

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

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 The circumstances of the development site can offer new allotments for food growing, as part of a wider residential neighbourhood, and connected to the green space infrastructure. Sharing the delivery of new policy areas. The attached site appraisal is applicable to Choice 1, 10 and 11 - offering land suitable for open space (including cemetery, new allotments) or for affordable housing (Choice 10) alongside commercial uses.

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: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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:

Supporting Info

Name

Email

Response Type

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

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

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

Supporting Info

Email

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

Choice **12 A**

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

Explanation

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

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

Explanation

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

Supporting Info

Email

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

Explanation

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

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

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

Explanation

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

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

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

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

Choice **12 D**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Customer Ref: 01218 Response Ref: ANON-KU2U-GW7U-H

Supporting Info Yes

Name Neil Gray (Gray Planning & Development Ltd)

Email neil@grayplanning.co.uk

Response Type Agent / Consultant

On behalf of: Mr Azad Murdochy (landowner)

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 Not Answered

Explanation Not Answered

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 Not Answered

Explanation Not Answered

Choice 16 A2

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

Short Response Not Answered

Explanation Not Answered

Customer Ref: 01218 Response Ref: ANON-KU2U-GW7U-H
Name: Neil Gray (Gray Planning & Development Ltd)
Response Type: Agent / Consultant
On behalf of: Mr Azad Murdochy (landowner)

Supporting Info: Yes
Email: neil@grayplanning.co.uk

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: Not Answered

Explanation: Not Answered

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: Not Answered

Explanation: Not Answered

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: Not Answered

Explanation: Not Answered

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? - 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

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

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

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

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

Supporting Info

Email

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

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

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

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

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

Supporting Info

Email

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

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

Explanation

Customer Ref:

01218

Response Ref:

ANON-KU2U-GW7U-H

Supporting Info

Yes

Name

Neil Gray (Gray Planning & Development Ltd)

Email

neil@grayplanning.co.uk

Response Type

Agent / Consultant

On behalf of:

Mr Azad Murdochy (landowner)

block 9 ARCHITECTS
21 Castle Street
Edinburgh EH2 3DN
Phone:0131 629 4950
Email:info@block9architects.com
www.block9architects.com



Contents

- 1.0 Site Description
- 2.0 Site Imagery
- 3.0 Edinburgh Local Development Plan (LDP) South East Proposals Map
- 4.0 Forestry & Nature Heritage Conversation Report
- 5.0 Site History
- 6.0 Previous Refused Site Application
- 7.0 Proposed Site Plan Showing Indicative Plot Layout
- 8.0 Antisocial Behaviour Statement

1.0 Site Description

This diamond shaped piece of land is situated in a suburban location to the south of Edinburgh, approximately 2003m².

The site is comprised mostly of overgrown grassed flat land to the north of 'The Limes', a Barratt development currently under construction.

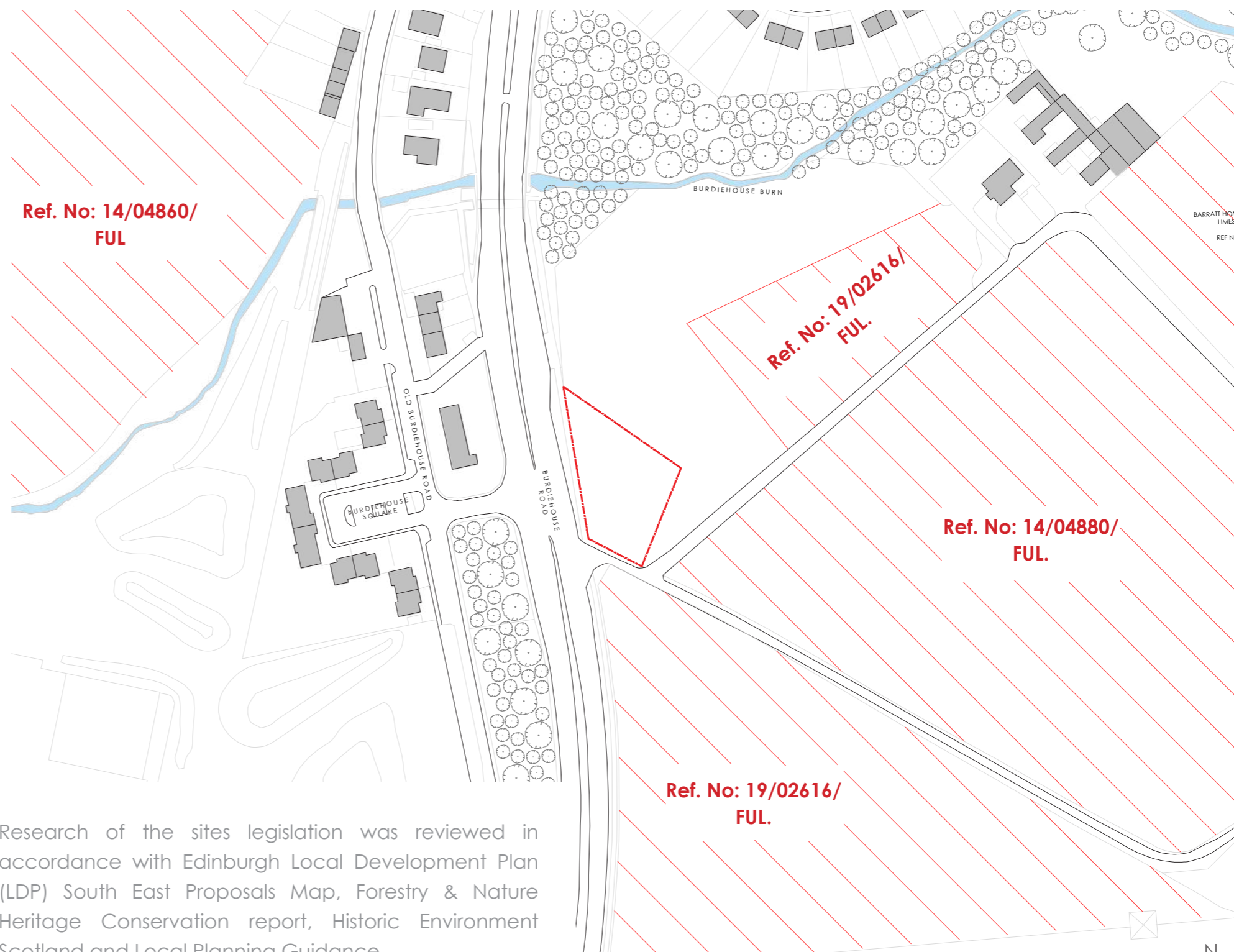
The site is bordered by a dry stone dyke on two sides and open fencing on the other two sides with a dirt track giving access.

