

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 Sustainability, environmental awareness and the passion to deliver existing places through innovative architecture and good design are core values of Parabola. Briefly stated, Parabola are supportive of this Choice and would encourage the Council to implement the policy framework required to achieve their “ambitious climate change objective to be a carbon neutral city by 2030”. Parabola consider sustainability to be at the heart of development proposals. Given that the City Plan will cover a 10 year period from 2020 to 2030, we would suggest that the Council should adopt a flexible approach to this Choice if implemented as a Plan policy, in order to ensure that it can be updated as necessary in light of changing Government or Council climate change targets and new and emerging carbon reducing technologies.

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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

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

Supporting Info

Email

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 Parabola welcome the introduction of increased support for higher density development and would support the Council's use of "minimum" dwellings per hectare. Parabola agree that increasing the density of all development in the city, relative to a proposals surroundings, is a positive step to ensuring that the development potential of Edinburgh's urban areas is maximised. Parabola consider that their masterplan for the development of Edinburgh Park will contribute significantly to housing land supply for the city and will be an exemplar of delivering high-density, mixed use development in proximity to public transport networks and active travel routes.

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

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

Supporting Info

Email

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 Parabola agree that the provision of quality open space and public realm is an important factor to enrich an urban environment and would encourage the Council to support innovative approaches to delivering open space and public realm, especially as part of a higher density development where developable space may be limited. Parabola would also encourage the Council to apply a case-by-case qualitative approach to assessing open space and public realm provision as part of a higher density development, taking into account factors such as the surrounding area of a particular site, existing amenity spaces in proximity to a development site and the expected end users of a development. Parabola would submit that it ensures that the right approach is taken relative to a site as opposed to the introduction of a blanket, standard policy that would apply to all development. Parabola agree that drying spaces should be included as part of open space proposals where practicable and where landscape or public realm proposals are conducive to drying areas. However, Parabola would suggest that this is not included as a mandatory policy requirement. Parabola have a strong interest in and connection to cultural creativity and the Arts and seek to incorporate both temporary and permanent art installations throughout all of their development projects. Parabola believe that combining art with the outdoors, which can also include creative planting and lighting schemes, can help to better create a sense of place, provide places that communities can group around and assist in connecting residents with their new neighbourhoods. In this regard, Parabola would suggest that the Council recognise and better support the positive role that art can play in enriching urban environments, transforming landscapes and creating a sense of place in new developments.

Customer Ref: 01686 Response Ref: ANON-KU2U-GPG3-R
Name: Montagu Evans LLP
Response Type: Agent / Consultant
On behalf of: Parabola Edinburgh Limited

Supporting Info: Yes
Email: rachel.mushet@montagu-evans.co.uk

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: Platinum (zero car

Explanation Parabola’s vision for Edinburgh Park is to deliver a “new zero carbon urban quarter” for the city. The offices consented as part of the first phase of development are all carbon zero ready, designed to be all electric and to take advantage of the ongoing decarbonisation of grid-supplied electricity, as well as being future proofed to enable carbon neutrality. Parabola is committed to delivering clean, zero on site emissions through the use of a fabrics first approach to building design, ensuring the use of better performing fabrics and materials that require less energy to be consumed over the lifespan of a building. The use of all electrical energy solutions and zero carbon technologies such as air source heat pumps, natural ventilation, maximising planting to improve air quality and allocating areas for photovoltaic provision will also ensure that proposed development achieves zero carbon emissions. Parabola is therefore supportive of Choice 3, but would encourage the Council to take this proposed policy further, referencing the benefits of a fabric first approach and the range of zero carbon technologies and approaches available to ensure carbon neutral buildings are delivered. Again, Parabola would suggest that the Council retain an element of flexibility in this proposed policy approach, so that it can be updated over the period of the Plan in light of new and emerging Government or Council targets and carbon reducing technologies.

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: Not Answered

Explanation Not Answered

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

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

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

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

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

Supporting Info

Email

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

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

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

Supporting Info

Email

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

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

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

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

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

Supporting Info

Email

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 Parabola are supportive of Choices 6, 7 and 8 by creating places that focus on people, not cars, and support the reduction of car use. The development proposed at Edinburgh Park will be heavily reliant on existing sustainable infrastructure, including tram, rail and bus, as well as cycle and pedestrian infrastructure. Briefly stated, Parabola is supportive of the Council's vision that by 2030 Edinburgh will be "a city where you don't need to own a car to move around" and the four Choices proposed to achieve this. Parabola agree with the Council's continued prioritisation of pedestrians and cyclists over cars and the promotion of more active and sustainable travel choices to reduce the overall reliance on car usage. Parabola's consented and proposed development at Edinburgh Park is in a location that is considered to be highly accessible by all modes of transportation.

