

Planning Guidance - Edinburgh Design Guidance

Overview

This guidance sets out the Council's expectations for design quality in development. It is structured around two themes:

- **Sustainable Places**
- **Liveable Places**

It aims to promote good place-making by:

- Providing guidance on how to comply with planning policies.
- Guiding the approach to the design of streets, spaces and buildings.
- Explaining key ideas that need to be considered.
- Giving examples of good quality design.

Why your views matter

We want the guidance to help people understand what we require for the various types of developments. We want the outcome of development to be good for all users. To do this, we want to make sure the content is clear, helpful, and balanced.

Read the draft guidance

[Draft Edinburgh Design Guidance](https://www.edinburgh.gov.uk/downloads/file/36144/edinburgh-design-guidance-draft-for-consultation-january-2025) <<https://www.edinburgh.gov.uk/downloads/file/36144/edinburgh-design-guidance-draft-for-consultation-january-2025>>

Need a different language or format?



Please email the Interpretation and Translation Service at its@edinburgh.gov.uk quoting reference **24-1284**.

Introductory text

The survey is divided up into pages for each section of the Edinburgh Design Guidance. There are also pages for heritage, accessibility, and general comments. You can give your views on all sections or you can choose to feedback only on the areas that impact or interest you.

Once you have completed a section, click "Continue" and you will return to this contents page. You do not need to complete this consultation all at once. You can use the button at the bottom of each page to "Save and Come Back Later" until the consultation closes.

Your details

Why we need this information and how it will be used

The Council uses this information to ensure responses to consultations are genuine and that each person is submitting only one response.

The Council will publish all responses received to this consultation, but will not publish individual names, email addresses or postcodes. We will publish the names of organisations.

We will use your email address to contact you to let you know the results of this consultation and the actions we are taking because of the consultation.

1 Your details

First name *(Required)*

Surname *(Required)*

Email address *(Required)*

Postcode *(Required)*

Yes, I consent to being contacted about this consultation

2 Are you responding as an individual or on behalf of an organisation?

(Required)

Please select only one item

- An individual
- On behalf of an organisation

3 If you are answering on behalf of an organisation, please provide the following information.

Organisation name:

Organisation type:

Please select only one item

- Private sector
- Public sector
- Third and voluntary sector
- Community group or organisation
- Other (please specify below)

Your job title:

Context

Context relates to how design responds to the surrounding area. This includes the immediate neighbourhood and the wider city. It also includes how the area will change in the future.

This section covers:

Responding well to context and place

Incorporating and enhancing existing features

Considering the visual impact of development on the skyline and protected views

Taking a coordinated approach to development

Please note, we have included guidance on how to respond well to heritage throughout the document. This includes built heritage, landscape and townscape character. This is to reflect the integral role of heritage within the design of development in Edinburgh. There is a page at the end of the survey where you can give feedback on how effective you feel this is.

Please see the relevant section of the guidance below:

(To see the guidance full screen, please click on ">>" and then "Presentation Mode")

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1.1 CONTEXT

1.1.1 RESPONDING TO CONTEXT AND PLACE

Show that proposals are informed by a detailed understanding of the wider context.

Make sure design contributes positively to the unique character and appearance of the context, both at an immediate and wider city scale.

Where the surrounding area has heightened heritage significance, make sure that design reinforces this significance.

Where the surrounding area lacks a sense of coherence or distinctiveness, make sure development contributes to improving the character of the area.

City Plan 2030 Policies

- Env 1 - Design Quality and Context
- Env 3 - Development Design – Incorporating and Enhancing Existing and Potential Features
- Env 4 - Development Design – Impact on Setting
- Env 9 - World Heritage Sites
- Env 11 - Listed Buildings – Setting
- Env 14 - Conservation Area – Development
- Env 19 - Special Landscape Areas

NPF9 Policies

- Policy 7 - Historic assets & places
- Policy 14 - Design, quality & place


The character and appearance of an area is important to its sense of place. For a proposal to respond positively to its context, it is essential that it is designed with a good understanding of its site and the surrounding area and the wider city. Proposals that do not respond positively to the context will not be supported.

Responding to an area's character

All developments need to clearly demonstrate how the character of the site and surrounding area where the development is proposed has been assessed, and how the development has been designed to reflect and creatively interpret this. There are many aspects that contribute to the character of an area that need to be considered when assessing site context. This includes:

- Topography and geology.
- Open space, vegetation, trees, ecology, and water environment.
- Views.
- History and heritage.
- Landmarks and historic and cultural assets.
- Neighbourhood layout (including positioning of buildings, density, plot sizes, settlement patterns and urban grain).
- Streets, routes, and transport infrastructure (including movement hierarchies).
- Built form (including heights, roofscape, scale and proportions, massing, materials and architectural style and detailing).
- Microclimate (including sunlight, air quality, wind, humidity, sounds and smells).
- Land uses and functions.
- Social, education and community infrastructure.

This distinctive pattern of features can be described as the landscape or townscape character of a rural or urban area. These aspects all combine to create an area's 'sense of place'.



Responding to historic context. The new buildings in the Quarrennis development are designed to respond to the layout, massing and heights of the historic former Royal Infirmary buildings. © Getty Images

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Related Information

Glossary of key terms

Built Heritage - The city's buildings and built spaces of special value.

Character - The patterns we recognise around us that makes one place distinct from another.

Conservation Area - An area designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve or enhance.

Density - The floorspace or number of dwellings in a development divided by its land area.

Immediate Outlook - The foreground of what can be seen from within a building. Does not include medium or long views from properties.

Landmark - An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location.

Landscape - How we see the land around us and how it has been shaped by people and nature.

Listed Building - A building identified by Historic Scotland as being of special architectural or historical interest as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Categorized A, B, C(s) to reflect their relative importance.

Masterplan - A detailed document that explains how a site or sites will be developed, usually prepared by or on behalf of the landowner, including a representation of the three-dimensional form of proposals and an implementation programme.

Natural heritage - The natural features, spaces and landscapes that are of special value.

Sense of Place - Our perception of a place, including the attachments and meanings we associate with that place.

Sky Space - The space around the city's landmark features that will protect their integrity.

Townscape - The patterns we recognise in the built-up area, including the type and layout of buildings and the open spaces between them.

Urban Grain - The arrangement or pattern of the buildings and streets within the built form.

Related information

Glossary of key terms

Climate Mitigation - Action to limit or reduce the emission of greenhouse gases into the environment.

Embodied Energy - The energy involved in the sourcing of materials, transportation, and construction of the proposed design.

Greenspace - Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths.

Heat Network - A network distributing heat or cooling from a central source or sources to a variety of consumers.