There are large development applications surrounding the site, as outlined:

Residential development 115 dwellings and associated landscaping and infrastructure. Land 100 Metres East Of 53 Burdiehouse Road Edinburgh **Ref. No: 19/02616/FUL.**

Proposed residential development of 211 new houses and flats with associated infrastructure (as amended). Land 196 Metres South Of 49 Burdiehouse Road Edinburgh. **Ref. No: 14/04880/FUL.**

Land 296 Metres South Of 17 Frogston Road East Edinburgh Residential development (633 units)(with small scale commercial units) with associated roads, footpaths, parking, landscaping and open space plus site for new Primary School. **Ref. No: 14/04860/FUL.**



Research of the sites legislation was reviewed in accordance with Edinburgh Local Development Plan (LDP) South East Proposals Map, Forestry & Nature Heritage Conservation report, Historic Environment Scotland and Local Planning Guidance.

2.0 Site Imagery

Site Boundary ■



Street View looking North East



Street View looking South East









Site Aerial View

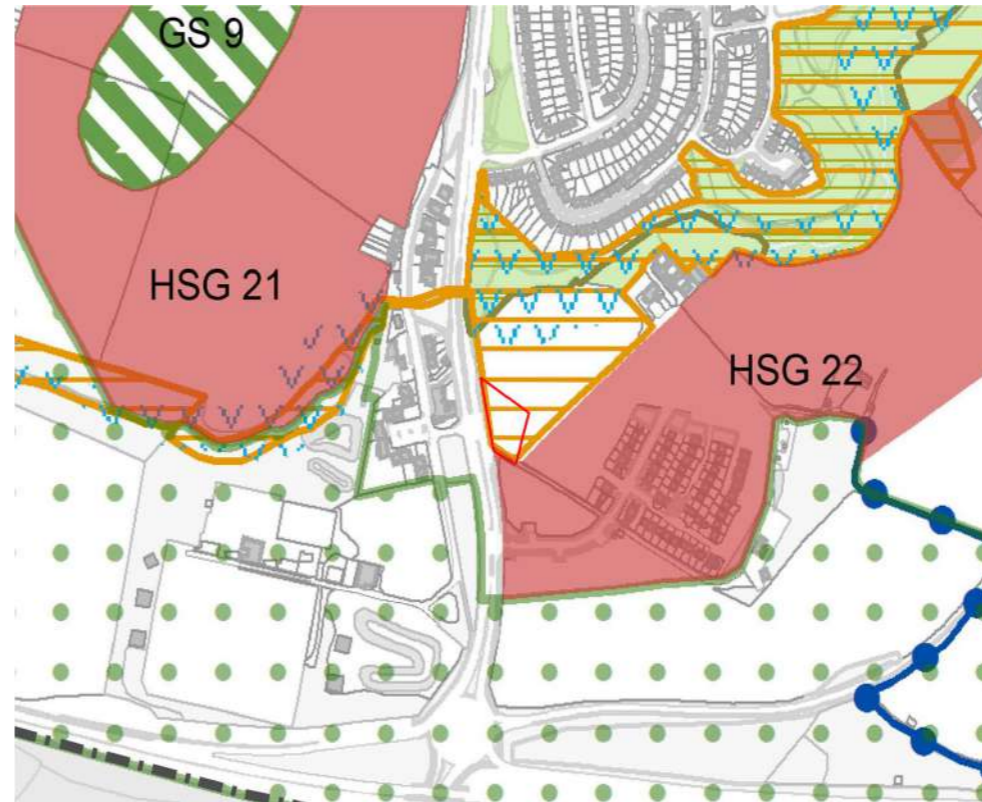
**3.0 Edinburgh Local Development Plan (LDP)
South East Proposals Map**

http://www.edinburgh.gov.uk/info/20013/planning_and_building/66/edinburgh_local_development_plan

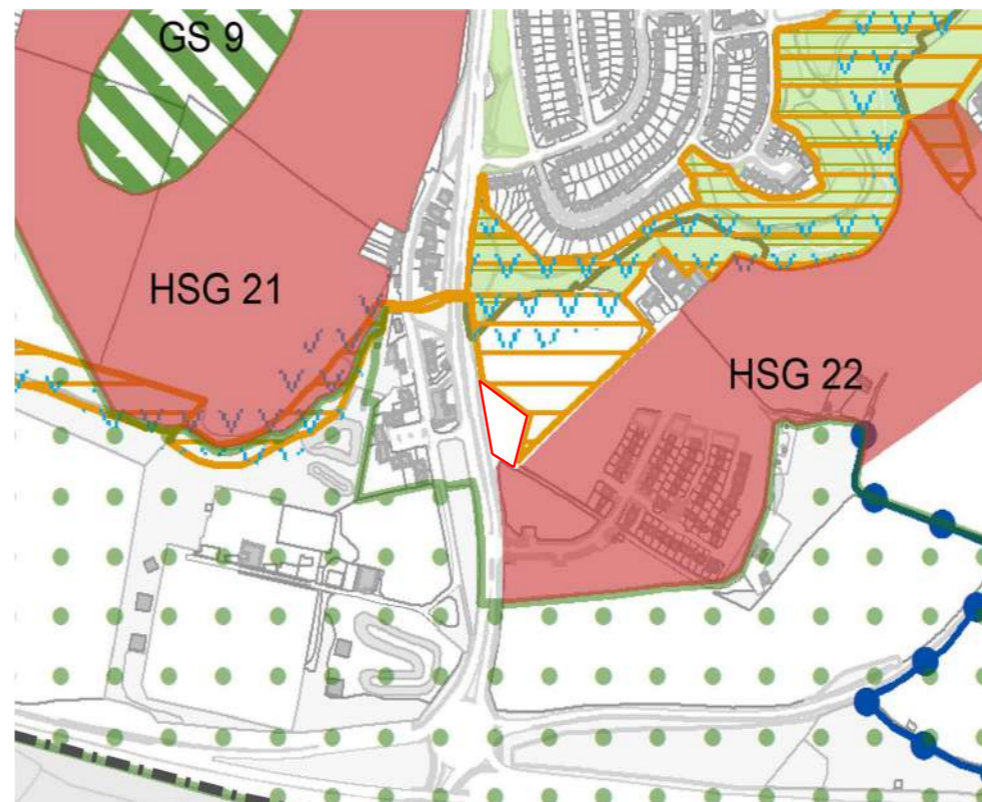
Legend

Site	
Housing Proposal (HSG 21 & HSG 22)	
Local Nature Conservation Site	
Green Belt	
Greenspace Proposal (GS9)	
Area of Importance for Flood Management	

As seen from Edinburgh Local Development Plan (LDP) South East Proposals Map the site falls under the designation of a Local Nature Conservation Site.



