

Customer Ref:

00816

Response Ref:

ANON-KU2U-GW5S-D

Supporting Info

Name

Joanne Plant

Email

joanne.plant@galbraithgroup.com

Response Type

Agent / Consultant

On behalf of:

The Trustees of Mrs Gladys Dale's Daughters & Gray Family Owner

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

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

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

Supporting Info
Email

Choice 1 C

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

Short Response

Explanation

Choice 1 D

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

Short Response

Explanation

Choice 1 E

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

Short Response

Explanation

Customer Ref: 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

Choice **2 B**

We want to revise our policies on density to ensure that we make best use of the limited space in our city and that sites are not under-developed. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

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Response Type

On behalf of:

Supporting Info

Email

Choice **2 C**

We want to revise our design and layout policies to achieve ensure their layouts deliver active travel and connectivity links. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **2 D**

We want all development, including student housing, to deliver quality open space and public realm, useable for a range of activities, including drying space, without losing densities. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **3 A**

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **4 A**

We want to work with local communities to prepare Place Briefs for areas and sites within City Plan 2030 highlighting the key elements of design, layout, and transport, education and healthcare infrastructure development should deliver. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **4 B**

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

Short Response

Explanation

Choice **5 A**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **5 B**

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

Short Response

Explanation

Choice **5 C**

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

Short Response

Explanation

Choice **5 D1**

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

Short Response

Explanation

Customer Ref: 00816 Response Ref: ANON-KU2U-GW5S-D
Name: Joanne Plant
Response Type: Agent / Consultant
On behalf of: The Trustees of Mrs Gladys Dale's Daughters & Gray Family Owner

Supporting Info:
Email: joanne.plant@galbraitgroup.com

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: Not Answered

Explanation: Not Answered

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: Not Answered

Explanation: Not Answered

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: Not Answered

Explanation: Not Answered

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **6 B**

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

Short Response

Explanation

Choice **7 A**

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

Short Response

Explanation

Choice **7 B**

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

Short Response

Explanation

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

Supporting Info
Email

Choice **7 C**

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

Short Response

Explanation

Choice **7 D**

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

Short Response

Explanation

Choice **8 A**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **8 B**

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

Short Response

Explanation

Choice **8 C**

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

Short Response

Explanation

Choice **8 C**

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **9 A**

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

Short Response

Explanation

Choice **9 B**

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

Short Response

Explanation

Choice **10 A**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **10 B**

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

Short Response

Explanation

Choice **10 C**

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

Short Response

Explanation

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: 00816 Response Ref: ANON-KU2U-GW5S-D

Name: Joanne Plant

Response Type: Agent / Consultant

On behalf of: The Trustees of Mrs Gladys Dale's Daughters & Gray Family Owner

Supporting Info:

Email: joanne.plant@galbraithgroup.com

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

Customer Ref: 00816 Response Ref: ANON-KU2U-GW5S-D
Name: Joanne Plant
Response Type: Agent / Consultant
On behalf of: The Trustees of Mrs Gladys Dale's Daughters & Gray Family Owner

Supporting Info:
Email: joanne.plant@galbraithgroup.com

Choice 12 A

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

Short Response: Option 3 (Blended)

Explanation It is considered that Option 3 (i.e. a 'blended approach' involving delivery of housing in the existing urban area (11,000 units) and some Green Belt land release (6,600 units)) represents the most balanced and deliverable solution for Edinburgh. It is noted that these figures are potentially subject to amendment on publication of NPF4 and its related housing needs figures. In terms of placemaking, the planning system should direct the right development to the right place. SPP notes that this involves the promotion of a sustainable pattern of development appropriate to the area including inter alia "using land within or adjacent to settlements for a mix of uses" and, "co-ordinating housing and business development with infrastructure investment...".

While planning policy at all levels supports the reuse of 'brownfield' land in preference to 'greenfield' land release, it is important to note that 'brownfield' sites can be subject to significant development constraints (such as land assembly, ground contamination etc.) that could restrict their timely redevelopment for housing. In recognition of this therefore, it is considered that some 'greenfield' land release is necessary in order to successfully deliver the number of new homes required during the Plan period to 2030. Furthermore, the City Plan 2030 Housing Study (Part 1) acknowledges that the Council's preferred option of delivering all new housing on sites within the existing urban area (Option 1) might not be financially viable or achieve the annual completion delivery rate (3,340 units) required. In this respect, it is noted that around 230 hectares of land within the existing urban area with potential for housing-led mixed use redevelopment is currently in employment use. The Housing Study also notes that much of the land for affordable homes (the Council has committed to providing 20,000 affordable units by 2027) is delivered through on-site provision/financial contribution from market housing. These factors are inter-related and so there is a need to ensure that sufficient 'greenfield' land is allocated for economically viable market housing to provide the necessary finance to deliver the number of affordable units targeted by the Council.

