

Customer Ref: 01739 Response Ref: ANON-KU2U-GW73-F

Name: Scott Hobbs Planning

Response Type: Agent / Consultant

On behalf of: Scottish Enterprise

Supporting Info:

Email: rm@scotthobbsplanning.com

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: Yes

Explanation Scottish Enterprise agrees that new development should connect to and deliver the city-wide, regional and national green network. The allocation of the SE site for housing will provide the opportunity for improved green network links between the site to the emerging new community at Edmonstone, Greendykes and the BioQuarter. SE has discussed access to the site with CEC Transport and is satisfied that viable access options are achievable. By ensuring that future development on this site provides green network connections, the allocation of the SE site for housing will aid in the delivery of Choice 1A.

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: Not Answered

Explanation

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Choice 1 C

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

Short Response: Not Answered

Explanation

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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 As a result of the decisions/allocations within the immediate context of the SE site, continuing to define the site as part of the Green Belt fails to satisfy any of the strategic objectives for which Green Belt is defined. Scottish Planning Policy (SPP) requires LDPs to establish “clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads”. The urban edges of BioQuarter and HSG40 with the Parkland provide robust, defensible boundaries to the Green Belt over the long term, and the SE site’s northern boundary with the Parkland would logically continue this boundary, thereby maintaining the role of the Green Belt in this location. The loss of the SE site from the Green Belt in this location would have no detrimental impact on the strategic role of the Green Belt in south-east Edinburgh. Scottish Enterprise agree that City Plan 2030 should clearly set out under what circumstances the development of poor quality or underused open space will be considered acceptable. Choices 2030 has demonstrated the clear objective of CEC to provide more high-quality housing to meet demand in Edinburgh and address the issue of affordability. The SE site is a logical housing opportunity given the planning history associated with the surrounding sites. There are no constraints applicable to the SE site which are any less insurmountable than those applicable to the surrounding sites, all of which have been allocated for development. A geo-environmental desk study has confirmed that there are no constraints to development of the site in terms of ground conditions. SE has discussed access to the site with CEC Transport and is satisfied that viable access options are achievable. Following consideration of the local sustainable transport links, existing infrastructure and proximity to existing and emerging residential and other development, it is clear that the SE site should be included as an urban housing site allocation in accordance with Choice 1D. The site is currently underused, allocated as Greenfield although surrounded by development with the capacity to deliver much needed housing in a sustainable location.

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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

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

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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

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

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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

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

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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

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

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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 This response to Choices relates to a 2.73-hectare (6.75 acre) site which is wholly owned by SE and surplus to delivery of its core economic development objectives. The site is located on the edge of the Edmonstone Estate, adjacent to SE's Bioquarter site, in south-east Edinburgh ("the SE site"). The SE site is overmarked with a blue hatch in Figure 1 of the Supporting Document, and the BioQuarter site is outlined with a red line. Scottish Enterprise agrees that development should be directed to where there is existing infrastructure capacity, including education, healthcare and sustainable transport links. In relation to the SE site, this is located within Strategic Sustainable Transport Corridor 3 where transit-led solutions can help reduce carbon, promote equity, support healthier lifestyles and deliver sustainable economic growth. Increasing the residential density in this area, will also aid in delivering potential new infrastructure within the plan period. The allocation of this site for housing is therefore consistent with the aims of Choice 5A.

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Choice 5 B

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

Short Response

Explanation

Choice 5 C

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

Short Response

Explanation

Choice 5 D1

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

Short Response

Explanation

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Choice 5 D2

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

Short Response

Explanation

Choice 5 E

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

Short Response

Explanation

Choice 6 A

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

Short Response

Explanation

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Choice **6 B**

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

Short Response

Explanation

Choice **7 A**

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

Short Response

Explanation

Choice **7 B**

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

Short Response

Explanation

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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

