

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:

00013

Response Ref:

ANON-KU2U-GWQ5-B

Supporting Info

Name

Colin Lavety

Email

colin.lavety@bartonwillmore.co.uk

Response Type

Agent / Consultant

On behalf of:

Robertson Homes Ltd

Choice 1 F

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

Short Response

Not Answered

Explanation

Choice 1 F

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

Short Response

No

Explanation

Choice 1 G

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

Short Response

Not Answered

Explanation

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:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **6 B**

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

Short Response

Explanation

Choice **7 A**

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

Short Response

Explanation

Choice **7 B**

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

Short Response

Explanation

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

Supporting Info
Email

Choice **7 C**

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

Short Response

Explanation

Choice **7 D**

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

Short Response

Explanation

Choice **8 A**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **8 B**

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

Short Response

Explanation

Choice **8 C**

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

Short Response

Explanation

Choice **8 C**

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

Short Response

Explanation

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

Supporting Info
Email

Choice 9 A

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

Short Response

Explanation

Choice 9 B

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

Short Response

Explanation

Choice 10 A

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **10 B**

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

Short Response

Explanation

Choice **10 C**

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

Short Response

Explanation

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 Whilst we agree with a minimum of 25% affordable housing being delivered through housing developments in Edinburgh in accordance with Scottish Planning Policy ('SPP'), the proposed increase to 35% would not be in the best interests of some of the larger housing sites across Edinburgh. We therefore object to a mandatory blanket increase in affordable housing from 25% to 35% and would suggest that the policy in this regard is made more flexible.

Ultimately, any increase in the affordable housing requirement needs to be given priority over increasing the financial burden on homebuilders in other policy areas (of the plan) and therefore this matter needs to be considered holistically. In this regard, increased affordable housing requirements should not act as a barrier to private developers bringing land forward for development which could make significant contributions to housing completions in Edinburgh. There is scope for CEC to work in partnership with the development industry to secure unique and innovative solutions to affordable housing delivery.

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 We object to the inclusion of mandatory housing mixes being prescribed within City Plan 2030, such as requirements to include a proportion of family housing and support for the private rented sector etc. This does not necessarily support option 2 for the market lead delivery of greenfield sites. Instead, we recommend that CEC adopt a flexible 'case by case' approach to the delivery of affordable housing, including family housing, where site specific requirements and other characteristics could dictate the suitable housing mix on a site. It is considered that this approach would support the best interests of the market and viability whilst also providing suitable flexibility for future occupiers – ultimately resulting in an overall increase in the delivery of affordable housing on the ground.

Customer Ref: 00013 Response Ref: ANON-KU2U-GWQ5-B
Name: Colin Lavety
Response Type: Agent / Consultant
On behalf of: Robertson Homes Ltd

Supporting Info:
Email: colin.lavety@bartonwillmore.co.uk

Choice 12 A

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

Short Response: Option 2 (Market/

Explanation

Choices for City Plan 2030 identifies a number of sites across Edinburgh in line with the 3 housing options suggested, ranging from an approach concentrated on solely urban development to an approach concentrating on only greenfield development, implicating the release of green belt land. We understand that CEC's preferred approach in addressing housing requirements within City Plan 2030 is to pursue Housing Option 1 (Urban Area) – where housing development would be concentrated within the urban area, potentially via compulsory purchase opportunities. On behalf of Robertson, we object to the implementation of Housing Option 1 within Choices for City Plan 2030 as it would:

- Avoid exploring legitimate opportunities for green belt release;
- Put extra pressure on CEC and the housebuilding industry to deliver housing within constrained brownfield sites – therefore jeopardising future growth;
- Fail to meet essential housing need and demand; and
- Would disregard opportunities to develop suitable and sustainable greenfield sites with an appropriate programme of phasing.

Ultimately, we consider that pursuing Housing Option 1 would risk a housing land shortfall within Edinburgh in the Plan period. It would also result in complicated compulsory purchase requirements which CEC already accept are likely to be difficult, costly and timely to implement, further delaying potential housing delivery. Housing Option 2 (Greenfield Release) considers a market led approach to housing delivery in Edinburgh, which incorporates the release of significant areas of green belt, something that we agree is critical to deliver the required housing sought by City Plan 2030. In addition to this, Option 2 provides appropriate flexibility in the market for a variety of housing types to come forward within the Plan period. On this basis, we support the principle of Housing Option 2 within the Choices for City Plan 2030 however we object that the site is not allocated for housing within this option and request its inclusion as a housing site within City Plan 2030. Housing Option 3 – (Blended Approach) also incorporates the release of some green belt land to address potential housing delivery within the city. Again, we support in principle Housing Option 3 in this regard, however, we object to the site's exclusion as an allocated housing site and request that it be allocated for housing within City Plan. Accordingly, we respectfully request that CEC pursue Housing Option 2 (Greenfield Release) for delivering housing within the city. We support in principle this approach for housing delivery within the city, but we object that the site is not allocated for housing within this option nor within Housing Option 3 (Blended Approach). In this regard, we request that the status of our site in Kirkliston is changed and the current allocation within the Countryside Policy Area in the LDP removed. Instead, the site should be supported as an allocated housing site within both options - as part of a new housing development around the southern fringes of Kirkliston. In this regard, the allocation of the site for housing would offer CEC an opportunity to secure much needed contributions towards infrastructure provision, including contributions towards a new primary school and a new secondary school in Kirkliston, for which the need has been identified in Choices for City Plan 2030. The allocation of the site would also allow CEC to secure an extension to the urban boundary of Kirkliston in an appropriate location, strengthening the boundary of the town alongside the M9 with access to existing transportation links. It is for these reasons that we believe Option 2 - delivery through market housing by releasing greenfield land - is the most suitable option to address housing delivery within CEC. We respectfully request CEC proceed with this option subject to an amendment that allows for the site to be allocated for housing within City Plan 2030.