Infrastructure - Physical networks which serve development such as roads, paths, street lighting, supplies of water, gas, electricity and wastewater drainage and services for occupants of developments such as public transport measures, schools and healthcare.

Low and Zero Carbon Generating Technology (LZCGT) - Equipment provided on-site or integrated into buildings and which use solely renewable sources, resulting in zero carbon dioxide emissions, or which include use of fossil fuels but with significantly lower carbon dioxide emissions overall, which may include combined heat and power and/or a range of other methods.

Net-Zero - When any greenhouse gas emissions put into the atmosphere are balanced out by the greenhouse gases are removed from the atmosphere, so that the 'net' effect is zero emissions.

Operational Energy - The energy used during because the operation of a building. This includes the energy used in heating, cooling, lighting, and ventilating the building, as well as the energy used by the occupants of the building.

Renewable Energy - Natural energy from sources which will never run out such as sunlight, wind, rain, tides, waves and geothermal heat.

Whole-Life Energy Approach - An approach that considers both the embodied energy in the construction and demolition of a building and the operational energy during the use of a building across a building's lifespan.

Zero Direct Emissions (ZDE) - A source of energy that doesn't produce any emissions

1 To what extent do you agree that this section provides enough information on how to meet our requirements to mitigate climate change?

Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

2 Do you have any comments or suggestions on the Climate Mitigation section of the draft guidance?

3 A template for the preparation of a Sustainability Statement has also been introduced. This statement addresses how a proposal should outline its response to sustainability, including climate mitigation and adaptation.

To what extent do you agree that the template below provides enough information on the requirements?

View the Sustainability Statement Template

To see the Sustainability Statement full screen, please click on ">>" and then "Presentation Mode".

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APPENDIX 3 – SUSTAINABILITY STATEMENT TEMPLATE

A sustainability statement should accompany all applications for new development apart from alterations and extensions to existing domestic properties. The scale of the development should consider the proportionate response to the requirements of addressing climate adaptation, embodied carbon and sustainable travel. The Edinburgh Design Guidance provides further details on the interpretation of the implementation of Policies ENV 7 and ENV 8 of Cityplan 2030.

It is considered that the Sustainability Statement should address the topic areas set out below. These points represent a guide to inclusion and should not be used as a checklist for compliance. Site characteristics will determine the appropriate information and should be informed by a holistic approach to sustainability.

1. Climate Adaptation

- That the flood risk assessment and surface water management plan has accounted for higher volumes and greater intensities due to climate change.
- The sustainable drainage measures and extent of nature-based solutions implemented.
- How the thermal comfort and risk of overheating has been assessed and takes into consideration the higher risk of heatwave due to climate change.
- How the design responds to site specific risks (e.g. landslide risk, river/coastal flooding)
- The extent of green, brown and/or blue roofs included in the design including any maintenance requirements

Refer to:
[Flood Risk and Surface Water Management Plan Guidance](#)
[Sustainable Rainwater Management Guidance](#)
[Vision for Water Management \(2020\)](#)
[Climate Ready Edinburgh Plan \(2024\)](#)
[ESBMG Factsheet W6 - Living Roofs](#)

2. Sustainable Travel & Accessibility

- How walking, wheeling, cycling and public transport will be prioritised over road users.
- The inclusion of shared transport options (e.g. car club parking, mobility hubs)
- How the development active travel network connects to the surrounding area.
- The design and location of cycle parking.
- How the development is designed to be accessible for all users, including how the specific needs of different ages, mobilities and disability have been responded to (e.g. step free access, circulation)
- Considerations of community safety (e.g. the design of lighting and passive surveillance)

Cross reference to Transport Statements and Assessments, where applicable.
Refer to:
[City Mobility Plan](#)
[Edinburgh Street Design Guidance](#)
[Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure](#)
[Scottish Government Planning Guidance: Local living and 20-minute neighbourhoods \(2024\)](#)
[Housing for Varying Needs: A Design Guide](#)

3. Minimising Embodied Energy

- The extent to which the layout is optimised for spatial efficiency (e.g. inclusion of flexible, multi-use spaces)
- Measures taken to reduce the embodied energy of material choices using natural / renewable materials.
- The extraction/manufacturing locations of proposed materials and methods to reduce the energy involved in transporting materials to site.
- The extent to which the design is optimised for construction efficiency (e.g. design for manufacture and assembly)

Refer to:
[LEI Embodied Carbon Primer \(2020\)](#)

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Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

4 Do you have any comments or suggestions on the Sustainability Statement template?

Climate Adaptation

Climate Adaptation is how we design to respond to the challenges of a changing climate. This includes higher levels of rain, flood risk, droughts and heatwaves.

This section covers:

- Designing for a changing climate, including managing flood risk
 - Incorporating green blue infrastructure and responding to Edinburgh's strategic green blue network
- Please see the relevant section of the guidance below:

(To see the guidance full screen, please click on ">>" and then "Presentation Mode")

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1.3 CLIMATE ADAPTATION

1.3.1 DESIGN FOR A CHANGING CLIMATE

Design for a changing climate that includes higher volumes and greater intensities of rainfall and heatwaves.

Use analysis of the existing and historic water environment to inform the design concept.

Submit a Surface Water Management Plan demonstrating that:

- the first 5mm of rainfall will be managed at plot level, and
- rainwater run-off will be managed in stages as it drains through the site.

Avoid using underground tanks to store storm water.

Use nature-based solutions to address flood risk impacts and heatwaves.

Naturalise and de-culvert underground watercourses wherever possible.

Submit a Flood Risk Assessment where the site is identified for flood risk management.

City Plan 2020 policies

- Env 6 – Green Blue Infrastructure
- Env 29 – Waterside Development
- Env 34 – Pollution and Air, Water and Soil Quality
- Env 35 – Reducing Flood Risk
- Env 36 – Designing for surface water

NPFs Policies

Policy 3 – Climate mitigation and adaptation
Policy 22 – Flood risk and water management

Edinburgh's changing climate is projected to lead to hotter temperatures, heatwaves, droughts and a greater risk of flooding. Some risks may coincide to create greater challenges, such as the combination of sea level rise and severe storm surge that causes coastal flooding.

Development needs to be resilient to a variety of possible future climate events and conditions, ranging from peak storms to extreme drought and heatwaves.

Edinburgh's *Vision for Water Management (2020)* commits to a long term and sustainable approach to river, coastal and storm water management. The *Climate Ready Edinburgh Plan (2024)* sets out how the city will adapt to variable and extreme weather conditions.

For detailed advice, refer to the Council's:

- [Flood Risk and Surface Water Management Plan Guidance](#)
- [Sustainable Rainwater Management Guidance](#)

Surface water management

A Surface Water Management Plan (SWMP) is required for all detailed applications involving new buildings (except householder applications and alterations).

