

Customer Ref: 01714 Response Ref: ANON-KU2U-GT2T-8
Name: Holder Planning
Response Type: Agent / Consultant
On behalf of: Taylor Wimpey/South East Edinburgh Development Company

Supporting Info: Yes
Email: robin@holderplanning.co.uk

Choice 1 A

We want to connect our places, parks and green spaces together as part of a city-wide, regional, and national green network. We want new development to connect to, and deliver this network. Do you agree with this? - Select support / don't support

Short Response: Not Answered

Explanation: Not Answered

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: Not Answered

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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

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

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Choice 1 F

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

Short Response

Explanation

Choice 1 F

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

Short Response

Explanation

Choice 1 G

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

Short Response

Explanation

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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

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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

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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

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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

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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

Choice 12 A

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

Short Response Not Answered

Explanation

Choice 12 B1

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

Short Response Not Answered

Explanation

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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

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

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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 Yes

Explanation

Choice 12 B6

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

Short Response Not Answered

Explanation

Choice 12 B7

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

Short Response Not Answered

Explanation

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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

Choice **12 B10**

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

Short Response

Explanation

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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

The Highfield site, as it is known, is located to the far north of the Drum site, which is identified for potential housing development within the wider South East Edinburgh area denoted in Choices 2030. The boundary of the site is shown on the plan submitted in response to Q12C. Also submitted in response to Q12C is a drawing showing the principal Site Considerations to be taken into account in development of the site. It should be noted that SEEDCo has submitted a response to Choices 2030 in respect to its wider landholding comprising the whole of the combined Drum North and Drum South areas. The Highfield site, by virtue of its physical and visual separation from the other parts of the Drum development proposals is capable of being developed separately and in the very short-term. Housing development here does not require large scale infrastructure interventions to support it, and can therefore be brought forward immediately to assist in meeting Edinburgh's significant housing shortfall in respect to HNDA2. SEEDCo has therefore formed a partnership with Taylor Wimpey, who wish to develop the site. A Proposal of Application was submitted in late 2019 and it is intended to submit a planning application later this year. The Highfield site is approximately 6.7 hectares of mainly uncultivated grassland adjacent to the A7. The Council had in the past proposed that the site be used as a Park & Ride, but that was abandoned with the identification of the facility at Shawfair. As explained on the Site Considerations document, the proposed development, subject to further consultation, will adopt the following principles:

- A principal access point onto Ferniehill Road.
- SUDS to the north-west of the site at the low-point of the site.
- Retention of trees wherever possible.
- The development area has been set some distance back from Old Dalkeith Road, with the existing landscape buffer retained.
- Retention of links to the green network.
- A view corridor towards the City.

The Highfield site is within the Assessment Area known as Drum North in the Choices Housing Study. We have taken the opportunity to ask our expert team to review this Area Assessment as it relates to the Highfield site, and we trust that these comments (in capital letters) will be taken into account in the further consideration of the site's allocation in the LDP.

Does the site fit within an area identified as a strategic development area? Yes – The site is within the South East Edinburgh SDACOMMENT: AGREED

Does the site support travel by foot to identified convenience services? Yes – The site is within walking distance of local convenience services. COMMENT: AGREED

Does the site support travel by foot to identified employment clusters? Yes – The site is within walking distance of employment clusters. COMMENT: AGREED

Does the site have access to the wider cycle network? Partially – The site does not have access to the wider cycle network but access could be improved by a planned cycle corridor improvement connecting the South East to the wider network via Old Dalkeith Road and the Bioquarter, which this site could connect to through masterplanning and additional intervention. An existing cycle path running adjacent to the site will connect with a planned town centre and employment site in Shawfair, Midlothian. COMMENT: AGREED

Can the site support active travel overall through appropriate intervention? Partially – The site can support active travel overall, as access to the wider cycle network can be improved through delivery of and connection to the identified South East cycle corridor improvements. COMMENT: AGREED