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

Supporting Info
Email

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: 00013 Response Ref: ANON-KU2U-GWQ5-B
Name: Colin Lavety
Response Type: Agent / Consultant
On behalf of: Robertson Homes Ltd

Supporting Info:
Email: colin.lavety@bartonwillmore.co.uk

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: 00013 Response Ref: ANON-KU2U-GWQ5-B

Name: Colin Lavety

Response Type: Agent / Consultant

On behalf of: Robertson Homes Ltd

Supporting Info:

Email: colin.lavety@bartonwillmore.co.uk

Choice 12 B10

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

Short Response: Not Answered

Explanation

Customer Ref: 00013 Response Ref: ANON-KU2U-GWQ5-B
Name: Colin Lavety
Response Type: Agent / Consultant
On behalf of: Robertson Homes Ltd

Supporting Info:
Email: colin.lavety@bartonwillmore.co.uk

Choice 12 BX

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

Short Response:

Explanation

We note that our site (land at New Liston Road) has not been included within Options 2 (Green Belt Release) nor Option 3 (Blended Approach) for housing whilst a large portion to the north of Kirkliston has been included. Whilst Robertson support the principle of additional development within Kirkliston within Housing Options 2 and 3, it is contended that our site should also be included within the housing around this settlement. It is considered the site's allocation for housing would help contribute to the delivery of a large number of units across Edinburgh as well as helping contribute to a new strengthened settlement edge along the M9, with suitable landscape mounds and planting to reinforce the green belt edge. Whilst Choices for City Plan 2030 express concerns over the level of planning permissions issued versus housing completions through market lead development, associated with Housing Option 2, it is clear that there is a willing developer ready to proceed with drive to allow for housing development to be completed within the Plan period. As such, City Plan 2030 is required to allocate sufficient housing land to accommodate housing need and demand in places, like Kirkliston, with excellent connectivity to Edinburgh City Centre, within a strong housing market and, ultimately, where people want to live. The River Almond Core Pathway is located to the south eastern edge of the site – identified in the adopted LDP as Policy Tra 9 – Cycle and Footpath Network (Reference: T7). The proposed development of the site would not compromise accessibility objectives, but rather, its presence supports access to the wider network increasing potential access to sustainable forms of travel and supporting the site's sustainability credentials. Accordingly, given the need for variation to CEC's proposed development strategy and the potential release of this greenfield site for housing, the site would be perfectly positioned to benefit from revised spatial strategy pursuing the release of green belt and Countryside Policy Area allocations to deliver potential housing on the urban edge of Kirkliston. This is further strengthened by the site's location offering CEC an ideal opportunity to secure development on an effective site, with a committed major housebuilder with an established track record of delivery, that can be integrated with the existing settlement and brought forward without any significant barriers to development. In terms of housing land supply, overall, we object to the preferred approach CEC have taken towards housing land supply, by limiting the development of greenfield sites under Option 1 (Urban Area). We believe that such an approach is overly conservative and lacks the degree of flexibility needed to accommodate wider aspirations within the Choices for City Plan 2030 Spatial Strategy to deliver affordable, varied housing stock in sustainable locations to accommodate the needs of Edinburgh's growing population. CEC should avoid over-dependence on piecemeal, complex brownfield sites for the delivery of new homes. This dependence, without considering the release of additional green belt sites (such as the site) could risk the delivery of effective housing land supply within CEC. The ability to provide up to 27,900 homes during the plan period under Housing Option 2 provides such flexibility and should be supported. However, the limited approach under Option 1 could only deliver 17,600 homes which could fall well short of housing delivery targets within the Plan period. Accordingly, we believe it is in the interests of CEC to prepare for longer-term future growth that is expected to come forward in the industry in Edinburgh and proceed with Housing Option 2 (Green Belt Release).