Customer Ref:

00816

Response Ref:

ANON-KU2U-GW5S-D

Supporting Info

Name

Joanne Plant

Email

joanne.plant@galbraithgroup.com

Response Type

Agent / Consultant

On behalf of:

The Trustees of Mrs Gladys Dale's Daughters & Gray Family Owner

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

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

Not Answered

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

Not Answered

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: 00816 Response Ref: ANON-KU2U-GW5S-D
Name: Joanne Plant
Response Type: Agent / Consultant
On behalf of: The Trustees of Mrs Gladys Dale's Daughters & Gray Family Owner

Supporting Info:
Email: joanne.plant@galbraithgroup.com

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

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: Yes

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: Not Answered

Explanation

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

Supporting Info

Email

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 The Council's proposed housing-led allocation at West Edinburgh (Norton Park) is safeguarded in the adopted LDP 2016 for the potential future relocation of the Royal Edinburgh Showground. This safeguarding is in accordance with NPF3 which supports future expansion of Edinburgh Airport. The Council has not however provided a rationale for the proposed removal of the safeguarding and the reallocation of the Norton Park site for alternative uses (i.e. housing-led development). Indeed, the City Plan 2030 Housing Study (Part 2b) acknowledges that "this land is still safeguarded for a potential relocation of the Royal Highland Showground and any allocation for development here would be on the condition of the removal of this constraint". Furthermore, it is considered that the proposed deletion of the safeguarding pre-empts any future decisions by the Scottish Government on land uses within West Edinburgh as part of the preparation of NPF4.

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 C

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

Short Response

Explanation

Customer Ref: 00816 Response Ref: ANON-KU2U-GW5S-D
Name: Joanne Plant
Response Type: Agent / Consultant
On behalf of: The Trustees of Mrs Gladys Dale's Daughters & Gray Family Owner

Supporting Info:
Email: joanne.plant@galbraithgroup.com

Choice 12 D

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

Short Response: No

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: Not Answered

Explanation: Not Answered

Customer Ref: 00816 Response Ref: ANON-KU2U-GW5S-D
Name: Joanne Plant
Response Type: Agent / Consultant
On behalf of: The Trustees of Mrs Gladys Dale's Daughters & Gray Family Owner

Supporting Info:
Email: joanne.plant@galbraithgroup.com

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: Yes

Explanation Given West Edinburgh's status in NPF3 and SESplan as a strategic development location and focus for investment and growth, this approach seems reasonable in principle. However, a number of points of clarification are required: 1. Firstly, the explanatory narrative to Choice 14 in the ‘Choices for City Plan 2030’ states that the preferred approach “will allow City Plan 2030 to consider the range of uses that could be allocated in West Edinburgh, including office and industry, research and education, hotel and leisure, housing and open spaces”, having regard to the findings of the West Edinburgh Study and future Scottish Government decisions on land uses in the area (through NPF4 for example). However, the introductory narrative to Choice 14 on the Council’s online consultation portal appears to suggest that the West Edinburgh Study will focus on economic development alone. Which is correct? In the interests of the proper planning of West Edinburgh, a mixed range of land uses including housing should be considered as part of the Study. 2. What is also unclear is the timing of the Study in terms of the preparation of the City Plan 2030. On the assumption that the adopted City Plan will simply indicate an ‘area of search’ for future development, what status will the Study have in terms of the Development Plan and what ‘weight’ will it be given as part of the decision-making process once complete? 3. It has also not been clarified how key stakeholders, including landowners within the ‘area of search’, will be involved in the Study preparation process.

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

Supporting Info
Email

Choice **14 B**

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

Short Response

Explanation In supporting enhancement of Scotland’s five main airports, NPF3 supports inter alia “reconfiguration of land use around Edinburgh Airport to accommodate future expansion, relocate the Royal Highland Showground and support the creation of an International Business Gateway to the west of Edinburgh”. Mapping in NPF3 indicates land to the south of the A8 shall be safeguarded for the relocation of the showground. This requirement is reflected in the adopted LDP 2016 where Green Belt land is safeguarded for such future use and “proposals which would prejudice the future development of the Norton Park site for showground purposes will not be permitted” (Policy Emp 5). The Council has not provided a rationale for the proposed removal of the safeguarding and the reallocation of the Norton Park site for alternative uses (i.e. housing). Furthermore, it is considered that the proposed deletion of the safeguarding pre-empts any future decisions by the Scottish Government on land uses within West Edinburgh as part of the preparation of NPF4.

