

Customer Ref: 00984      Response Ref: ANON-KU2U-GW2Q-8  
Name: Lee Kindness  
Response Type: Community Council  
On behalf of: Portobello Community Council

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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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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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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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** Portobello Community Council supports the proposal to prepare Place Briefs. We caveat this support with specific recommendations for the Seafield site which we consider will need a creative and clearly structured, timetabled and evidence based approach to placemaking and community engagement.

While supporting the principle of Place Briefs, further clarity is needed on the process for community engagement and the timetable for their production. In order not to raise developer expectations in advance of Place Briefs being produced, we advise that work on the Place Briefs should be undertaken before allocations are finalised in the City Plan. Depending on which sites are to be taken forward for 'housing led mixed use development' within the Portobello area, we suggest that community engagement on sites within our neighbourhood should be co-ordinated. Co-ordination of engagement, through a series of planned events, would likely help identify neighbourhood wide issues, generate 'buy-in' and deliver efficiencies in the process of engagement. National Records show that the population of Portobello has changed considerably over recent years, and will change further when currently consented developments are fully built out. Given the scale and distribution of the additional sites which will impact on Portobello, as proposed by the City Choices document, we consider there is a real need for the Place Briefs in the Portobello area to be informed by a gathering of neighbourhood level data and community information. Good neighbourhood level information will be an important starting point for the Place Brief work, informing the specific context of the sites and the needs of the community, while positively guiding the mix of uses, and the placemaking opportunities. We consider these are necessary processes and principles for successful development within an expanding and densifying Portobello community. Ideally a Local Place Plan should be the basis for this "neighbourhood profile", preceding the preparation of the Place Briefs. However, in noting the short timetable for the City Plan, we advise that this may be unrealistic and a "neighbourhood profile" should be developed to help provide overview for the Place Brief work. Data sets, such as population, transport, open space and play, coastal climate change and other household information could form the basis for a Portobello neighbourhood profile. We would be happy to help compile this information and we may be able to survey the Portobello community on specific issues or relevant needs assessments if time allows. We also highlight the on-going work that City of Glasgow are doing to create 'liveable neighbourhood plans' and suggest this may be a useful template for a similar approach in Edinburgh. "Liveable neighbourhoods are a blueprint for improving every neighbourhood in the city through a range of interventions to make them more pleasant places for people to live, work and play" GCC statement 2020 Finally, if the Seafield site is to be taken forward in the Choices Plan we strongly suggest that a more structured, timetabled and detailed approach to the planning and co-ordination of development will be required. This is due to the proposed scale of the Seafield proposal and its strategic importance to delivery of housing led mixed use development. The potential to better connect Leith and Portobello neighbourhoods and improve the wider city waterfront through placemaking is an opportunity that needs to be grasped if this area is to be allocated. For Seafield, further baseline work on social, green and transport infrastructure needs and opportunities will be needed. A transparent and structured process to community engagement will also be necessary. In this regard we note the positive process for placemaking

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and community engagement that has taken place for the Granton Masterplan and we would support a similar approach for the Seafield area. We would welcome further early dialogue with Portobello Community Council on the issues raised above. For Seafield, involvement with the Community Councils which bound the proposed site would also be welcome.

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** Portobello Community Council are fully supportive of community led Local Place Plans and we are aware of growing interest in the idea from individuals and groups within our community. We would be interested in developing a Local Place Plan for the whole Portobello area, or indeed a part of our area, but we are conscious that this would require substantial work, support from partners and necessary financial resources. We would be happy to discuss these matters further with a view towards working positively with the Council to deliver a Local Place Plan for the Portobello community.