Customer Ref:

00013

Response Ref:

ANON-KU2U-GWQ5-B

Supporting Info

Name

Colin Lavety

Email

colin.lavety@bartonwillmore.co.uk

Response Type

Agent / Consultant

On behalf of:

Robertson Homes Ltd

Choice 12 C

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

Short Response

Yes

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:
Name
Response Type
On behalf of:

Supporting Info
Email

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

Response Type

On behalf of:

Supporting Info

Email

Choice 15 B

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

Short Response

Explanation

Choice 15 C

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

Short Response

Explanation

Choice 15 D

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

Short Response

Explanation

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

Supporting Info
Email

Choice 15 E

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

Short Response

Explanation

Choice 15 G

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

Short Response

Explanation

Choice 16 A1

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

Short Response

Explanation

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

Supporting Info
Email

Choice 16 A2

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

Short Response

Explanation

Choice 16 A3

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

Short Response

Explanation

Choice 16 A4

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

Short Response

Explanation

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

Supporting Info
Email

Choice 16 A5

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

Short Response

Explanation

Choice 16 A5

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

Short Response

Explanation

Choice 16 B

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

Short Response

Explanation

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

Supporting Info
Email

Choice 16 C

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

Short Response

Explanation

Choice 16 E1

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

Short Response

Explanation

Choice 16 E2

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E3

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

Short Response

Explanation

Choice 16 E4

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

Short Response

Explanation

Choice 16 E5

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E6

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

Short Response

Explanation

Choice 16 E7

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

Short Response

Explanation

Choice 16 E8

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **16 EX**

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

Short Response

Explanation

Choice **16 F**

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

Short Response

Explanation

Choice **16 G**

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

Short Response

Explanation

Customer Ref: 00013 Response Ref: ANON-KU2U-GWQ5-B

Name: Colin Lavety

Response Type: Agent / Consultant

On behalf of: Robertson Homes Ltd

Supporting Info:

Email: colin.lavety@bartonwillmore.co.uk

Choice 16 H

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

Short Response: Not Answered

Explanation: Not Answered

Representation to the City of Edinburgh Council 'City Plan 2030' Proposed Plan

Land at New Liston Road Kirkliston, Edinburgh

Prepared on behalf of Robertson Homes Ltd

April 2020

Representation to the City of Edinburgh Council 'City Plan 2030' Proposed Plan

Land at New Liston Road
Kirkliston, Edinburgh

Prepared on behalf of Robertson Homes Ltd

Project Ref:	31570/3	31570/3
Status:	Draft	Issue
Issue/Rev:	1	2
Date:	19 March 2020	9 April 2020
Prepared by:	PJ/SI	PJ
Checked by:	SI/CL	CL
Authorised by:	CL	CL

Barton Willmore
68/70 George Street
Edinburgh
EH2 2LR
Tel: 0131 220 7777

Email: colin.lavety@bartonwillmore.co.uk

Ref: 31570/3
Date: April 2020

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetation oil based inks.

CONTENTS

1.0	Introduction	1
2.0	Background Context	2
3.0	Response to Choices for City Plan 2030	4
4.0	Technical Considerations	9
5.0	Conclusion	13

APPENDICES

- Appendix A – Site Location Plan
- Appendix B – Concept Masterplan

1.0 INTRODUCTION

- 1.1 This representation has been prepared by Barton Willmore on behalf of Robertson Homes Ltd ('Robertson') in relation to land at New Liston Road, Kirkliston ('the site') – refer to Appendix A. It provides a response to City of Edinburgh Council's ('CEC') 'Choices for City Plan 2030' - effectively CEC's Local Development Plan Main Issues Report ('MIR') - which is currently being consulted upon.
- 1.2 It has been prepared to respond specifically to City Plan 2030 '*Choice 11 - Delivering more affordable homes*' and '*Choice 12 - Building our new homes and infrastructure*' which are of most relevance to Robertson.
- 1.3 In this regard, the representation **supports in principle** Housing Option 2 (Greenfield Release) and Option 3 (Blended Approach). We request that CEC proceed with Housing Option 2 **subject to** CEC allocating the site for housing within City Plan 2030.
- 1.4 Robertson also **object** to CEC taking forward their preferred approach for housing delivery under Housing Option 1 (Urban Area) which seeks to deliver new housing development within the urban area and all greenfield site proposals remain undeveloped.
- 1.5 **For the reasons contained within this representation, we respectfully request that Housing Option 2 is taken forward to deliver new housing within Kirkliston and that the site is included as a housing allocation within the City Plan 2030.**
- 1.6 The remainder of this representation provides further details of the site; the merits of proceeding with Housing Option 2; the constraints associated with Housing Option 1; and the benefits of bringing the site forward for housing development within City Plan 2030.
- 1.7 This representation should also be considered alongside the following accompanying supporting information:
- Site Location Plan (Appendix A); and
 - Concept Masterplan (Appendix B).

2.0 BACKGROUND CONTEXT

The Site

- 2.1 The site comprises a c.6 hectare parcel of land located to the south west of Kirkliston on the west of the urban edge of Edinburgh. It is located to the west of New Liston Road and comprises a former arable agricultural field.
- 2.2 The site benefits from a sustainable location, being within 400m of bus stops to the city with a bus route passing the south easterly boundary of the site and close proximity to Newbridge and Kirkliston. The site lies adjacent to the River Almond (to the south) and the M9 Motorway (to the west). Residential properties on Maitland Hog Lane are located to the north of the site, beyond the Niddry Burn.
- 2.3 The allocation of this site for housing in the City Plan 2030 would provide a well-connected southern extension to Kirkliston providing a robust settlement edge alongside the three proposed housing sites located to the north of Kirkliston which will increase housing supply within this area.