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Choice **8 B**

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

Short Response

Explanation

Choice **8 C**

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

Short Response

Explanation

Choice **8 C**

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

Short Response

Explanation

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Choice **9 A**

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

Short Response

Explanation

Choice **9 B**

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

Short Response

Explanation

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

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Choice **10 B**

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

Short Response

Explanation

Choice **10 C**

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

Short Response

Explanation

Choice **11 A**

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

Short Response

Explanation

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Choice 11 B

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

Short Response: Not Answered

Explanation: Not Answered

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Choice 12 A

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

Short Response: Option 1 (Council/

Explanation Scottish Enterprise (SE) welcomes the opportunity to respond to 'Choices', the Main Issues Report for City Plan 2030. As Scotland's national economic development agency, SE is engaging in the Choices debate at a number of levels and has also submitted a response in relation to its interest in Edinburgh BioQuarter. This response to Choices relates to a 2.73-hectare (6.75 acre) site which is wholly owned by SE and surplus to delivery of its core economic development objectives. The site is located on the edge of the Edmonstone Estate, adjacent to SE's Bioquarter site, in south-east Edinburgh ("the SE site"). The SE site is overmarked with a blue hatch in Figure 1 of the supporting document, and the BioQuarter site is outlined with a red line. As a public body, SE is obliged to seek the best price for surplus assets and is therefore openly marketing the site for residential development. The purpose of the disposal of the site is to secure funds for reinvesting in economic development activity in Scotland, in line with the Scottish Government's objective of achieving inclusive and sustainable economic growth. Since the commencement of the marketing of the site in August 2019 there has been market uncertainty about the future development potential of the site, and SE considers that the inclusion of the site in the LDP will provide the necessary certainty to encourage committed offers for the site. The site has the potential to deliver up to 300 homes and in addition to the wider economic development benefits, the inclusion of the site for housing development will deliver affordable housing adjacent to BioQuarter, providing significant employment opportunities for future residents. Choices states as a key objective: "future growth of our city must meet our ambitions to be a sustainable city with the right types and quality of new homes and neighbourhoods, in the right locations, with the right infrastructure. We need to support businesses and promote innovation, learning and culture" (page 3). SE considers that this overarching objective not only of Choices, but of City Plan as a whole, is consistent with the objectives of SE for the SE site and the wider BioQuarter as a whole. This response to Choices will demonstrate that this objective is firmly met through the allocation of the SE site for housing. Choices has a clear objective of providing high quality housing in sustainable locations, protecting against the loss of homes to other uses, delivering affordable homes and the overall increased provision of housing in the city. The SE site is in a highly accessible location, close to existing infrastructure and amenity. High quality housing can be provided on the SE site, which will complement the emerging new community at Edmonstone and Greendykes, in accordance with the aims and objectives of Choices. The SE site is located within an area which has experienced a substantial number of planning applications in recent years, predominantly for residential development, as a result of the pressure for new housing land to serve the south-east Edinburgh market. Progress with the Shawfair development located south-east of the Edmonstone Estate, in the vicinity of Danderhall, has been relatively slow since it received planning permission in 2014 and as a result, house builders have increasingly targeted the area north-west of the Wisp, including the Edmonstone Estate and land to the north in the vicinity of Greendykes. A full schedule of planning permissions in the vicinity of the SE site is included at Appendix 1 of the supporting document. The planning proposals can be considered under two broad headings for simplicity purposes: those relating to the Edmonstone Estate and those relating to Greendykes/the Wisp to the north-east of the Edmonstone Estate. As a result of planning permission granted by Scottish Ministers at appeal in July 2015, the principle of residential development has been established across the Edmonstone Estate, up to the south-eastern boundary of the SE site. The extent of the planning approval is outlined in Figure 2 of the supporting document. The planning permission (14/01057/PPP)

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makes no reference to a specific number of houses but it is accompanied by two indicative layout plans showing up to 368 houses at the site. The Ministers concluded that, given the significant shortfall in the effective five-year housing land supply in the Edinburgh area, and the fact that the development plan, at that time, was out of date, the proposal would meet key Scottish Planning Policy criteria for approving additional housing land supply that contributes to sustainable development. They considered that the cumulative environmental and infrastructure impact of the proposal would not be so significant to undermine the wider strategy of the (then) emerging Edinburgh Local Development Plan (LDP), and that any impact on local infrastructure including transport, education, affordable housing and drainage could be satisfactorily mitigated through the use of appropriate conditions. The Edinburgh Local Development Plan (LDP) was adopted after the appeal was decided, in November 2016. The land to the south-west of the SE site, still located within the Edmonstone Estate, and referred to as the "walled garden" and the "eight-acre field", has been a subject of planning permissions since 2008 when a care village was granted planning permission. More recently planning permission was granted at appeal for a residential development in March 2013 (12/01624/FUL) and amended in November 2014 (14/00578/FUL). The permissions were granted for a total of 110 houses. Figure 3 of the supporting document indicates the approved layout. In essence therefore, the SE site is to be bounded on its south-east and south-west boundaries by extensive housing developments. Whilst there is little progress with the implementation of the Edmonstone planning permissions, Miller Homes is nearing completion of its 54 unit 'Manor Wood' development at the 'eight acre field' site, including a new access to the site from the from Old Dalkeith Road as an alternative to the access to the site from the Wisp. Turning to developments in the vicinity of Greendykes/the Wisp to the north-east of the SE site, recent planning approvals are fewer in number, although there is no less developer interest in this area. Development within Greendykes is established by a previous allocation for residential development which was carried forward in the Edinburgh LDP. Planning permission for an additional 72 houses was granted to Springfield Properties in May 2016 for a site on the eastern edge of the existing Greendykes allocation, adjacent to the Wisp, and the same developer submitted a proposal, in November 2016, for a more comprehensive housing development, including a primary school, on land stretching from the eastern edge of the existing Greendykes allocation south to include the SE site (16/05417/PPP). Whilst submitted in principle, the indicative proposals for the site illustrated a primary school and affordable housing located within the SE site, with a new access road provided to the site from the Wisp. A plan of a proposed location and layout is on Figure 4 of the supporting document – the application has been withdrawn. Springfield Properties submitted a planning application in March 2019 (19/01481/FUL) for 505 residential dwellings, 350 sq m of retail, open space and associated infrastructure as an extension of the Greendykes development into the South East Wedge Parkland. The application was refused at the Development Management Sub-Committee on 31 July 2019 for reasons relating to conflict with Green Belt policy, loss of the Parkland and conflict with other LDP policies. In addition to the Edmonstone Estate and Greendykes/Wisp areas of emerging residential development, the SE site is, of course, bounded by the extended Bioquarter site and South-East Wedge Parkland. This is included in the adopted LDP and full details are provided in the Edinburgh Bioquarter and South-East Wedge Parkland non-statutory Supplementary Guidance (December 2013). The adopted Edinburgh LDP reflects, to some extent, the planning history in the vicinity of the SE site. The SE site itself retains a Green Belt allocation in the adopted LDP where development is only supported where it meets certain criteria relating to agriculture, woodland, forestry, horticulture or countryside recreation purposes, or where a countryside location is essential for a proposed development (Policy Env10). Development of the SE site for residential purposes would not, of course, meet this policy requirement. The SE site is also located within a Special Landscape Area and Local Nature Conservation Site and Policies Env11 and Env 15 respectively are relevant. These seek to resist development which would have a significant adverse impact on the special character or qualities of a Special Landscape Area, and on Local Nature Conservation Sites. Both of these designations extend significantly beyond the boundaries of the SE site and include the walled garden and eight-acre field sites for which planning permission has been granted on a number of occasions as referred to above. Unlike the position in relation to these sites, the planning approvals at appeal for the

