

Customer Ref: 01740      Response Ref: ANON-KU2U-GWQU-B

Name: Richard Slipper

Response Type: Agent / Consultant

On behalf of: Marco's Leisure Limited Trading As Edinburgh Corn Exchange (ECE)

Supporting Info:

Email: richard@slipperplanning.co.uk

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:

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

Supporting Info   
Email

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:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

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

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Supporting Info   
Email

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

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

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

Explanation

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

Supporting Info   
Email

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

Customer Ref: 01740 Response Ref: ANON-KU2U-GWQU-B  
Name Richard Slipper  
Response Type Agent / Consultant  
On behalf of: Marco's Leisure Limited Trading As Edinburgh Corn Exchange (ECE)

Supporting Info  
Email richard@slipperplanning.co.uk

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 Not Answered

Explanation Not Answered

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 Not Answered

Explanation Not Answered

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 Not Answered

Explanation Not Answered



Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

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

Supporting Info   
Email

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

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

Customer Ref: 01740 Response Ref: ANON-KU2U-GWQU-B

Name Richard Slipper

Response Type Agent / Consultant

On behalf of: Marco's Leisure Limited Trading As Edinburgh Corn Exchange (ECE)

Supporting Info

Email richard@slipperplanning.co.uk

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 Not Answered

Explanation Not Answered

Choice 12 A

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

Short Response Not Answered

Explanation

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: 01740 Response Ref: ANON-KU2U-GWQU-B

Name Richard Slipper

Response Type Agent / Consultant

On behalf of: Marco's Leisure Limited Trading As Edinburgh Corn Exchange (ECE)

Supporting Info

Email richard@slipperplanning.co.uk

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:

01740

Response Ref:

ANON-KU2U-GWQU-B

Supporting Info

Name

Richard Slipper

Email

richard@slipperplanning.co.uk

Response Type

Agent / Consultant

On behalf of:

Marco's Leisure Limited Trading As Edinburgh Corn Exchange (ECE)

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:

01740

Response Ref:

ANON-KU2U-GWQU-B

Supporting Info

Name

Richard Slipper

Email

richard@slipperplanning.co.uk

Response Type

Agent / Consultant

On behalf of:

Marco's Leisure Limited Trading As Edinburgh Corn Exchange (ECE)

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

Not Answered

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

Not Answered

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

Not Answered

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 BX**

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

Short Response

Explanation

Choice **12 C**

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

Short Response

Explanation

Choice **12 C**

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

Short Response

Explanation

Customer Ref: 01740 Response Ref: ANON-KU2U-GWQU-B

Supporting Info

Name Richard Slipper

Email richard@slipperplanning.co.uk

Response Type Agent / Consultant

On behalf of: Marco's Leisure Limited Trading As Edinburgh Corn Exchange (ECE)

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 Yes

Explanation

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 Not Answered

Explanation Not Answered

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

Explanation

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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



Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

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

Supporting Info   
Email

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

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Customer Ref: 01740      Response Ref: ANON-KU2U-GWQU-B  
Name: Richard Slipper  
Response Type: Agent / Consultant  
On behalf of: Marco's Leisure Limited Trading As Edinburgh Corn Exchange (ECE)

Supporting Info:   
Email: richard@slipperplanning.co.uk

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:

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:

Customer Ref: 01740 Response Ref: ANON-KU2U-GWQU-B

Supporting Info

Name Richard Slipper

Email richard@slipperplanning.co.uk

Response Type Agent / Consultant

On behalf of: Marco's Leisure Limited Trading As Edinburgh Corn Exchange (ECE)