Does the site support travel by public transport through existing public transport network accessibility and capacity? No – The site does not support travel by public transport based on existing or incrementally improved provision. COMMENT: DISAGREE. THE SITE IS LOCATED CLOSE TO THE OLD DALKEITH ROAD (A7) WHICH HAS FREQUENT BUS SERVICES. Is the site potentially served by an identified public transport intervention project which is deliverable in the plan period to serve

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and accommodate development?Yes – The site supports travel by public transport based on an identified major intervention deliverable within the plan period. This intervention would serve the wider south-east corridor of the city along Old Dalkeith Road and improve accessibility from this area.COMMENT: AGREED. HOWEVER, THE RELATIVELY SMALL SCALE OF THE HIGHFIELD SITE AND ITS CLOSE PROXIMITY TO EXISTING HIGH FREQUENCY BUS SERVICES MEANS THAT INTERVENTION IS NOT REQUIRED BEFORE THE SITE IS DEVELOPED.Does the site have sufficient primary school infrastructure capacity to accommodate the development without further intervention?No – The site does not have sufficient primary school infrastructure capacity.Comment: The above comment relates to the whole of the Drum North area. From our information there is likely to be current primary school capacity to accommodate housing development on the Highfield site.COMMENT: THE ABOVE COMMENT RELATES TO THE WHOLE OF THE DRUM NORTH AREA. FROM OUR INFORMATION THERE IS LIKELY TO BE CURRENT PRIMARY SCHOOL CAPACITY TO ACCOMMODATE HOUSING DEVELOPMENT ON THE HIGHFIELD SITE.Does the site have sufficient secondary school infrastructure capacity to accommodate the development without further intervention?No – The site does not have sufficient secondary school infrastructure capacity.COMMENT: THE ABOVE COMMENT RELATES TO THE WHOLE OF THE DRUM NORTH AREA. FROM OUR INFORMATION THERE IS LIKELY TO BE CURRENT SECONDARY SCHOOL CAPACITY TO ACCOMMODATE HOUSING DEVELOPMENT ON THE HIGHFIELD SITE.If either do not, can capacity be improved by an appropriate intervention deliverable in the plan period?Partially – The site does not have sufficient community infrastructure capacity to support development and no appropriate intervention has been identified to address this. A new primary school would be required. A new secondary school would be required. The Council’s preference is to deliver new secondary schools with a capacity for 1200 pupils but this would require significant new housing development in the area to generate this number of pupils. A new secondary school would have to serve a wide catchment area so good active travel and transport links would be important. The level of development proposed here and in adjacent sites would require 2-3 new primary schools and a new secondary school.COMMENT: SEE COMMENTS IN RESPONSE TO THE TWO PREVIOUS QUESTIONS.Would development of the site maintain the identity, character and landscape setting of settlements and prevent coalescence?Partially – Some scope for development identified on less sensitive fields to the south of the main ‘east- west drive’ which do not form part of the immediate setting of Drum House or the wider city. The railway line at the site’s southern boundary can form an effective settlement boundary but development potential has also been identified south of this boundary.COMMENT: THE ABOVE COMMENTS DO NOT ADDRESS THE HIGHFIELD SITE. THE HIGHFIELD SITE IS NOT WITHIN THE IMMEDIATE SETTING OF DRUM HOUSE AND HENCE IS NOT WITHIN THE DESIGNED LANDSCAPE. MOREOVER, IT IS NOT OF ANY PARTICULAR LANDSCAPE CHARACTER THAT WOULD PRECLUDE DEVELOPMENT OF THE SITE. THE SLOPING AND WELL TREED LAND TO THE NORTH, ADJACENT TO THE A7, WILL REMAIN AS AN UNDEVELOPED BUFFER. THE SITE IS HAS EXISTING OR PROPOSED DEVELOPMENT ON ITS WESTERN AND SOUTHERN BOUNDARIES AND IS THEREFORE WELL-CONTAINED. IN SUMMARY, THE DEVELOPMENT OF THE SITE WOULD NOT HARM THE IDENTITY, CHARACTER OR LANDSCAPE SETTING OF EDINBURGH, AND NOR WILL IT LEAD TO COALESCENCE WITH OTHER SETTLEMENTS. Would development of the site avoid significant loss of landscape-scale land identified as being of existing or potential value for the strategic green network?Partially – The site may be considered of value for the strategic green network, due to lying within an area identified as a green network opportunity in Edinburgh itself. The woodlands and remnant parkland surrounding Drum House are identified as valuable features which should be protected and enhanced as part of any development proposals on the rest of this site.COMMENT: AGREED – THE HIGHFIELD SITE DOES NOT FORM PART OF THE DESIGNED LANDSCAPE AROUND DRUM HOUSE.Would development of the site avoid identified areas of ‘medium-high flood risk’ (fluvial) or areas of importance for flood management?Yes – The site has no SEPA-identified areas of medium-high flood risk/for flood management.COMMENT: AGREEDIs the site suitable for development?Yes – Part of the site is considered suitable for development despite much of the site belonging to the Drum Estate, as there are certain fields less sensitive or important for the overall landscape. There are also steep slopes which further restrict development in some areas. This should be considered as part of a wider group of sites in the south east particularly the adjacent Drum South site.