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Edmonstone Estate land to the south-east of the SE site, and the planning permission for the Springfield Properties development adjacent to the Greendykes development at the Wisp, are both included as allocations in the adopted LDP (HSG40 and HSG41 respectively). Following consideration of the planning history of the surrounding area, the current policy position, and the emerging City Plan 2030, the proposed residential allocation of the SE site is acceptable for the following reasons:

- Choices 2030 has demonstrated the clear objective of CEC to provide more high-quality housing to meet demand in Edinburgh and address the issue of affordability. The SE site is a logical housing opportunity given the planning history associated with the surrounding sites, as outlined above. There are no constraints applicable to the SE site which are any less insurmountable than those applicable to the surrounding sites, all of which have been allocated for development. A geo-environmental desk study has confirmed that there are no constraints to development of the site in terms of ground conditions. SE has discussed access to the site with CEC Transport and is satisfied that viable access options are achievable.
- Choices 2030 promotes CEC's preference for housing delivery in the urban area. Option 1 - Delivery by the Council and its partners within the Urban Area - considers sites for 17,600 units on maps 7 and 8. The SE site is excluded from this consideration, despite SE being a public sector partner, and the previous request by SE to have the site considered for inclusion as a housing allocation in the LDP (see submission of 24 October 2019). It is entirely appropriate, given the local sustainable transport links, existing infrastructure and proximity to existing and emerging residential and other development, to conclude that the site should be included as an urban housing site allocation, consistent with the aims and objectives of Choices 9-12. The site is located within Strategic Sustainable Transport Corridor 3 (Choice 5) where transit-led solutions can help reduce carbon, promote equity, support healthier lifestyles and deliver sustainable economic growth.
- As a result of the decisions/allocations within the immediate context of the SE site, continuing to define the site as part of the Green Belt fails to satisfy any of the strategic objectives for which Green Belt is defined. Scottish Planning Policy (SPP) requires LDPs to establish "clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads". The urban edges of BioQuarter and HSG40 with the Parkland provide robust, defensible boundaries to the Green Belt over the long term, and the SE site's northern boundary with the Parkland would logically continue this boundary, thereby maintaining the role of the Green Belt in this location. The loss of the SE site from the Green Belt in this location would have no detrimental impact on the strategic role of the Green Belt in south-east Edinburgh.
- It is clear from the review of recent planning history and up-to-date planning policy set out in the previous sections that there is an inconsistency between the allocation of the SE site as Green Belt, where residential development is to be resisted, whilst surrounded on all sides by allocations or planning permissions for major employment or residential development. The only exception to this is to the north-east where the clear policy support for the retention of the South-East Wedge Parkland remains. SE has committed significant investment, alongside the Edinburgh and Lothians Greenspace Trust and CEC Parks and Leisure Department, in the development of Little France Park with green infrastructure which has important community benefits and delivers accessible active travel routes and creates a robust green belt edge (see Figure 7 of the supporting document). Specifically in response to Choice 12C (Where we will deliver the homes in the most sustainable way), SE would contend that the release of the SE site would be consistent with the urban land release despite the Green Belt allocation, given the illogical nature of its continued inclusion within the Green Belt. In conclusion, allocating the SE site for housing as part of the emerging City Plan 2030, will aid in meeting the aims and objectives of Choices 9-12. Removing the existing site allocation will have no discernible impact on the strategic role of the Green Belt and a housing allocation will logically continue the Little France Park boundary. This surplus Partner organisation site can contribute to the market and affordable housing targets on a priority strategic sustainable transport corridor and where disposal receipts will support further economic development investment. It is respectfully requested that the SE site is allocated for residential development as part of the City Plan 2030.

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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

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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

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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

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Scottish Enterprise

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

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

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Choice **12 C**

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

Short Response

Explanation

Choice **12 C**

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

Short Response

Explanation

Choice **12 D**

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

Short Response

Explanation

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Choice **13 A**

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

Short Response

Explanation

Choice **14 A**

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

Short Response

Explanation

Choice **14 B**

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

Short Response

Explanation

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Choice **14 C**

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

Short Response

Explanation

Choice **15 A**

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

Short Response

Explanation

Choice **15 B**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 15 C

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

Short Response

Explanation

Choice 15 D

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

Short Response

Explanation

Choice 15 E

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

Short Response

Explanation

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

Supporting Info
Email

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

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:
Name
Response Type
On behalf of:

Supporting Info
Email

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:

Supporting Info

Name

Email

Response Type

On behalf of:

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:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E1

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

Short Response

Explanation

Choice 16 E2

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

Short Response

Explanation

Choice 16 E3

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E4

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

Short Response

Explanation

Choice 16 E5

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

Short Response

Explanation

Choice 16 E6

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

Short Response

Explanation

Customer Ref: Response Ref:

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:

Supporting Info

Name

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:

01739

Response Ref:

ANON-KU2U-GW73-F

Supporting Info

Name

Scott Hobbs Planning

Email

rm@scotthobbsplanning.com

Response Type

Agent / Consultant

On behalf of:

Scottish Enterprise

Land at Edmonstone

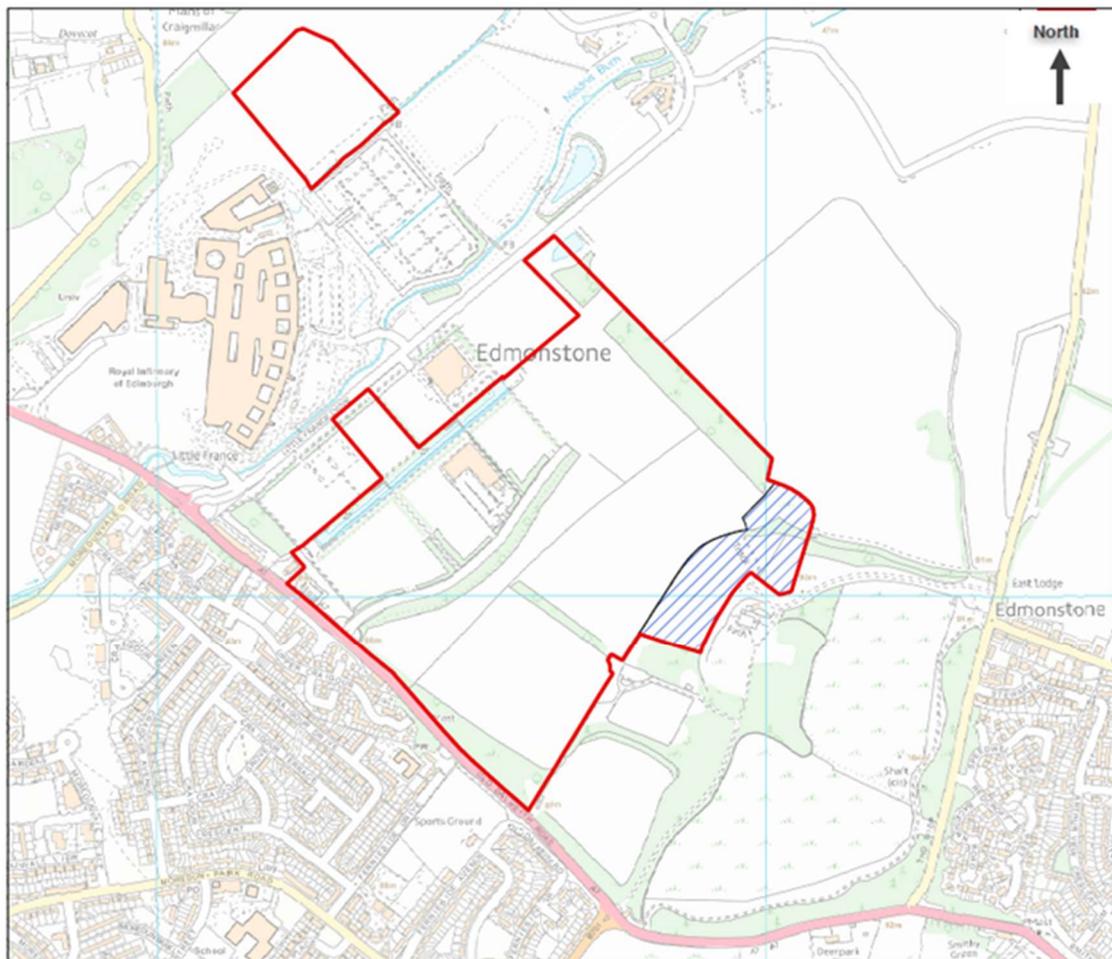
Response to 'Choices' – City Plan 2030

Scottish Enterprise

Introduction

1. Scottish Enterprise (SE) welcomes the opportunity to respond to 'Choices', the Main Issues Report for City Plan 2030. As Scotland's national economic development agency, SE is engaging in the Choices debate at a number of levels and has also submitted a response in relation to its interest in Edinburgh BioQuarter.
2. This response to Choices relates to a 2.73-hectare (6.75 acre) site which is wholly owned by SE and surplus to delivery of its core economic development objectives. The site is located on the edge of the Edmonstone Estate, adjacent to SE's Bioquarter site, in south-east Edinburgh ("the SE site"). The SE site is overmarked with a blue hatch in Figure 1, and the BioQuarter site is outlined with a red line.

[Figure 1 – Location Plan](#)



3. As a public body, SE is obliged to seek the best price for surplus assets and is therefore openly marketing the site for residential development. The purpose of the disposal of the site is to secure funds for reinvesting in economic development activity in Scotland, in line with the Scottish Government’s objective of achieving inclusive and sustainable economic growth. Since the commencement of the marketing of the site in August 2019 there has been market uncertainty about the future development potential of the site, and SE considers that the inclusion of the site in the LDP will provide the necessary certainty to encourage committed offers for the site. The site has the potential to deliver up to 300 homes and in addition to the wider economic development benefits, the inclusion of the site for housing development will deliver affordable housing adjacent to BioQuarter, providing significant employment opportunities for future residents.

Choices

4. Choices states as a key objective: “future growth of our city must meet our ambitions to be a sustainable city with the right types and quality of new homes and neighbourhoods, in the right locations, with the right infrastructure. We need to support businesses and promote innovation, learning and culture” (page 3). SE considers that this overarching objective not only of Choices, but of City Plan as a whole, is consistent with the objectives of SE for the SE site and the wider BioQuarter as a whole. This response to Choices will demonstrate that this objective is firmly met through the allocation of the SE site for housing.
5. Choices has, as a primary objective, to see Edinburgh as “A city in which everyone lives in a home which they can afford”. To achieve this aim, four choices are outlined:
 - Choice 9 - Protecting against the loss of Edinburgh’s homes to other uses
 - Choice 10 - Creating sustainable communities
 - Choice 11 - Delivering more affordable homes
 - Choice 12 - Building our new homes and infrastructure
6. Choices has a clear objective of providing high quality housing in sustainable locations, protecting against the loss of homes to other uses, delivering affordable homes and the overall increased provision of housing in the city. The SE site is in a highly accessible location, close to existing infrastructure and amenity. High quality housing can be provided on the SE site, which will complement the emerging new community at Edmonstone and Greendykes, in accordance with the aims and objectives of Choices.

Planning Contexts

7. The SE site is located within an area which has experienced a substantial number of planning applications in recent years, predominantly for residential development, as a result of the pressure for new housing land to serve the south-east Edinburgh market. Progress with the Shawfair development located south-east of the Edmonstone Estate, in the vicinity of Danderhall, has been relatively slow since it received planning permission in 2014 and as a result, house builders have increasingly targeted the area north-west of the Wisp, including the Edmonstone Estate and land to the north in the vicinity of Greendykes.

