

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **1 A**

We want to connect our places, parks and green spaces together as part of a city-wide, regional, and national green network. We want new development to connect to, and deliver this network. Do you agree with this? - Select support / don't support

Short Response

Explanation

Choice **1 B**

We want to change our policy to require all development (including change of use) to include green and blue infrastructure. Do you agree with this? - Support / Object

Short Response

Explanation

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Choice 1 C

We want to identify areas that can be used for future water management to enable adaptation to climate change. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 1 D

We want to clearly set out under what circumstances the development of poor quality or underused open space will be considered acceptable. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 1 E

We want to introduce a new 'extra-large green space standard' which recognises that as we grow communities will need access to green spaces more than 5 hectares. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref:

01724

Response Ref:

ANON-KU2U-GWV4-F

Supporting Info

Name

Robert Evans

Email

robert.evans@ryden.co.uk

Response Type

Agent / Consultant

On behalf of:

Heriot Watt University

Choice

1 F

We want to identify specific sites for new allotments and food growing, both as part of new development sites and within open space in the urban area. Do you agree with this? - Yes / No

Short Response

Not Answered

Explanation

Choice

1 F

We want to identify specific sites for new allotments and food growing, both as part of new development sites and within open space in the urban area. Do you agree with this? - Upload (max size 3mb)

Short Response

No

Explanation

Choice

1 G

We want to identify space for additional cemetery provision, including the potential for green and woodland burials. Do you agree with this? - Yes / No

Short Response

Not Answered

Explanation

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Choice **1 H**

We want to revise our existing policies and green space designations to ensure that new green spaces have long term maintenance and management arrangements in place. Do you agree with this? - Yes/No

Short Response

Explanation

Choice **2 A**

We want all development (including change of use), through design and access statements, to demonstrate how their design will incorporate measures to tackle and adapt to climate change, their future adaptability and measures to address accessibility for people with varying needs, age and mobility issues as a key part of their layouts. - Yes / No

Short Response

Explanation

Choice **2 B**

We want to revise our policies on density to ensure that we make best use of the limited space in our city and that sites are not under-developed. Do you agree with this? - Yes / No

Short Response

Explanation

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Response Type

Agent / Consultant

On behalf of:

Heriot Watt University

Choice

2 C

We want to revise our design and layout policies to achieve ensure their layouts deliver active travel and connectivity links. Do you agree with this? - Yes / No

Short Response

Not Answered

Explanation

Choice

2 D

We want all development, including student housing, to deliver quality open space and public realm, useable for a range of activities, including drying space, without losing densities. Do you agree with this? - Yes / No

Short Response

Not Answered

Explanation

Choice

3 A

We want all buildings and conversions to meet the zero carbon / platinum standards as set out in the current Scottish Building Regulations. Instead we could require new development to meet the bronze, silver or gold standard. Which standard should new development in Edinburgh meet? - Which standard?

Short Response

Not Answered

Explanation

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Choice 4 A

We want to work with local communities to prepare Place Briefs for areas and sites within City Plan 2030 highlighting the key elements of design, layout, and transport, education and healthcare infrastructure development should deliver. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 4 B

We want to support Local Place Plans being prepared by our communities. City Plan 2030 will set out how Local Place Plans can help us achieve great places and support community ambitions. - How should the Council work with local communities to prepare Local Place Plans?

Short Response

Explanation

Choice 5 A

We want City Plan 2030 to direct development to where there is existing infrastructure capacity, including education, healthcare and sustainable transport, or where potential new infrastructure will be accommodated and deliverable within the plan period. Do you agree with this? - Yes / No

Short Response

Explanation

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Choice 5 B

We want City Plan 2030 to set out where new community facilities are needed, and that these must be well connected to active travel routes and in locations with high accessibility to good sustainable public transport services. Do you agree with this? - Yes / NO

Short Response

Explanation

Choice 5 C

We want to reflect the desire to co-locate our community services close to the communities they serve, supporting a high walk-in population and reducing the need to travel. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 5 D1

We want to set out in the plan where development will be expected to contribute toward new or expanded community infrastructure. Do you agree with this? - Yes / No

Short Response

Explanation

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Choice 5 D2

We want to use cumulative contribution zones to determine infrastructure actions, costs and delivery mechanisms. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 5 E

We want to stop using supplementary guidance and set out guidance for developer contributions within the plan, Action Programme and in non-statutory guidance. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 6 A