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The site fits within the SESplan spatial strategy and has no area of medium-high flood risk, but has limited accessibility which should be addressed to allow development.COMMENT: AGREED, AND ASSUME THAT THE HIGHFIELD SITE IS ONE OF THE FIELDS CONSIDERED LESS SENSITIVE OR IMPORTANT TO THE LANDSCAPE BEING REFERRED TO.

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

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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 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

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Choice 14 A

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

Short Response

Explanation

Choice 14 B

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

Short Response

Explanation

Choice 14 C

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

Short Response

Explanation

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Choice **15 A**

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

Short Response

Explanation

Choice **15 B**

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

Short Response

Explanation

Choice **15 C**

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

Short Response

Explanation

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Choice 15 D

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

Short Response

Explanation

Choice 15 E

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

Short Response

Explanation

Choice 15 G

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

Short Response

Explanation

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Choice 16 A1

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

Short Response

Explanation

Choice 16 A2

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

Short Response

Explanation

Choice 16 A3

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

Short Response

Explanation

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Choice 16 A4

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

Short Response

Explanation

Choice 16 A5

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

Short Response

Explanation

Choice 16 A5

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

Short Response

Explanation

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Choice 16 B

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

Short Response

Explanation

Choice 16 C

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

Short Response

Explanation

Choice 16 E1

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

Short Response

Explanation

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Choice 16 E2

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

Short Response

Explanation

Choice 16 E3

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

Short Response

Explanation

Choice 16 E4

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

Short Response

Explanation

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Choice 16 E5

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

Short Response

Explanation

Choice 16 E6

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

Short Response

Explanation

Choice 16 E7

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

Short Response

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Choice 16 E8

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

Short Response

Explanation

Choice 16 EX

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

Short Response

Explanation

Choice 16 F

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

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Choice 16 G

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

Short Response Not Answered

Explanation Not Answered

Choice 16 H

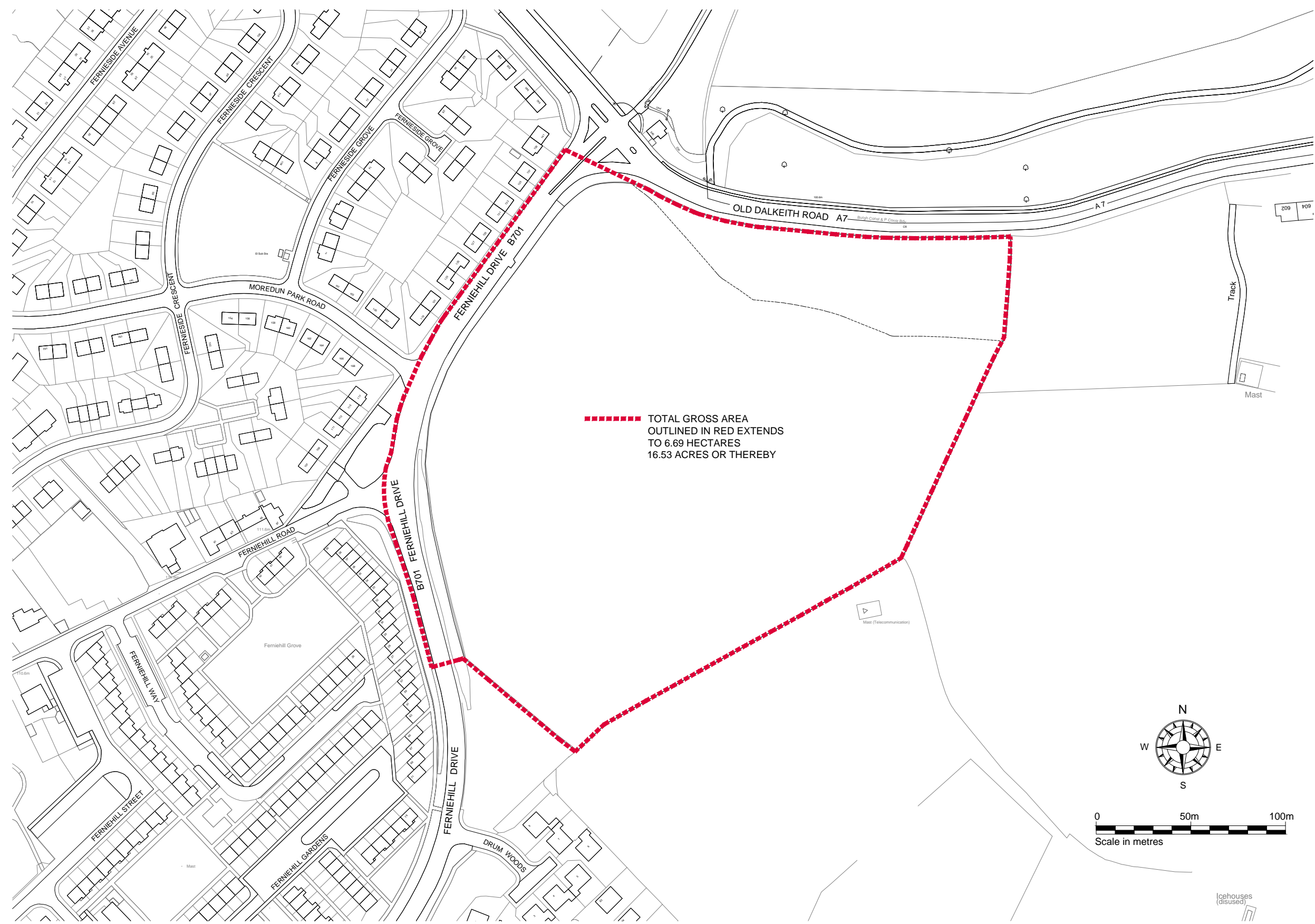
We want to introduce a policy that provides criteria for locations that we would support city-wide and neighbourhood goods distribution hubs. Do you agree? - Yes / No

Short Response Not Answered

Explanation Not Answered

The contractor is cautioned to check all dimensions, levels and relevant site conditions before any construction takes place.

