

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

Supporting Info
Email

Choice **1 A**

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

Short Response

Explanation

Choice **1 B**

We want to change our policy to require all development (including change of use) to include green and blue infrastructure. Do you agree with this? - Support / Object

Short Response

Explanation

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Supporting Info

Name

Email

Response Type

On behalf of:

Choice 1 C

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

Short Response

Explanation

Choice 1 D

We want to clearly set out under what circumstances the development of poor quality or underused open space will be considered acceptable. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 1 E

We want to introduce a new 'extra-large green space standard' which recognises that as we grow communities will need access to green spaces more than 5 hectares. Do you agree with this? - Yes / No

Short Response

Explanation

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

Supporting Info
Email

Choice 1 F

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

Short Response

Explanation

Choice 1 F

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

Short Response

Explanation

Choice 1 G

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **1 H**

We want to revise our existing policies and green space designations to ensure that new green spaces have long term maintenance and management arrangements in place. Do you agree with this? - Yes/No

Short Response

Explanation

Choice **2 A**

We want all development (including change of use), through design and access statements, to demonstrate how their design will incorporate measures to tackle and adapt to climate change, their future adaptability and measures to address accessibility for people with varying needs, age and mobility issues as a key part of their layouts. - Yes / No

Short Response

Explanation
NEW DEVELOPMENT SITE (AND CERTAINLY ABOVE A CERTAIN SIZE) SHOULD INHERENTLY CATER FOR MORE SUSTAINABLE AND ACCESSIBLE LAYOUTS AND DESIGN CHARACTERISTICS.THE IMPACTS OF CLIMATE CHANGE ARE GOING TO BE AN INCREASINGLY IMPORTANT ASPECT OF DEVELOPMENT IN THE COMING YEARS.

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On behalf of:

Supporting Info
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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

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

Customer Ref: 01617 Response Ref: ANON-KU2U-GWG4-Z
Name: TONY THOMAS
Response Type: Agent / Consultant
On behalf of: THE CATCHELRAW TRUST

Supporting Info:
Email: TONY@APT-PLANDEVELOP.CO.UK

Choice 3 A

We want all buildings and conversions to meet the zero carbon / platinum standards as set out in the current Scottish Building Regulations. Instead we could require new development to meet the bronze, silver or gold standard. Which standard should new development in Edinburgh meet? - Which standard?

Short Response: Gold

Explanation: WE MUST CONTINUE TO STRIVE FOR THE MOST SUSTAINABLE FORMS OF CONSTRUCTION (PERHAPS USING THE RATING TO DIFFERENTIATE BETWEEN PROPOSALS AT THE DETERMINATION STAGE) - CARBON NEUTRAL MUST BE THE TARGET WITH THE GOLD STANDARD BEING VIEWED AS THE INTERIM MINIMUM STANDARD WHILST HABITS AND TECHNOLOGY CATCH UP.

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: Yes

Explanation: WE WOULD CAVEAT THIS WITH THE FEAR OF A NIMBY CHARTER - FAR TOO MUCH LOCAL INPUT CONCENTRATES ON OBJECTING TO PROPOSALS WITH FEW COMMUNITY COUNCILS AND OTHER GROUPS SEEKING TO SUPPORT GOOD DESIGN, GOOD IDEAS AND INVESTMENT. IF FURTHER INVOLVEMENT IS TO BE FACILITATED AND ENCOURAGED IT MUST BE WITH THE REALISATION THAT DEVELOPMENT IS REQUIRED TO PROVIDE HOMES, BUSINESS PREMISES ALONGSIDE THE POSITIVE ECONOMIC IMPACTS OF THE DEVELOPMENT INDUSTRY.

Customer Ref: Response Ref:

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Response Type

On behalf of:

Supporting Info

Email

Choice **4 B**

We want to support Local Place Plans being prepared by our communities. City Plan 2030 will set out how Local Place Plans can help us achieve great places and support community ambitions. - How should the Council work with local communities to prepare Local Place Plans?

Short Response

Explanation

Choice **5 A**

We want City Plan 2030 to direct development to where there is existing infrastructure capacity, including education, healthcare and sustainable transport, or where potential new infrastructure will be accommodated and deliverable within the plan period. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **5 B**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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 CONTRIBUTIONS MUST BE REASONABLE AND TARGETED - A TRANSPARENT PATHWAY OF WHERE MONEY IS SPENT, WITH IT BEING RETURNED TO THE PAYEE IF INITIATIVES ARE NOT DELIVERED WITHIN A SET TIMESCALE (3-5 YEAR LIMIT).