8. A full schedule of planning permissions in the vicinity of the SE site is included at Appendix 1. The planning proposals can be considered under two broad headings for simplicity purposes: those relating to the Edmonstone Estate and those relating to Greendykes/the Wisp to the north-east of the Edmonstone Estate.

Edmonstone Estate

9. As a result of planning permission granted by Scottish Ministers at appeal in July 2015, the principle of residential development has been established across the Edmonstone Estate, up to the south-eastern boundary of the SE site. The extent of the planning approval is outlined in Figure 2.

[Figure 2 – Edmonstone Estate Planning Permission](#)



10. The planning permission (14/01057/PPP) makes no reference to a specific number of houses but it is accompanied by two indicative layout plans showing up to 368 houses at the site. The Ministers concluded that, given the significant shortfall in the effective five-year housing land supply in the Edinburgh area, and the fact that the development plan, at that time, was out of date, the proposal would meet key Scottish Planning Policy criteria for approving additional housing land supply that contributes to sustainable development. They considered that the cumulative environmental and infrastructure impact of the proposal

would not be so significant to undermine the wider strategy of the (then) emerging Edinburgh Local Development Plan (LDP), and that any impact on local infrastructure including transport, education, affordable housing and drainage could be satisfactorily mitigated through the use of appropriate conditions.

11. The Edinburgh Local Development Plan (LDP) was adopted after the appeal was decided, in November 2016.
12. The land to the south-west of the SE site, still located within the Edmonstone Estate, and referred to as the "walled garden" and the "eight-acre field", has been a subject of planning permissions since 2008 when a care village was granted planning permission. More recently planning permission was granted at appeal for a residential development in March 2013 (12/01624/FUL) and amended in November 2014 (14/00578/FUL). The permissions were granted for a total of 110 houses.
13. Figure 3 below indicates the approved layout.

[Figure 3 – Planning Approvals – land south of SE Site](#)



14. In essence therefore, the SE site is to be bounded on its south-east and south-west boundaries by extensive housing developments. Whilst there is little progress with the implementation of the Edmonstone planning permissions, Miller Homes is nearing completion of its 54 unit 'Manor Wood' development at the 'eight acre field' site, including a new access to the site from the from Old Dalkeith Road as an alternative to the access to the site from the Wisp.

Greendykes/The Wisp

15. Turning to developments in the vicinity of Greendykes/the Wisp to the north-east of the SE site, recent planning approvals are fewer in number, although there is no less developer interest in this area. Development within Greendykes is established by a previous allocation for residential development which was carried forward in the Edinburgh LDP.
16. Planning permission for an additional 72 houses was granted to Springfield Properties in May 2016 for a site on the eastern edge of the existing Greendykes allocation, adjacent to the Wisp, and the same developer submitted a proposal, in November 2016, for a more comprehensive housing development, including a primary school, on land stretching from the eastern edge of the existing Greendykes allocation south to include the SE site (16/05417/PPP). Whilst submitted in principle, the indicative proposals for the site illustrated a primary school and affordable housing located within the SE site, with a new access road provided to the site from the Wisp. A plan of a proposed location and layout is on Figure 4 below – the application has been withdrawn.
17. Springfield Properties submitted a planning application in March 2019 (19/01481/FUL) for 505 residential dwellings, 350 sq m of retail, open space and associated infrastructure as an extension of the Greendykes development into the South East Wedge Parkland. The application was refused at the Development Management Sub-Committee on 31 July 2019 for reasons relating to conflict with Green Belt policy, loss of the Parkland and conflict with other LDP policies.

Figure 4 – Springfield Layout Plan



Bioquarter

18. In addition to the Edmonstone Estate and Greendykes/Wisp areas of emerging residential development, the SE site is, of course, bounded by the extended Bioquarter site and South-East Wedge Parkland. This is included in the adopted LDP and full details are provided in the Edinburgh Bioquarter and South-East Wedge Parkland non-statutory Supplementary Guidance (December 2013).
19. The Guidance includes a series of Development Principles for the Bioquarter site referring to higher density development of up to 295,000 sqm of gross floor space of which 245,000 sqm would be in the life sciences sector together with 50,000 sqm of ancillary floor space which could include retail, professional services, food and drink, general business, hotel, housing and student accommodation (Principles 2b, c and d of SG) – see Figure 5 below.

Figure 5 – Edinburgh BioQuarter Key Diagram 2013



Planning Policy Position

20. The adopted Edinburgh LDP reflects, to some extent, the planning history in the vicinity of the SE site. The SE site itself retains a Green Belt allocation in the adopted LDP where development is only supported where it meets certain criteria relating to agriculture, woodland, forestry, horticulture or countryside recreation purposes, or where a countryside location is essential for a proposed development (Policy Env10). Development of the SE site for residential purposes would not, of course, meet this policy requirement.
21. The SE site is also located within a Special Landscape Area and Local Nature Conservation Site and Policies Env11 and Env 15 respectively are relevant. These seek to resist development which would have a significant adverse impact on the special character or qualities of a Special Landscape Area, and on Local Nature

Conservation Sites. Both of these designations extend significantly beyond the boundaries of the SE site and include the walled garden and eight-acre field sites for which planning permission has been granted on a number of occasions as referred to above.

22. Unlike the position in relation to these sites, the planning approvals at appeal for the Edmonstone Estate land to the south-east of the SE site, and the planning permission for the Springfield Properties development adjacent to the Greendykes development at the Wisp, are both included as allocations in the adopted LDP (HSG40 and HSG41 respectively).

Figure 6 – Edinburgh LDP Policy Position



23. The policy position as it relates to the Bioquarter site has been outlined as Figure 6 above.
24. The adopted LDP is to be replaced by City Plan 2030 and Choices a Development Scheme was released by CEC in August 2019 confirming that the initial consultation on the Plan – “Choices for City Plan 2030” – will take place from December 2019 to February 2020, consultation on a Proposed Plan in the second half of 2020, and target adoption of the Plan in 2022.