We want to create a new policy that assesses development against its ability to meet our targets for public transport usage and walking and cycling. These targets will vary according to the current or planned public transport services and high-quality active travel routes. Do you agree with this? - Yes / No

Short Response

Explanation

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Choice **6 B**

We want to use Place Briefs to set the targets for trips by walking, cycling and public transport based on current and planned transit interventions. This will determine appropriate parking levels to support high use of public transport. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **7 A**

We want to determine parking levels in development based on targets for trips by walking, cycling and public transport. These targets could be set by area, development type, or both and will be supported by other measures to control on-street parking. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **7 B**

We want to protect against the development of additional car parking in the city centre to support the delivery of the Council's city centre transformation programme. Do you agree with this? - Yes / No

Short Response

Explanation

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On behalf of:

Choice **7 C**

We want to update our parking policies to control demand and to support parking for bikes, those with disabilities and electric vehicles via charging infrastructure. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **7 D**

We want to support the city's park and ride infrastructure by safeguarding sites for new park and ride and extensions, including any other sites that are identified in the City Mobility Plan or its action plan. Do you agree with this? - We want to support the city's park and ride infrastructure by safeguarding sites for new park and ride and extensions, including any other sites that are identified in the City Mobility Plan or its action plan.

Short Response

Explanation

Choice **8 A**

We want to update our policy on the Cycle and Footpath Network to provide criteria for identifying new routes. Do you agree with this? - Yes / No

Short Response

Explanation Heriot Watt University supports development of cycle infrastructure to maintain the Riccarton Campus as an accessible and inclusive destination. A new campus wide masterplan is being developed and is currently at final draft stage. It is being prepared by Hawkins & Brown Architects with input from Ryden on planning and property issues. It will provide a more detailed – design led framework for placemaking, access, arrival and transportation as well as capturing potential new investment projects for sports, academic, research and business facilities. The A71 Cycle Super Highway is supported.

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Choice **8 B**

As part of the City Centre Transformation and other Council and partner projects to improve strategic walking and cycling links around the city, we want to add the following routes (along with our existing safeguards) to our network as active travel proposals to ensure that they are delivered. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **8 C**

We want City Plan 2030 to safeguard and add any other strategic active travel links within any of the proposed options for allocated sites. We also want the City Plan 2030 to include any new strategic active travel links which may be identified in the forthcoming City Plan 2030 Transport Appraisal, the City Mobility Plan, or which are identified through this consultation. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **8 C**

We want City Plan 2030 to safeguard and add any other strategic active travel links within any of the proposed options for allocated sites. We also want the City Plan 2030 to include any new strategic active travel links which may be identified in the forthcoming City Plan 2030 Transport Appraisal, the City Mobility Plan, or which are identified through this consultation. Do you agree with this? - Upload new cycle routes

Short Response

Explanation

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Choice 9 A

We want to consult on designating Edinburgh, or parts of Edinburgh, as a 'Short Term Let Control Area' where planning permission will always be required for the change of use of whole properties for short-term lets. Do you agree with this approach? - Yes / No

Short Response

Explanation

Choice 9 B

We want to create a new policy on the loss of homes to alternative uses. This new policy will be used when planning permission is required for a change of use of residential flats and houses to short-stay commercial visitor accommodation or other uses. Do you agree with this? - Yes / No

Short Response

Explanation

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Choice **10 A**

We want to revise our policy on purpose-built student housing. We want to ensure that student housing is delivered at the right scale and in the right locations, helps create sustainable communities and looks after student’s wellbeing. Do you agree with this? - Yes / No

Short Response

Explanation Purpose Built Student Housing at an appropriate density, scale and form along with associated support facilities is critical to create a sustainable campus community and its distinct identity. Some aspects of the draft requirements are supported but criteria need to be reviewed – the word and between the final bullet points should be replaced with or and different assessment criteria should apply to self-contained campuses such as Riccarton where market and affordable housing is not appropriate. Specific policy guidance should relate to existing campus sites. Core Planning Policy objectives should preserve the unique identity and environmental and landscape quality of the Riccarton Campus.