Indicative Site Layout

- 2.4 A Concept Masterplan (refer to Appendix B) has been prepared to demonstrate the capacity of the site and to outline how the future design can respond to the site characteristics in the immediate area and integrate with existing housing to the north. It includes a total developable area of 3.5ha – which could range from a capacity of between approximately 100 - 200 units depending on the proposed housing density, housing type and housing mix etc. It also shows indicative development blocks outlining how the site could potentially be configured – to allow for the creation of a varied, attractive housing layout that incorporates a suitable landscaped setting whilst also maintaining the residential amenity of surrounding occupiers.
- 2.5 This includes development within the northern part of the site (on either side of the existing burn) to allow for open space, landscape buffers, structure planting or acoustic bunds along the western or southern parts of the site.
- 2.6 The Concept Masterplan also accounts for areas of medium to high flood risk and the layout is informed by these factors by placing the aforementioned landscaping and open space etc within these areas. Sustainable Urban Drainage Systems (SuDS) have been provided within the north-eastern part of the site to allow successful discharge to the nearby water course. In addition, the Concept Masterplan shows potential opportunities to link the site to the adjacent Core Path Network and the primary vehicular access.

- 2.7 It sets out initial design principles that could then be translated into a detailed design that would accord with CEC's Local Development Plan Policies and Edinburgh Design Guidance.
- 2.8 Moreover, Robertson are committed to preparing detailed technical studies and agreeing design principles to ensure that any constraints are fully addressed – allowing for the development of the site for housing in the short term.
- 2.9 Specific documentation that could be provided include studies on landscape (Landscape and Visual Appraisal), transport (transport statement), noise (Noise Impact Assessment), flooding (Flood Risk Assessment) and ecology (Preliminary Ecological Appraisal). Additionally, any future design solution would also provide structure planting that creates a strong boundary to the southern part of Kirkliston.

3.0 RESPONSE TO CHOICES FOR CITY PLAN 2030

- 3.1 The following provides a response to the relevant questions within the Choices for City Plan 2030.

Affordable Housing and Mix

Choice 11A. We want to amend our policy to increase the provision of affordable housing requirement from 25% to 35%. Do you agree with this approach?

- 3.2 Whilst we agree with a minimum of 25% affordable housing being delivered through housing developments in Edinburgh in accordance with Scottish Planning Policy ('SPP'), the proposed increase to 35% would not be in the best interests of some of the larger housing sites across Edinburgh. We therefore **object** to a mandatory blanket increase in affordable housing from 25% to 35% and would suggest that the policy in this regard is made more flexible. Ultimately, any increase in the affordable housing requirement needs to be given priority over increasing the financial burden on homebuilders in other policy areas (of the plan) and therefore this matter needs to be considered holistically.
- 3.3 In this regard, increased affordable housing requirements should not act as a barrier to private developers bringing land forward for development which could make significant contributions to housing completions in Edinburgh. There is scope for CEC to work in partnership with the development industry to secure unique and innovative solutions to affordable housing delivery.

Mixed Housing Tenure

Choice 11B. 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?

- 3.4 This representation **objects** to the inclusion of mandatory housing mixes being prescribed within City Plan 2030, such as requirements to include a proportion of family housing and support for the private rented sector etc. This does not necessarily support option 2 for the market lead delivery of greenfield sites.
- 3.5 Instead, we recommend that CEC adopt a flexible 'case by case' approach to the delivery of affordable housing, including family housing, where site specific requirements and other characteristics could dictate the suitable housing mix on a site. It is considered that this approach would support the best interests of the market and viability whilst also providing suitable flexibility for future occupiers – ultimately resulting in an overall increase in the delivery of affordable housing on the ground.

Housing Options

Choice 12 - Building our new homes and infrastructure

12A. Which option do you support? e.g. urban, greenfield or blended

- 3.6 Choices for City Plan 2030 identifies a number of sites across Edinburgh in line with the 3 housing options suggested, ranging from an approach concentrated on solely urban development to an approach concentrating on only greenfield development, implicating the release of green belt land.
- 3.7 We understand that CEC's preferred approach in addressing housing land requirements within City Plan 2030 is to pursue Housing Option 1 (Urban Area) – where housing development would be concentrated within the urban area, potentially via compulsory purchase opportunities.
- 3.8 On behalf of Robertson, we **object** to the implementation of Housing Option 1 within Choices for City Plan 2030 as it would:
- Avoid exploring legitimate opportunities for green belt release;
 - Put extra pressure on CEC and the housebuilding industry to deliver housing within constrained brownfield sites – therefore jeopardising future growth;
 - Fail to meet essential housing need and demand; and
 - Would disregard opportunities to develop suitable and sustainable greenfield sites with an appropriate programme of phasing.
- 3.9 Ultimately, we consider that pursuing Housing Option 1 would risk a housing land shortfall within Edinburgh in the Plan period. It would also result in complicated compulsory purchase requirements which CEC already accept are likely to be difficult, costly and timely to implement, further delaying potential housing delivery.
- 3.10 Housing Option 2 (Greenfield Release) considers a market led approach to housing delivery in Edinburgh, which incorporates the release of significant areas of green belt, something that we agree is critical to deliver the required housing sought by City Plan 2030. In addition to this, Option 2 provides appropriate flexibility in the market for a variety of housing types to come forward within the Plan period.
- 3.11 On this basis, we **support the principle** of Housing Option 2 within the Choices for City Plan 2030 however we **object** that the site is not allocated for housing within this option and request its inclusion as a housing site within City Plan 2030.
- 3.12 Housing Option 3 – (Blended Approach) also incorporates the release of some green belt land to address potential housing delivery within the city. Again, we **support in principle** Housing

Option 3 in this regard, however, we **object** to the site's exclusion as an allocated housing site and request that it be allocated for housing within City Plan 2030.

