

Tall buildings planning guidance – Progress noted.

3 With reference to the minutes of 14th November 2023 (Print 5, page 45) noting the progress made on formulating the tall buildings guidance and next steps, 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 contended 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 Property and Consultancy Services and the Planning Service had prepared the Tall Buildings Design Guidance and that to date phase1, locational guidance had been finalised and technical and visual guidance on principles of the design of tall and taller buildings had been produced, as part of phase 2;
- (4) of the consultations that had been carried out in relation to the tall buildings guidance; and
- (5) of the next steps, which included a 12-week public consultation on the tall buildings guidance.

After consideration, the committee noted

- (a) the progress made on formulating the tall buildings guidance and next steps; and
- (b) the intention to consult the public on the tall buildings guidance and thereafter the final guidance would be submitted to this committee and then to City Administration Committee for approval.