Choice **10 B**

We want to create a new policy framework which sets out a requirement for housing on all sites over a certain size coming forward for development. Do you agree with this? - Yes / No

Short Response

Explanation It is not appropriate on specific campuses to promote a mix of mainstream housing. The Riccarton Campus has a special identity and is a focus of international education, research and development. Links to surrounding communities (physical and virtual) are important but it does not follow that additional student housing should also require mainstream housing to be provided which in itself would be isolated from other facilities, social and community infrastructure and employment opportunities. Such a policy approach is most relevant and more suited to an urban development context to encourage a mix of housing forms and tenures and to fully integrate communities wherever possible. However, other forms of specialist housing for key workers or sports facilities (an athlete’s village concept) could be appropriate as part of a wider ‘sticky’ campus development initiative. This would provide postgraduate family accommodation as well as a range of low cost accommodation for key workers and visitors to the campus facilities.

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Choice 10 C

We want to create a new policy promoting the better use of stand-alone out of centre retail units and commercial centres, where their redevelopment for mixed use including housing would be supported. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 11 A

We want to amend our policy to increase the provision of affordable housing requirement from 25% to 35%. Do you agree with this approach? - Yes / No

Short Response

Explanation

Choice 11 B

We want City Plan 2030 to require a mix of housing types and tenures – we want the plan to be prescriptive on the required mix, including the percentage requirement for family housing and support for the Private Rented Sector. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: 01724 Response Ref: ANON-KU2U-GWV4-F
Name: Robert Evans
Response Type: Agent / Consultant
On behalf of: Heriot Watt University

Supporting Info:
Email: robert.evans@ryden.co.uk

Choice 12 A

Which option do you support? - Option 1/2/3

Short Response: Option 1 (Council/

Explanation
Option 1 is supported. It is sustainable and the obvious choice for planned investment in existing services and infrastructure within the urban area. Option 2 is not supported nor required. Option 2 and Option 3 are not favoured in respect of land at Riccarton East. Policy should preserve the unique identity and environmental and landscape quality of the Riccarton Campus. This is consistent with City of Edinburgh Council officers in assessing previous development proposals and representations made to development plans. It is also consistent with reporter's findings and recommendations at both local development plan and planning appeal hearings. On the basis of CEC's current housing study data there is no justification for further land release across the city. However, the SESPlan 2 Reporter clarified that the Housing Supply Targets should be increased to better reflect the evidence of housing need and demand. Some of the need for strategic growth will be met by land already identified in the existing and proposed LDPs. The broad location of any additional sites that require to be identified will be within the areas identified for Strategic Growth 2018-2030. Most of this will occur in and around Edinburgh and along transport corridors. The need for housing land has long been debated. At the previous Local Development Plan hearings – the strategic need for land allocation was also recognised but land to the east of Riccarton (then part of Edinburgh Garden District South) was comprehensively rejected despite the pressing need for housing land at that time.

Choice 12 B1

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - Calderwood

Short Response: Not Answered

Explanation

Customer Ref:

01724

Response Ref:

ANON-KU2U-GWV4-F

Supporting Info

Name

Robert Evans

Email

robert.evans@ryden.co.uk

Response Type

Agent / Consultant

On behalf of:

Heriot Watt University

Choice 12 B2

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - Kirkliston

Short Response

Not Answered

Explanation

Choice 12 B3

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - West Edinburgh

Short Response

Not Answered

Explanation

Choice 12 B4

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - East of Riccarton

Short Response

Not Answered

Explanation

Customer Ref: 01724 Response Ref: ANON-KU2U-GWV4-F

Name Robert Evans

Response Type Agent / Consultant

On behalf of: Heriot Watt University

Supporting Info

Email robert.evans@ryden.co.uk

Choice 12 B5

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - South East Edinburgh

Short Response Not Answered

Explanation

Choice 12 B6

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - Calderwood

Short Response Not Answered

Explanation

Choice 12 B7

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - Kirkliston

Short Response Not Answered

Explanation

Customer Ref: Response Ref:

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On behalf of:

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Choice **12 B8**

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - West Edinburgh

Short Response

Explanation

Choice **12 B9**

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - East of Riccarton

Short Response

Explanation

Choice **12 B10**

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - South East Edinburgh

Short Response

Explanation

Customer Ref: 01724 Response Ref: ANON-KU2U-GWV4-F
Name: Robert Evans
Response Type: Agent / Consultant
On behalf of: Heriot Watt University