STATUS - PLANNING





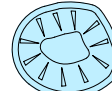
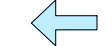







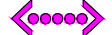










PROPOSED RESIDENTIAL DEVELOPMENT AT HIGHFIELD, GILMERTON - LOCATION PLAN

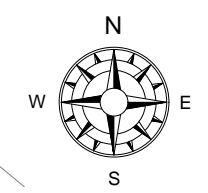
JOB NO. 2828
 DWG NO. : SK_101
 DATE : FEB-20
 DRAWN BY : fs
 CHKD BY : bb
 SCALE : 1:2000 @ A3

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 crown house 152 west regent street glasgow G2 2RQ
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 0141 332 6804



LEGEND

-  APPLICATION BOUNDARY
-  POTENTIAL NEW SITE ACCESS POINT
-  NATURAL LOW LYING GROUND SUITABLE FOR SUDS STRATEGY
-  POTENTIAL SURFACE WATER OUTFALL
-  POTENTIAL FOUL WATER CONNECTION POINT
-  DENOTES LIMIT OF GRAVITY DRAINAGE TO MOREDUN PARK FOUL CONNECTION
-  POTENTIAL DEVELOPABLE AREA. (SUBJECT TO DEVELOPMENT FINISHED / DESIGN LEVELS)
-  EXISTING TREES / FOLIAGE
-  DENOTES EXISTING CONTOURS
-  DENOTES EXISTING GRADIENT (HIGH TO LOW)
-  PROXIMITY TO TREES TO BE ADDRESSED WITH APPROPRIATE ROOT PROTECTION AND TREE FALL ZONE
-  PROXIMITY TO EXISTING HOUSES. SENSITIVE INTEGRATION REQUIRED
-  EXISTING HOUSES (ADJACENT DEVELOPMENT)
-  PROXIMITY TO EXISTING ROAD NETWORK. NOISE MITIGATION MEASURES TO BE CONSIDERED
-  POTENTIAL FOR PEDESTRIAN LINKAGE
-  PANORAMIC VIEWS TO THE NORTH & WEST TOWARDS HOLYROOD PARK AND BEYOND
-  PANORAMIC VIEWS TO THE EAST & NORTH
-  NATURAL HIGH POINT
-  NATURAL LOW POINTS
-  EXISTING BUS STOPS
-  SUN PATH
-  VIEW CORRIDOR TO BE RETAINED



Response ID ANON-KU2U-GT2T-8

Submitted to **Choices for City Plan 2030**

Submitted on **2020-04-30 08:25:56**

Your information and data

1 What is your name?

Name:

Holder Planning

2 What is your email address?

Email:

robin@holderplanning.co.uk

3. If you do not have an email address What is your address?

Full address including postcode:

4 I am responding as

Agent / Consultant

5 IF you are responding on behalf of an organisation or an other individual, what is their name?

Agent on behalf of:

Taylor Wimpey/South East Edinburgh Development Company

6 I agree to my response being published to this consultation.

Yes

Choice 12 - Building our new homes and infrastructure

12A Which option do you support?

Not Answered

Explain why you support that option, or why haven't chosen an option:

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

Support Greenfield - Support:

South East Edinburgh

Support Greenfield - Object:

Explain why:

The Highfield site, as it is known, is located to the far north of the Drum site, which is identified for potential housing development within the wider South East Edinburgh area denoted in Choices 2030. The boundary of the site is shown on the plan submitted in response to Q12C. Also submitted in response to Q12C is a drawing showing the principal Site Considerations to be taken into account in development of the site.

It should be noted that SEEDCo has submitted a response to Choices 2030 in respect to its wider landholding comprising the whole of the combined Drum North and Drum South areas.

The Highfield site, by virtue of its physical and visual separation from the other parts of the Drum development proposals is capable of being developed separately and in the very short-term. Housing development here does not require large scale infrastructure interventions to support it, and can therefore be brought forward immediately to assist in meeting Edinburgh's significant housing shortfall in respect to HNDA2. SEEDCo has therefore formed a partnership with Taylor Wimpey, who wish to develop the site. A Proposal of Application was submitted in late 2019 and it is intended to submit a planning application later this year.