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:

Explanation:

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Choice      12 A

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

Short Response: Option 1 (Council/

**Explanation** Portobello Community Council undertook a consultation to inform our response to Choice 12A, while also promoting individual responses to the Choices for City Plan 2030 by the community. The consultation had 173 responses, with many detailed comments. These can be read at: [https://docs.google.com/spreadsheets/d/e/2PACX-1vRoWumEATzHBoB2ggYh84eUfIOAmzjAEHXHRVTIJ3qpEz1UiYmC68fhrA\\_iDw0yh2-a8hQu8JyFhv7X/pubhtml?gid=629929007&single=true](https://docs.google.com/spreadsheets/d/e/2PACX-1vRoWumEATzHBoB2ggYh84eUfIOAmzjAEHXHRVTIJ3qpEz1UiYmC68fhrA_iDw0yh2-a8hQu8JyFhv7X/pubhtml?gid=629929007&single=true)

The consultation consisted of two main questions. The first specifically on the choice of land for future housing: brownfield, greenfield or mixed options. 71% selected brownfield, 6% greenfield and 23% for the mixed blended approach. Given the clear preference for brownfield we have selected Option 1.

We posed the second question to allow us to ascertain the level of support for residential development for the identified brownfield sites, within our local area. The sites being: Seafield (site 383), Evans Halshaw Sir Harry Lauder Rd (site 400), Powerleague Westbank St (site 334), Hifi Corner Joppa Rd (site 210) and Booker Wholesale Eastfield (site 225). Respondents were asked to rank each site on a 5 point scale from most-preferred to least-preferred.

To analyse the responses we scored from 2 (most-preferred) through to -2 (least-preferred) and totalled:

Seafield: 177

Evans Halshaw: 98

Powerleague: -253

Hifi Corner: -53

Booker Wholesale: 97

Clearly the Seafield site is the most preferred for residential development, with Evans Halshaw and Booker Wholesale site also having positive support. Hifi Corner had a negative response, with the Powerleague site clearing being the least preferred for development.



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The comments linked earlier should be reviewed. Some key takeaways are:

The Powerleague site is currently designated as Openspace in the local development plan, it is not "brownfield". There is considerable history behind this designation, tied with its former use as an outdoor swimming pool and the desire to maintain recreation use of the site at the time of the last redevelopment as five-a-side football pitches. Comments received indicate there is a continuing desire to maintain it for recreational use. This site has also been the focus of a participation request and following on from that a collaborative placemaking exercise and community-led project to attempt to shape the future of the site.

Car garages seem to be viewed as a sub-optimal current use of the Seafield site, with housing more appropriate.

=====

Comments received by Portobello Community Council:

Comment

Dont think it would be a great loss to replace the car showrooms but other options such as powerleague would be keenly felt by locals and those in surrounding areas

The pitz is a social amenity designated for sport. Such an area will be essential community space once all these new & proposed houses are built. Sea defences for Seafield & Eastfield will be required before any building can begin. Indeed given the most recent climate change evidence most of porty will be underwater by 2050 so not the smartest of moves to include these sites. Somewhere on higher ground may be more appropriate!

We must keep the density down and preserve existing amenities

"Brownfield is preferable to green, but homes still need local non-residential buildings, for work, shopping, services and recreation. I am concerned about the loss of brownfield (and have contributed to the problem, having moved to a new home on a brownfield site) - but also it's not nice to dump people in the middle of nowhere. So, despite Seafield being an unattractive mess, and a big area... it's just rather remote. It could be a much better non-residential area than it is at present. Also, beware sea-level rises. Westbank powerleague is a great site, but we need sports facilities too. We need to be healthy. Edinburgh should be recommending building of homes at low density in other locations in Scotland, particularly in the highlands (other than inverness).

Where are the plans to redevelop, upgrade and extend existing housing, to higher density, rather than brownfield/greenfield options? What about letting

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Mountcastle attain higher density in parts?

Homes without jobs means transportation is needed. Where is a Portobello station? "

Don't want Westfield being lost to community as leisure facility.

Certain 'proposed' brownfield development within our conservation areas needs to be completely scrutinised, as this will improve our understanding of the different approaches taken to ensure that developers acknowledge and seek to preserve local character. This approach, and an investigative method built upon it, might help tease out which sites are potentially less onerous 'from a heritage perspective' to deliver development on, and which ones are not. We need to retain the character of Portobello and Joppa, and why we choose to make this community home. Certain sites, such as Seafield Road and Eastfield for instance, pose a much better opportunity to create a vision and set in stone the principles and values that should define the way our community should be shaped in the future. Let's empower the community to participate in future development discussions!