Supporting Info:
Email: robert.evans@ryden.co.uk

Choice 12 BX

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Explain why

Short Response: Not Answered

Explanation

Heriot Watt University objects to the allocation of Riccarton East for development. Residential development on land to the East of Riccarton has consistently been rejected and dismissed by Planning Officers, Councillors and DPEA Reporters on the basis of: • Its local significance in terms of landscape setting and sensitivity, • The potential impact on the greenbelt; • Poor public transport links; and • Other technical and environmental issues are not considered (i.e. no point in wasting time, effort or money in so doing if the fundamental points direct that the site should not be developed). Conclusions from the Report of Examination of the previous City Plan Examination (with paragraph references) relate specifically to Edinburgh Garden District (EGD) South - which is the area now defined by Choices as Riccarton East.). 95. "Notwithstanding the existence of the new tram service linking the airport with the city centre, I do not find persuasive the arguments put forward to support the contention that the EGD South area is well served in terms of its public transport accessibility – although I acknowledge that it is better in the NW areas nearest to the park and ride facility. I note that there are no binding commitments to deliver the improvements needed to change that situation significantly.....In this regard I note that the M8 motorway and the city by-pass represent barriers that in my opinion will remain significant constraints to future service improvements to serve the EGD South (and EGD West areas) – notwithstanding the existence of the tram link and the park and ride facilities."96... "Based on my own site visits across the rest of the EGD area, I am concerned that major new development in the EGD South area would mean that significant adverse impacts on the existing appearance and landscape setting of this relatively unspoilt area would be unavoidable. The representations argue that the extent of that change in the short term would be mitigated by the proposal that no more than 200 houses would be built here by 2019 and much of this area would be for sports uses. Nevertheless, I remain concerned that the EGD South parcel of proposals would still amount to a significant amount of built development, in the short and longer terms, including major stadium proposals and associated parking in addition to the overall amount of new housing envisaged here as part of the overall scheme, even if these were built on a phased basis." 97. "This area is not only highly visible in its local context and from the city by-pass but also when viewed from the nearby Pentland Hills area to the south. The adjoining section of the by-pass currently represents a clear division between the main built-up area to the east of it and the generally less developed areas of EGD South and West to the west of it."99... "Accordingly, I am concerned that the proposals seeking major built development here would be visually prominent locally and would diminish wider views of the surrounding landscape from this strategic road corridor. The council has attempted to quantify the areas so affected and in my view the counter arguments put forward in the representations are not persuasive and do not justify dismissing the council's assessment and conclusions in that regard, which I regard as soundly based. In summary, whilst I acknowledge that development of the area concerned would not necessarily be a conspicuous feature in views to and from the main part of the city, I conclude that such development would have a significant adverse effect on the local context of the areas of the city located to the west of the city by-pass."102. "Based on all of the above considerations I conclude that the case made in support of the concept that would effectively amount to a new settlement made up of new neighbourhoods to be located in the EGD South and West areas is not persuasive. Furthermore, I conclude that the proposals for those major new development parcels, however well laid out and landscaped, would not be appropriate and would not accord with the policy principles set out in the Scottish Planning Policy (SPP), the SESplan, including with

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regard to policies 8 and 12, and the proposed plan's aims and policies – in the context of its Part 1, section 2, paragraph 122 and its part 2 policies including policies Env 10, Env 18 and Tra 1. In this context and given these overriding conclusions that rule out the allocations of the EGD South and West areas for the reasons outlined, I have not considered it necessary or appropriate to explore in detail other matters such as education provision and flood risk. I do not consider the identified shortfall in the housing land supply is sufficient to overcome these concerns.”The area is also sensitive in terms of transportation impacts. WETA was developed as a strategic appraisal of possible transport interventions to support West Edinburgh Planning Framework's implementation - City of Edinburgh Council has embedded itself into an approach for developer contributions to infrastructure based upon intervention required to fix deficiencies in current provision as opposed to contributions related in scale and kind to the impact of a development.The approach runs counter to Scottish Government policy and advice. Scottish Government has recently clarified this in writing and has not approved the CEC Supplementary Planning Guidance on developer contributions based on 'Contribution Zones' and a matrix of interventions required.WETA considers development pressures in the West Edinburgh area. Specifically, the impact of the following:•BG (East & West – Business, Hotels, retail, 2300 residential units)•Edinburgh Airport (more than doubling passenger numbers over the next 25 years)•HASS Showground (offices, 2 hotels & showground expansion)•Murray Estates East of Milburn Tower (1500 houses)•BS•Fairview Mill (office and hotel)•Ammo (650 houses)•Ratho Station (130 houses)•West Craigs (1,600 houses)•Turnhouse (Industrial)Some of these are not committed (i.e. do not have planning permission nor any planning status). Other development promoted (H&W to the east of Riccarton Campus and Wallace Land to the south and west) are not included.