Choice 5 D2

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

Short Response

Explanation

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

Supporting Info
Email

Choice 5 E

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

Short Response

Explanation

Choice 6 A

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

Short Response

Explanation

Choice 6 B

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

Short Response

Explanation

Customer Ref: Response Ref:
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On behalf of:

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Email

Choice **7 A**

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

Short Response

Explanation

Choice **7 B**

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

Short Response

Explanation

Choice **7 C**

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

Short Response

Explanation

Customer Ref: Response Ref:
Name
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On behalf of:

Supporting Info
Email

Choice **7 D**

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

Short Response

Explanation

Choice **8 A**

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

Short Response

Explanation

Choice **8 B**

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

Short Response

Explanation

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

Supporting Info
Email

Choice 8 C

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

Short Response

Explanation

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

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

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

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 EACH SITE SHOULD BE JUDGED ON ITS SITE SPECIFIC MERITS. THIS LEVEL OF CONTROL IS GOING TO FAR IN ATTEMPTING TO MANIPULATE THE MARKET. APPLICATIONS SHOULD BE DETERMINED BASED ON AN ASSESSMENT OF THE PROPOSALS AGAINST PLANNING POLICY AND OTHER MATERIAL CONSIDERATIONS AND IF THEY ARE ACCEPTABLE AND GENERATE INVESTMENT AND MEET MARKET DEMAND, SHOULD BE PERMITTED.

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

Customer Ref: 01617 Response Ref: ANON-KU2U-GWG4-Z
Name: TONY THOMAS
Response Type: Agent / Consultant
On behalf of: THE CATCHELRAW TRUST

Supporting Info:
Email: TONY@APT-PLANDEVELOP.CO.UK

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: Yes

Explanation: MARKET FACTORS MUST INFORM THE HOUSING MARKET BUT WHERE INTELLIGENCE EXISTS CLEARLY IDENTIFYING HOUSING NEEDS OF DIFFERENT TYPES AND TENURES THEN THE AFFORDABLE HOUSING POLICIES CAN BE USED TO ADDRESS THIS - IT MUST BE SEEN AS EQUITABLE AS THE PROVISION OF FAMILY HOUSING WILL IMPACT ON THE LAND TAKE OF THE AFFORDABLE ELEMENT IMPACTING ON LAND VALUE AND POTENTIALLY DELIVERABILITY.

Choice 12 A

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

Short Response: Option 3 (Blended)

Explanation: THE BLENDED APPROACH WILL PROMOTE THE APPROPRIATE DEVELOPMENT OF BROWNFIELD SITES WITH SOME CHANGING FROM COMMERCIAL/COMMUNITY ALLOCATIONS (WHICH COULD BE PROBLEMATIC IF TOO WIDESPREAD, REDUCING OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT). THIS STRATEGY TO BE SUPPORTED BY LIMITED GREENFIELD LAND RELEASES ENSURING THE DELIVERY OF NEW HOMES AT A VARIETY OF LOCATIONS MEETING MANY ELEMENTS OF MARKET AND AFFORDABLE DEMAND

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 B1**

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

Short Response

Explanation

Choice **12 B2**

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

Short Response

Explanation

Choice **12 B3**

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 B4**

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

Short Response

Explanation

Choice **12 B5**

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

Short Response

Explanation

Choice **12 B6**

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 B7**

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

Short Response

Explanation

Choice **12 B8**

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

Short Response

Explanation

Choice **12 B9**

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 B10**

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

Short Response

Explanation

Choice **12 BX**

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

Short Response

Explanation
THERE IS NO DOUBT THAT LARGER GREENFIELD LAND RELEASES WILL BE REQUIRED OVER TIME TO MEET AN INCREASING DEMAND FOR NEW HOMES.THESE SHOULD BE SEEN AS LONGER TERM SOLUTIONS, ONLY DELIVERING A PROPORTION OF THEIR CAPACITY TO ONGOING HOUSING LAND SUPPLY CALCULATIONS IN ANY GIVEN LDP CYCLE (THEIR DELIVERY WILL STRADDLE A NUMBER OF LOCAL DEVELOPMENT PLANS).IN THE INTERIM IT IS CLEAR THAT A NUMBER OF ALTERNATIVE, SMALLER AND MORE IMMEDIATELY DELIVERABLE SITES WILL BE REQUIRED TO ENSURE A CONTINUAL SUPPLY OF NEW HOMES.