These places are still businesses in use, use brownfield land that is unoccupied such as some of the buildings at the port, Leith. There is also a large development at baileyfield of Barrett homes, that end of portobello doesn't need more homes.

"Seafield- we need community input to shape the outcomes here. What are PCC and others doing to realise good planning and placemaking here? Big warning bells that the Council is considering allocating this before any placemaking or strategy for public transport connections is delivered.

Westbank- again more community input is needed to shape the proposals for this key site. Sport and leisure needs to be part of the mix and the plans should support the High St and the beach life on the Prom as per the community design weekend in the Town Hall. It should not be allocated until these things are completed. Only Powerleague will gain at this late stage/"

"The area where power league is should remain a leisure site, as it was promised to the people of the city of Edinburgh.

The car show rooms along Seafield Road could be turned into housing. The sewage works should be relocated outside of the city - this would make the area smell better, would improve water quality at the beach, and would free up additional space for residential buildings.

With all residential building, we need to ensure there is infrastructure put in place - sufficient parking spaces, bus routes, places at nursery and primary schools, and space for patents at gp and dentist surgeries. Portobello has a large number of new residential buildings being constructed at the moment, and the local schools are very full. Any more houses would mean a new primary, and secondary needing to be built near by. "

I use tumbles weekly with my almost 1 year old and it is always busy, as are the pitches when I pass by through the week along the high street.

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Football pitches provide an important leisure service that should not be lost

Large scale commercial sites which add no local value should be prioritised. Sites which provide community facilities and help with healthy activity should not be used

There is already too much new residential property in the Fishwives Causeway area putting a strain on local resources. It would be beneficial to develop Seafeld Road, provided there are also shops, community facilities and open recreational space. Powerleague should be left as an important and well used local amenity.

Seafeld road and bailyfield road may help reduce cars bought. Reducing number of cars bought. West Bank st - one of the few outdoor pitches in the area for children and adults to exercise.

Powerleague should be kept as green space

The community has made it abundantly clear in the past that they wish Westbank to be retained as open space and used for leisure purposes. The Powerleague facility is extremely well-used and the company has recently made a significant investment in improved facilities. Tumbles is also much-loved and always seems to be busy. That leaves the car park, which is very busy most days with customers of these facilities and visitors to Edinburgh's Seaside. It has long been anticipated that Seafeld Road would be developed and hopefully this will go hand in hand with the establishment of a continuous walkway/cycle path from Seafeld Road to Joppa Pumping Station, including the pedestrianisation of Kings Place.

It's crazy to think the Pitz can be turned in to houses , there are hundreds of kids and adults use this place every week, including my own ,, the car sales on Seafeld road would be obviously the better choice as the amount of wasted space hundreds of parked cars take up waiting to be sold is incredible,

The Sea view where the current car sales garages lie at Seafeld should, and must be used for Housing as this Land is totally wasted with industrial units, which would be better facilitated in the Fort Kinnaird Area, just look at the successful flats built recently on the Promenade at Portobello beach, the gap where once stood the piano shop and now has hifi corner would also benefit with a block of flats, as this building looks totally out of place in structure and isn't very attractive in between the other flats and houses either side. The Booker wholesale shop could also very easily become houses or flats with again a Sea view rather than a very drab antiquated building that does look towards the Sea. Evans Halshaw again is like the other car sales garages and should be moved to accommodate housing as it now looks very much out of place with the New Housing next to it. I think the power league pitches should be allowed to remain mainly because there's nothing else at this side of town for kids and adults to do to keep fit due to Meadow and being rebuilt, and the new facility within Portobello High School, Not being big enough to accommodate everyone..

More houses, more cars, more pollution

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Cars are on the way out so why so much land for car sales?

We should strive to protect areas currently classified as open space, such as Powerleague. My preference would also be to limit the density of sites approved in Portobello to less than the 65 units per hectare proposed, encouraging construction more in keeping with the surrounding area.