Sustainable Drainage Systems (SuDS) are a legal requirement under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 when discharging surface water to the water environment (except for a



Nature-based solutions: Rain Gardens. McEwen Walk in Farnhambridge uses rain gardens to manage rainwater and address the risk of flooding. They also enhance the overall quality of the public realm.

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Related information

Climate Ready Edinburgh

This section has been aligned with the Council's '[Climate Ready Edinburgh Plan' \(2024\)](https://netzeroedinburgh.org/about/climate-ready-edinburgh/) . This plan sets out how the city will adapt to variable and extreme weather conditions.

Glossary of key terms

Climate Adaptation – Actions to adapt and build resilience to a changing climate.

Fluvial Erosion – The loss of material from the river bed and banks due to the force of the river water.

Greenspace - Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths.

Infrastructure - Physical networks which serve development such as roads, paths, street lighting, supplies of water, gas, electricity and wastewater drainage and services for occupants of developments such as public transport measures, schools and healthcare.

Sustainable Drainage Systems (SuDS) - Drainage Systems that mimic natural drainage, encouraging infiltration where appropriate and attenuating both hydraulic and pollutant impacts with minimal adverse impact on people and the environment.

1 To what extent do you agree with the following statements:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Section 1.3 provides enough information on how we expect design to respond to a changing climate. <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Chapter 1.3.2 is clear on the approach required to expand, enhance and connect to Edinburgh's green-blue infrastructure. <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2 Do you have any comments or suggestions on the Climate Adaptation section of the draft guidance?

Addressing the Nature Crisis

Addressing the Nature Crisis covers how we design buildings and spaces to be good for all living things. This includes plants, insects, animals and people.

This section covers:

- Designing to retain, protect and enhance biodiversity
 - Incorporating trees and woodland, including tree canopy cover targets
 - Designing green, blue and brown roofs
 - Landscape design and the design of the public realm
 - Hard landscape design
- Please see the relevant section of the guidance below:

(To see the guidance full screen, please click on ">>" and then "Presentation Mode")

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1.4 ADDRESSING THE NATURE CRISIS

1.4.1 BIODIVERSITY

Consider biodiversity from the outset, using survey information to inform the scope, design, and layout of the development.

Retain, protect, and enhance features of high biodiversity value including protected and priority species and the habitats which support them.

Maintain the integrity of and connectivity between designated sites of European, national, or local importance.

Enhance biodiversity through restoring degraded habitats, creating new habitats, and incorporating measures to increase biodiversity, including populations of priority species.

City Plan 2020 Policies
Env 23 - Protection of Biodiversity
Env 37 - Designing in Positive Effects for Biodiversity

NPF9 Policies
Policy 3 - Biodiversity
Policy 4 - Natural Places


Information required with planning applications:

- A proportionate [ecological survey report](#) carried out according to best practice
- Site plans showing ecological features including species, habitats and invasive species
- Where required, a Species Protection Plan detailing appropriate mitigation measures
- Biodiversity Enhancement Plan showing site layout with proposed planting and/or species enhancement measures

Edinburgh's Biodiversity

Edinburgh contains a diverse range of ecological assets which contribute to its character and provide essential ecosystem services for its residents. These include:

- International, national, and locally designated sites
- European and nationally protected species (such as Bats, Otter, Great Crested Newt and Badger)
- Priority species and habitats identified in the [Edinburgh Biodiversity Action Plan](#)
- Information on designated sites is available on the [Council's website](#) - Species records for Edinburgh are held by [The Wildlife Information Centre](#).



Strengthening the Edinburgh Nature Network - To strengthen the Edinburgh Nature Network, this meadow next to a former bonded warehouse overlooking Leith Links was planted with an urban pollinator seed mix. © Alexandra Hoadley

Ecological Surveys

Proposals likely to affect a designated site, protected/priority species or habitat must undertake an appropriate ecological survey. It is important to seek professional ecological advice at an early stage to understand how to avoid ecological impacts wherever possible and incorporate biodiversity into the development design. Ecological consultants can be found via the [CEEM Member's Directory](#)

Surveys should follow a two-stage process.

1. A [Preliminary Ecological Appraisal \(PEA\)](#) will assess habitats on site and their potential to support protected and priority species.

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Related information

Glossary of key terms

Biodiversity - The variety of life on earth, both plant and animal species, commonplace and rare, and the habitats in which they are found.

Greenspace - Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths.

Horonised - A paved surface consisting of irregular fragments of stone (usually by-products of the manufacture of setts or cobbles) set in cement or another binder.

Landscape - How we see the land around us and how it has been shaped by people and nature.

Natural heritage - The natural features, spaces and landscapes that are of special value.

Open Space - Includes 'greenspace' (see definition) and 'civic space' consisting of squares, marketplaces and other paved or hard landscaped areas with a civic function.

Public Realm - The parts of the city (whether publicly or privately owned) that are available for everyone to see and use without charge 24 hours a day, including streets, squares and parks.

Roofscape - A scene or view of roofs, especially when considered in terms of its aesthetic appeal.

Special Protection Area (SPA) - An area of international importance for rare, threatened or migratory species of birds.

Street furniture - Objects placed or fixed in the street for public use, such as postboxes, road signs, and benches.

Tree Preservation Order - An order made by a local authority under the Town and Country Planning (Scotland) Act 1997 to protect trees of importance for amenity.

Urban Grain - The arrangement or pattern of the buildings and streets within the built form.

1 To what extent do you agree with the following statements:

Strongly agree Agree Neutral Disagree Strongly disagree

Section 1.4 provides enough information on the design approach that we require to address the nature crisis
Please select only one item

Chapter 1.4.1 provides clear guidance on how to demonstrate and present positive effects for biodiversity
Please select only one item

2 To what extent do you agree that the proposed tree canopy targets in Chapter 1.4.2 will help to deliver an appropriate amount of tree cover in new development?

[View the Tree Canopy Cover Targets](#)

(To see the Tree Canopy Cover Target pages full screen, please click on ">>" and then "Presentation Mode")

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Tree Canopy Cover Targets

The Council is targeting 20% tree canopy cover for all residential proposals (excluding householders) and residential or commercial led mixed-use development. This will be judged on a site by site basis, and will reflect the individual scale, context and opportunities of the site. The target should be established prior to submission through pre application advice.

A higher canopy cover of 30% could be targeted where development is located on a large site incorporating large open space in a strategic location for the city's green-blue network.

Where development is within a dense, urban environment with a tight urban grain, a lower canopy cover of 10% will likely be acceptable.