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 The proposed redevelopment of the decommissioned (‘crosswinds’) runway site is supported in principle. It is considered that this redundant site is well-located to provide modern business accommodation. However, given the proximity of the site to the airport’s existing operations, and related issues of noise, air quality etc. in respect of adverse impacts on residential amenity, it is not considered that it is suitable for housing as part of any future mixed-use redevelopment proposal. As per comments in response to Questions 14A and 14B above, it is also suggested that the allocation of the ‘crosswinds’ site pre-empts the findings of the West Edinburgh Study and the content of NPF4 (which is currently in preparation).

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

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

Supporting Info
Email

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

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

Supporting Info
Email

Choice **16 A1**

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

Short Response

Explanation

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Supporting Info
Email

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

Short Response

Explanation

Customer Ref: 00816 Response Ref: ANON-KU2U-GW5S-D

Supporting Info

Name Joanne Plant

Email joanne.plant@galbraithgroup.com

Response Type Agent / Consultant

On behalf of: The Trustees of Mrs Gladys Dale's Daughters & Gray Family Owner

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

Submission to 'Choices for City Plan 2030'

Land at Braehead, Craigs Road, Edinburgh

On behalf of the Trustees of Mrs Gladys Dale's Daughters & Gray Family Owners

Response to Choice 12 – Building Our New Homes & Infrastructure

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

On behalf of the Trustees of Mrs Gladys Dale's Daughters & Gray Family Owners, it is requested that the land under their control at Braehead be considered for residential development within the Plan period (see attached site plan denoting the location and extent of the land).

The submission site has been assessed by the Council (Ref. Cammo Southern Parkland) with the findings reported in the City Plan 2030 Housing Study (Part 2b). The landowners do not agree with the findings of the Council's assessment which concludes that *"the site is not suitable for development due to its poor community infrastructure capacity, poor public transport accessibility, prominent landscape character and contribution to the backdrop of existing housing allocations and strategic green network"*.