Choices Prospects

25. Following consideration of the planning history of the surrounding area, the current policy position, and the emerging City Plan 2030, the proposed residential allocation of the SE site is acceptable for the following reasons:
 - Choices 2030 has demonstrated the clear objective of CEC to provide more high-quality housing to meet demand in Edinburgh and address the issue of affordability. The SE site is a logical housing opportunity given the planning history associated with the surrounding sites, as outlined above. There

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are no constraints applicable to the SE site which are any less insurmountable than those applicable to the surrounding sites, all of which have been allocated for development. A geo-environmental desk study has confirmed that there are no constraints to development of the site in terms of ground conditions. SE has discussed access to the site with CEC Transport and is satisfied that viable access options are achievable.

- Choices 2030 promotes CEC’s preference for housing delivery in the urban area. Option 1 - Delivery by the Council and its partners within the Urban Area - considers sites for 17,600 units on maps 7 and 8. The SE site is excluded from this consideration, despite SE being a public sector partner, and the previous request by SE to have the site considered for inclusion as a housing allocation in the LDP (see submission of 24 October 2019). It is entirely appropriate, given the local sustainable transport links, existing infrastructure and proximity to existing and emerging residential and other development, to conclude that the site should be included as an urban housing site allocation, consistent with the aims and objectives of Choices 9-12. The site is located within Strategic Sustainable Transport Corridor 3 (Choice 5) where transit-led solutions can help reduce carbon, promote equity, support healthier lifestyles and deliver sustainable economic growth.
- As a result of the decisions/allocations within the immediate context of the SE site, continuing to define the site as part of the Green Belt fails to satisfy any of the strategic objectives for which Green Belt is defined. Scottish Planning Policy (SPP) requires LDPs to establish “clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads”. The urban edges of BioQuarter and HSG40 with the Parkland provide robust, defensible boundaries to the Green Belt over the long term, and the SE site’s northern boundary with the Parkland would logically continue this boundary, thereby maintaining the role of the Green Belt in this location. The loss of the SE site from the Green Belt in this location would have no detrimental impact on the strategic role of the Green Belt in south-east Edinburgh.

Figure 7 - Little France Park



- It is clear from the review of recent planning history and up-to-date planning policy set out in the previous sections that there is an inconsistency between the allocation of the SE site as Green Belt, where residential development is to be resisted, whilst surrounded on all sides by allocations or planning permissions for major employment or residential development. The only exception to this is to the north-east where the clear policy support for the retention of the South-East Wedge Parkland remains. SE has committed significant investment, alongside the Edinburgh and Lothians Greenspace Trust and CEC Parks and Leisure Department, in the development of Little France Park with green infrastructure which has important community benefits and delivers accessible active travel routes and creates a robust green belt edge (see Figure 7 above).
26. Specifically in response to Choice 12C (Where we will deliver the homes in the most sustainable way), SE would contend that the release of the SE site would be consistent with the urban land release despite the Green Belt allocation, given the illogical nature of its continued inclusion within the Green Belt.
 27. In conclusion, allocating the SE site for housing as part of the emerging City Plan 2030, will aid in meeting the aims and objectives of Choices 9-12. Removing the existing site allocation will have no discernible impact on the strategic role of the Green Belt and a housing allocation will logically continue the Little France Park boundary.
 28. This surplus Partner organisation site can contribute to the market and affordable housing targets on a priority strategic sustainable transport corridor and where disposal receipts will support further economic development investment.
 29. It is respectfully requested that the SE site is allocated for residential development as part of the City Plan 2030.



Appendix 1 – Planning History

Edinburgh Bio-Quarter

[02/04372/OUT](#) | Outline planning permission for centre for bio-medical research including educational, health and support facilities | Edmonstone Campus Old Dalkeith Road Edinburgh

Granted December 2004 (Scottish Enterprise)

The Wisp

[19/01032/FUL](#) – Erection of 199 residential dwellings, public open space and associated infrastructure. South East Wedge Old Dalkeith Road Edinburgh

Validated March 2019 (Springfield Properties)

[19/01481/FUL](#) – Erection of 505 residential dwellings, 350 sq m of retail, open space and associated infrastructure. South East Wedge Old Dalkeith Road Edinburgh

Refused at DMSC on 31 July 2019 (Springfield Properties)

[18/00456/PAN](#) – Residential development of approximately 500 dwellings, landscaping works and associated ancillary works at South East Wedge Development Site Old Dalkeith Road Edinburgh

Approved 16 Feb 2018 (Springfield Properties)

[16/05417/PPP](#) – Proposed residential development, community parkland and a primary school on land at Edmonstone, the Wisp, South East Edinburgh

Withdrawn September 2017 (Springfield Properties)

Includes SE site

[16/04373/FUL](#) – Remix of Residential Development approval 13/02660/FUL, construction of 80 residential units and associated works (as amended). Land 213 Metres Southwest of 22 The Wisp Edinburgh

Granted October 2017 (Springfield Properties)

[16/00216/PPP](#) – Proposed residential development at Land 90 Metres West Of 20 The Wisp Edinburgh

Granted January 2019 (Springfield Properties)

[15/05074/PPP](#) – Proposed residential development, community parkland and a primary school on Land at Edmonstone, the Wisp, South East, Edinburgh. South East Wedge Development Site Old Dalkeith Road Edinburgh

Withdrawn November 2016 (Springfield Properties)

[13/02660/FUL](#) - Residential development (comprising 72 units) and associated works. | Land 213 Metres Southwest of 22 The Wisp Edinburgh

Appeal Allowed May 2016 (Springfield Properties)



Appendix 1 – Planning History

Edinburgh Bio-Quarter

[02/04372/OUT](#) | Outline planning permission for centre for bio-medical research including educational, health and support facilities | Edmonstone Campus Old Dalkeith Road Edinburgh

Granted December 2004 (Scottish Enterprise)