It feels almost criminal for the fantastic Edinburgh seafront to be populated with huge car garages, their backs turned to the sea so no one is enjoying the view, and totally marring what is otherwise a great promenade for those seeing them from the other side

Evans halshaw now surrounded by developed site

I think any of these sites would be good for housing, there is also an empty building in Bath St which has been refused for housing which is a ridiculous decision.

A great amount of house building already happening in Portobello I think it is important that the community shouldn't be swamped but I recognise that some new housing brings benefits to the community

There must be maintained leasure space

Power league is not brownfield- it community open space

Car sales areas could easily be relocated outside of the city. The Powerleague should stay as a leisure facility however as there are not many near Portobello like it.

It would be fab to see the car showrooms developed into a beautiful place for people to live with such a great seaside location.

The junction around kings road is all ready horrific and there is also a short gage of school places, dr etc

"I think brown field site should be used and not green field sites. Powerleague should be protected as it is essential that there are recreational spaces for people's mental wellbeing. With so many families living in flats, open and recreational spaces need to be factored in to the planning.

A hotel on part of the Seafield site would attract jobs to the area and visitors who would spend money locally without bringing their cars."

We cant keep throwing up houses and doing away with green spaces, playing fields etc.. People must have these facilities nearb. Already have far too many

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houses just built opposite West Bank.

"The Evans Halshaw site adjoins the current Baileyfield development site but adding a large amount of extra housing here would cause real problems with traffic, school places, more pressure on medical and dental services, etc. There is absolutely no community facility provision on the former Scottish Power site and the Baileyfield developments nor any adequate open space provision. To have a healthy community, people need places for recreation, both indoors and out, and there is a fear that more housing on the Evans Halshaw site would just exacerbate problems caused by a lack of such facilities. If developed, there needs to be a generous provision of open space plus services such as doctors' surgeries, etc, and community facilities, meeting spaces, places for local businesses to be set up, etc.

The Westbank site should be left as recreational space, as promised by the council many years ago when the outdoor swimming pool was demolishe.. The football pitches and Tumbles are well used and much-needed facilities, even more crucial with the burgeoning population of Portobello.

The other sites are better suited to development but again need support and community services to be provided. In the case of the Seafield site a new school would be needed. Great care needs to be taken in considering how the infrastructure would cope. "

We need to keep Westbank Street as an open space for leisure - this is important for the community to have a hub for sporting activities.

Seafield Road would be a good location for new homes provided extra infrastructure and doctors surgeries were included.

I'd like to keep the Powerleague site because it provides valuable community space. Whereas getting rid of car sales rooms seems like a good step forwards.

Car showrooms can relocate out of town and we can have a proper sea front of homes

Powerleague is recreation land!

Portobello and the rest of the east of Edinburgh is too congested with traffic on the roads and not enough parking. Every traffic management plan the council try to implement doesn't actually help with traffic as it always seems to involve closing roads or removing parking, which we need more of. There are currently a lack of outdoor activities and losing power league facility would continue the downward spiral by the council, we need more outdoor space. Instead of needing more housing why doesn't the government get rid of air b n b s and build a new town outside the city with schools doctors etc and have good transport into the city.

Least intrusive

Don't take open space for housing

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Closest to amenities, least disruption

Preference for lower density areas

Seafield site could be nicely developed with low density housing to incorporate green space (parks) and recreational facilities that would enhance Portobello's reputation as a top beach destination. This could include an open air swimming pool as well as chalets. This bit of Portobello desperately needs finishing. There are opportunities to develop the site sensitively and create architectural links to the areas past as Marine Gardens (maybe link with name too?). Plus could have a pier and jetty. Ferry link to Fife.

Thinking about traffic impact and amenities.

Seafield road is a very busy road, having more traffic going along it would be sheer lunacy.

The city is expanding too quickly and the doctors, roads etc, can't cope with all the extra houses.

Power League contains essential mix of recreational amenities - so least emphasis. Can imagine potential rationalise of car showrooms or concentration - and future housing along seafront could bring welcome revitalising of extended prom.

"Seafield Road is poorly utilised. Proper neighbourhoods between leith and portobello would be lovely. Plus, one could easily provide public transport links by converting the old leith to portobello train line as a tram extension.

