

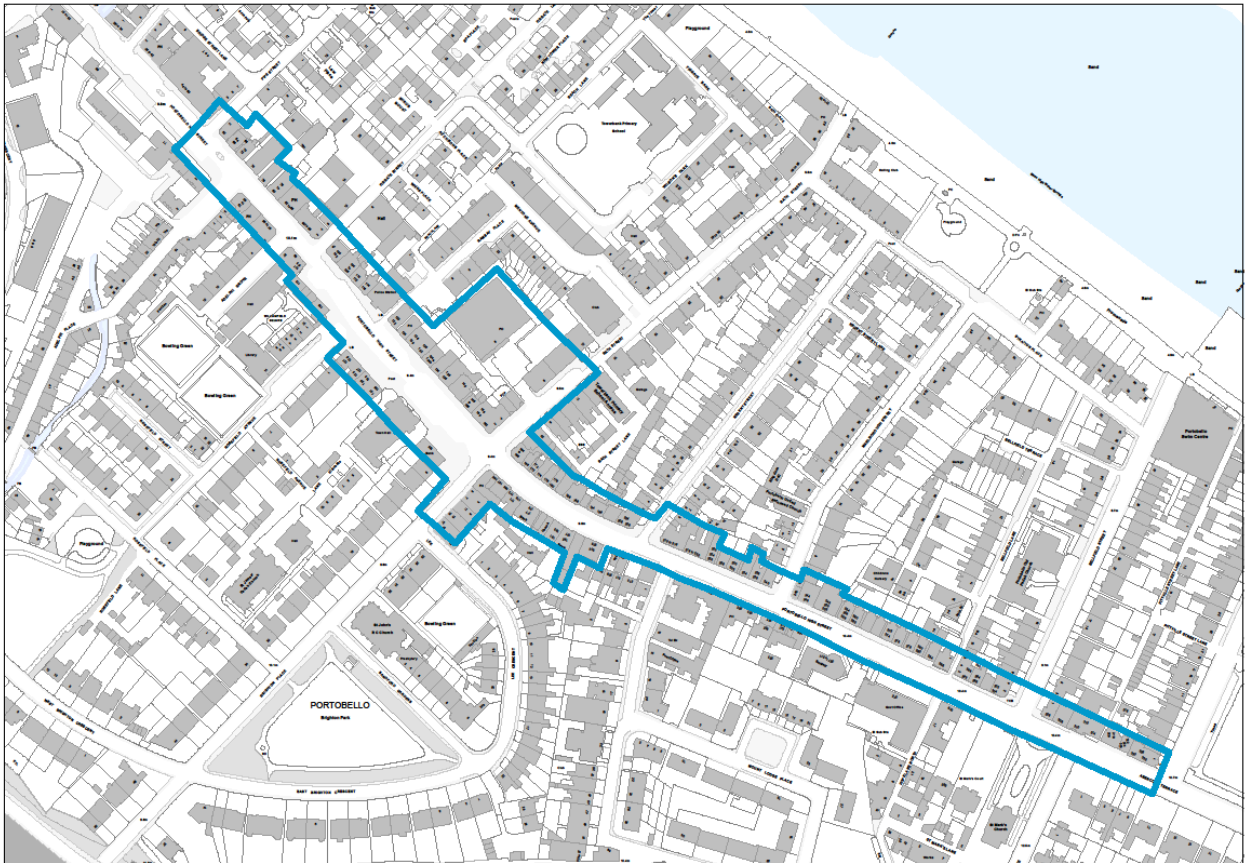
Portobello Town Centre Supplementary Guidance - Notes for Portobello Community Council

The [Edinburgh Local Development Plan](#) Policy Ret 9 requires that statutory supplementary guidance is prepared for each of the city's town centres. This guidance will set out the criteria for assessing proposals for the change of use of shop units.

The Scottish Government has a policy on putting the town centre first as a priority for a range of community uses and as a community hub. This guidance works towards setting a vision that places our town centres first, and it should identify opportunities for changes, including development sites and public realm/streetscape improvements, and set local priorities.

As an evidence base for how people on foot currently use Portobello town centre, a 'public life street assessment' was commissioned by HERE + NOW design consultants. This detailed analysis of movement and place will inform the policy and help identify opportunities for improving the streets and spaces.

We have recently prepared similar guidance for [Bruntsfield/Morningside](#) and [Leith](#) town centres.



Portobello Town Centre boundary

Portobello has 8% vacancy rate in its shop units. This up 1% percent since 2010. See table of shop uses over time since 1986.

	1986	1996	2004	2010	2016
Shops (Class 1)	85 (59%)	89 (63%)	73 (57%)	72 (56%)	68 (52%)
Service Uses (Class 2)	14 (10%)	15 (11%)	18 (14%)	22 (17%)	25 (19%)
Food & Drink (Class 3)	7 (5%)	7 (5%)	7 (5%)	8 (6%)	8 (6%)
Business Uses (Class 4)	4 (3%)	4 (3%)	4 (3%)	4 (3%)	4 (3%)
Other	1 (1%)	5 (4%)	2 (2%)	1 (1%)	1 (1%)
Pubs & Hot Food Takeaways (Sui Generis)	11 (8%)	11 (8%)	14 (11%)	13 (10%)	13 (10%)
Vacant	22 (15%)	11 (8%)	11 (9%)	9 (7%)	11 (8%)
Total	144	142	129	129	130

Portobello shop units have one of the lowest rental rates.

Previously, planning policy identified part of the shopping street ('frontages') for particular protection of its shop uses. However, two of the four frontages are over the threshold, meaning that there are more shop uses here than previous policy allowed.