The initial set of targets will be monitored to evaluate benefits achieved in terms of securing an enhanced urban tree canopy and adjusted as required.


Target: 20% Tree Cover

Most medium to high density sites should target 20% canopy cover, including larger sites with a mix of flats, colonies, and townhouses.

The targets should be met within street design, civic spaces, and parking areas, not solely within public open space and private communal greenspace. Layout should prioritize connectivity of new stands of trees, street trees and woodland.

Smaller ornamental tree planting within private front gardens will not normally be counted towards achieving the target.

A slightly lower canopy cover will be permitted in situations where it can be demonstrated that this leads to a higher overall quality of green space.



Example area: Queensmile

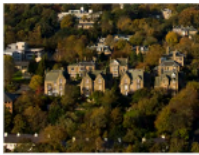
STRATEGIC SITES

30% Tree Cover

Larger sites located within or adjacent to Edinburgh's Strategic Green Blue Network, or its planned extension should target 30% tree canopy cover.

This should also include major new development areas subject to comprehensive masterplans or place briefs and incorporating large new green spaces. This could apply to both new high density flatted development, proposals with a higher proportion of houses and colonies or sites where lower densities are appropriate to context.

The target should be delivered as part of the strategic approach to landscape across the development. This includes the design of the street network and larger open spaces that form the wider landscape framework, alongside retained and enhanced landscape features.




Example area: Blackford

DENSE URBAN SITES

10% Tree Cover

In some sites, a 20% tree cover will not be possible. This could include smaller sites in existing high-density areas, with a fine urban grain of flatted development. Or it may be due to circumstances such as: the setting of historic assets, archaeology, wayleaves and easements, airport safeguarding, the need for other priority habitat types, open ground for recreation and sunlight, or to maintain views and public safety.

These sites should aim to achieve as high a tree canopy cover as possible, and this should be no lower than 10% canopy cover. The reasons for not achieving a higher tree canopy targets must be clearly outlined. There must be clear consideration of how best to create high quality green space on the site. A lower canopy cover be accepted and may be compensated for by other green-blue infrastructure to manage surface water e.g. rain gardens and green roofs.



Example area: Kings, Stable Aft

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Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

3 To what extent do you agree that Chapter 1.4.4 provides clear guidance to protect and minimise disturbance to soils in new development?

[View the information on Soils](#)

(To see the guidance full screen, please click on ">>" and then "Presentation Mode")

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The planning dialogue with Aerodrome Safeguarding and a bird strike risk management plan may be needed.

Layout principles
Layouts should be multi-layered, offering year-round interest for people and a range of habitats linked to the wider nature network, including:

- Larger stature trees or blocks of woodland should be used to structure the site and define open spaces, streets, and multi-user paths [see "4.4.2 Green & Woodland" on page 34](#).
- Sheds, hedges and herbaceous plants should be used to define spaces, provide shelter, privacy, and amenity, as well as cover and food for nature.
- New hedges should generally be mixed native species for their biodiversity value, shaped to an urban or rural form as required.
- Open grass for recreation should include bulbs and native wildflowers for seasonal interest and habitat value.
- Incorporate space for informal play that is suitable

for all age groups, with accessible paths, inclusive seating and plant beds.

- Consider use of flowering or fruiting trees or orchards to add seasonal interest through blossom, apples, or conkers.

Planting
To ensure new planting will thrive and provide initial visual impacts:

- Minimum standards for new planting will apply (refer to Technical Guidance).
- The specified planting should be suited to the site's soils, micro-climate and resilient to the effects of climate change, including hotter, drier summers and warmer, wetter winters.
- Avoid plants that could be toxic or allergenic in settings such as housing, schools and nurseries.

To strengthen biodiversity and to prevent the escape of cultivated plants into the wild, use only native species in rural settings or adjacent to natural features, watercourses or protected sites.

Soils
Early consideration of existing soil and habitat resources can minimise the disturbance and damage to soils from development, reduce waste and limit the need to import new material for site restoration. Consideration should be given to soil functions, water permeability and soil biodiversity.

Proposals must demonstrate that soil health will be protected through correct handling and storage that complies with the British Standard for topsoil and subsoil. Wherever possible, undisturbed ground should be safeguarded for planting.

More detailed site-specific information will be required where peatland or carbon-rich soils may be impacted by development, including appropriate surveys and assessment that inform design and layout to ensure compliance with the mitigation hierarchy. Where impacts cannot be avoided, a method statement for soil, Construction Environmental Management Plan (CEMP) or Habitat Management Plan (HMP) may be required to protect soil from compaction and erosion.

Effective maintenance and management
Good management and maintenance are essential for landscapes and their biodiversity to thrive and evolve in the long term.

Proposals must be adequately resourced to achieve their potential and future maintenance costs should be considered as part of the design process.

A Landscape and Habitat Management Plan (LHMP) is required to explain how a development will manage the landscape and ecology of a site, clarifying:

- funding arrangements and parties responsible, in writing accompanied by an annotated plan showing e.g. areas to be privately maintained, land to be adopted by the Council subject to a relevant committed sum, and those areas adopted and maintained by Scottish Water or other third parties.



Multi-layered planting, Ayrwood - The landscape of this southern housing development includes a varied assortment of planting

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Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

4 Do you have any comments or suggestions on the Addressing the Nature Crisis section of the draft guidance?

Sustainable Transport

Sustainable Transport covers how we design to support transport that has less impact on the climate. This includes travel that is powered by people, like walking, wheeling or cycling. It also includes public transport, like buses, trains and trams.

This section covers:

Prioritising sustainable transport.

Enabling people to live well locally.

Designing layouts to support sustainable transport.

The design of parking, including parking standards.

Please see the relevant section of the guidance below:

(To see the guidance full screen, please click on ">>" and then "Presentation Mode")

1.5 SUSTAINABLE TRANSPORT

1.5.1 PRIORITISING SUSTAINABLE TRANSPORT

Prioritise walking, wheeling, and cycling in line with the sustainable transport hierarchy.

Make sure development demonstrates high public transport accessibility.

Encourage shared transport options including mobility hubs.

Avoid development that creates a reliance on private car use.