Choice **12 C**

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 C**

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

Short Response

Explanation

Choice **12 C**

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

Short Response

Explanation

Choice **12 D**

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

Short Response

Explanation

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

Supporting Info
Email

Choice 13 A

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

Short Response

Explanation

Choice 14 A

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

Short Response

Explanation

Choice 14 B

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

Short Response

Explanation

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

Supporting Info
Email

Choice 14 C

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

Short Response

Explanation

Choice 15 A

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

Short Response

Explanation

Choice 15 B

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 15 C

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

Short Response

Explanation

Choice 15 D

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

Short Response

Explanation

Choice 15 E

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

Short Response

Explanation

Customer Ref: 01617 Response Ref: ANON-KU2U-GWG4-Z

Supporting Info

Name TONY THOMAS

Email TONY@APT-PLANDEVELOP.CO.UK

Response Type Agent / Consultant

On behalf of: THE CATCHELRAW TRUST

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 Yes

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 Not Answered

Explanation Not Answered

Choice 16 A2

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

Short Response Not Answered

Explanation Not Answered

Customer Ref: 01617 Response Ref: ANON-KU2U-GWG4-Z

Supporting Info

Name TONY THOMAS

Email TONY@APT-PLANDEVELOP.CO.UK

Response Type Agent / Consultant

On behalf of: THE CATCHELRAW TRUST

Choice 16 A3

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

Short Response Not Answered

Explanation Not Answered

Choice 16 A4

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

Short Response Not Answered

Explanation Not Answered

Choice 16 A5

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

Short Response Not Answered

Explanation Not Answered

Customer Ref: 01617 Response Ref: ANON-KU2U-GWG4-Z
Name: TONY THOMAS
Response Type: Agent / Consultant
On behalf of: THE CATCHELRAW TRUST

Supporting Info:
Email: TONY@APT-PLANDEVELOP.CO.UK

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: Not Answered

Explanation: Not Answered

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: Not Answered

Explanation: Not Answered

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: 01617 Response Ref: ANON-KU2U-GWG4-Z

Name TONY THOMAS

Response Type Agent / Consultant

On behalf of: THE CATCHELRAW TRUST

Supporting Info

Email TONY@APT-PLANDEVELOP.CO.UK

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 Not Answered

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 Not Answered

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 Not Answered

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: 01617 Response Ref: ANON-KU2U-GWG4-Z
Name: TONY THOMAS
Response Type: Agent / Consultant
On behalf of: THE CATCHELRAW TRUST

Supporting Info:
Email: TONY@APT-PLANDEVELOP.CO.UK

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:

01617

Response Ref:

ANON-KU2U-GWG4-Z

Supporting Info

Name

TONY THOMAS

Email

TONY@APT-PLANDEVELOP.CO.UK

Response Type

Agent / Consultant

On behalf of:

THE CATCHELRAW TRUST

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April 2020

**City of Edinburgh Local Development Plan – City Plan 2030 – Choices
Representation on behalf of The Catchelraw Trust.
Land East of Mounthooly Loan, Edinburgh**

With regards to the above consultation on the City Plan 2030, **APT Planning & Development** writes in response to Question 12c of the Choices document and on behalf of **The Catchelraw Trust**, with regards to their land holding at Mounthooly Loan, Edinburgh. This submission also **lends support** to the simultaneous submission by CALA Management promoting residential development on the Mounthooly Loan site.

The Trust has a long standing commitment to the area, and when and where land has previously been released have taken great care to ensure the appropriate integration into the surrounding neighbourhood. In also proposing development at Mounthooly Loan, CALA's supporting documentation provides a proposed relatively low density development also identifying opportunities to reinforce a long-term landscape strategy for the area.

It is not uncommon for wider housing assessments to take a broad-brush approach missing key site characteristics that highlight a site for future appropriate development, making incorrect assumptions and subsequently discounting the site from future consideration as part of the City Plan process.

Site Characteristics



The site covers almost 15 hectare of land, over three distinct fields. The site is generally rectangular in shape and stretches north from the junction of Mounthooly Loan and Frogston Road West. It slopes from north to south and there is existing mature landscaping delineating much of the site from the surrounding land. Access could be taken from Frogston Road West although it is more likely that any future development would utilise existing accesses off Mounthooly Loan (see left).