01
Extract from the Edinburgh Local Development Plan (LDP) South East Proposals Map



02
Suggested Change to CityPlan 2030

4.0 Forestry & Nature Heritage Conversation Report

Following the Edinburgh local development plan map, Local Nature Conservation Sites are defined as:

“Sites that are the best local sites for nature, and can be owned by anyone. They do not have to be managed to help wildlife or geology, although some are. Scottish Natural Heritage provide more information on local nature conservation sites”

Researching through Scottish Natural Heritage there is a report which summaries of all the nature conservation work carried out by Forestry and Natural Heritage services on Local Nature Conservation Sites

Link - (http://www.edinburgh.gov.uk/downloads/file/12032/forestry_and_natural_heritage_nature_conservation_report_2018)

Reading through this report the site in question is not mentioned only Burdiehouse Burn & Burdiehouse Burn Valley Park are outlined as follows:

Wildflower Meadows (p7).

Plants

Wildflower Meadows

Location of wildflower meadow	Number of species of forb (flowering plant excluding grasses sedges and rushes)				
	2014	2015	2016	2017	2018
Burdiehouse Burn Valley Park LNR	25	26	38	Not surveyed	30

Wet land management (p13).

- Willow spiling employed in Burdiehouse Burn Valley Park with help from Edinburgh and Lothians Greenspace Trust (ELGT) to reduce bank erosion.

Woodland Management (p14).

- New Caledonian woodlands carried out extensive management of Burdiehouse Burn Valley Park Millennium woodlands alongside Tiphereth

Grasslands and meadows (p17).

- Through active management, continue to increase diversity within meadow habitats at the following CEC Natural Heritage sites: , Burdiehouse Burn LNR



Relevant Policy within the Edinburgh Local Plan

Policy Env 15 - Sites of Local Importance

“Development likely to have an adverse impact on the flora, fauna, landscape or geological features of a Local Nature Reserve or a Local Nature Conservation Site will not be permitted unless it can be demonstrated that:

the reasons for allowing the development are sufficient to outweigh the nature conservation interest of the site

the adverse consequences of allowing the development for the value of the site have been minimised and mitigated in an acceptable manner”.

Site Aerial View, outlining nature conservation areas within the report.

- Site
- Burdiehouse Burn
- Burdiehouse Burn Valley Park

The outstanding argument is the site does not satisfy the Nature Conservation Report yet is outlined in the Local Nature Conservation Site boundary. The areas under jurisdiction (as shown above) are Burdiehouse Burn, Burdiehouse Burn Valley Park and Local Nature Reserve which are not on the proposed site.

5.0 Site History

Site Boundary ■

1910

The site does not have defined boundary crossing two undefined buildings. To the south of the site sits Old Burdiehouse School.

1930

Presented is a similar situation to the 1910's Map in building location. It is yet undefined whether the land and or buildings are part of the school. There are little records of the school online.

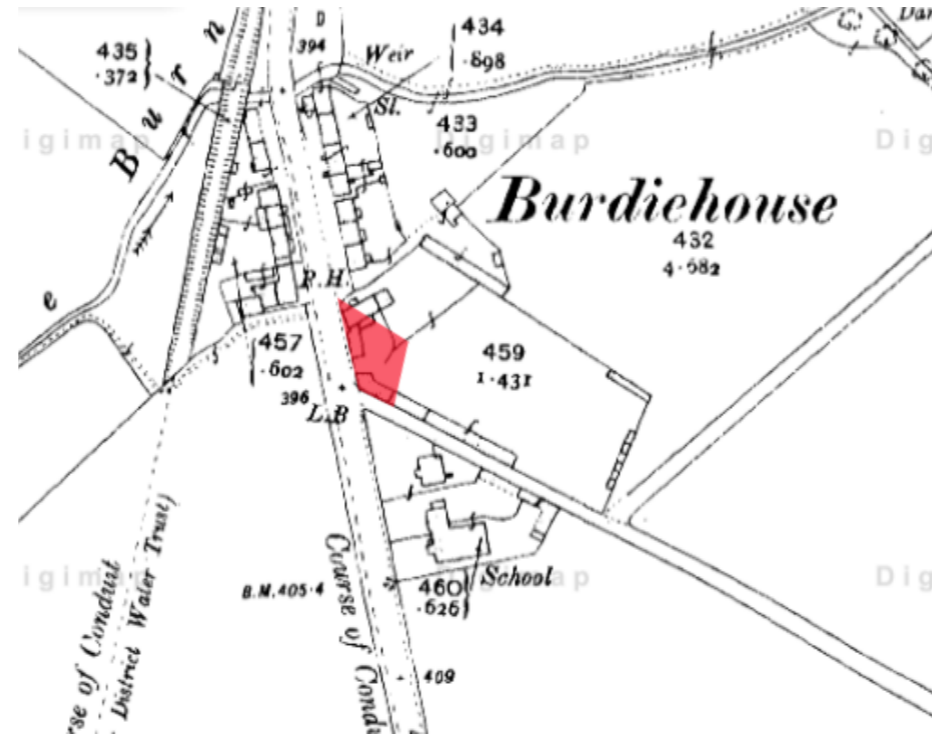
1950

The buildings which crossed the site to the south has been demolished. The building to the north is defined as the Burdiehouse Inn.

1990

In 1990 the site is defined as having a site boundary with no building on the site. The Inn & school have been demolished, mostly likely in the the 1960's.

* All historic maps used taken from digimaps Edina historic roaming maps.