City Plan 2030 Policies

Inf 5 – Location of Major Travel Generating Development

Inf 7 – Private Car Parking

Inf 10 – Cycle and Footpath Network

Inf 11 – Public Transport Proposals and Safeguards

Inf 13 – Road Network Infrastructure

Env 25 – Layout Design

NETs Policies

Policy 13 – Sustainable Transport

Policy 14 – Design, Quality and Place

Creating developments where you don't need to own a car to move around, by empowering people to choose to walk, wheel, cycle and use public transport, is an essential part of making Edinburgh a sustainable, safe, inclusive, and sociable city. It is also key to helping Edinburgh achieve its net zero ambition. The [City Mobility Plan](#) outlines the Council's aim to reduce car kilometres driven in the city by 30% by 2030. This requires layouts and street design that focus on creating



Supporting an inclusive, sustainable transport system Development should support Edinburgh's vision to create a net zero carbon transport system that delivers a healthier, greener and compact capital city and a higher quality of life for all residents.

neighbourhoods that are great places to live and on sustainable travel, rather than on facilitating car use.

Transport Assessments and Statements

All development proposals with potential to generate a significant number of trips should be accompanied by an appropriate Transport Assessment or Statement. This should include details of:

- The impact of development on all forms of access to the site.
- Proposed measures to mitigate transport impacts

(addressing design, layout, built form, etc).

- Anticipated parking levels, including reasoned justification for proposed parking provision.

Refer to [Transport Scotland's Transport Assessment Guidance \(2012\)](#) for further advice on information required.

Applicants are encouraged to consult the planning team at an early stage in the planning process to agree the type and scope of assessment required. For larger applications (e.g. an application including over 100 homes), a Transport Assessment is likely to be required.

Related information

City Mobility Plan

This section has been aligned with the Council's '[City Mobility Plan 2021-2030](https://www.edinburgh.gov.uk/city-mobility-plan-1)' <<https://www.edinburgh.gov.uk/city-mobility-plan-1>> . This plan sets out how Edinburgh will connect through a safer and more inclusive carbon neutral transport system.

Glossary of key terms

Active Frontage – Ground floor building frontage designed to allow people to see and walk inside and out.

Active Travel - Modes of travel that involve a level of activity, such as walking or using a wheelchair, scooter or bicycle.

Community Facilities/Infrastructure - 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.

Density - The floorspace or number of dwellings in a development divided by its land area.

Greenspace - Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths.

Infrastructure - Physical networks which serve development such as roads, paths, street lighting, supplies of water, gas, electricity and wastewater drainage and services for occupants of developments such as public transport measures, schools and healthcare.

Low Emission Zone - A zone in which vehicle emissions are managed and helps air quality improve by discouraging the most polluting vehicles from entering the area. Mandated by The Scottish Government to reduce longstanding exceedances of legal air quality objectives (Nitrogen Dioxide, (NO₂)) originating from urban road traffic.

Masterplan - A detailed document that explains how a site or sites will be developed, usually prepared by or on behalf of the landowner, including a representation of the three-dimensional form of proposals and an implementation programme.

Mobility Hub - A local and accessible place which brings together different transport modes alongside associated facilities, services and information to encourage more sustainable travel. Can include a range of shared mobility services, click and collect and electric vehicle charging.

Open Space - Includes 'greenspace' (see definition) and 'civic space' consisting of squares, marketplaces and other paved or hard landscaped areas with a civic function.

Passive/Natural Surveillance – The natural interest and observation that occurs when physical features, activities and people are located in a way that maximises visibility and positive social interaction.

Permeable – Easy to move and pass through in several different directions.

Public Realm - The parts of the city (whether publicly or privately owned) that are available for everyone to see and use without charge 24 hours a day, including streets, squares and parks.

Street hierarchy – A categorisation of streets and routes in response to their importance in the wider street network.

Sustainable Transport - Ways of transportation that are sustainable in terms of their social and environmental impacts, including active travel (see definition) and public transport.

Walkability – The accessibility of amenities by walking.

1 To what extent do you agree that this section provides clear guidance on the design approach that we require to promote sustainable transport and to enable people to live well locally.

Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

2 To what extent do you agree that Chapter 1.5.2 provides clear guidance on how to calculate and present a walkability ratio?

[View the Walkability Ratio guidance](#)

(To see the Walkability Ratio guidance full screen, please click on ">>" and then "Presentation Mode")

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1.5.2 LIVING WELL LOCALLY

For developments that include housing:

- Show the walking/wheeling distance from the development site to key facilities.
- Outline how many of the key facilities are within 800m distance and whether a bus or tram stop is within 400m.

Provide or contribute to a mix of uses where there is a shortfall in the existing range and/or quality of facilities and services.

City Plan 2030 Policies
In 1 – Access to Community Facilities
Enr 25 – Layout Design

HPFA Policies
Policy 15 – Local Living and 20-minute neighbourhoods.

An important way of supporting sustainable transport is ensuring that neighbourhoods enable people to meet most of their daily needs within reasonable distance of their home. Supporting people to be able to live well locally has the potential to improve livability, quality of life for residents and the local economy, while decreasing health inequalities and travel-related carbon emissions.

As part of the Transport Statement or Assessment, an application must provide the following information:

- A map showing the development, and all the nearest key facilities mentioned in this chapter

- A walkability ratio for the development, with
 - a clear diagram showing how all distances have been calculated
 - clear information on the relevant facilities (eg type and size of shop), bus stops with full timetable information and daily bus numbers including Sundays
- Proposals to mitigate any shortfalls as set out in 'Enabling access to facilities and services' above

Key facilities to living well locally

The following are considered key facilities to have within a short walking/wheeling distance of a housing application:

- Primary school.
- Local green space.
- Equipped play area.
- Sport and recreation facilities (e.g. leisure centre, bowling green, swimming pool, football pitch).
- Health centre (GP or pharmacy).
- Local shops (including the nearest food shop).
- Community facilities (e.g. community centre, library, church hall, community garden)
- Bus or tram stop.

The walking/wheeling distance (in metres) and route from the application site to the nearest of these facilities must be clearly indicated on a wider plan of the surrounding area. The quality of both the facilities and the routes to them should be clearly assessed.

Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

3 To what extent do you agree that the updated parking standards in Chapter 1.5.4 will support the delivery of a city where you don't need to own a car to get around?

[View the Parking Standards](#)

(To see the Parking Standards full screen, please click on ">>" and then "Presentation Mode")

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Technical Guidance

Parking Standard Zones
The city is divided into three different parking standard zones. These are outlined on adjacent map. These zones determine the acceptable minimum levels of cycling and motorcycle parking and the maximum levels of car parking for developments.
The acceptable levels are set out in the tables following the map. They vary depending on use class.
Note: Major developments with tailored planning guidance parking standards may differ from these in the tables below. (e.g. in West Edinburgh refer to the West Edinburgh Placemaking Framework)

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Map of parking zones

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Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

4 Do you have any comments or suggestions on the Sustainable Transport section of the draft guidance?

Mixed Communities

Mixed Communities relates to how we design neighbourhoods that meet a mix of needs. This includes having a mix of building uses and spaces. This includes schools, parks and shops. It also includes having a mix of homes, such as affordable homes and homes for older or disabled people.