Whereas the west bank site offers important sports facilities. "

"Seafield Road has good access to a main road and isn't a developed area. This could also uplift the section of prom and improve the surroundings. Its a large site that seems more suitable for new housing.

I am concerned that the development of Westbank would mean the loss of 2 excellent sporting facilities that are in short supply for the Portobello community - The gymnastics centre and Powerleague. Given deteriorating public health this cannot be a sensible thing to do."

Access and transport infrastructure needs to be considered. More buildings around the high street and Baileyfield will lead to traffic congestion if the roads are not improved to accommodate the added traffic.

Customer Ref:

00984

Response Ref:

ANON-KU2U-GW2Q-8

Supporting Info

Name

Lee Kindness

Email

Response Type

Community Council

On behalf of:

Portobello Community Council

The Seafield area is wasted on car showrooms. The fine views would be better enjoyed by home owners. Powerleague is a well used site for recreational purposes. There are far too many new homes built in Portobello - too many for the existing infrastructure. The increase in new homes is putting even more pressure on schools, GP Surgeries, parking facilities, etc.

More than enough car showrooms in the area

Seafield Road currently has little housing and the other options are surrounded by high density housing. Seafield Road would benefit from reduced vehicular use if the new houses had quality active travel infrastructure installed before construction commenced.

Building on existing business property land then required business to relocate so this doesn't solve the problem, it simply forces businesses/developers to seek new land for businesses elsewhere. What a shortsighted proposal 😞

"It's a bit of a weird consultation in that it forces you to prioritise which sites out of the 5 you'd 'prefer' to be turned over to housing developers.

Given that I can only object to Westbank being lost by ranking other sites as more favourable, the impression the council will get is that respondents are keen on some sites being handed to developers.

We need to retain Westbank for sport and leisure. It could also be a great place for community infrastructure.

Action Westbank were taking forward a great process of community engagement, to ensure any development improved the sport and leisure provision and benefitted both the community and Edinburgh Council.

Only Powerleague and those profiting from housing will benefit if it is reallocated for housing. "

Powerleague and tumbles are important community resources.

would like to downsize already stay in that area

Areas that are not designated as open space definitely preferable. Though would like to see consideration for open and green space in any of the developments. Up for mixed use.

The density of new build needs to be spread. Already too much new housing near West Bank steep rise in tailbacks and pollution. Open (green) space must be kept. Where is tree planting in all this? Minimum standards per hectare should be set for that too.