Choice 12 C

Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload

Short Response No

Explanation

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01724

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Supporting Info

Name

Robert Evans

Email

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Response Type

Agent / Consultant

On behalf of:

Heriot Watt University

Choice 12 C

Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload

Short Response

No

Explanation

Choice 12 C

Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload

Short Response

No

Explanation

Choice 12 D

Do you have a brownfield site you wish us to consider in the proposed Plan? - Brownfield sites upload

Short Response

No

Explanation

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Choice 13 A

We want to create a new policy that provides support for social enterprises, start-ups, culture and tourism, innovation and learning, and the low carbon sector, where there is a contribution to good growth for Edinburgh. Do you agree with this? - Yes / No

Short Response

Explanation

Heriot Watt University was gifted the Riccarton Estate in 1969. The university established the first University Research Park in Europe as an integral part of its campus to forge links between academia and commerce to harness the commercial potential of academic research. Heriot Watt has an international reputation for research. It is the leading UK academic centre for petroleum engineering and for actuarial mathematics. Its other strengths range from the built environment, food science and technology, robotics, engineering and physical sciences, brewing and distilling, mathematics and computer science, management, languages, and fashion and textile design. The Campus Masterplan prepared in 2015 sets out the context for development and was a reference for specific development proposals at that time. These individual developments have been major investment projects in the university's campus to provide leading, research and sporting facilities including: • Student Residences delivered by Watkins Jones • Driam National Performance Centre for Sport • Courtyard by Marriott Hotel • GRID Building • Eyell Centre A new campus wide masterplan is being developed and is currently at final draft stage. It is being prepared by Hawkins & Brown Architects with input from Ryden on planning and property issues. It will provide a more detailed – design led framework for placemaking and capturing potential new investment projects including: • National Robotarium (planning application submitted) • Innis & Gunn Brewery in conjunction with Heriot Watt University (planning application due for submission Spring 2020) • Student Life Centre • Link road, traffic calming/pedestrian priority and public realm works • Brewing Phase 2 • Convenience retail outlet • Additional Halls of Residence • Additional specialist sports academies (at different stages of feasibility for Tennis, Cricket; and Athletics) • Development of commercial research and business uses on the Research Park A very basic question in formulating a new policy response is simply – would the recent and current development proposals be supported by the new policy drafting and choices framework? It is essential that specific policy support is provided by City Plan for the Riccarton Campus and that its distinct identity and investment potential is recognised and supported. The Edinburgh Local Development Plan adopted on 24th November 2016 defines the Riccarton Campus within the Urban Area. Prior to this the campus was defined as a non-conforming use in the greenbelt. The campus is currently subject to Policy Emp 3 Riccarton University Campus and Business Park which states: "Development for the following purposes will be supported within the boundary of Riccarton University Campus and Business Park, provided proposals accord with the approved masterplan and other relevant local development plan policies. 1. Academic teaching and research. 2. Uses ancillary to the University, including student residential accommodation and sport and recreational facilities. 3. Business uses, including the research and development of products and processes where a functional linkage with the University's academic activities can be demonstrated. This policy supports the future development of Heriot Watt University and expansion of the adjacent business park for research and development and other business uses which have strong links to the University's academic activities. Proposals will also be assessed against other relevant local plan policies, for example on matters such as design, accessibility, landscaping, biodiversity and relationship with the green belt." Heriot Watt University continues to support the existing policy presumption with qualification to ensure academic and commercial links are exploited and to encourage symbiotic relationships between academia and commerce. The proposed change in Choice 13 does not explicitly support such

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partnership approach and could dilute the established policy principles. It is therefore not supported. Further clarification is therefore required that specifically supports future development of Heriot Watt University facilities and the expansion of the adjacent business park for research and development and other business uses which have strong links to the university's academic activities and as a centre for sports excellence. Wording should be expanded to provide policy support for commercial enterprises with strong relationships or functional links with the university. Specifically, the policy approach of Choices 13 would not permit other forms of 'standalone' development that have recently been granted planning permission and delivered – some in partnership with City of Edinburgh Council including: • Purpose Built Student Housing • Hotel • Leisure • Business & Industrial Facilities. Such an approach is not supported and requires further clarification and definition – particularly in respect of 'standalone' developments. The rural campus locations require a different policy approach. The policy presumption should continue to support a range of appropriate facilities that are required for the ongoing investment and development of a global 21st Century Campus. Proposals that are consistent with core university functions and directly related to university education, research, and development activities should continue to be explicitly supported.