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:

Supporting Info

Name

Email

Response Type

On behalf of:

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
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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 Parabola is of the view that the Council instead determine the affordable housing provision required as part of a development on a case-by-case basis. In finalising the affordable housing mix for Edinburgh Park, Parabola have undertaken extensive consultation with Registered Social Landlords (RSL) and the Council in order to understand what both parties require in terms of affordable housing. Parabola consider there would have been challenges in delivering the type of housing proposed at Edinburgh Park with more than a 25% affordable housing requirement and this represents a risk in pursuing this proposed policy approach. In this regard Parabola would suggest that any affordable housing policy change should instead require applicants to consult with and deliver what social housing providers actually need in terms of provision and mix rather than having an increased blanket requirement in the City Plan. In addition, Parabola would encourage the Council to update and be more flexible in their definition of affordable housing, in recognition of the range of alternative models that can help in securing affordable homes.

Choice **11 B**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 A**

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

Short Response

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

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

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

Supporting Info

Email

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

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Customer Ref: 01686 Response Ref: ANON-KU2U-GPG3-R

Supporting Info Yes

Name Montagu Evans LLP

Email rachel.mushet@montagu-evans.co.uk

Response Type Agent / Consultant

On behalf of: Parabola Edinburgh Limited

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

Choice 12 BX

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

Short Response Not Answered

Explanation Not Answered

Customer Ref:

01686

Response Ref:

ANON-KU2U-GPG3-R

Supporting Info

Yes

Name

Montagu Evans LLP

Email

rachel.mushet@montagu-evans.co.uk

Response Type

Agent / Consultant

On behalf of:

Parabola Edinburgh Limited

Choice 12 C

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

Short Response

No

Explanation

Choice 12 C

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

Short Response

No

Explanation

Choice 12 C

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

Short Response

No

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 D**

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

Short Response

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

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **14 B**

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

Short Response

Explanation

Choice **14 C**

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

Short Response

Explanation

Choice **15 A**

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

Short Response

Explanation

Customer Ref: Response Ref:
Name
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On behalf of:

Supporting Info

Email

Choice 15 B

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

Short Response

Explanation

Choice 15 C

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

Short Response

Explanation

Choice 15 D

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **15 E**

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

Short Response

Explanation

Choice **15 G**

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

Short Response

Explanation

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 At present, the current Local Development Plan notes that Edinburgh Park functions primarily as a place to work and it has been the vision of the Council to change the character of the area over time from a “business dominated environment with limited evening and weekend activity to a thriving mixed use and well integrated part of the city” as per ‘Policy Del 4 Edinburgh Park/ South Gyle’.Parabola secured planning permission for the development of the first speculative offices at Edinburgh Park in a number of years, in October 2018 and following the discharge of planning conditions, work has now commenced on site to deliver this first phase of development. Parabola will shortly submit their Southern Phase Residential-Led Mixed Use Masterplan on the remaining land at Edinburgh Park to re-orientate the area and create a truly mixed-use urban quarter that is attractive as a place to live, work and to visit.

Choice 16 A2

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

Short Response

Explanation

Customer Ref: Response Ref:

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Email

Response Type

On behalf of:

Choice 16 A3

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

Short Response

Explanation

Choice 16 A4

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

Short Response

Explanation

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

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:
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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:

Name

Response Type

On behalf of:

Supporting Info

Email

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:

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Email

Response Type

On behalf of:

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:

01686

Response Ref:

ANON-KU2U-GPG3-R

Supporting Info

Yes

Name

Montagu Evans LLP

Email

rachel.mushet@montagu-evans.co.uk

Response Type

Agent / Consultant

On behalf of:

Parabola Edinburgh Limited



CLIENT

Parabola Edinburgh Limited

PREPARED BY

Montagu Evans LLP

SUBJECT

Representation to Choices for City Plan 2030

DATE

30 April 2020

INTRODUCTION

We act on behalf of Parabola Edinburgh Limited ('herein referred to as Parabola'). Our client owns land at Edinburgh Park.

Our client takes a keen interest in development planning and welcomes the opportunity to comment on the Choices for City Plan 2030.