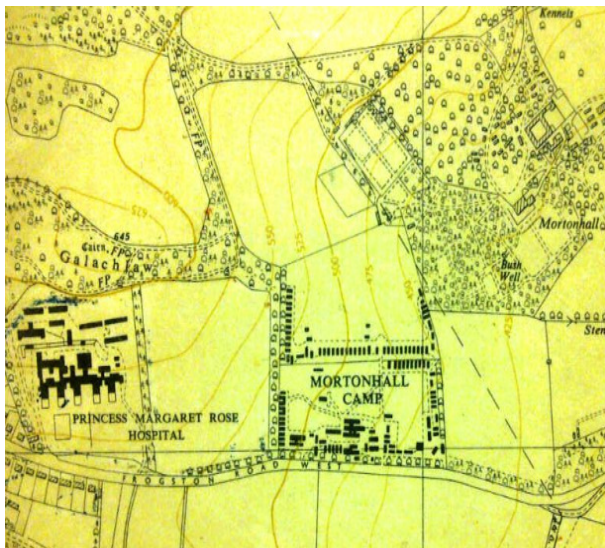
The site benefits from good access to local public transport routes, something missed by the housing assessment in concluding that the site is not accessible by a range of transport methods. There are frequent bus services linking the site to the City Centre, Airport and Royal Infirmary etc.

The site is characterised by residential development to the west and north-west (and beyond the Marie Currie Cancer Care facility) whilst there is agricultural land to the south and on the opposite side of Frogston Road West.



To the east are further fields, leading to Mortonhall House, the Mortonhall Caravan Park (with associated year-round convenience shop) and Klondyke Garden Centre as well as the Mortonhall Cemetery and Crematorium. The site sits within the Edinburgh Green Belt, the Mortonhall Designed Landscape, and is designated a Special Landscape Area and Local Nature Reserve.

Each of these designations covers a much wider area than this site alone and we challenge the appropriateness of these designations in the context of the site and its surroundings. It is not uncommon for allocation/designation boundaries to be established without individual site characteristics being taken into account.



The most southerly site consists of a former MOD camp (the disturbance can clearly be seen from the aerial imager provided and on the left of this page), with several areas of hard-standing and derelict buildings still evident on-site. It is a previously developed brownfield site representing a development opportunity adjacent to the existing urban area. This brownfield legacy and significant enclosure from surrounding uses (especially to the north and south) limits the role it can play as part of the green belt, designed landscape and other designations, whilst simultaneously highlighting its development potential.

Such is the legacy of the military camp that the site cannot be used for arable or livestock farming. This, coupled with the increased public access gained through the right of responsible access regulations, has also ensured that the whole site has a very limited market for farming/agricultural activities.

The site is an effective and appropriate residential development site with no physical, technical or legal constraints to prevent short-term development; it would form an eastward extension of the existing, popular and marketable residential areas to the north of Frogston Road West (including the modern development on the site of the former Princess Margaret Rose Hospital).

Due to the existing boundary landscaping, the site has very limited visual impact on its surroundings. Distant views from the east and south (Edinburgh City By-Pass and Pentland Hills) are sufficiently distant as to be insignificant as part of a much wider panorama and the existing landscaping prevents views into and out of the site from the south (the main visual receptor direction).

City Plan 2030

The City of Edinburgh needs to find additional, effective housing sites. The strategy is advocating one of three strategies which in turn promote the development of brownfield sites (in line with long standing national and local policy); large greenfield releases; or a mixture of the two.

What the plan does not advocate is the development of a number of smaller greenfield sites that are effective, deliverable and require far less investment in infrastructure to ensure their short-term delivery. Whilst larger sites will undoubtedly be required, their supply of new homes (and other key amenities) will stretch over a longer time period, spanning Local Development Plan cycles.

This is inefficient and leads to uncertainty over the delivery of new homes whilst making the strategy particularly vulnerable to external and unforeseen impacts as we are currently seeing as a result of the Coronavirus pandemic.

The Council should allow far greater flexibility to act as a catalyst and enable the market to recover as fast and as creatively as possible. By allocating further land for smaller-scale (and in this case high quality) development it creates a situation whereby the likelihood of the development being completed within the initial 5 year cycle is greatly increased, creating certainty around housing supply issue.

The overarching aims of the LDP seek to grow the City's economy, provide more and better quality homes and to protect and improve our environment for future generations. Each of these aims will be facilitated by allocating the site at Mounthooly Loan for housing.