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Choice 14 A

We want City Plan 2030 to support the best use of existing public transport infrastructure in West Edinburgh and accommodate the development of a mix of uses to support inclusive, sustainable growth. We will do this through 'an area of search' which allows a wide consideration of future uses within West Edinburgh without being tied to individual sites. Do you support this approach? - Yes / No

Short Response: Yes

Explanation HWU falls within south-west Edinburgh and is not part of the WETA study but clearly close enough to be impacted by developments within the surrounding area. It does however fall within the wider shadow of 'Area of Search'. This isn't clearly defined, and Q14 A requires a cautious approach. Potential for integrated infrastructure improvements and 'satellite' park and ride sites should also be explored to intercept traffic further out from the city edge. Over concentration of fewer larger sites will itself lead to pressure on existing capacities and adjacent land uses and users. Integration of all forms of public transport and links to the university and research park are supported. WETA was developed as a strategic appraisal of possible transport interventions to support West Edinburgh Planning Frameworks' implementation. City of Edinburgh Council's former approach embedded itself into an approach for developer contributions to infrastructure based upon intervention required to fix deficiencies in current provision as opposed to contributions related in scale and kind to the impact of a development. That approach ran counter to Scottish Government policy and advice. Scottish Government has recently clarified this in writing and has not approved the CEC Supplementary Planning Guidance on developer contributions based on 'Contribution Zones' and a matrix of interventions required. WETA considers development pressures in the West Edinburgh area. Specifically, the impact of the following: • G (East & West – Business, Hotels, retail, 2300 residential units) • Edinburgh Airport (More than doubling Passenger numbers over the next 25 years) • HASS Showground (Offices, 2 hotels & showground expansion) • Murray Estates East of Milburn Tower (1500 houses) • BBS • Fairview Mill (office and hotel) • Ammo (650 houses) • Ratho Station (130 houses) • West Craigs (1,600 houses) • Turnhouse (Industrial) Some of these are not committed (i.e. do not have planning permission nor any planning status). Other development promoted (H&W to the east of Riccarton Campus and Wallace Land to the south and west) are not included. There are proposals for some 7,000 new houses in the West Edinburgh area (over 10,000 if the Murray, H&H and Wallace sites are included) along with significant business and commercial expansion (including airport expansion). The number of vehicle trips has been calculated (up to the year 2030) for all of the development listed above and the report states that a total of 1,900 vehicle trips in the AM peak hour and circa 3,400 trips in the PM peak period will be generated. Systra has reviewed this on behalf of the university and suggest that the trip rates used in the assessment appear to be low and would expect the vehicle trip generation figures could be significantly higher than those stated. In addition, the study covers the source of trips generated but does not include potential impacts on the area to the south. It is highly likely that the surrounding planned (and unplanned development) will impact on access to HWU will be significantly affected in terms of journey times and journey reliability.

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Choice **14 B**

We want to remove the safeguard in the existing plan for the Royal Highland Showground site to the south of the A8 at Norton Park and allocate the site for other uses. Do you agree with this approach? - Yes / No

Short Response

Explanation

Choice **14 C**

We want City Plan 2030 to allocate the Airport's contingency runway, the "crosswinds runway" for the development of alternative uses next to the Edinburgh Gateway interchange. Do you agree with this approach? - Yes / No

Short Response

Explanation

Choice **15 A**

We want to continue to use the national 'town centre first' approach. City Plan 2030 will protect and enhance the city centre as the regional core of south east Scotland providing shopping, commercial leisure, and entertainment and tourism activities. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:
Name
Response Type
On behalf of:

Supporting Info
Email

Choice 15 B

New shopping and leisure development will only be allowed within our town and local centres (including any new local centres) justified by the Commercial Needs study. Outwith local centres, small scale proposals will be permitted only in areas where there is evidence of a lack of food shopping within walking distance. Do you agree? - Yes / No

Short Response

Explanation

Choice 15 C

We want to review our existing town and local centres including the potential for new identified centres and boundary changes where they support walking and cycling access to local services in outer areas, consistent with the outcomes of the City Mobility Plan. Do you agree? - Yes / No

