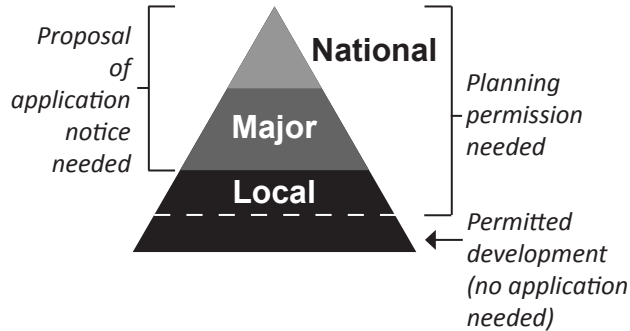


COMMUNITY COUNCIL ADVICE NOTE: Hierarchy of development

May 2014

There are 3 scales of development. These are dealt with in different ways by planners.



National Developments

These are developments that are strategically important to Scotland. They are set out in the Scottish Government’s National Planning Framework. The new Forth crossing and strategic enhancements to Edinburgh Airport are examples.

National developments are decided by full Council after a pre determination hearing at the Council’s Development Management Sub-Committee.



National development—Queensferry Crossing

Major Developments

Major developments include the following:

- Housing of 50 dwellings or more
- Business & General Industry, Storage and Distribution buildings more than 10000m²
- Developments set out in Schedule 1 of the Environmental Impact Assessment (Scotland) Regulations 2011
- Most other types of development we see in Edinburgh that are more than 5000m² - eg larger retail, leisure and entertainment, education, healthcare and community facilities developments.



Major development—Housing at Gracemount

Local Developments

Local developments are the remainder of developments. These include anything from a house extension right up to 49 houses and buildings with floor areas smaller than those for major developments.

Permitted development

Some types of local development are “permitted development”. These are generally smaller in scale and have limited impact on the surrounding area. These do not need applications for planning permission as the legislation already allows this. If you live in a listed building, conservation area or flat, there are only limited permitted development rights.



You can find out more about different types of development in the [Scottish Government’s Circular on Hierarchy of Developments](#)



A local development—house at Wester Coates