The Wisp

[19/01032/FUL](#) – Erection of 199 residential dwellings, public open space and associated infrastructure. South East Wedge Old Dalkeith Road Edinburgh

Validated March 2019 (Springfield Properties)

[19/01481/FUL](#) – Erection of 505 residential dwellings, 350 sq m of retail, open space and associated infrastructure. South East Wedge Old Dalkeith Road Edinburgh

Refused at DMSC on 31 July 2019 (Springfield Properties)

[18/00456/PAN](#) – Residential development of approximately 500 dwellings, landscaping works and associated ancillary works at South East Wedge Development Site Old Dalkeith Road Edinburgh

Approved 16 Feb 2018 (Springfield Properties)

[16/05417/PPP](#) – Proposed residential development, community parkland and a primary school on land at Edmonstone, the Wisp, South East Edinburgh

Withdrawn September 2017 (Springfield Properties)

Includes SE site

[16/04373/FUL](#) – Remix of Residential Development approval 13/02660/FUL, construction of 80 residential units and associated works (as amended). Land 213 Metres Southwest of 22 The Wisp Edinburgh

Granted October 2017 (Springfield Properties)

[16/00216/PPP](#) – Proposed residential development at Land 90 Metres West Of 20 The Wisp Edinburgh

Granted January 2019 (Springfield Properties)

[15/05074/PPP](#) – Proposed residential development, community parkland and a primary school on Land at Edmonstone, the Wisp, South East, Edinburgh. South East Wedge Development Site Old Dalkeith Road Edinburgh

Withdrawn November 2016 (Springfield Properties)

[13/02660/FUL](#) - Residential development (comprising 72 units) and associated works. | Land 213 Metres Southwest of 22 The Wisp Edinburgh

Appeal Allowed May 2016 (Springfield Properties)



[16/02661/FUL](#) | The project is the development of an area of existing open space into public parkland. This is to include new active travel links with lighting, paths, landscaping, habitat creation/enhancement and tree planting. | South East Wedge Development Site Old Dalkeith Road Edinburgh

Withdrawn January 2017 (Edinburgh & Lothians Greenspace Trust)

[15/03231/PAN](#) | The proposals include development of the existing open space into public parkland. The development will include new active travel links with lighting, paths, landscaping, habitat creation/enhancement and tree planting. | South East Wedge Development Site Old Dalkeith Road Edinburgh

Approved August 2015 (Edinburgh & Lothians Greenspace Trust)

[17/05986/FUL](#) – The project is the development of an area of existing open space with an active travel route from Little France Drive in the north to the Wisp in the south. It also connects Phase 1 of the project heading west and linking in with the ERI. at South East Wedge Development Site, Old Dalkeith Road, Edinburgh

Granted March 2018 (CEC)

Notification of initiation of development 4 April 2018 (CEC)

Edmonstone

[17/02722/FUL](#) – Erect 47 dwellings within the Walled Garden at Edmonstone (amendment to previous consent 14/00578/FUL). at Land At Edmonstone Estate, Old Dalkeith Road, Edinburgh

Submitted 15 June 2017 (Miller Homes & Cruden Homes)

[17/02220/FUL](#) – New vehicular access from Old Dalkeith Road. at Land At Edmonstone Estate, Old Dalkeith Road, Edinburgh

Granted 13 July 2017 (Miller Homes & Cruden Homes)

[15/03214/PAN](#) | Residential Development, Community Parkland and Ancillary Uses (Including a School), | South East Wedge Development Site Old Dalkeith Road Edinburgh

Approved August 2015 (Sheratan)

[14/00578/FUL](#) – Amendment to existing consent 12/01624/FUL (residential development) to revise housing mix and elevations at Land at Edmonstone Estate, Old Dalkeith Road, Edinburgh

Granted November 2014 (Sheratan) – Initiation of Development Notice 8 November 2017 (Miller Homes & Cruden Homes)

14/00578/VARY | Non material variation to consent 14/00578/FUL. | Land At Edmonstone Estate Old Dalkeith Road Edinburgh - Varied 9 October 2017 (Miller Homes)

On edge of SE site



[12/01624/FUL](#) – Residential development with associated roads and landscaping at Land at Edmonstone Estate, Old Dalkeith Road, Edinburgh

Allowed at Appeal March 2013 (Sheratan)

On edge of SE site

[08/00934/OUT](#) – Outline planning application for erection of a residential care village (Class 8) and associated access, car parking and landscaping at Land at Edmonstone Estate, Old Dalkeith Road, Edinburgh

Granted July 2010 (Boskabelle Ltd)

Snaefell

[17/01648/PAN](#) – Residential development and ancillary neighbourhood facilities including landscaping, access and services, and all related ancillary development at Land 447 Metres Northeast Of 545 Old Dalkeith Road, Edinburgh

Pre-application Consultation Approved April 2017 (Snaefell Housing (Jersey)) – future application potential

[13/05302/PPP](#) – Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development at Land 447 Metres Northeast Of 545 Old Dalkeith Road, Edinburgh

Granted April 2015 (Baywater IOM Ltd)

On edge of SE site

[14/01057/PPP](#) – Residential Development, Ancillary Uses and Associated Development at Land 447 Metres Northeast Of 545 Old Dalkeith Road, Edinburgh

Allowed at Appeal July 2015 (Sheratan)

[18/00508/AMC](#) – Application for Approval of Matters specified in Conditions 1 and 6 of Planning Permission in Principle 14/01057/PPP - Application Submitted 05 Feb 2018 (Snaefell Holdings (UK) Ltd)

On edge of SE site

[04/03551/OUT](#) – Proposed erection of an 80 bed private hospital with associated car parking, access, landscaping and restoration works (outline application) at Edmonstone House, Old Dalkeith Road, Edinburgh, EH16 4SR

Granted February 2008 (Boskabelle Limited)

Includes SE site

Green dykes Road

[07/01644/OUT](#) – Outline residential (as amended) at Land at Green dykes Road, Edinburgh

Granted July 2010 (Persimmon Homes)

Number of AMC and VARY applications since – see [here](#)



[13/01342/FUL](#) – Residential development comprising 145 private residential units, part of Greendykes Masterplan Site areas C and D associated with planning application reference 12/01109/AMC at Land at Greendykes Road, Edinburgh

Submitted April 2013 (Sheratan Ltd + Persimmon Homes) – Minded to grant, subject to legal agreement

[15/04151/FUL](#) – Application for class 6 (storage and distribution) - formation of builders supply yard as extension to existing yard at Land at Greendykes Road, Edinburgh

Granted December 2016 (Thistle Timbers.)