Conclusion

- 3.13 Accordingly, we respectfully request that CEC pursue Housing Option 2 (Greenfield Release) for delivering housing within the city. We **support in principle** this approach for housing delivery within the city, but we **object** that the site is not allocated for housing within this option nor within Housing Option 3 (Blended Approach).
- 3.14 In this regard, we request that the status of site is changed and the current allocation within the Countryside Policy Area in the LDP removed. Instead, the site should be supported as an allocated housing site within both options - as part of a new housing development around the southern fringes of Kirkliston.
- 3.15 In this regard, the allocation of the site for housing would offer CEC an opportunity to secure much needed contributions towards infrastructure provision, including contributions towards a new primary school and a new secondary school in Kirkliston, for which the need has been identified in Choices for City Plan 2030. The allocation of the site would also allow CEC to secure an extension to the urban boundary of Kirkliston in an appropriate location, strengthening the boundary of the town alongside the M9 with access to existing transportation links.
- 3.16 **It is for these reasons that we believe Option 2 - delivery through market housing by releasing greenfield land - is the most suitable option to address housing delivery within CEC. We respectfully request CEC proceed with this option subject to an amendment that allows for the site to be allocated for housing within City Plan 2030.**

12B. Do you support or object to any of the proposed greenfield areas? (Please tick all that apply)

Support for the Potential Development of 'Greenfield Areas'

Spatial Strategy

Potential Site Allocation within City Plan 2030

- 3.17 The site has not been included within Options 2 (Green Belt Release) nor Option 3 (Blended Approach) for housing whilst a large portion to the north of Kirkliston has been included.
- 3.18 Whilst Robertson **support** the principle of development within Kirkliston within Housing Options 2 and 3, it is contended that the site should also be included within the housing around this settlement.

- 3.19 It is considered the site's allocation for housing would help contribute to the delivery of a large number of units across Edinburgh as well as helping contribute to a new strengthened settlement edge along the M9, with suitable landscape mounds and planting to reinforce the green belt edge.
- 3.20 Whilst Choices for City Plan 2030 express concerns over the level of planning permissions issued versus housing completions through market lead development, associated with Housing Option 2, it is clear that there is a willing developer ready to proceed with drive to allow for housing development to be completed within the Plan period. As such, City Plan 2030 is required to allocate sufficient housing land to accommodate housing need and demand in places, like Kirkliston, with excellent connectivity to Edinburgh City Centre, within a strong housing market and, ultimately, where people want to live.
- 3.21 The River Almond Core Pathway is located to the south eastern edge of the site – identified in the adopted LDP as Policy Tra 9 – Cycle and Footpath Network (Reference: T7). The proposed development of the site would not compromise accessibility objectives, but rather, its presence supports access to the wider network increasing potential access to sustainable forms of travel and supporting the site's sustainability credentials.
- 3.22 Accordingly, given the need for variation to CEC's proposed development strategy and the potential release of this greenfield site for housing, the site would be perfectly positioned to benefit from revised spatial strategy pursuing the release of green belt and Countryside Policy Area allocations to deliver potential housing on the urban edge of Kirkliston. This is further strengthened by the site's location offering CEC an ideal opportunity to secure development on an effective site, with a committed major housebuilder with an established track record of delivery, that can be integrated with the existing settlement and brought forward without any significant barriers to development.

Spatial Strategy & Housing Allocations

- 3.23 Overall, we **object** to the preferred approach CEC have taken towards housing land supply, by limiting the development of greenfield sites under Option 1 (Urban Area). We believe that such an approach is overly conservative and lacks the degree of flexibility needed to accommodate wider aspirations within the Choices for City Plan 2030 Spatial Strategy to deliver affordable, varied housing stock in sustainable locations to accommodate the needs of Edinburgh's growing population.
- 3.24 CEC should avoid over-dependence on piecemeal, complex brownfield sites for the delivery of new homes. This dependence, without considering the release of additional green belt sites (such as the site) could risk the delivery of effective housing land supply within CEC.

- 3.25 The ability to provide up to 27,900 homes during the plan period under Housing Option 2 provides such flexibility and should be supported. However, the limited approach under Option 1 could only deliver 17,600 homes which could fall well short of housing delivery targets within the Plan period. Accordingly, we believe it is in the interests of CEC to prepare for longer-term future growth that is expected to come forward in the industry in Edinburgh and proceed with Housing Option 2 (Green Belt Release).