1910's Map



1930's Map



1950's Map



1990's Map



6.0. Previous Refused Site Application

Ref. 13/01259/PPP

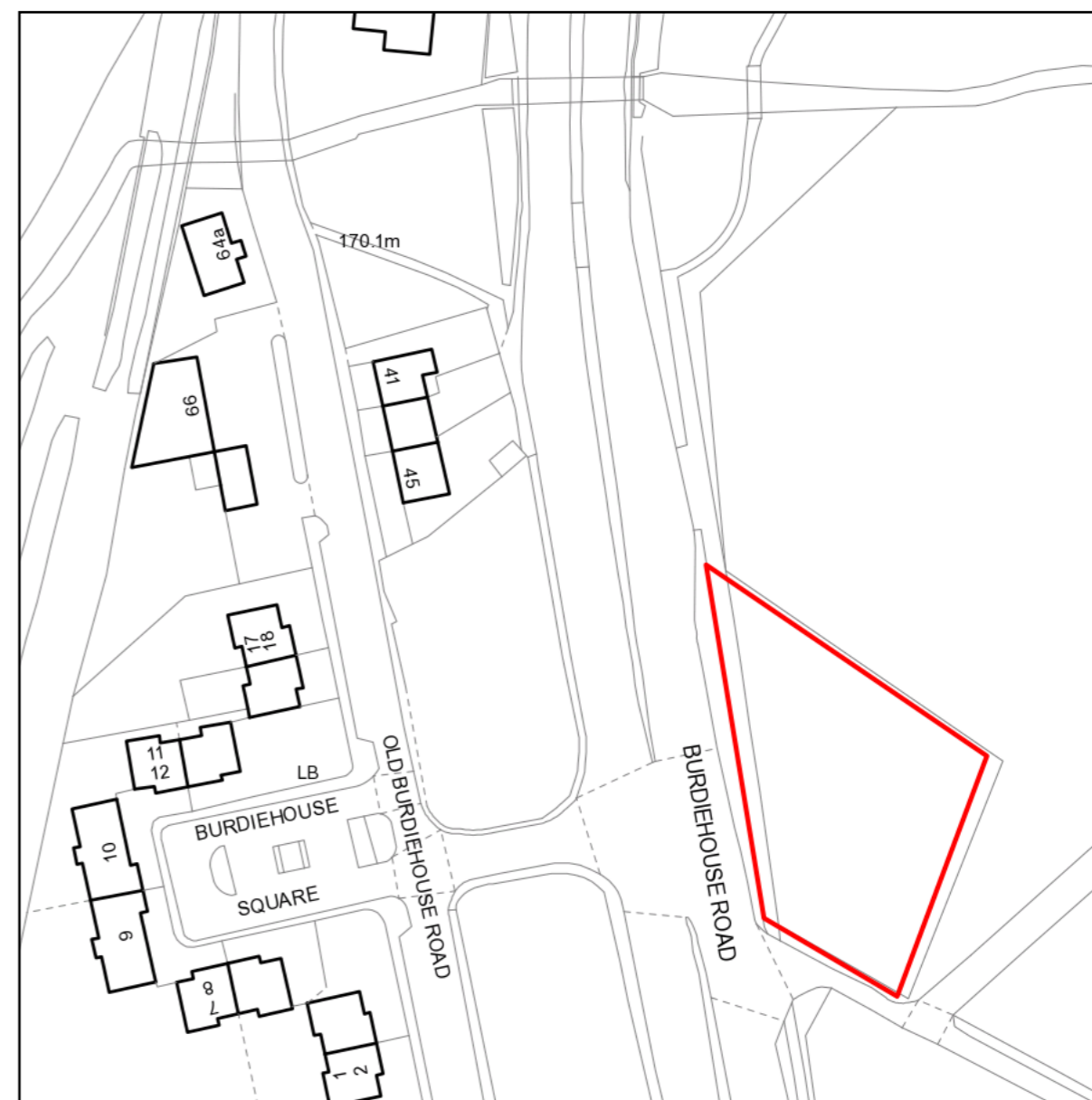
Decision Issued Date - Mon 02 Jun 2014



Proposal - Develop petrol filling station and electric vehicle charging station, including ancillary shop.

Reason for Refusal

The principle of a petrol filling station and electric charging station with ancillary shop in this location is contrary to Edinburgh City Local Plan Policy ENV 10 (a) in respect of Green Belt as it has not been demonstrated that the proposals are necessary for the purposes of agriculture, horticulture, forestry, countryside recreation or other uses appropriate in the countryside.

Easting: 327484 - Northing: 667290



	Application Boundary
	Land in Ownership

Information

Online Ref: 000061724
Date: 16/4/2013

Refused Application Location Plan

7.0 Proposed Site Plan Showing Indicative Plot Layout

Site Area Approx = 2003 sqm

Housing Layout for site = 5 Properties

3 x 4/5 Bed Detached Houses
Parking spaces per house 2.

2 x 4/5 bed Semi-Detached Houses

Single/Double Garage provided for every property

Parking spaces per house 2.

Total parking for site = 13 spaces



8.0 Antisocial Behaviour Statement

CityPlan 2030 Choice 1 Part D asks under what circumstances the development of poor quality or underused open space will be considered acceptable. The proposal site is considered poor quality (by virtue of it having no current use nor any integration into the places around it), and we also consider the underused nature of the space has presented a place instead for gathering of anti-social behaviour which the landowner wishes to eradicate permanently. Refer to site photograph adjacent.





2019-88

29th April 2020

City of Edinburgh Council
City Plan Team
4 East Market Street
Edinburgh
EH8 8BG

By email to: cityplan2030@edinburgh.gov.uk

Dear Sir / Madam,

**CHOICES FOR CITY PLAN 2030
CONSULTATION RESPONSE ON BEHALF OF MR AZAD MURDOCHY – ONLINE RESPONSE ID:
ANON-KU2U-GW7U-H**

LAND 210M SOUTH WEST OF 49 BURDIEHOUSE ROAD, EDINBURGH.

On behalf of the landowner Mr Azad Murdochy, we appreciate this opportunity to engage with and contribute to the consultation about the future replacement Local Development Plan, “City Plan 2030”. A full response has been prepared and uploaded electronically to the consultation portal ‘Choices for City Plan 2030’. The online response ID is ANON-KU2U-GW7U-H. We wish to attach this cover letter along with a presentation of the site itself, which illustrates our evidence to the points made in the response particular to Choice 1 (specifically about circumstances where the re-use of open space might be supported), to Choices 10 and 11 (specifically about delivering 100% affordable homes on the site to meet the 20,000 required in the City – or delivery of affordable housing as part of a commercial business proposal for the site).

Mr Murdochy is particularly interested to promote 0.25 Ha of land available for future development, lying south west of 49 Burdiehouse Road. Over the last 10 years, there have been previous formal planning enquiries (pre-application advice), as well as submission of various planning applications for this land. These planning applications suggested a range of potential uses for the vacant and under-utilised land. However, no proposals carried support from the planning authority. This is because adopted local development planning policy (LDP) aims to protect the land from built development. The land is not in green belt but sits on the outer edge of a designated Nature Conservation Site. Current LDP Policy ENV15 Policy (Sites of Local Importance) states “*Development likely to have an adverse impact on the flora, fauna, landscape or geological features of a Local Nature Reserve or a Local Nature Conservation Site will not be permitted unless it can be demonstrated that:*

- *the reasons for allowing the development are sufficient to outweigh the nature conservation interest of the site, and*
- *the adverse consequences of allowing the development for the value of the site have been minimised and mitigated in an acceptable manner”.*

Historic development proposals have also been found to be contrary to policy Env 18 on Open Space Protection. The planning authority has commented in pre-application development advice that the site “*contributes to the amenity of the surrounding area and is an integral part of the biodiversity of the local*

W: www.grayplanning.co.uk

Personal | Professional | Proactive | Commercial | Results
In the built and rural environment

area”.