[16/03848/PPP](#) – Proposed residential development, potential retail/commercial uses, open spaces and associated infrastructure at Land at Greendykes South Site, Greendykes Road, Edinburgh

Granted December 2016 (PARC Craigmillar)

18/01004/AMC - Approval of matters specified in conditions (ref: 16/03848/PPP) as per condition three – Submitted 8 March 2018 (Taylor Wimpey East Scotland & EDI Group Ltd.)

[16/00973/FUL](#) – Full planning permission for development of public open space incorporating the regional SUDS facility serving future residential developments at Greendykes North and Greendykes South and other associated works at Land at Greendykes South Site, Greendykes Road, Edinburgh

Granted July 2016 (PARC Craigmillar)

[05/01358/OUT](#) – Residential development and public open space at approx. 80 units per ha on 9.5 ha of land enclosed by Greendykes Avenue and Greendykes Road (outline application) and submitted housing design guide at Land at Greendykes North, Greendykes Road, Edinburgh, EH16 4HQ

Granted October 2015 (PARC Craigmillar)

Number of AMC and VARY applications since – see [here](#)

[06/04061/FUL](#) – Redevelopment of brownfield land to create residential development of townhouses and flats in the form of a traditional urban block at Greendykes Avenue, Greendykes Road + Greendykes Terrace Edinburgh EH16 4HQ

Granted February 2008 (PARC Craigmillar)

[06/03921/FUL](#) – Redevelopment of brownfield land, roads and pavements to provide new roads, pavements, shared surface and landscape infrastructure at Greendykes Avenue, Greendykes Road + Greendykes Terrace, Edinburgh, EH16 4HQ

Granted January 2007 (PARC Craigmillar)

[08/03553/FUL](#) – Proposed residential development, comprising 38 dwelling flats and 9 townhouses for sale and 8 dwelling flats and 2 townhouses for rent at Land at Greendykes North Site, Greendykes Road, Edinburgh

Granted September 2011 (PARC Craigmillar)

08/03553/VARY | Variation to planning consent 08/03553/FUL (proposed residential development) – Varied 01 Feb 2012 (PARC Craigmillar)



[15/03821/FUL](#) – Proposed residential development of 149 houses and flats on a partly brownfield site, including roads, car parking, landscaping and a centralised district heating system at Land 80 Metres South East Of 12 Almond Court, Greendykes Road, Edinburgh

Granted 19 May 2017 (Places for People)

Notification of Initiation of Development 6 June 2017 (Places for People)

[14/02649/FUL](#) – Erection of 10 two bedroom houses in two terraces, to Passivhaus standard, with associated parking and landscaping at Land 275 Metres South West Of 14 Greendykes Road, Edinburgh

Granted October 2014 (Craigmillar Eco Housing Co-operative Ltd.)

[08/02474/FUL](#) – Restoration of Niddrie Burn, involving excavation of river corridor + associated engineering works at Land Adjacent to Greendykes Road Edinburgh

Granted August 2010 (Niddrie Burn Restoration Project Client Body.)

Midlothian

[06/00439/OUT](#) – Outline application for erection of a 120 bed nursing home and 24 bed private hospital and associated works at Land North of Edmonstone, The Wisp, Danderhall, Midlothian

Granted October 2007 (Bernard Hunter) – No docs on link, info/plans here on amendment application, granted January 2011 (Bernard Hunter Ltd) [11/00661/DPP](#)

[02/00660/OUT](#) – Outline planning permission for residential, industrial and commercial floor space, community facilities (including new primary schools), associated landscaping with provision for sport and recreation and new transport facilities at Land Bounded by A702, Old Dalkeith Road and The Wisp Millerhill Dalkeith

Granted August 2014 (Shawfair Developments)

Includes SE site

Number of AMC and S.42 applications since – see [here](#)

[14/00910/PPP](#) – Application for planning permission in principle for residential development; erection of primary school; and mixed use development at Land at Cauldcoats, Dalkeith

Submitted December 2014 (Paladin Ventures (Cauldcoats Farm) Ltd) – Minded to grant, subject to legal agreement (December 2017) – See [here](#)

[16/00306/DPP](#) – Conversion of steading buildings to form 7 dwellinghouses and erection of 5 dwellinghouses and formation of access at Cauldcoats Steading Dalkeith

Submitted May 2016 (Janis Laird) – Minded to grant, subject to legal agreement (May 2016)



Drum Estate

[15/04872/PAN](#) – Phased development of residential, retail, community facilities (including primary school and community leisure centre), class 2 and 3 uses and associated development at Drum Estate, Drum Street, Edinburgh

Pre-application Consultation Approved November 2015 (South East Edinburgh Development Company Ltd (SEEDCO)).

Future application potential to south of Old Dalkeith Road

Application ([15/02905/PPP](#)) in PAN area at site further south near Gilmerton Station Road dismissed at appeal February 2017.

[15/02905/PPP](#) - Planning Permission in Principle for Residential Development and Associated Works at Land 146 Metres East Of 143 Drum Street Edinburgh

Application refused June 2016 (SEED Co)

Appeal dismissed Feb 2017 (SEED Co)