Role of Existing Countryside Policy Area

- 3.26 The site falls within an area designated as Countryside Policy Area in the LDP, however, the site is largely bisected to the west of Kirkliston by the M9 Motorway and to the south by the River Almond. As such, its role in providing countryside objectives is greatly diminished. The proposed development for housing would give CEC the opportunity to secure a new strengthened Countryside Policy Area to the south of the site, beyond the manmade infrastructure and physical infrastructure outlined above. Provisions would be made to the site to deliver strategic landscape and structure planting along the site's southern and western boundaries to mitigate any visual impact arising from the proposed development.

4.0 TECHNICAL CONSIDERATIONS

'Choice 12C. Do you have any greenfield site you wish us to consider in the Proposed Plan?'

Recommended Greenfield Site

Introduction

- 4.1 This representation **objects** to the site's exclusion as a potential housing allocation within any housing delivery option within Choices for City Plan 2030. We therefore respectfully request that the site is allocated for housing within City Plan 2030.
- 4.2 The following demonstrates that strategic policy objectives within Choices for City Plan 2030 would be met through the site's allocation for housing and that the site is suitable for housing development. This section considers potential technical considerations that would influence the suitability of the site for housing development including:
- Sustainability;
 - Access & Transportation;
 - Noise;
 - Landscape & visual impact;
 - Flood risk;
 - Site Layout & Design; and
 - Effectiveness.
- 4.3 The Design Team has prioritised the production of work to consider these matters and Robertson are fully committed to preparing relevant technical assessments, as required going forward, to demonstrate the site's effectiveness and guide the form and detail of the future layout within the site.
- 4.4 This work - based on initial preliminary work - will demonstrate that none of the above technical constraints are insurmountable and that they would not prevent development of the site for housing in the short term. In this regard, **there are no physical or technical constraints that would prevent or inhibit the site from being developed for the proposed residential use in the short-term.**

Sustainability

- 4.5 The site is located within walking distance of Kirkliston town centre. It also has good access to sustainable transport options with access to bus stops within Gateside Road and Milrig Cottages – which are both comfortably within 400m walking distance. The site also has direct access to the River Almond Core Path.

- 4.6 SEPA indicative flood maps show part of the site is at medium-high risk of flooding and therefore the design will provide suitable mitigation measures for this part of the site including avoiding housing within this area. It is recognised there will be some impact on the existing green infrastructure. However, the site is currently inaccessible to the public so opportunities to improve open space, landscaping and/or green network infrastructure could facilitate increased connectivity to green/open space and help deliver green network enhancements within this area.
- 4.7 The site does not fall within any heritage designations. In addition, it will be situated within close proximity to an area designated by CEC as employment land - further strengthening the site's sustainability credentials and CEC's aspirations to create mixed uses communities that can discourage trips by private car etc.

Access & Transportation

- 4.8 The Concept Masterplan identifies the proposed vehicular access to/from the site to New Liston Road. It demonstrates that this access is feasible and that there is a commitment from Robertson to prepare detailed transport engineering layouts to confirm visibility splays and radii requirements etc as part of any future detailed design. This outcome would ensure that safe, efficient vehicular manoeuvrability could be provided to/from the site.
- 4.9 In addition, the nature of the surrounding road network is considered sufficient to accommodate the likely traffic demands associated with the proposed development. As a result, it is considered that the site and proposals are in line with CEC's transportation priorities and policy requirements. As part of any future accompanying Transport Statement/Assessment, a review of junction capacity analysis would also be undertaken to ensure safety and efficiency of the network is not compromised, with mitigation identified, if necessary.

Noise

- 4.10 The site is located directly to the east of the M9 Motorway. Suitable separation and/or noise attenuation would be implemented as part of any future detailed design to mitigate any potential adverse amenity impacts to future residents.
- 4.11 Suitable noise mitigation measures are likely to include landscape mounds along the western boundary to reduce potential traffic noise associated with the nearby motorway. This is in line with CEC's aspirations for other potential housing sites around Kirkliston within Map 12: Areas 3 – Kirkliston which are also within close proximity to the motorway or road traffic noise.
- 4.12 Additionally, land to the east of Kirkliston, to the east of the River Almond is identified as safeguarded land to potentially accommodate an extension to Edinburgh airport. Given that this safeguarded area lies some distance from the Site, and will have been defined with

generous parameters, it is not considered that the future development of the site for housing would be impacted, particularly given that CEC are proposing housing far closer to this safeguarded area to the north-east of Kirkliston.

Landscape and Visual Impact

- 4.13 It is considered that the site's location, directly adjacent to the core settlement of Kirkliston, and bounded by the M9 Motorway and River Almond, demonstrates the suitability of extending and 'completing' the Kirkliston urban area to the south. It would also allow for any future development to successfully integrate with the existing built form within this area.
- 4.14 As such, Robertson are committed to preparing a Landscape and Visual Appraisal that will seek to demonstrate that the site can be designed to respond to, and enhance, the existing built and landscape character within this area and, in effect, that future housing development would create the new robust settlement edge to this settlement.

Flood Risk

- 4.15 SEPA Flood Maps identify that the majority of the site is not subject to a high risk of flooding. They also show that the south-eastern corner of the site has a medium risk of fluvial flooding. As such, any future development would be avoided within this area. Suitable attenuation measures would also be implemented in line with SEPA guidelines to address surface water management and to control offsite flows to pre-development levels. This would ensure that the majority of the site could be developed without any potential flooding impacts either within the site or beyond.