In effect the planning authority views the subject site to be protected from development as it forms part of a wider Local Nature Conservation Site, and is open space which allegedly contributes to amenity of the surrounding area.

On the contrary, Mr Murdochy wishes to put forward his argument on seeking a change to policy for the land. It is his view that the land offers considerably more amenity value were it to be formally developed and integrated better into fast-changing surroundings where new large-scale housing development has occurred. Redevelopment of the site would considerably reduce anti-social behaviour and generally help improve the quality of the immediate environment where it sits. The evidence submitted here shows there is little direct linkage or association of the land with the wider Nature Conservation Site, nor any support with the notion that this land is open space of current amenity value.

The Choices for City Plan 2030 has aroused the landowners’ specific interest to the matter of **Choice 1 ‘Making Edinburgh a Sustainable, Active and Connected City’**. We support the Council’s preferred option to propose a new policy which will help connect places, parks and greenspaces together. The consultation document refers to the Council wants to make the City’s wide network of high quality spaces with new development to ensure it helps make the connections. Noting the specific references in Part D of Choice 1, the Council wants City Plan 2030 to set out under what circumstances the development of poor quality or underused open space will be considered acceptable. The proposal site is considered poor quality (by virtue of it having no current use nor any integration into the places around it), and we also consider the underused nature of the space has presented a place instead for gathering of anti-social behaviour which the landowner wishes to eradicate permanently.

We note under Choice 1, the Council intend to review the suitability of the existing LDP Policy Env 18 (Open Space Protection) and Env Policy 12 to 16 and 21 and 22. Therefore the promotion of proposed new uses for the site are considered to be presented to the Council at the right time, and that refraining from any further planning applications which might be viewed as premature (in the face of the City Plan 2030) or unsuitable (in the repeat of previous land use proposals for the site), can be addressed.

Choice 1 Part H also suggests a change to the future maintenance and management of green space facilities. The Council want to revise existing policies and greenspace designations to ensure that as part of planning consents new green spaces have long term maintenance and management arrangements in place. The Council favours factoring on behalf of the private landowner(s) but will consider adoption should sufficient maintenance resources be made available. The landowner would be interested to engage with the Council on best ways to realise the development potential of the land, whilst enabling the delivery and management of the greenspace within the new development that will connect and improve the surroundings.

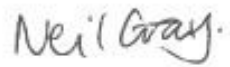
Choice 10 ‘increasing the number of new homes, particularly affordable’. We note under Choice 10, Part B, the proposed changes to the new plan might include “a new policy framework which sets out a requirement for housing on all sites over a certain size coming forward for development. On sites over 0.25 hectares coming forward for student housing, hotels and short-stay commercial visitor accommodation, and other commercial business, retail and leisure developments, at least 50% of the site should be provided for housing” – the landowners can fulfil this potential new policy requirement with an innovative approach to providing open space alongside built development which “complement”

the area and provides much needed affordable homes which can deliver the wider requirements of the site. **Under Choice 11**, we support the Council's vision to increase delivery of more affordable homes. The landowners believe if the council is to reach its 20,000 new affordable homes target in City Plan 2030, then the combination of new policy framework, alongside support for development of the proposal site will be a good contribution to the targets.

We trust the online response, along with the information attached to this letter will be of interest to the policy team. Mr Murdochy has been patient and refrained from submitting a planning application for any further proposed uses when the opportunity came along to instead engage in this consultation into future changes to Local Development Plan policy to help shape a future for this part of the City.

Should you wish to discuss these, or need further information at this stage, please contact me in the first instance.

Yours Sincerely,



Neil Gray

MA (Hons), MSc, Dip TP, MRTPI

Director

GRAY PLANNING & DEVELOPMENT

E: neil@grayplanning.co.uk

M: 07514 278498

Enc. Block 9 Architects Document – “CityPlan 2030 Response”

Pre-Planning Advise
August 2019

block 9 ARCHITECTS
21 Castle Street
Edinburgh EH2 3DN
Phone:0131 629 4950
Email:info@block9architects.com
www.block9architects.com

Contents

Site Description

Site Imagery

Edinburgh Local Development Plan (LDP) South East
Proposals Map

Forestry & Nature Heritage Conservation report

Site History

Previous Refused Site Application

Indicative Site Massing

Schematic Site Plan

Site Description

This diamond shaped piece of land is situated in a suburban location to the south of Edinburgh, approximately 2003m².

The site is comprised mostly of overgrown grassed flat land. To the South of the site is the 'The Limes', a Barratt development currently under construction.