The Highfield site is approximately 6.7 hectares of mainly uncultivated grassland adjacent to the A7. The Council had in the past proposed that the site be used as a Park & Ride, but that was abandoned with the identification of the facility at Shawfair. As explained on the Site Considerations document, the proposed development, subject to further consultation, will adopt the following principles:

- A principal access point onto Ferniehill Road.
- SUDS to the north-west of the site at the low-point of the site

- Retention of trees wherever possible
- The development area has been set some distance back from Old Dalkeith Road, with the existing landscape buffer retained
- Retention of links to the green network
- A view corridor towards the City

The Highfield site is within the Assessment Area known as Drum North in the Choices Housing Study. We have taken the opportunity to ask our expert team to review this Area Assessment as it relates to the Highfield site, and we trust that these comments (in capital letters) will be taken into account in the further consideration of the site's allocation in the LDP.

Does the site fit within an area identified as a strategic development area?

Yes – The site is within the South East Edinburgh SDA

COMMENT: AGREED

Does the site support travel by foot to identified convenience services?

Yes – The site is within walking distance of local convenience services.

COMMENT: AGREED

Does the site support travel by foot to identified employment clusters?

Yes – The site is within walking distance of employment clusters.

COMMENT: AGREED

Does the site have access to the wider cycle network?

Partially – The site does not have access to the wider cycle network but access could be improved by a planned cycle corridor improvement connecting the South East to the wider network via Old Dalkeith Road and the Bioquarter, which this site could connect to through masterplanning and additional intervention. An existing cycle path running adjacent to the site will connect with a planned town centre and employment site in Shawfair, Midlothian.

COMMENT: AGREED

Can the site support active travel overall through appropriate intervention?

Partially – The site can support active travel overall, as access to the wider cycle network can be improved through delivery of and connection to the identified South East cycle corridor improvements.

COMMENT: AGREED

Does the site support travel by public transport through existing public transport network accessibility and capacity?

No – The site does not support travel by public transport based on existing or incrementally improved provision.

COMMENT: DISAGREE. THE SITE IS LOCATED CLOSE TO THE OLD DALKEITH ROAD (A7) WHICH HAS FREQUENT BUS SERVICES.

Is the site potentially served by an identified public transport intervention project which is deliverable in the plan period to serve and accommodate development?

Yes – The site supports travel by public transport based on an identified major intervention deliverable within the plan period. This intervention would serve the wider south-east corridor of the city along Old Dalkeith Road and improve accessibility from this area.

COMMENT: AGREED. HOWEVER, THE RELATIVELY SMALL SCALE OF THE HIGHFIELD SITE AND ITS CLOSE PROXIMITY TO EXISTING HIGH FREQUENCY BUS SERVICES MEANS THAT INTERVENTION IS NOT REQUIRED BEFORE THE SITE IS DEVELOPED.

Does the site have sufficient primary school infrastructure capacity to accommodate the development without further intervention?

No – The site does not have sufficient primary school infrastructure capacity.

Comment: The above comment relates to the whole of the Drum North area. From our information there is likely to be current primary school capacity to accommodate housing development on the Highfield site.

COMMENT: THE ABOVE COMMENT RELATES TO THE WHOLE OF THE DRUM NORTH AREA. FROM OUR INFORMATION THERE IS LIKELY TO BE CURRENT PRIMARY SCHOOL CAPACITY TO ACCOMMODATE HOUSING DEVELOPMENT ON THE HIGHFIELD SITE.

Does the site have sufficient secondary school infrastructure capacity to accommodate the development without further intervention?

No – The site does not have sufficient secondary school infrastructure capacity.

COMMENT: THE ABOVE COMMENT RELATES TO THE WHOLE OF THE DRUM NORTH AREA. FROM OUR INFORMATION THERE IS LIKELY TO BE CURRENT SECONDARY SCHOOL CAPACITY TO ACCOMMODATE HOUSING DEVELOPMENT ON THE HIGHFIELD SITE.

If either do not, can capacity be improved by an appropriate intervention deliverable in the plan period?