Site Layout & Design

- 4.16 The Concept Masterplan (Appendix B) showing a developable area of c. 3.5ha and a capacity of between approximately 100 - 200 units accompanies this representation. It is considered that the layout, as presented, responds to the site characterises and potential constraints to demonstrate the suitability of housing within this location.
- 4.17 Specifically, the Concept Masterplan:
- Creates design principles that create a confined development boundary within the northern and central parts of the site and avoiding any potential flood risk areas to the south-east, allowing for expansive landscape and open space areas within the remainder of the site;
 - Provides structure planting along key site boundary to enclose the proposed housing development and to provide a robust landscaped boundary to the settlement edge;
 - Contains a network of linked greenspaces, which can connect to the adjacent Core Path to the south and continuity of green infrastructure within this location;

- Proposes medium density housing which could integrate effectively with surrounding built form and minimise potential landscape and visual impacts;
- Creates suitable SuDS attenuation measures in the form of attenuation basins that would allow for appropriately design discharge to the nearby water environment but also the creation of biodiversity enhancements within this area; and
- Considers the way in which the river interacts with the site including flooding constraints and creates an innovative design approach that appropriately responds to this.

4.18 Based on the above, it is considered that the Concept Masterplan demonstrates that a positive, sensitively designed residential environment can be provided within the site. The potential density is such that the resultant units would provide for a mix of homes that would allow for a varied housing mix, scale, design and tenure.

Effectiveness

4.19 Based on the tests set out within PAN 2/2010, the site is considered to be effective and the opportunities and constraints presented have informed an appropriate design response to the site which can be delivered in phases, as required within the Plan period.

4.20 The site is available and, with Robertson as a committed major housebuilder, construction would commence within the Plan period.

4.21 In summary, based on the criteria within the PAN:

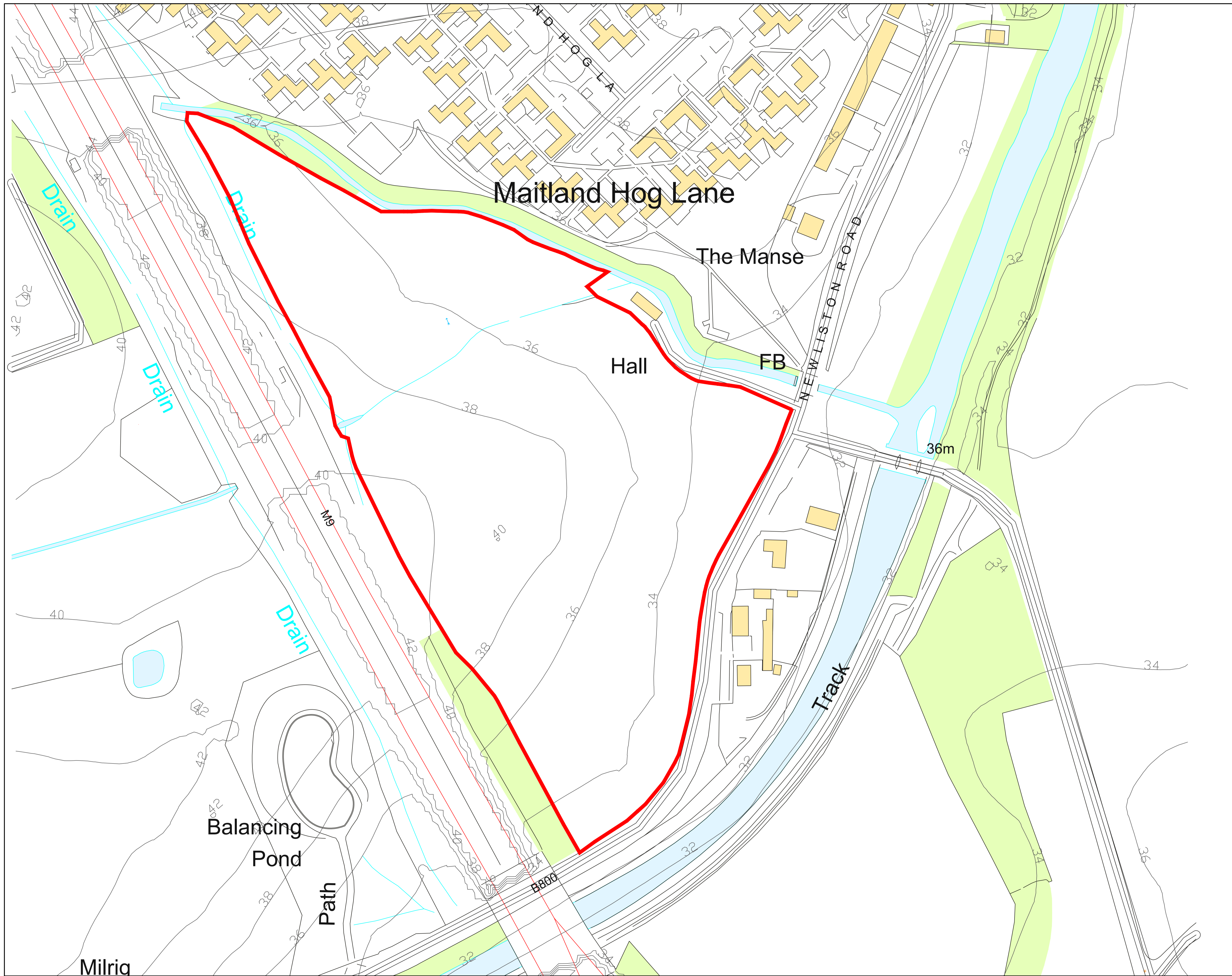
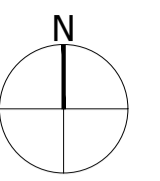
- Ownership: the site is in the control of Robertsons, who can bring the site forward for development;
- Physical: any technical constraints relating to the site can be addressed to allow development to proceed;
- Contamination: due to the history of the site, it is not considered likely to have any contamination;
- Deficit Funding: no public funding is required delivery residential development on the site;
- Marketability: the site has house builder support (through Robertson) and can be delivered promptly;
- Infrastructure: any required infrastructure can be provided realistically by Robertson; and
- Land use: housing is the sole preferred use of the land.