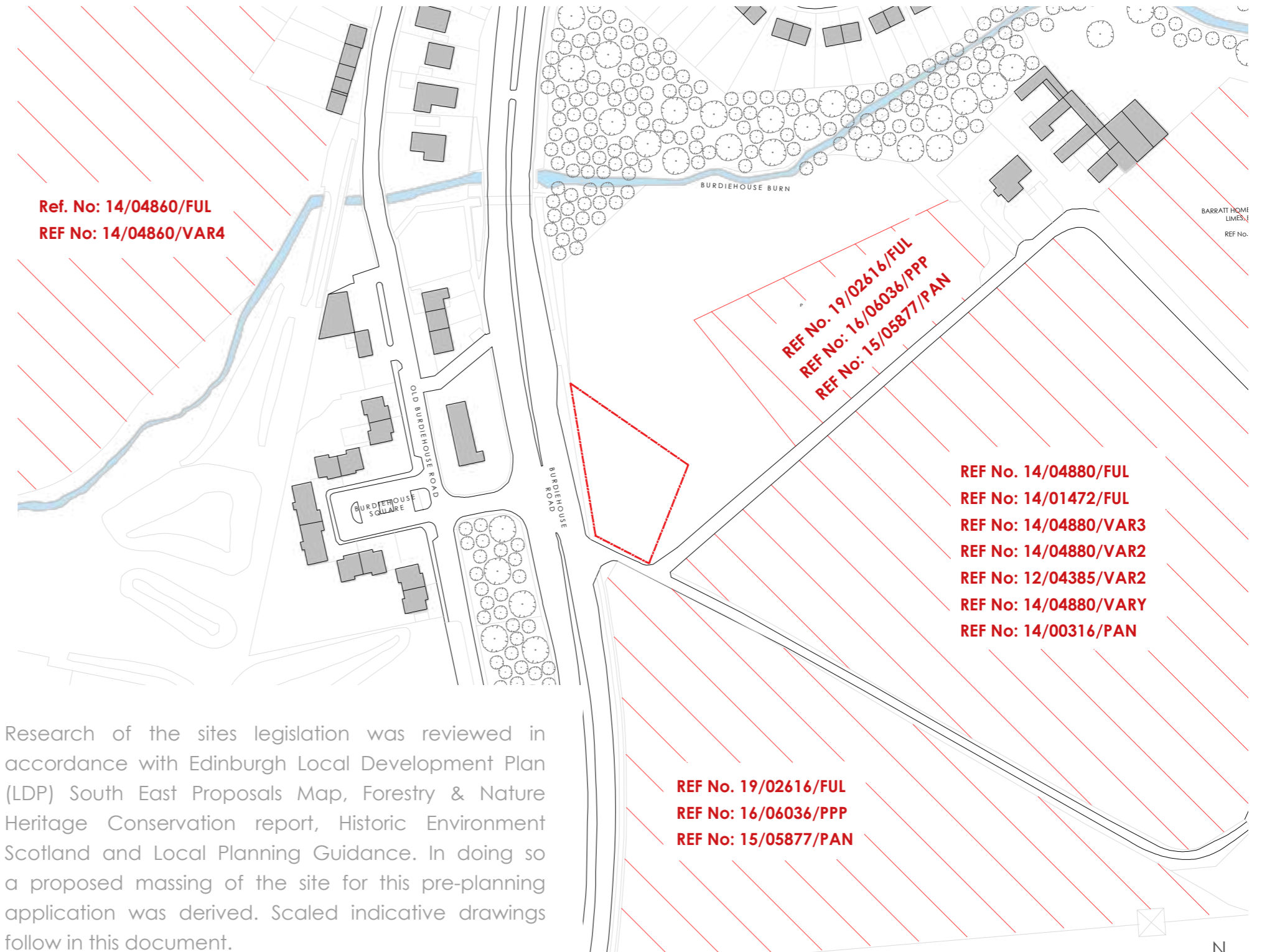
The site is bordered by a dry stone dyke on two sides and open fencing on the other two sides with a dirt track giving access. Currently with the site being unmaintained and unkept it is being used by fly tippers and youths gathering on the site.

There are large development applications surrounding the site, as outlined:

Residential development 115 dwellings and associated landscaping and infrastructure. Land 100 Metres East Of 53 Burdiehouse Road Edinburgh REF. No: 19/02616/FUL. REF No: 16/06036/PPP., REF No: 15/05877/PAN.

Proposed residential development of 211 new houses and flats with associated infrastructure (as amended). Land 196 Metres South Of 49 Burdiehouse Road Edinburgh. REF. No: 14/04880/FUL., REF No:14/01472/FUL., REF No:14/04880/VAR3., REF No: 14/04880/VAR2., REF No: 12/04385/VAR2., REF No: 14/04880/VARY., REF No: 14/00316/PAN.

Land 296 Metres South Of 17 Frogston Road East Edinburgh Residential development (633 units)(with small scale commercial units) with associated roads, footpaths, parking, landscaping and open space plus site for new Primary School. Ref. No: 14/04860/FUL., REF No: 14/04860/VAR4.



Research of the sites legislation was reviewed in accordance with Edinburgh Local Development Plan (LDP) South East Proposals Map, Forestry & Nature Heritage Conservation report, Historic Environment Scotland and Local Planning Guidance. In doing so a proposed massing of the site for this pre-planning application was derived. Scaled indicative drawings follow in this document.

Site Imagery

Site Boundary 



Street View looking North East



Street View looking South East



Site Aerial View

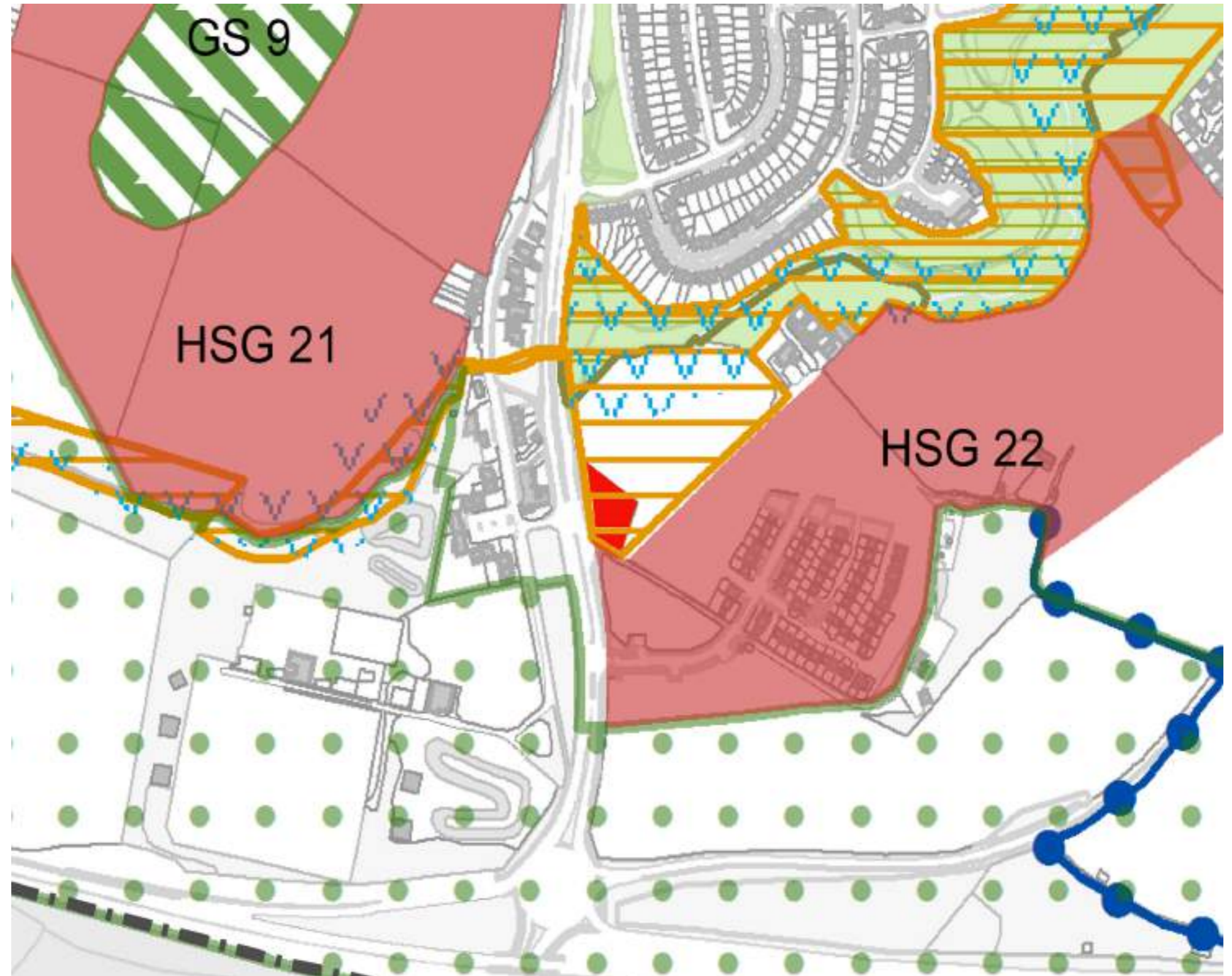
Edinburgh Local Development Plan (LDP) South East Proposals Map

http://www.edinburgh.gov.uk/info/20013/planning_and_building/66/edinburgh_local_development_plan