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 Not Answered

Explanation Not Answered

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 Not Answered



**RICHARD SLIPPER**  
PLANNING CONSULTANCY

## **CHOICES FOR EDINBURGH CITY PLAN 2030**

---

**REPRESENTATIONS ON BEHALF OF: Marco's Leisure Ltd trading as Edinburgh Corn Exchange.**

**SUBMITTED BY RICHARD SLIPPER PLANNING.**

**SITE: EDINBURGH CORN EXCHANGE, NEW MARKET ROAD CHESSER.**

### **SUMMARY:**

These representations are submitted by Richard Slipper Planning on behalf of Marco's Leisure Limited trading as Edinburgh Corn Exchange (referenced as ECE in this submission). The client is an independent family owned and operated business, established for over 50 years in Edinburgh and centred on the former Corn Exchange buildings at Chesser, to the west of the city centre. The business re-purposed the Corn Exchange premises 20 years ago into a successful multi-venue and sports /leisure complex. In recent years the cost of physical upkeep has been challenging the revenues from occupation of the buildings. The 2020 Covid19 crisis has presented further challenges for the long-term business plan and this has prompted a refreshed look at the future of the site.

The owners have resolved to explore a masterplan for the productive redevelopment of the site with the aim of achieving a mixed-use redevelopment and a further repurposing and new development solution which will endure for at least the next 20 years. This will involve a formal approach to the planning authority to create a site masterplan or Place Brief together before 2022. Subject to the outcomes of a site masterplan exercise, parts of the site should be released for redevelopment by 2023, and phased development onwards into the City Plan period.

In summary ECE wishes to highlight a future brownfield land release opportunity at the Chesser site. This can contribute to the evidence base in the City Plan, for a blended approach of brown and green field sites. ECE wishes to see brown field sites prioritised in the development plan and also in future development management decisions. There is also a case for the relaxation of some policy controls and developer contribution policies, due to the physical and heritage challenges at this site.

In line with the four themes of the Choices document, ECE wishes to invite a dialogue with planning officials which can result in a future development site allocation for this site, alongside the 142 brownfield sites in the Housing Study and Environmental Report. At a gross site area of more than 3 hectares, it is of a size and potential importance to justify a Place Brief and a guideline masterplan to clarify the amount of high-density development for the site. The detailed case is below.



Figure 1: General Context



Figure 2: Site Detail

## **DETAILED CASE:**

The respondent's case relates to the total ECE ownership of premises and land at Chesser Avenue / New Mart Road; taking in the frontage grassed area to the east of New Market Road and all the premises located west of New Market Road as shown within the red lines on Figure 2 above. In total the site is approx. 3.1 Hectares, 7.6 acres. The Figure 2 labelling segments the site by current uses on site.

### **Sustainable City – Supporting Physical and Mental Wellbeing**

In response to the City Plan Choices, theme 1 Sustainable City and **Choice 1 – sustainable, active and connected** - this site has for 20 years fulfilled a provided mixed activity zone supporting physical and mental wellbeing through various sporting and leisure activities, complemented by nearby gym/leisure club and other facilities, providing a strong urban hub for leisure businesses and connecting well to the Water of Leith and other nearby green spaces.

Whilst the objective of ECE is to explore future uses and development densities on this site which will maximise the potential for the site to contribute to living, working and creative space, the intention is also to continue to sustain leisure uses at this site and to continue to exploit the good connections to nearby green networks: Craiglockhart Dell, Water of Leith, Allotments, Union Canal-side, Meggetland Sports and Redhall and Saughton, are all within 1km of the site. The Adopted LDP Proposals Map at Figure 3 shows the green spaces and the T7 cycle/active travel route to the west.