Short Response

Explanation

Choice 15 D

We want to continue to prepare and update supplementary guidance for our town centres to adapt to changing retail patterns and trends, and ensure an appropriate balance of uses within our centres to maintain their vitality, viability and deliver good placemaking. Instead we could stop using supplementary guidance for town centres and set out guidance within the plan. Which approach do you support? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 15 E

We want to support new hotel provision in local, town, commercial centres and other locations with good public transport access throughout Edinburgh. Do you agree with this approach? - Yes / No

Short Response

Explanation

Choice 15 G

We could also seek to reduce the quantity of retail floorspace within centres in favour of alternative uses such as increased leisure provision and permit commercial centres to accommodate any growing demand. Do you agree with this approach? - Yes / No

Short Response

Explanation

Choice 16 A1

We want to continue to support office use at strategic office locations at Edinburgh Park/South Gyle, the International Business Gateway, Leith, the city centre, and in town and local centres. Do you agree? - Yes / No

Short Response

Explanation

Customer Ref: 01724 Response Ref: ANON-KU2U-GWV4-F
Name: Robert Evans
Response Type: Agent / Consultant
On behalf of: Heriot Watt University

Supporting Info:
Email: robert.evans@ryden.co.uk

Choice 16 A2

We want to support office development at commercial centres as these also provide accessible locations. - Yes / No

Short Response:

Explanation

Choice 16 A3

We want to strengthen the requirement within the city centre to provide significant office floorspace within major mixed-use developments. Do you agree? - Yes / No

Short Response:

Explanation

Choice 16 A4

We want to amend the boundary of the Leith strategic office location to remove areas with residential development consent. Do you agree? - Yes / No

Short Response:

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 A5

We want to continue to support office development in other accessible locations elsewhere in the urban area. Do you agree? - Yes / No

Short Response

Explanation

Choice 16 A5

We want to continue to support office development in other accessible locations elsewhere in the urban area. Do you agree? - Do you have an office site you wish us to consider in the proposed Plan?

Short Response

Explanation

Choice 16 B

We want to identify sites and locations within Edinburgh with potential for office development. Do you agree with this? - Yes/No

Short Response

Explanation

Customer Ref: Response Ref:
Name
Response Type
On behalf of:

Supporting Info
Email

Choice 16 C

We want to introduce a loss of office policy to retain accessible office accommodation. This would not permit the redevelopment of office buildings other than for office use, unless existing office space is provided as part of denser development. This would apply across the city to recognise that office locations outwith the city centre and strategic office locations are important in meeting the needs of the mid-market. Or we could Introduce a 'loss of office' policy only in the city centre. - Yes / No

Short Response

Explanation

Choice 16 E1

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Leith Strategic Business Centre

Short Response

Explanation

Choice 16 E2

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Newbridge

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E3

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Newcraighall Industrial Estate.

Short Response

Explanation

Choice 16 E4

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - The Crosswinds Runway

Short Response

Explanation

Choice 16 E5

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Leith Strategic Business Centre

Short Response

Explanation

Customer Ref: Response Ref:
Name
Response Type
On behalf of:

Supporting Info
Email

Choice 16 E6

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Newbridge

Short Response

Explanation

Choice 16 E7

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Newcraighall Industrial Estate.

Short Response

Explanation

Choice 16 E8

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - The Crosswinds Runway

Short Response

Explanation

Customer Ref: Response Ref:
Name
Response Type
On behalf of:

Supporting Info
Email

Choice 16 EX

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Explain why

Short Response

Explanation

Choice 16 F

We want to ensure new business space is provided as part of the redevelopment of urban sites and considered in Place Briefs for greenfield sites. We want to set out the amount expected to be re-provided, clearer criteria on what constitutes flexible business space, and how to deliver it, including the location on-site, and considering adjacent uses, servicing and visibility. Do you agree? - Yes / No

Short Response

Explanation

Choice 16 G

We want to continue to protect industrial estates that are designated under our current policy on Employment Sites and Premises (Emp 8). Do you agree? - Yes / No

Short Response

Explanation

Customer Ref: 01724 Response Ref: ANON-KU2U-GWV4-F

Name: Robert Evans

Response Type: Agent / Consultant

On behalf of: Heriot Watt University

Supporting Info:

Email: robert.evans@ryden.co.uk

Choice 16 H

We want to introduce a policy that provides criteria for locations that we would support city-wide and neighbourhood goods distribution hubs. Do you agree? - Yes / No

Short Response: Not Answered

Explanation