, including:

- Signage and advertisements

- Shop front alterations (design, security, canopies, and ATMs)
- Road permits
- Advertisement consent

There is scope to include guidance on A-boards and cycle parking provisions in future revisions of the Guidance for Businesses.

Edinburgh Street Design Guidance

[Edinburgh's new Street Design Guidance](#) was approved by the Planning Committee on 1 October 2015 following its approval by Transport & Environment Committee on 25 August 2015. The guidance brings together previously separate CEC guidance on street design to achieve coherence and co-ordination across the city, with the ultimate goal of providing the people of Edinburgh with a world-class network of vibrant, safe, attractive, effective and enjoyable streets. The guidance will apply to a range of Council services who manage streets for various purposes. These include the Council's Transport and Roads teams, Planning and Building Standards, Parks and Greenspaces, Waste and Fleet Services, Economic Development and Trading Standards and Licensing for events, activities and street use including tables and chairs and market stalls.

Edinburgh Design Guidance

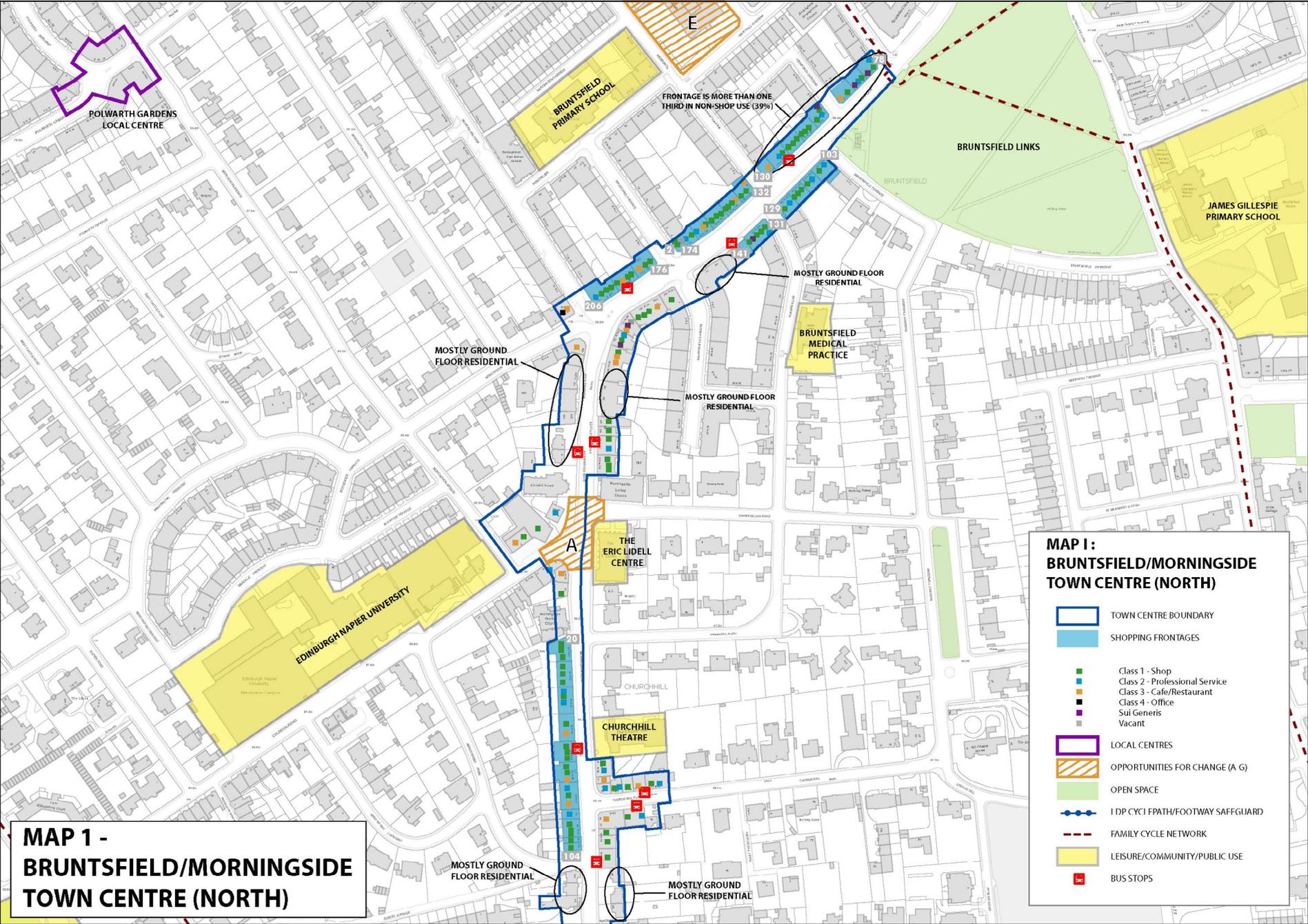
The [Edinburgh Design Guidance](#) sets out the Council's expectations for the design of new development in Edinburgh. The guidance is intended for all new buildings and should be used as a point of reference, a basis for the planning, design and communication of new development proposals and a material consideration in assessing planning applications. It aims to provide guidance on how to comply with the policies in the local plans, explain the key ideas which need to be considered during the design process, give examples of good quality design, and set out the requirements for design and access statements.