Legend

- Site
- Housing Proposal (HSG 21 & HSG 22)
- Local Nature Conservation Site
- Green Belt
- Greenspace Proposal (GS9)
- Area of Importance for Flood Management

As seen from Edinburgh Local Development Plan (LDP) South East Proposals Map the site falls under the designation of a Local Nature Conservation Site.



Extract from the Edinburgh Local Development Plan (LDP) South East Proposals Map

Following the Edinburgh local development plan map, Local Nature Conservation Sites are defined as:

“Sites that are the best local sites for nature, and can be owned by anyone. They do not have to be managed to help wildlife or geology, although some are. Scottish Natural Heritage provide more information on local nature conservation sites”

Researching through the Scottish Natural Heritage there is a report which summarises the nature conservation work carried out by Forestry and Natural Heritage services on Local Nature Conservation Sites.

Link - (http://www.edinburgh.gov.uk/downloads/file/12032/forestry_and_natural_heritage_nature_conservation_report_2018)

The site in question is not mentioned only Burdiehouse Burn & Burdiehouse Burn Valley Park are outlined as follows:

Wildflower Meadows (p7).

Plants					
Wildflower Meadows					
Location of wildflower meadow	Number of species of forb (flowering plant excluding grasses sedges and rushes)				
	2014	2015	2016	2017	2018
Burdiehouse Burn Valley Park LNR	25	26	38	Not surveyed	30

Wet land management (p13).

- Willow spiling employed in Burdiehouse Burn Valley Park with help from Edinburgh and Lothians Greenspace Trust (ELGT) to reduce bank erosion.

Woodland Management (p14).

- New Caledonian woodlands carried out extensive management of Burdiehouse Burn Valley Park Millennium woodlands alongside Tiphereth

Grasslands and meadows (p17).

- Through active management, continue to increase diversity within meadow habitats at the following CEC Natural Heritage sites: , Burdiehouse Burn LNR



Relevant Policy within the Edinburgh Local Plan

Policy Env 15 - Sites of Local Importance

“Development likely to have an adverse impact on the flora, fauna, landscape or geological features of a Local Nature Reserve or a Local Nature Conservation Site will not be permitted unless it can be demonstrated that:

the reasons for allowing the development are sufficient to outweigh the nature conservation interest of the site

the adverse consequences of allowing the development for the value of the site have been minimised and mitigated in an acceptable manner”.

Site Aerial View, outlining nature conservation areas within the report.

■ Site - - - Burdiehouse Burn ■ Burdiehouse Burn Valley Park Boundary - definition as per the local nature management Plan 2008-2018 PDF

The outstanding argument is the site does not satisfy the Nature Conservation Report yet it is outlined in the Local Nature Conservation site boundary. The areas under jurisdiction (as shown above) are Burdiehouse Burn, Burdiehouse Burn Valley Park and Local Nature Reserve which are not on the proposed site. Furthermore the West side of the nature conservation boundary and the site in question borders a noisy road where build structures used to stand historically.

Site History

Site Boundary ■

1910

The site does not have a defined boundary crossing two undefined buildings. To the south of the site sits Old Burdiehouse School.

1930

Presented is a similar situation to the 1910's Map in building location. It is yet undefined whether the land and or buildings are part of the school. There are little records of the school online.

1950

The buildings which crossed the site to the south have been demolished. The building to the north is defined as the Burdiehouse Inn.

1990

In 1990 the site is defined as having a site boundary with no building on the site. The Inn & school have been demolished, most likely in the the 1960's.

* All historic maps used taken from digimaps Edina historic roaming maps.

Thus with the site historically being built on it does not possess the same nature conservation qualities as the rest of the zone due to its proximity to the road.