In October 2018, Parabola secured planning permission for the development of the first speculative offices at Edinburgh Park in a number of years (application reference 17/04341/AMC). Following the discharge of planning conditions, work has now commenced on site to deliver this first phase of development.

Parabola are currently finalising plans to submit a detailed application for planning permission across the remainder of the Southern Phase of Edinburgh Park, proposing a residential-led mixed use masterplan. A Proposal of Application Notice was submitted to the Council in this respect on 17 January 2020 (20/00260/PAN) and the planning application is due to be submitted at end April / early May 2020.

Extensive masterplanning has been undertaken by Parabola and their design team which seeks to create a truly mixed-use and sustainable development for Edinburgh Park, with up to 1 million sqft of commercial space, 1,800 homes and supporting amenities, recreational areas and public realm planned. The delivery of the proposals will be market-led, with the build out of the proposed development expected over the next 10 to 15 years. Parabola's desire is to create a high quality exemplar development.

CHOICES FOR CITY PLAN 2030

The following Choices are considered to be most relevant to Parabola and their interests at Edinburgh Park.

Parabola would welcome the opportunity to further engage in the process to prepare the new City Plan 2030 and would be happy to provide further information as required by the Council.

CHOICES 1 – MAKING EDINBURGH A SUSTAINABLE, ACTIVE AND CONNECTED CITY

Sustainability, environmental awareness and the passion to deliver existing places through innovative architecture and good design are core values of Parabola. Briefly stated, Parabola are supportive of this Choice and would encourage the Council to implement the policy framework required to achieve their "ambitious climate change objective to be a carbon neutral city by 2030". Parabola consider sustainability to be at the heart of development proposals.

Given that the City Plan will cover a 10 year period from 2020 to 2030, we would suggest that the Council should adopt a flexible approach to this Choice if implemented as a Plan policy, in order to ensure that it can be updated as necessary in light of changing Government or Council climate change targets and new and emerging carbon reducing technologies.

CHOICE 2 – IMPROVING THE QUALITY, DENSITY AND ACCESSIBILITY OF DEVELOPMENT

Choice 2 states that the Council may revise their approach to residential development density in the City Plan 2030 to ensure that the limited developable land in Edinburgh is used as efficiently as possible, with the under-development of sites avoided.

Parabola welcome the introduction of increased support for higher density development and would support the Council's use of "*minimum*" dwellings per hectare. Parabola agree that increasing the density of all development in the city, relative to a proposals surroundings, is a positive step to ensuring that the development potential of Edinburgh's urban areas is maximised.

Parabola consider that their masterplan for the development of Edinburgh Park will contribute significantly to housing land supply for the city and will be an exemplar of delivering high-density, mixed use development in proximity to public transport networks and active travel routes.

Choice 2 may also introduce a requirement for all development to deliver quality open space and public realm that is useable for a "*range of activities, including drying space, whilst allowing for higher densities*".

Parabola agree that the provision of quality open space and public realm is an important factor to enrich an urban environment and would encourage the Council to support innovative approaches to delivering open space and public realm, especially as part of a higher density development where developable space may be limited.

Parabola would also encourage the Council to apply a case-by-case qualitative approach to assessing open space and public realm provision as part of a higher density development, taking into account factors such as the surrounding area of a particular site, existing amenity spaces in proximity to a development site and the expected end users of a development. Parabola would submit that it ensures that the right approach is taken relative to a site as opposed to the introduction of a blanket, standard policy that would apply to all development.

Parabola agree that drying spaces should be included as part of open space proposals where practicable and where landscape or public realm proposals are conducive to drying areas. However, Parabola would suggest that this is not included as a mandatory policy requirement.

Parabola have a strong interest in and connection to cultural creativity and the Arts and seek to incorporate both temporary and permanent art installations throughout all of their development projects. Parabola believe that combining art with the outdoors, which can also include creative planting and lighting schemes, can help to better create a sense of place, provide places that communities can group around and assist in connecting residents with their new neighbourhoods.

In this regard, Parabola would suggest that the Council recognise and better support the positive role that art can play in enriching urban environments, transforming landscapes and creating a sense of place in new developments.

CHOICE 3 – DELIVERING CARBON NEUTRAL BUILDINGS

The MIR states that the Council's preferred Choice for the City Plan 2030 is for "*all buildings and conversations to meet the zero carbon / platinum standards set out in the current Scottish Building Regulations*".