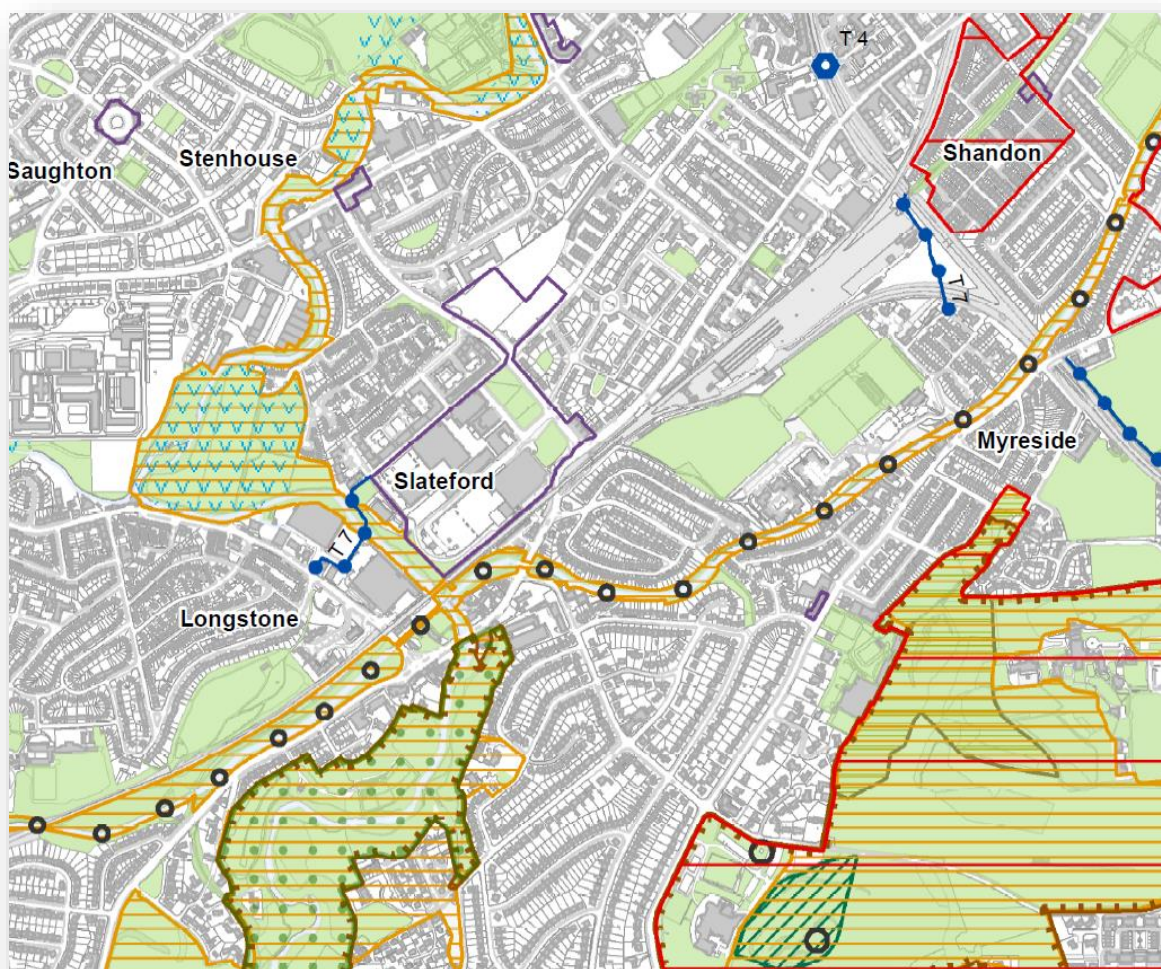


Figure 3: Adopted LDP Proposals Map.

The ECE site is well located to connect to the existing green spaces and corridors and it also enjoys convenient access to 6 of the “Extra Large Green Space” locations noted in Map 1 of Choices.

Under **Choice 2**, there is the opportunity to fully invest in the brownfield nature of this site in future. It can secure a **quality, density and accessibility** with new development which will capitalise on the site's location to produce a mass and mix of development which will not squander the site's capacity. It can sustain a local demographic of all ages, catering for all needs, age and mobility in a new masterplan layout.

In accordance with **Page 10 of Choices and the guidance in the Housing Study (page 15) on densities**, this site has a significant carrying capacity for new housing. At the new density levels in the City Plan documents, the medium to high dwellings per hectare ratios climb up to 275 dph. Taking an initial working assumption of a netted down site area for residential redevelopment of approx. 1 hectare, the site could support in excess of 200 units, with very strong links to the bus and train network nearby.