This section covers:

Designing mixed use neighbourhoods.

The appropriate housing mix, size and tenure.

Please see the relevant section of the guidance below:

(To see the guidance full screen, please click on ">>" and then "Presentation Mode")

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2.1 MIXED COMMUNITIES

2.1.1 MIXED-USE NEIGHBOURHOODS

Support local living through the creation of high quality, high density, mixed use and walkable communities.

City Plan 2030 Policies
Env 26 - Housing Density
Env 33 - Amenity
Housing Policies (Plus 1 - 7)

NYA Policies
Policy 14 - Design, quality, and place
Policy 16 - Quality homes


Development should be designed to support local living and embed 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.

Housing-led Mixed Use
City Plan 2030 allocates a range of housing led mixed-use sites within the urban area to support the living well locally approach and to ensure there is enough land to meet the city's housing needs set out by the housing land requirement.

The mix of uses must:

- allow for the delivery of mainstream housing which provides the numbers set out in Table 2 and Table 15 of City Plan 2030 and achieves an appropriate mix of unit size and typology
- be appropriate to a residential environment and enable high standards of residential amenity
- support local living - see "[3.5.2 Living Well Locally](#)" on page 53
- respond sensitively to the site context, including adjacent uses, key views, landscape and townscape character and the green-blue network
- achieve the development principles set out in City Plan 2030 site-specific place policies and [City Plan Appendix D](#)

Where there is a failure to meet the Council's expectations in relation to these factors, this would indicate that the proposed mix of uses and/or the quantum of development may not be acceptable. Where a proposal represents piecemeal development on part of an allocated site, the applicant is required to submit an indicative masterplan that demonstrates how policy objectives for the wider site could be met.



Supporting Mixed Use Neighbourhoods - The mix of uses and high density at Quartermile supports a vibrant and walkable environment.

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Related information

Glossary of key terms

Affordable Housing - Housing that is for sale or rent, to meet the identified needs of people who cannot afford to buy or rent housing generally available on the open market.

Community Facilities/Infrastructure - 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.

Density - The floorspace or number of dwellings in a development divided by its land area.

Greenspace - Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths.

Open Space - Includes 'greenspace' (see definition) and 'civic space' consisting of squares, marketplaces and other paved or hard landscaped areas with a civic function.

1 To what extent do you agree that this section provides clear guidance on how we expect development to deliver an appropriate mix of housing and supportive uses?

Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

2 Do you have any comments or suggestions on the Mixed Communities section of the draft guidance?

Distinctive Places

Distinctive Places covers how we design buildings and spaces that are high quality. This includes making sure the design relates to the surrounding area.

This section covers:

Density & positioning buildings on site

Height and form

Scale and proportions

Materials and detailing

Art in public places

Please see the relevant section of the guidance below:

(To see the guidance full screen, please click on ">>" and then "Presentation Mode")

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2.2 DISTINCTIVE PLACES

2.2.1 DENSITY

Make sure proposed density is:

- sensitive to the immediate and wider context.
- the result of a high-quality design and layout, rather than acting as a determinant
- an appropriate response to the accessibility of public transport and the provision of local facilities.


City Plan 2020 policies
Env 25 – Housing density

HPF Policies
Policy 14 – Design, quality & place
Policy 15 – Local Living & 10 minute neighbourhoods

High density development helps Edinburgh be a compact and vibrant city. It allows land to be used more efficiently, helps maintain the vitality and viability of local services and encourages the effective provision of public transport. An increase in density may be appropriate where this enhances the area's character and leads to better placemaking. Density can also make the provision of district heat networks more viable, helping to achieve targets to de-carbonise heat.

Responding to context

The appropriate density for a particular site will depend on both the immediate and wider context. The density of



Density through high-quality design: Rowanbank Gardens - A high level of housing density has been achieved without compromising the quality of the amenity space.

an area is part of an area's character. This is particularly important in areas of heritage significance, such as the World Heritage Site, Conservation Areas, and Victorian and Edwardian villa areas. In these areas density should respect the scale, form and grain of the historic context by making sure the form of any new building and its positioning reflect the spatial characteristics, building forms and heights within the area.

Density from high-quality design

A desire to achieve a high density is not a justification for poor quality design. If the density of a scheme means it is unable to meet the other design guidelines set out in this document, it will be taken as an indication that the proposed density is too high and that the quantity of development on the site should be reduced or the design re-configured.

Density & accessibility

Consideration should be given to the impact that density will have on surrounding services and the transport network. Successful high density requires good access to a full range of neighbourhood facilities. Sufficient facilities should exist or be proposed in the area. The appropriate density should respond to the accessibility of public transport and active travel.

Increased density

Increased density can enhance an area's character, particularly in low density developments that create featureless townscapes lacking in visual interest or focus points.

For example, higher density low-rise building types, such as small flat blocks, mews, colony, or terraced housing of a high-quality design could be inserted in low density, low-rise areas without adverse impact on neighbourhood character.

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Related information

Glossary of key terms

Active Frontage – Ground floor building frontage designed to allow people to see and walk inside and out.

Active Travel - Modes of travel that involve a level of activity, such as walking or using a wheelchair, scooter or bicycle.

Built Heritage - The city's buildings and built spaces of special value.

Character - The patterns we recognise around us that makes one place distinct from another.

Community - Individuals and groups that share a location (for example people who live in, work in or use an area) or a common interest (for example businesses, sports or heritage groups).

Density - The floorspace or number of dwellings in a development divided by its land area.

Embodied Energy - The energy involved in the sourcing of materials, transportation, and construction of the proposed design.

Greenspace - Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths.

Heat Network – A network distributing heat or cooling from a central source or sources to a variety of consumers.

Immediate Outlook - The foreground of what can be seen from within a building. Does not include medium or long views from properties.

Infill Development – Development of buildings or other facilities that are on vacant or unused land between existing buildings.

Infrastructure - Physical networks which serve development such as roads, paths, street lighting, supplies of water, gas, electricity and wastewater drainage and services for occupants of developments such as public transport measures, schools and healthcare.

Landmark - An object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location.

Landscape - How we see the land around us and how it has been shaped by people and nature.

Masterplan - A detailed document that explains how a site or sites will be developed, usually prepared by or on behalf of the landowner, including a representation of the three-dimensional form of proposals and an implementation programme.

Natural heritage - The natural features, spaces and landscapes that are of special value.

Open Space - Includes 'greenspace' (see definition) and 'civic space' consisting of squares, marketplaces and other paved or hard landscaped areas with a civic function.

Place Brief - A set of high-level principles established to shape the future development of a site and informed by outcomes from community engagement.