5.0 CONCLUSION

- 5.1 This representation demonstrates that the site at Kirkliston lies within a sustainable location and is suitable for housing delivery within the Plan period. The development of this greenfield site is backed up by CEC giving consideration to greenfield sites within Housing Options 2 (Greenfield Release) and 3 (Blended Approach) in City Plan 2030. The site is effective, with a committed developer – Robertson – who are fully committed to developing the site within the Plan period.
- 5.2 Critically in the context of the proposed City Plan 2030, educational provision relating to the site (between 100 - 200 units depending on the anticipated density and housing types/mix etc) has been considered in the context of the wider development in the west of Edinburgh and any future development of the site would include contributions towards the provision of new schools, transport and other infrastructure required to support future development of Kirkliston.
- 5.3 Moreover, a programme of phasing could be agreed with CEC to coincide other improvements to transport and educational infrastructure improvements to avoid any infrastructure capacity restrictions within the immediate area.
- 5.4 The Concept Masterplan is of high quality and shows the commitment to deliver a residential environment which integrates well with its surroundings. The site is also extremely accessible in terms of sustainable transport linkages and is within walking distance to Kirkliston town centre. Upgrade works to the road to New Liston Road could also provide the required vehicular access for the scale of development proposed.
- 5.5 **Accordingly, we believe that Option 2 - delivery through market housing by releasing greenfield land - is the most suitable option to address housing delivery within CEC. We respectfully request CEC proceed with this approach, however, we object if an amendment is not undertaken to allocate the site for housing site within City Plan 2030.**
- 5.6 This will provide CEC with an opportunity to secure a high-quality residential extension to the urban area of Kirkliston, providing new housing (including affordable housing) and providing Kirkliston with a new strong urban boundary to the south.

**APPENDIX A
SITE LOCATION PLAN**

LEGEND



Project
**Land at Kirkliston,
Edinburgh**
Drawing Title
Site Location Plan

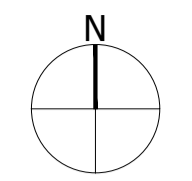
Date	Scale	Drawn by	Check by
09.04.20	1:1000 @A1	MW	CL
Project No	1:2000 @A3		Revision
31570	00		-

DRAFT WILLMORE
Town Planning • Master Planning & Urban Design • Architecture •
Landscape Planning & Design • Infrastructure & Environmental Planning •
Heritage • Graphic Communication •
Communications & Engagement • Development Economics

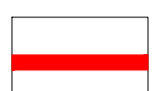







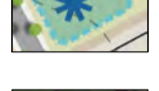
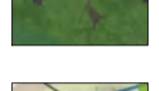

bartonwillmore.co.uk

Offices at Birmingham Bristol Cambridge Cardiff Epsom Edinburgh Glasgow Leeds London Manchester Newcastle Reading Southampton

**APPENDIX B
CONCEPT MASTERPLAN**



LEGEND

-  Site Boundary
-  Development Parcel High Density
-  Development Parcel Medium Density
-  Development Parcel Low Density
-  Access
-  Primary Street
-  Secondary Street
-  Private Drive
-  Open Space
-  SuDS
-  Existing Planting
-  Proposed Planting

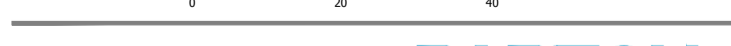
Site Boundary c.6ha
 Developable Area c.3.5ha
 Open Space c.2.5ha

Note: The exact location, size and method of sustainable drainage will be subject to future drainage work.



Project
**Land at Kirkliston,
 Edinburgh**
 Drawing Title
Concept Masterplan

Date	Scale	Drawn by	Check by
23.03.20	1:1000 @A1 1:2000 @A3	CT	MW
Project No	Drawing No	Revision	
31570	02	A	



DRAFT WILLMORE
 Town Planning • Master Planning & Urban Design • Architecture •
 Landscape Planning & Design • Infrastructure & Environmental Planning •
 Heritage • Graphic Communication •
 Communications & Engagement • Development Economics

bartonwillmore.co.uk 