The site can be master-planned and guided with design codes in future to ensure carbon neutral buildings. ECE would welcome a design and layout discussion which maximises the opportunity **for low carbon construction and infrastructure – Choice 3.**

**To conclude on the first key sustainability theme and in particular Choice 4 – the ECE land is well suited to the critical tool of the Place Brief as envisaged in Choices.**

**The principal point of these submissions on the City Plan is to invite the planning authority to allocate this site as a brownfield candidate site for a Place Brief. A Local Place Plan would also be a method of engaging on a future vision for the site and wider area. These tools might encompass more land than the subject site so the request for ECE is to invite a proposal for this particular site which recognises the early opportunity to engage with the planning authority and the heritage agency (HES) to develop a sustainable site redevelopment masterplan.**

**It is respectfully requested that the site is put forward in the Proposed City Plan as an opportunity brownfield site within the Chesser Local Centre (Table 6 adopted 2016 LDP).**

### **Reducing Need to Own a Car**

The second objective of the City Plan Choices seeks to remove the need for private car travel. On behalf of the ECE site, there is a strong case to pursue a redevelopment masterplan which fully accords with **Choices 5,6,7 and 8.**

This is a site which already has 3 bus services serving the site direct, and a total of 10 services in close proximity, as well as the Slateford rail halt, within easy walking distance. The site scores well against the City Plan's Public Transport Accessibility measure (PTAL mapping – Figure 4.5 of the Edinburgh Strategic Sustainable Transport Study).

Active travel corridors are nearby including the canal path and Water of Leith walkway. There is a strong case to capitalise on a modern site masterplan which maximises means of travel other than the car. ECE would encourage any further initiatives for stronger east to west non-car routes through this west sector of the city. The T7 active travel route set to the west on the adopted LDP map is insufficient, when compared with the ambition in the Choices document for inter-connection of urban communities. ECE would urge the planning authority to develop a stronger east/west off road or low traffic route for cycling/walking, through the Chesser locality.

With the strong connections available for this site and the urban densities possible in a residential element of a mixed-use masterplan, the ECE case is to urge the planning authority to take a strong presumption in favour of brownfield site delivery in the new City Plan. This is a supportive stance for the blended approach but with a request for emphasis in this case on potential relaxations which the LDP can offer for brownfield sites, particularly those with some physical and heritage challenges (see third heading below for more details).

### **Everyone Living in Homes They Can Afford**

---

The third of the Choices objectives focusses on protection against loss of residential stock, creating sustainable communities and delivering more affordable homes, new homes and infrastructure. In response to page 28 of Choices and in particular **Choices 10,11 and 12**; ECE wishes to welcome an overall presumption in favour of high-density mixed-use development on well located sites. However, there is an objection to planning policies which would be over assertive on the natural market conditions for a site such as this. For example, on **purpose built student housing** (PBSH), the unequivocal evidence from planning appeal decisions on nearby and comparable sites is to emphasise the positive encouragement of purpose built student formats and in future to pursue a much less stringent regime on PBSH location / land use guidance and to trust the operator / management case for the selection of successful PBSH locations.

In this context, ECE wishes to open up opportunities for purpose-built student accommodation in a mixed use masterplan and to encourage a **mix of uses**, but not to suffocate flexibility on market led use-mix. If a brownfield urban site is capable of a mix of visitor, business, leisure and residential formats, the development management process should treat proposals on site-specific merits. If a policy guide is required on uses, buildings and mixes it can be engendered more effectively through a Place Brief and consultative site master-planning exercise.

Furthermore, there should be **flexibility and potential relaxations for the more challenging urban sites which have heritage retentions, infrastructure and other challenges**. ECE wishes to object to the new proposed new City Plan 35% level of **affordable housing**. This level of cost burden on this site is likely to compromise the ability to work sensitively for some vestiges of the heritage assets on the site.