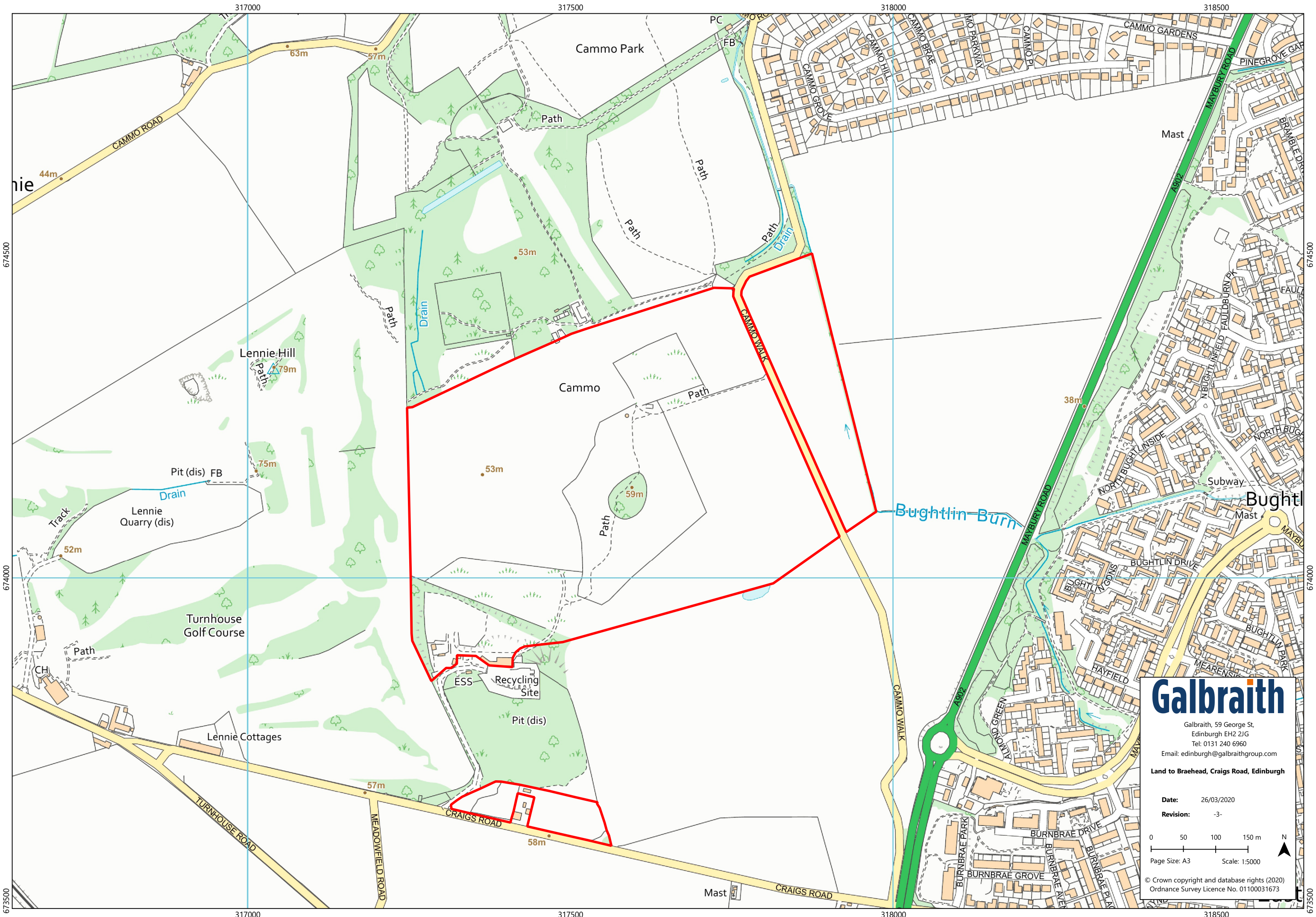
In response to these specific criticisms, aside from East of Millburn, all 11 assessed sites within the West Edinburgh Strategic Development Area score low in relation to overall community infrastructure capacity, including education provision. Surely this rating is a common factor with the 2016 LDP allocated housing sites at Cammo and Maybury (Refs. HSG19 and HSG20) and can be satisfactorily addressed by way of appropriate developer contributions? Improvements to public transport and walking/cycling routes could also be achieved as part of any future development proposal on the submission site. In this regard, it is difficult to understand how the land at Braehead is any different in terms of accessibility than the extant housing allocations at Cammo and Maybury given its close proximity. Turning to landscape character, as detailed below, due to the presence of the Cammo House Designed Landscape, areas of the site would remain undeveloped. This would ensure that the site's overall landscape character would be retained and preserved the backdrop to the extant housing allocations which the Council seeks as part of the strategic green network.

The following factors should also be taken into consideration:

1. Subject to sensitive siting and high quality design, it is considered that 'pockets' of residential development could be successfully accommodated without detriment to the qualities and characteristics of the Cammo House Designed Landscape or the Cammo Special Landscape Area, all in accordance with the Place Brief principles for West Edinburgh set out in the 'Choices for City Plan 2030' report;
2. The subject land lies between two existing LDP housing allocations at Cammo and Maybury. The City Plan 2020 Monitoring Statement indicates that the Council is minded to grant planning permission at Maybury and that a planning application is pending in respect of

Cammo. The land at Braehead therefore offers opportunities to improve connectivity between these two sites and to services and facilities in the wider area;

3. Allocation of the site for housing would be consistent with the Scottish Government's strategic objectives of delivering attractive, high quality, design-led, energy efficient residential environments in sustainable and accessible locations, all as articulated in NPF3, SPP, Designing Streets and Creating Places;
4. Housing development at this location would also demonstrate the six qualities of a successful place highlighted in SPP in terms of being distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond; and
5. The site compares favourably with the criteria for assessing 'effectiveness' listed in PAN2/2010 in that:
 - Ownership: The landowners are willing to release it for development;
 - Physical: There are no known constraints such as flood risk associated with the site;
 - Contamination: The site has no history of contaminated land uses;
 - Deficit Funding: There is no requirement for any funding to be committed by public bodies to make residential development of the site economically viable;
 - Marketability: The site is located within a well-established housing market area and can be delivered within the Plan period;
 - Infrastructure: There are no known insurmountable infrastructural constraints that cannot be satisfactorily addressed; and
 - Land Use: Housing is the preferred use for the site.



Galbraith

Galbraith, 59 George St,
Edinburgh EH2 2JG
Tel: 0131 240 6960
Email: edinburgh@galbraithgroup.com

Land to Braehead, Craigs Road, Edinburgh

Date: 26/03/2020
Revision: -3-

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Page Size: A3 Scale: 1:5000

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