Placemaking - The process of creating better places, places that people enjoy being in. It is achieved through developers, public sector agencies and local communities working together.

Public Art - Features of the public realm which are designed to provide more distinctive, vibrant, interesting and attractive places. Public art should be cognisant of its context; reflecting the identity of an area as well as complementing and diversifying the range of art in an area, for example to ensure children and adults alike can engage with the art and culture of their area. Such art may take many forms, including - but not limited to - sculptures, engravings, murals and written text.

Public Realm - The parts of the city (whether publicly or privately owned) that are available for everyone to see and use without charge 24 hours a day, including streets, squares and parks.

Roofscape - A scene or view of roofs, especially when considered in terms of its aesthetic appeal.

Sense of Place – Our perception of a place, including the attachments and meanings we associate with that place.

Sky Space - The space around the city's landmark features that will protect their integrity.

Street furniture – Objects placed or fixed in the street for public use, such as postboxes, road signs, and benches.

Street hierarchy – A categorisation of streets and routes in response to their importance in the wider street network.

Townscape - The patterns we recognise in the built-up area, including the type and layout of buildings and the open spaces between them.

Urban Grain – The arrangement or pattern of the buildings and streets within the built form.

Walkability – The accessibility of amenities by walking.

Weathering – Changes to materials over a period of time because of the effects of sun, wind, or other weather conditions.

1 To what extent do you agree that this section provides clear guidance on the characteristics and design quality that development is expected to deliver?

Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

2 Do you have any comments or suggestions on the Distinctive Places section of the draft guidance?

Healthy, Safe and Welcoming Environments

Healthy, Safe and Welcoming Environments covers how we design buildings and spaces that are pleasant to be in. This includes making sure they help people to feel safe and work for people of all ages, abilities and genders. It includes having good access to open space and play space. It includes having good environments that are well lit, private, with clean air and not too much noise.

This section covers:

- Creating safe places.
- Designing open space.
- Responding well to daylight, sunlight, shelter, privacy and outlook.
- Design for environmental protection
- Waste management.

Please see the relevant section of the guidance below:

(To see the guidance full screen, please click on ">>" and then "Presentation Mode")

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2.3 HEALTHY, SAFE AND WELCOMING ENVIRONMENTS

2.3.1 CREATING SAFE PLACES

Create active frontages directly onto important streets and publicly accessible routes and spaces.

In flatted development:

- Provide main door flats that are accessed directly from the street.
- Make sure all external space (including pedestrian and cycle paths, bin, and cycle stores) is well overlooked.

Show how external lighting is designed to promote community safety.

Take account of suicide risk in the design of buildings and structures.

City Plan 2030 Policies

ENV 3	Development Design – Incorporating and Enhancing Existing and Potential Features
ENV 15	Layout Design
ENV 27	Public Realm, New Planting, and Landscape Design

NPFA Policies

Policy 14 –	Design, quality, and place
Policy 23 –	Healthy and safety

Design and layout play a key role in promoting and enhancing people's perception of safety in streets and public space, and in deterring and preventing crime and antisocial behaviour. This guidance addresses the

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principles of protecting the safety of women, girls and marginalised groups.

People feel safer where buildings overlook and provide direct access to public space, streets, and paths. An active frontage, where the ground floor is designed to promote visual contact and pedestrian movement between inside and out, ensures that this is achieved.

People also feel safer knowing that other people are nearby. Streets and spaces that attract high footfall or offer good passive surveillance (e.g. from restaurants with outdoor seating) are more likely to signal that an area is safe, particularly at night.

Perception of safety is also influenced by the quality and condition of the public realm. Neglected and poorly maintained spaces often attract litter, graffiti or antisocial behaviour which, in turn, can make them feel unsafe.

Safety at different times of day and season

Perception of safety varies according to time of day and season. This is especially relevant in Scotland, with short winter days. In darkness, people feel less safe on streets and spaces that attract little human activity, including traffic, are poorly lit or are dominated by blank frontages. They can also feel threatened, particularly at night, where businesses such as late-night venues attract antisocial behaviour. In assessing the suitability of ground floor uses, the Council will consider each case individually and balance implications for community safety against the need for development, including change of use.



Eyes on the street – The well lit active frontage of this hotel on Leith Street contributes to the sense of safety on the adjacent pavement.

Street frontages

Edinburgh has a wealth of neighbourhoods with active frontages that contribute to community safety. This is an important positive characteristic of the urban environment that development is required to replicate. To do so, design and layout should:

- Enclose streets and spaces with strong frontages that have active ground floor uses.
- Position principal entrances to take direct access from the street or spaces, where doors are accessed by paths, make sure these are well lit.
- Configure ground floor plans to maximise opportunity for frequently spaced windows and doors facing the street.

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Related information

Glossary of key terms

Active Frontage – Ground floor building frontage designed to allow people to see and walk inside and out.

Active Travel - Modes of travel that involve a level of activity, such as walking or using a wheelchair, scooter or bicycle.

Community - Individuals and groups that share a location (for example people who live in, work in or use an area) or a common interest (for example businesses, sports or heritage groups).

Density - The floorspace or number of dwellings in a development divided by its land area.

Greenspace - Any vegetated land or structure, water or geological feature in the urban area including playing fields, grassed areas, trees, woodlands and paths.

Immediate Outlook - The foreground of what can be seen from within a building. Does not include medium or long views from properties.

Infrastructure - Physical networks which serve development such as roads, paths, street lighting, supplies of water, gas, electricity and wastewater drainage and services for occupants of developments such as public transport measures, schools and healthcare.

Masterplan - A detailed document that explains how a site or sites will be developed, usually prepared by or on behalf of the landowner, including a representation of the three-dimensional form of proposals and an implementation programme.

Microclimate – The climate of a very small or restricted area, especially when this differs from the climate of the surrounding area.

Open Space - Includes 'greenspace' (see definition) and 'civic space' consisting of squares, marketplaces and other paved or hard landscaped areas with a civic function.

Passive/Natural Surveillance – The natural interest and observation that occurs when physical features, activities and people are located in a way that maximises visibility and positive social interaction.

Permeable – Easy to move and pass through in several different directions.

Public Realm - The parts of the city (whether publicly or privately owned) that are available for everyone to see and use without charge 24 hours a day, including streets, squares and parks.

Street furniture – Objects placed or fixed in the street for public use, such as postboxes, road signs, and benches.

Walkability – The accessibility of amenities by walking

1 To what extent do you agree with the following statements:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Section 2.3 provides clear guidance on the amenity standards required to deliver healthy environments. <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Chapter 2.3.1. provides clear guidance on the approach required to deliver safe environments for people to live, work and move around. <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Chapter 2.3.3. provides clear guidance on the approach required to deliver welcoming and inclusive environments. <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2 Do you have any comments or suggestions on the Healthy, Safe and Welcoming Environments section of the draft guidance?