Parabola's vision for Edinburgh Park is to deliver a "*new zero carbon urban quarter*" for the city. The offices consented as part of the first phase of development are all carbon zero ready, designed to be all electric and to take advantage of the ongoing decarbonisation of grid-supplied electricity, as well as being future proofed to enable carbon neutrality.

Parabola is committed to delivering clean, zero on site emissions through the use of a fabrics first approach to building design, ensuring the use of better performing fabrics and materials that require less energy to be consumed over the lifespan of a building. The use of all electrical energy solutions and zero carbon technologies such as air source heat pumps, natural ventilation, maximising planting to improve air quality and allocating areas for photovoltaic provision will also ensure that proposed development achieves zero carbon emissions.

Parabola is therefore supportive of Choice 3, but would encourage the Council to take this proposed policy further, referencing the benefits of a fabric first approach and the range of zero carbon technologies and approaches available to ensure carbon neutral buildings are delivered.

Again, Parabola would suggest that the Council retain an element of flexibility in this proposed policy approach, so that it can be updated over the period of the Plan in light of new and emerging Government or Council targets and carbon reducing technologies.

CHOICE 6 – CREATING PLACES THAT FOCUS ON PEOPLE, NOT CARS

CHOICE 7 – SUPPORTING THE REDUCTION IN CAR USE IN EDINBURGH

CHOICE 8 – DELIVERING NEW WALKING AND CYCLING ROUTES

Parabola are supportive of Choices 6, 7 and 8 by creating places that focus on people, not cars, and support the reduction of car use.

The development proposed at Edinburgh Park will be heavily reliant on existing sustainable infrastructure, including tram, rail and bus, as well as cycle and pedestrian infrastructure.

Briefly stated, Parabola is supportive of the Council's vision that by 2030 Edinburgh will be "*a city where you don't need to own a car to move around*" and the four Choices proposed to achieve this.

Parabola agree with the Council's continued prioritisation of pedestrians and cyclists over cars and the promotion of more active and sustainable travel choices to reduce the overall reliance on car usage.

Parabola's consented and proposed development at Edinburgh Park is in a location that is considered to be highly accessible by all modes of transportation.

CHOICE 11 – DELIVERING MORE AFFORDABLE HOMES

Choice 11 states that the Council want to amend the current affordable housing policy "*to increase the provision of affordable housing requirement from 25% to 35%*". In addition Choice 11 states that the Council want to be more prescriptive on the required housing mix for a proposed development, including what percentage of homes should be for "*family housing*" and what percentage should be given over to the Private Rented Sector.

Parabola is of the view that the Council instead determine the affordable housing provision required as part of a development on a case-by-case basis.

In finalising the affordable housing mix for Edinburgh Park, Parabola have undertaken extensive consultation with Registered Social Landlords (RSL) and the Council in order to understand what both parties require in terms of affordable housing. Parabola consider there would have been challenges in delivering the type of housing proposed at Edinburgh Park with more than a 25% affordable housing requirement and this represents a risk in pursuing this proposed policy approach.

In this regard Parabola would suggest that any affordable housing policy change should instead require applicants to consult with and deliver what social housing providers actually need in terms of provision and mix rather than having an increased blanket requirement in the City Plan.

In addition, Parabola would encourage the Council to update and be more flexible in their definition of affordable housing, in recognition of the range of alternative models that can help in securing affordable homes.

CHOICE 14 – DELIVERING WEST EDINBURGH

Parabola's interest sit adjacent to, and relate to, the significant growth proposed in West Edinburgh, with a vested interest in the future development of the area.

Parabola is supportive of this proposed policy, to encourage the development of West Edinburgh.

CHOICE 16 - DELIVERING OFFICE, BUSINESS AND INDUSTRY FLOORSPACE

Choice 16 states that the Council 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*”.

At present, the document notes that Edinburgh Park functions primarily as a place to work and it has been the vision of the current Local Development Plan to change the character of the area over time from a “*business dominated environment with limited evening and weekend activity to a thriving mixed use and well integrated part of the city*” as per ‘Policy Del 4 Edinburgh Park/ South Gyle’.

As previously discussed, Parabola secured planning permission for the development of the first speculative offices at Edinburgh Park in a number of years, in October 2018 and following the discharge of planning conditions, work has now commenced on site to deliver this first phase of development. Parabola will shortly submit their Southern Phase Residential-Led Mixed Use Masterplan on the remaining land at Edinburgh Park to re-orientate the area and create a truly mixed-use urban quarter that is attractive as a place to live, work and to visit.