1910's Map



1930's Map



1950's Map



1990's Map

Previous Refused Site Application

Ref. 13/01259/PPP

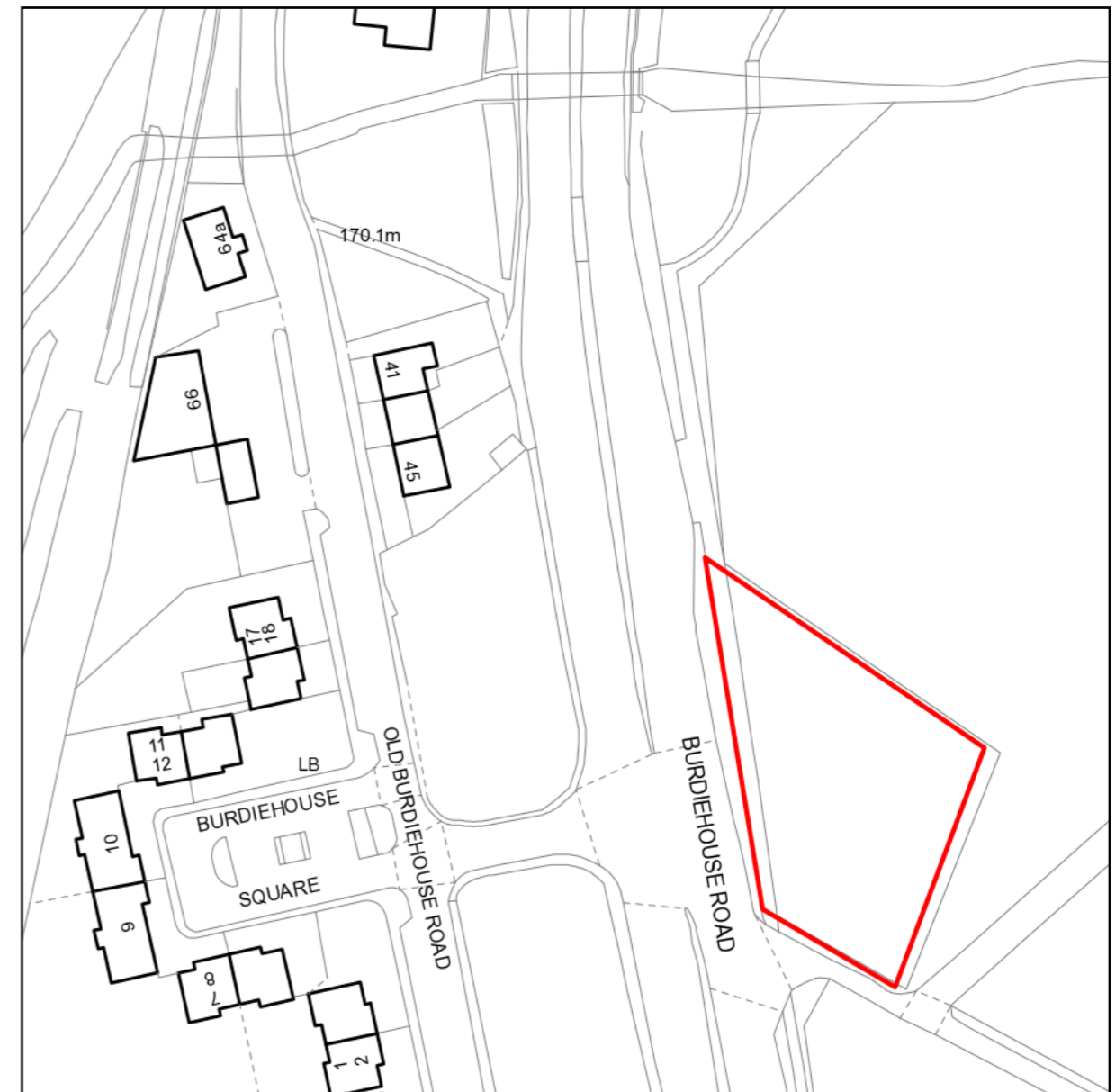
Decision Issued Date - Mon 02 Jun 2014



Proposal - Develop petrol filling station and electric vehicle charging station, including ancillary shop.

Reason for Refusal

The principle of a petrol filling station and electric charging station with ancillary shop in this location is contrary to Edinburgh City Local Plan Policy ENV 10 (a) in respect of Green Belt as it has not been demonstrated that the proposals are necessary for the purposes of agriculture, horticulture, forestry, countryside recreation or other uses appropriate in the countryside.

Easting: 327484 - Northing: 667290



	Application Boundary
	Land in Ownership

Information

Online Ref: 000061724
Date: 16/4/2013

Refused Application Location Plan

Preliminary Proposals

Site Massing Study as per drawing
b9-1938-sk01 - Site Massing

Site Area Approx = 2003 sqm

Housing Layout for site = 5
Properties

3 x 4/5 Bed Detached Houses
Parking spaces per house 2.

2 x 4/5 bed Semi-Detached
Houses

Single/Double Garage provided
for every property

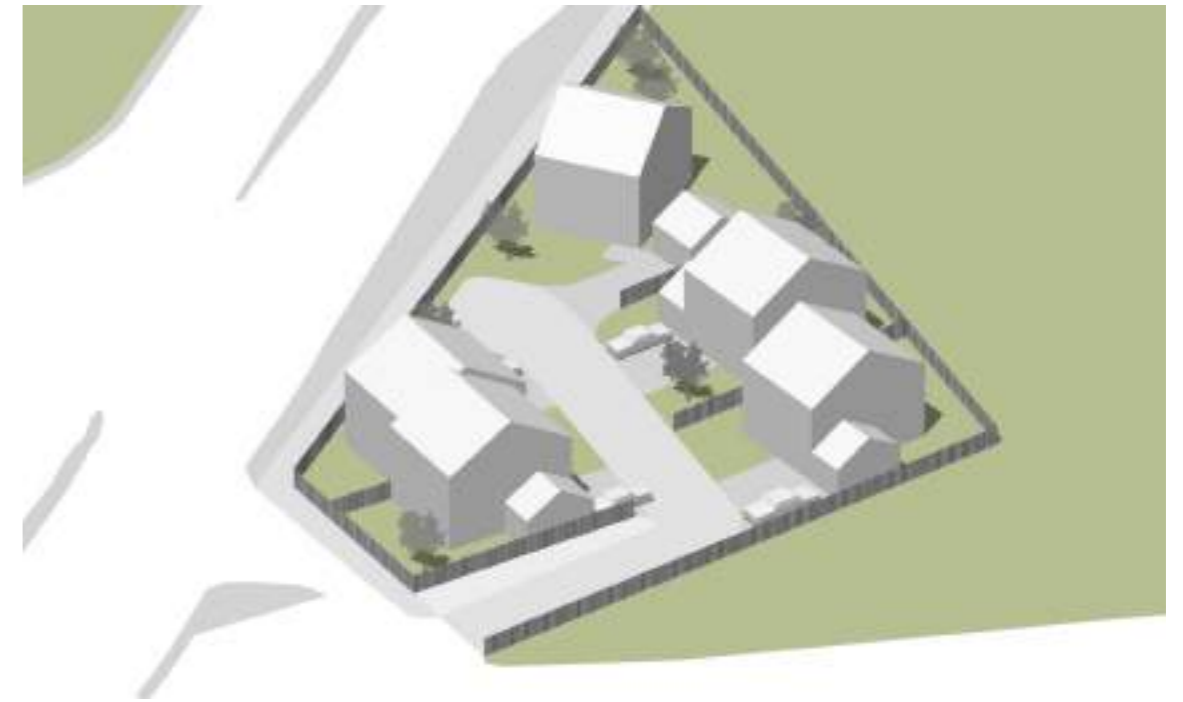
Parking spaces per house 2.

Total parking for site = 13 spaces



Massing Site Plan of Development.

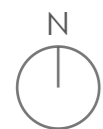
BARRATT HOMES DEVELOPMENT
THE LIMES, BURDIEHOUSE
REF No. 19/02616/FUL
REF No: 16/06036/PPP
REF No: 15/05877/PAN



3D Massing of Development Option (Looking North).



3D Massing of Development Option (Looking South).



Preliminary Proposals

Schematic Study as per drawing
b9-1938-sk02 - Schematic Ground
Floor Plan

Site Area Approx = 2003 sqm

Housing Layout for site = 5
Properties

3 x 4/5 Bed Detached Houses
Parking spaces per house 2.

2 x 4/5 bed Semi-Detached
Houses

Single/Double Garage provided
for every property

Parking spaces per house 2.

Total parking for site = 13 spaces