The site also has the potential to cater for a sector of the market not otherwise considered elsewhere and especially at locations of major new housing developments. It is critical that in addressing an increase housing land requirement, that the City of Edinburgh Council delivers housing across the housing type and size range. The Mounthooly Loan site has the potential to deliver a significant number of homes, across a wide range of types, sizes and tenures and also catering for the executive sized range of detached properties, in-keeping with the context of its location.

This representation supports the associated work being undertaken by CALA Management with the help of OPEN. Alongside The Trust's local history in terms of site release and development, CALA represents a credible developer with a proven track record of delivering high quality residential developments within a stipulated timeframe.



In accordance with PAN 2/2010 the site is effective; being under the control of a developer willing and able to develop; with no known financial or physical impediments to development; no deficit funding required; at a marketable and attractive location; and with no infrastructure constraints.

Green Belt

The current and proposed Green Belt boundary is drawn tightly around Edinburgh's existing built environment. This prevents flexibility in both the implementation of the Green Belt policy and in the ability of existing developed areas to grow organically into appropriate neighbouring areas to meet increasing housing demand without the explicit need for major new allocations.

In the case of the site at Moonthooly Loan, the Green Belt boundary has been established in such a way as to take no consideration of the context of the sites' characteristics and surroundings. The site is well screened from its surroundings, has different characteristics to the adjoining green belt areas, and has been previously developed. Once developed sympathetically, it would create a logical defensible green belt boundary in this part of Edinburgh.

Adjacent land to the south, north and east immediately takes on a more rural characteristic (despite being well within the Edinburgh City By-Pass) and links well with similar land to the South of Frogston Road West.

There is no risk of coalescence if this site is removed from the green belt and it does not play a role in protecting or enhancing the ***“quality, character, landscape setting or identity of the City”*** (or neighbouring towns). The site plays no part in managing the long-term shape of the settlement.

By relaxing the Green Belt Boundary at this location, it would help direct high quality development to a site that will sit comfortably in the context of adjacent residential surroundings whilst having no detrimental impact on the remaining green belt.

In seeking the removal of this site from the Edinburgh Green Belt we are strongly advocating that the most appropriate use for this site is for residential development. Subject to the relevant planning permissions, The Trust in partnership with CALA, is seeking to develop this site in early course and certainly within the 5 year land supply cycle.

Summary

The land at Mounthooly Loan is a brownfield, former MOD camp, and remnants of the previous built form remain on site. The remainder of the land is in agricultural use although faces serious and increasing operational constraints (especially pest control and fungicide applications) given the changing nature of modern arable farming.

Though the site has been vacant for some time, the access arrangement off Mounthooly Loan and other site characteristics clearly point towards it's previously developed past.

The site is well screened and though covered by a number of restrictive landscape designations, the site does not fulfil the objectives of these allocations being easily separated from surrounding land (through existing landscaping and brownfield characteristics). It would form an obvious and high quality eastern extension of the existing urban area, itself a modern high quality development (former Princess Margaret Rose Hospital) and does not fulfil the key functions of a green belt site.

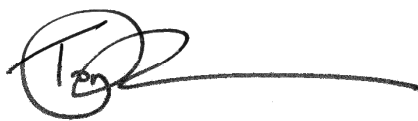
The site would offer the Council a high quality and attractive alternative to a number of large allocations elsewhere across the City, the deliverability of which must be called into doubt due to infrastructure costs and susceptibility to market uncertainty.

Consequently, The Catchelraw Trust requests that the site be included the emerging City Plan as part of the submissions under Question 12c of the Choices consultation document.

We look forward to receiving confirmation that this representation has been received, and should you have any further questions regarding our submission, we would be delighted to provide any information requested.

With kind regards

Yours faithfully



Tony Thomas
Director

6/5/2016



Google Earth

Imagery Date: 6/5/2016 55°54'01.75" N 3°11'10.53" W elev 146 m eye alt 509 m

3. Site Area



Mortonhall Golf Club

Buckstone Primary School

Buckstone Park

Galachlaw

Mounthooley Loan

Mounthooley Loan

King Malcolm Cl

Frogston Road West

Frogston Road West

Frogston Road West

MORTONMAINS ESTATE

**TOTAL AREA
APPROX 14.6ha**

MORTONHALL ESTATE

Walled Garden

Mortonhall Stables

Mortonhall House

Arboretum

Caravan Park

Mortonhall Gate

Garden Centre