Partially – The site does not have sufficient community infrastructure capacity to support development and no appropriate intervention has been identified to address this. A new primary school would be required. A new secondary school would be required. The Council's preference is to deliver new secondary schools with a capacity for 1200 pupils but this would require significant new housing development in the area to generate this number of pupils. A new secondary school would have to serve a wide catchment area so good active travel and transport links would be important. The level of development proposed here and in adjacent sites would require 2 new primary schools and a new secondary school.

COMMENT: SEE COMMENTS IN RESPONSE TO THE TWO PREVIOUS QUESTIONS.

Would development of the site maintain the identity, character and landscape setting of settlements and prevent coalescence?

Partially – Some scope for development identified on less sensitive fields to the south of the main 'east-west drive' which do not form part of the immediate setting of Drum House or the wider city. The railway line at the site's southern boundary can form an effective settlement boundary but development potential has also been identified south of this boundary.

COMMENT: THE ABOVE COMMENTS DO NOT ADDRESS THE HIGHFIELD SITE. THE HIGHFIELD SITE IS NOT WITHIN THE IMMEDIATE SETTING OF DRUM HOUSE AND HENCE IS NOT WITHIN THE DESIGNED LANDSCAPE. MOREOVER, IT IS NOT OF ANY PARTICULAR LANDSCAPE CHARACTER

THAT WOULD PRECLUDE DEVELOPMENT OF THE SITE. THE SLOPING AND WELL TREED LAND TO THE NORTH, ADJACENT TO THE A7, WILL REMAIN AS AN UNDEVELOPED BUFFER. THE SITE IS HAS EXISTING OR PROPOSED DEVELOPMENT ON ITS WESTERN AND SOUTHERN BOUNDARIES AND IS THEREFORE WELL-CONTAINED. IN SUMMARY, THE DEVELOPMENT OF THE SITE WOULD NOT HARM THE IDENTITY, CHARACTER OR LANDSCAPE SETTING OF EDINBURGH, AND NOR WILL IT LEAD TO COALESCENCE WITH OTHER SETTLEMENTS.

Would development of the site avoid significant loss of landscape■scale land identified as being of existing or potential value for the strategic green network?
Partially – The site may be considered of value for the strategic green network, due to lying within an area identified as a green network opportunity in Edinburgh itself. The woodlands and remnant parkland surrounding Drum House are identified as valuable features which should be protected and enhanced as part of any development proposals on the rest of this site.

COMMENT: AGREED – THE HIGHFIELD SITE DOES NOT FORM PART OF THE DESIGNED LANDSCAPE AROUND DRUM HOUSE.

Would development of the site avoid identified areas of 'medium■high flood risk' (fluvial) or areas of importance for flood management?
Yes – The site has no SEPA■identified areas of medium■high flood risk/for flood management.

COMMENT: AGREED

Is the site suitable for development?

Yes – Part of the site is considered suitable for development despite much of the site belonging to the Drum Estate, as there are certain fields less sensitive or important for the overall landscape. There are also steep slopes which further restrict development in some areas. This should be considered as part of a wider group of sites in the south east particularly the adjacent Drum South site. The site fits within the SESplan spatial strategy and has no area of medium■high flood risk, but has limited accessibility which should be addressed to allow development.

COMMENT: AGREED, AND ASSUME THAT THE HIGHFIELD SITE IS ONE OF THE FIELDS CONSIDERED LESS SENSITIVE OR IMPORTANT TO THE LANDSCAPE BEING REFERRED TO.

12C Do you have a greenfield site you wish us to consider in the proposed Plan?

Greenfield file upload:

Highfield Location Plan.pdf was uploaded

Greenfield file upload:

Highfield Site Considerations.pdf was uploaded

Greenfield file upload:

No file was uploaded

12D Do you have a brownfield site you wish us to consider in the proposed Plan?

Brownfield sites upload:

No file was uploaded