ECE wishes to encourage a successor policy to the “ENV” and “DEL” policies in the 2016 LDP which recognises the essence of **Historic Environment Scotland Policy and Managing Change** guidance – particularly on finding viable compromises which deliver a strong modern solution for brownfield accommodation with historic asset interventions.

In order to boost delivery of future development on a site such as ECE there will inevitably be on-site costs of retaining some listed structures and this could lead to the “**conservation deficit**” where costs of retention / adaptation exceed revenues from new uses. ECE encourages a fresh City Plan policy approach which recognises the **viability and delivery challenges**, and this should lead to some policy concessions, such as reduced affordable housing, for sites with historic assets to protect and adapt.

**To conclude on the third theme of providing homes and exploring the “blended” approach; ECE welcomes a brownfield-led blended approach which prioritises resources and proposals to benefit windfall sites with some challenges to delivery. The mapping tools at page 36 onwards in Choices are welcomed. ECE wishes to request the clear inclusion of the ECE site in these mapping exercises and to highlight in the City Plan all the policy and supportive proposal initiatives which can assist with delivery.**

**ECE invites the planning authority to embark on a Place Brief and pre-application site master-planning approach for ECE in the next 18 months with a review to delivering a phased redevelopment of the site in the next 5 years.**

## Economic Success

Under Choices theme 4 and the specific **Choices 13 to 16**, ECE wishes to present this site as a key **opportunity location for potential economic growth in future**. As well as supporting inclusive growth, innovation, universities, culture etc with a mix of higher density housing on the site, there is a strong opportunity to promote other complementary uses.

ECE believes this site presents an opportunity to further develop growing enterprises as demonstrated by the vibrant mix of tenants currently in the near vicinity. There could be potential future dialogue with the city council and other agencies / institutions to explore the part this site could play in a **west- Edinburgh innovation corridor** for learning, skills development, digital sector and business spaces for start-up and scale up. The Universities and other emerging digital hub occupiers could be engaged in future discussions on a site masterplan.

ECE is encouraging a Place Brief approach which will perpetuate the nodal location of Chesser in the west Edinburgh context and the specific opportunities for the ECE site to contribute to economic drivers in future.

ECE encourages the continued aim of protecting our city centre, town and local centres. It is suggested that the '**Local Centre**' designation of the site continues but the policy/proposals around this local centre give fresh emphasis to the opportunities for a wider mix of uses and a higher density development format in future.

There is a case to broaden the policy references under Local Centres to more than the 'RET' – retail policy focus. The Choices document notes an **appropriate balance of uses and new hotel provision (page 62)**. **There is the opportunity to add office, business and commercial space** at this site and perhaps to exploit parts of the historic structures to beneficial effect in attracting the likes of digital technology, media and telecoms-based occupiers. ECE would welcome further dialogue with the City's economic development service and with the city's universities and others to explore the scope for viable modern employment space at the site.

## Site Mapping Request and Place Brief Content

ECE wishes to open a dialogue with City Plan officers to promote the site as a brownfield opportunity. Under the various site selection criteria in the Housing Study (page 1 to 30 and the appendix of comparable examples provides a starting point for the ECE site) it is respectfully requested that the site is entered into the exercise below. See **Figure 4 – Map from Environmental Report (with our highlight on the subject site)**. The request is to add the site to the mapping under Group15, with an extension of the Group mapping to cover Chesser and to flag the ECE site with a specific assessment and allocation.

**A physical Place Brief / site masterplan exercise for this site should address the scope for continued mixed leisure use including hotel and retail, housing, student accommodation, business incubator and office space, cultural/institutional occupiers and scope to remove some of the listed structures in order to enable a high quality retention and re-purposing of valuable structures remaining on site.**



**Group 15: Gorgie – Dalry**