Responding well to Edinburgh's built and natural heritage

We have included guidance on how to respond well to heritage throughout the document. This includes built heritage, landscape and townscape character. This is to reflect the integral role of heritage within the design of development in Edinburgh. It is also to avoid duplicating design advice provided elsewhere. For example, Listed Building and Conservation Area guidance and Historic Environment Scotland's Managing Change in the Historic Environment guidance.

Related information

Glossary of key terms

Built Heritage - The city's buildings and built spaces of special value.

Character - The patterns we recognise around us that makes one place distinct from another.

Conservation Area - An area designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve or enhance.

Landscape - How we see the land around us and how it has been shaped by people and nature.

Listed Building - A building identified by Historic Scotland as being of special architectural or historical interest as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Categorized A, B, C(s) to reflect their relative importance.

Natural heritage - The natural features, spaces and landscapes that are of special value.

Townscape - The patterns we recognise in the built-up area, including the type and layout of buildings and the open spaces between them.

1 To what extent do you agree that the need for development to respond well to Edinburgh's built heritage, landscape and townscape character is sufficiently integrated throughout the draft guidance.

Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

2 Do you have any comments or suggestions on how the guidance explains how development should respond to built and natural heritage?

Accessibility

Accessibility means designing spaces that can be used by as many people as possible. This includes people with different abilities and backgrounds.

Related information

Managing accessibility within the built environment

Ensuring accessibility within the built environment is primarily managed through Building Standards. Section 4 of the Domestic and Non-Domestic Building standards include requirements on the accessibility of buildings. There are also requirements in planning policy on providing accessible housing and accessible public and open space. Accessibility should always be a consideration within design considerations of development. To reflect this, guidance on providing accessible building and environments has been embedded throughout the document.

1 To what extent do you agree that the guidance is sufficiently clear on how to make development suitably accessible.

Please select only one item

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

2 Do you have any comments or suggestions on how the guidance explains how development should respond to accessibility requirements?

General Comments

1 Do you have any other comments or suggestions on the draft Edinburgh Deign Guidance?

Please think about whether:

- Anything is not covered but should be
- Anything is unclear

About you

These questions are based on Scottish Government guidance.

We want to get a wide range of views from different people, as well as those most likely to be impacted, to help us understand what is important to you. All these questions are optional. You can leave any question blank or click on 'Prefer not to say'. If you provide any information, we will use it to analyse your response.

If you are replying on behalf of an organisation, please leave this section blank.

1 What is your ethnic group?

Choose **one** section from A to F, then tick **one** box which **best describes** your ethnic group or background

A. White

Please select only one item

- 1. Scottish
- 2. Other British
- 3. Irish
- 4. Polish
- 5. Gypsy / Traveller
- 6. Roma
- 7. Showman / Showwoman
- 8. Other white ethnic group, please write in

B. Mixed or multiple ethnic groups

Please select only one item

- 9. Any mixed or multiple ethnic groups, please write in

C. Asian, Scottish Asian or British Asian

Please select only one item

- 10. Pakistani, Scottish Pakistani or British Pakistani
- 11. Indian, Scottish Indian or British Indian
- 12. Bangladeshi, Scottish Bangladeshi or British Bangladeshi
- 13. Chinese, Scottish Chinese or British Chinese
- 14. Other, please write in

D. African, Scottish African or British African

Please select only one item

- 15. Please write in (for example, Nigerian, Somali)

E. Caribbean or Black

Please select only one item

- 16. Please write in (for example, Scottish Caribbean, Black Scottish)

F. Other ethnic group

Please select only one item

- 17. Arab, Scottish Arab or British Arab
- 18. Other, please write in (for example, Sikh, Jewish)

G.

Please select only one item

- 19. Prefer not to say

2 What religion, religious denomination or body do you belong to?

Please select only one item

- None
- Church of Scotland
- Roman Catholic
- Other Christian, please write in
- Muslim, write in denomination or school
- Hindu
- Buddhist
- Sikh
- Jewish
- Pagan
- Another religion or body, please write in
- Prefer not to say

3 What is your age?

Please select only one item

- Under 16
- 16 - 24
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65 - 74
- 75 and over
- Prefer not to say

4 Do you have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more?

Please select only one item

- Yes
- No
- Prefer not to say

If answer 'Yes' (do you have a physical or mental health condition or illness lasting or expected to last 12 months or more):

Do any of these conditions or illnesses affect you in any of the following areas?

Please select all that apply

- Vision (for example blindness or partial sight)
- Hearing (for example deafness or partial hearing)
- Mobility (for example walking short distances or climbing stairs)
- Dexterity (for example lifting or carrying objects, using a keyboard)
- Learning or understanding or concentrating
- Memory
- Mental health
- Stamina or breathing or fatigue
- Socially or behaviourally (for example associated with autism spectrum disorder (ASD) which includes Asperger's, or attention deficit hyperactivity disorder (ADHD))
- Other (please specify)
- Prefer not to say

5 Does your condition or illness/do any of your conditions or illnesses reduce your ability to carry-out day-to-day activities?

Please select only one item

- Yes, a lot
- Yes, a little
- Not at all
- Prefer not to say

6 Which of the following best describes your sexual orientation?

- Only answer this question if you are **aged 16 and over**

Please select only one item

- Straight / Heterosexual
- Gay or Lesbian
- Bisexual
- Other sexual orientation, please write in
- Prefer not to say

7 What is your sex?

Please select only one item

- Female
- Male
- Prefer not to say

8 Do you consider yourself to be trans, or have a trans history?

- Only answer this question if you are **aged 16 or over**
- Here we use trans as a term to describe people whose gender identity is not the same as their sex registered at birth

Please select only one item

- No
- Yes
- Prefer not to say

If you would like to, please describe your trans status (for example non-binary, trans man, trans woman):

9 Do you have caring responsibilities?

Please select only one item

- Yes
- No
- Prefer not to say

If yes, please tick all that apply.

Please select all that apply

- Primary carer of a child/children (under 18)
- Primary carer of disabled child/children
- Primary carer of disabled adult (18 and over)
- Primary carer of an older person (65 and older)
- Secondary carer

Feedback about this consultation and engagement activity

1 To what extent do you agree or disagree with the following statements about this engagement activity?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
I was given all the information that I needed to have my say. <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
This engagement activity was clear and easy to understand. <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I was given the opportunity to have my say. <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please provide any other comments or suggestions you may have about this engagement process.