

Tall buildings planning guidance – Progress noted.

5 There was submitted a report by the Executive Director of Neighbourhoods, Regeneration and Sustainability regarding the progress made on guidance being produced in relation to the development of tall buildings in the city centre, advising

- (1) that the Council Plan 2022-27 had identified the production of a Tall Buildings policy for the city centre (Strategic Plan Grand Challenge 3 Mission 2 Commitment 23);
- (2) that tall buildings were a controversial topic in the field of sustainability with many arguing that they were a beneficial form of urban development as they could help reduce sprawl, increase density and provide opportunities for refurbishment and re-use, however others contend that they were inherently unsustainable as they consumed more materials, energy and resources than lower-rise buildings, creating social and environmental problems;
- (3) that the Neighbourhoods, Regeneration and Sustainability (NRS) Planning Service had commissioned the NRS Property and Consultancy Services to carry out work for the Tall Building Design Guidance, as detailed in the report;
- (4) of the work to date of the Property and Consultancy Services on the Tall Building Design Guidance which would also provide a definition of what was tall, based on evidence of the local context, and a minimum height threshold for the policy to be applied would be considered; and
- (5) of the next steps.

After consideration, the committee noted

- (a) the progress made on formulating the tall buildings guidance and next steps; and
- (b) that a report would be submitted to the City Administration Committee in Spring 2024 seeking approval for the public consultation.