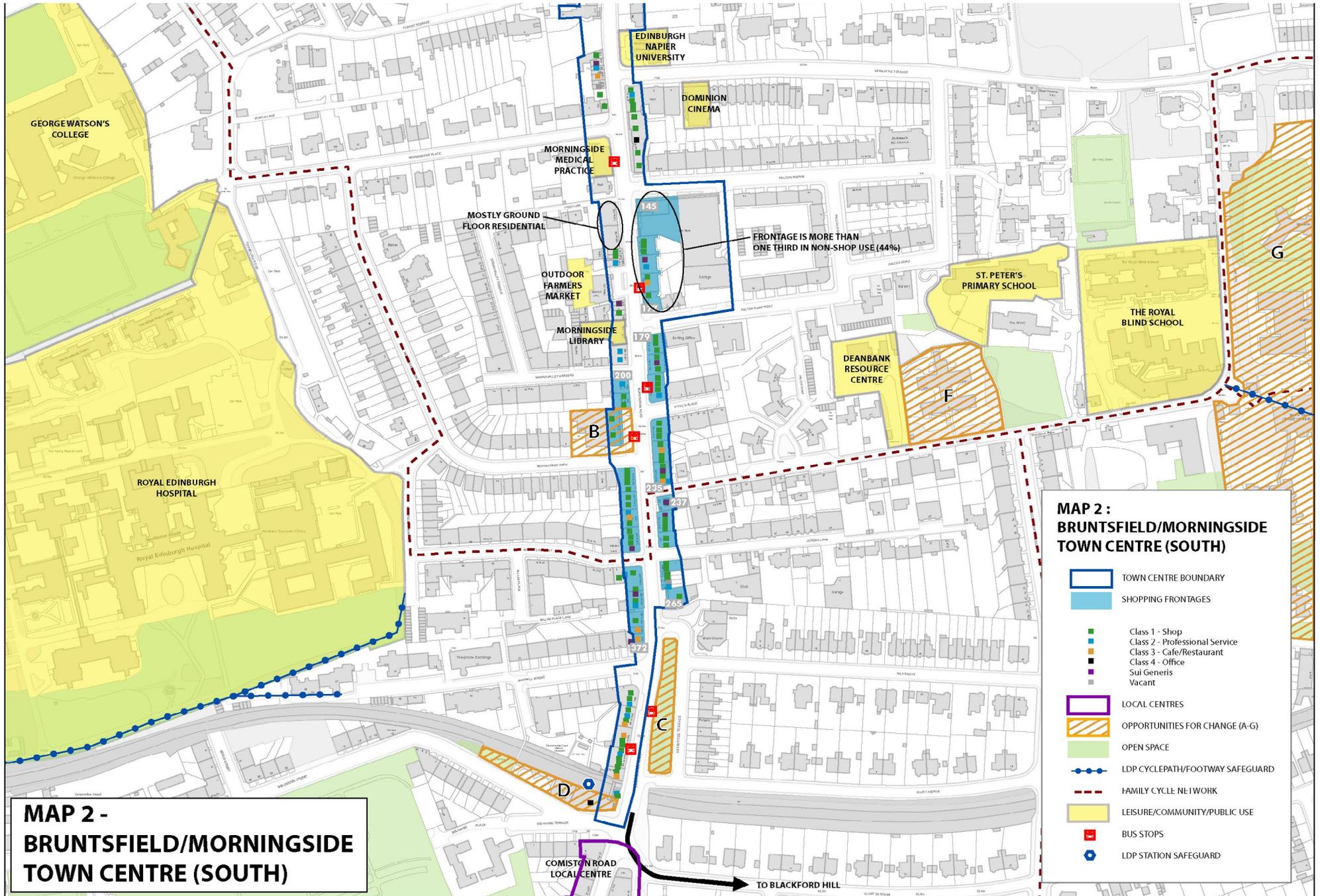
Trade Waste Policy

The Council has introduced a new [trade waste policy](#) that will mean that trade waste bins will not be allowed to be stored on roads and pavements. Bins or bags of waste may only be put out for collection on streets at specific times for up to one hour. Bruntsfield/Morningside Town Centre is in Phase 2, which will commence on 4 January 2016.

20mph Speed Limit

Councillors approved a new speed limit network for Edinburgh at the Transport and Environment Committee on 13 January 2015, after three years of research and public consultation. Residential roads, shopping streets as well as the city centre are now included as 20mph roads. Bruntsfield/Morningside town centre is in phase 3, commencing October 2016.





DRAFT SUPPLEMENTARY GUIDANCE

BRUNTSFIELD/MORNINGSIDE TOWN CENTRE

December 2015



Further information

online: www.edinburgh.gov.uk/supplementaryguidance

email: localdevelopmentplan@edinburgh.gov.uk

blog: www.planningedinburgh.com