Customer Ref: 00984 Response Ref: ANON-KU2U-GW2Q-8

Supporting Info

Name Lee Kindness

Email

Response Type Community Council

On behalf of: Portobello Community Council

Simply put, the Portobello area has not proven to be amenable to any affordable housing commitments from builders. If you survey the new housing in the area, the very cheapest flats are priced at well over £200,000 for two bedrooms. There has been no provision of one bedroom homes (outside the retirement development), which has been identified as a high need. Clearly, Portobello (especially the beachfront, as Seafield Terrace would be) is too profitable for builders to maintain any commitment to develop affordable housing. Current building in this area seems to be being done without regard to traffic flow and congestion. Power League is currently an important & well-used community sports venue. By all means build good quality homes, but also ensure that vital infrastructure such as schools, GP surgeries, 150% parking spaces, recreational spaces, green spaces etc. are in place before hand. These areas are industrial but close to/within residential areas and amenities. The Powerleague is a local amenity that should be preserved for sport and exercise. Westbank should definitely NOT be for housing- It is a vital sports centre for the area particularly for young men and boys (not only but mostly) who have decreasing opportunities to get together for sport and exercise in such an easy and cheap way. It is a very important social space- also for street soccer. I used to use the old open water pool and that land was promised to the people of Portobello for leisure forever. As populations grows in Edinburgh sits for exercise to prevent obesity and promote social connections in order to address growing health problems in both these areas are critical. However I also really want to object to this survey forcing us to answer all 5 options- we should have the choice to say N/A- no social scientist worth their salt would ever run a survey without a DK or N/A answer. So really you need to run it again. Also all of these are rubbish choices given predictions for rising sea levels and the council should be putting their energy into protecting the existing housing from that event. Whilst recognising the need for more houses I would also like to see more thought put into infrastructure and travel options. Any house building requires amenities like sports & rec. By building on the west bank site the council will be defeating that purpose. The area was deemed to be for sports & rec in perpetuity. Westbank is open space available for community leisure use and should remain so for the benefit of many Powerleague essential to health and welfare. Car garages waste of space. "Enough housing going in around Powerleague / Evans Halshaw. Development of Seafield Road area could offer potential improvement to the seafront for the community as a whole; extension of the Prom." "The seafield area is the less used and nice to be. People can travel away from prime coastal land when they want to shop for cars and that stretch of coast could be much more of a community asset. The Powerleague site should be protected for community use Power League and Thmbles are well used facilities in Portobello. For the future health and opportunities for the community it would be short sighted to close these great facilities. The council are also proposing closing local roads, to do this and also potentially close valued local facilities will mean people driving their cars more in residential streets. Developing the prom and sea facing area will bring financial benefit and quality of life to the area. Main concern is transport provision into and from the area. Car usage must be curtailed by encouraging public transport Westbank and Bailleyfield are near existing intense housing and we need associated green/play space. Cars are on the way out, so why so many showrooms? It has long been a bugbear that some of the best views in Edinburgh are hidden behind the bus station and the backs of the car show rooms - such wasted potential to create a truly great place to live. You don't need much vision for this choice - it's obvious!" "I do not think sports facilities for our young people should be removed to satisfy developers. Facilities for young people are so important and should be a high priority for City of Edinburgh Council. Youth work has already being drastically cut, leaving young people deprived of positive activities. Youth development needs before housing developers needs (which is profit). The car showrooms employ a lot of people, where would these companies & jobs go if sold to developers?" "Power league is an asset to the community Don't know Seafield is long overdue for regeneration. "Not enough spaces on the other sites. Lack of resources around them Like decent road access/parking. If building homes a car park for residents must be included in the plans as the local roads can not cope with the influx of that many more cars for transport and parking. "The industrial site should become more populated The Seafield Road car showrooms are an eyesore. The other sites don't have public use, except for West Bank, which must be retained. Important to keep sites currently used by people. Booker is far enough out from the already congested area that is Portobello/Joppa. Seafield



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Name

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Response Type

Community Council

On behalf of:

Portobello Community Council

smell problem needs to be resolved before putting more residents there. The Westbank site has always been designated for recreation / sport - in its role as the Portobello open air pool. It currently maintains use as a sports facility and I do not understand why it's identified as a brownfield site! It's vital that we preserve recreational areas for our young people in the community for their health and well-being and also to ensure there are facilities to allow them to pursue positive sport rather than vandalism. Edinburgh's green belt needs to be protected as much as possible. Brownfield sites should be developed first as the transport and infrastructure is already in place in urban areas. Car showrooms and the bus depot could be sited elsewhere. Residential units would make far greater use of the seaside location at Seafield but there would need to be several sets of traffic lights and pedestrian crossings set up along Seafield Road should housing be built there as it would be necessary to prevent the housing there being isolated on one side of an extremely busy road. "Baileyfield Road, (Evans Halshaw) now surrounded by new homes anyway. Eastfield (Booker) probably suitable for houses and a good public transport system available. Seafield Road is a very busy main transport artery and not suitable for houses. "None of the shore side sites are well suited to housing unless climate change is considered in all aspects of the design. The only site currently a community amenity is the Westbank site. As such developing housing there would reduce public space for recreation and sport. This would be very negative for the community. All the sites would require significant investment in public transport in order for the homes to not only be net-zero carbon in build and operation, but in their lifetime overall contribution to emissions. "We can't have more housing around portobello high street. Traffic and buses are already delayed and overstretched regularly. Please develop some areas where there is more space and access and less pressure on already overstretched local roads and amenities. Portobello is already being spoiled by too many new houses "powerleague Portobello is an asset for young people and should remain. Just stop this is outrageous you the council will stop at nothing stop spoiling east Edinburgh, surely you've build enough housing in Leith alone and not dealing with the infrastructure except bloody trams that people don't want. Why does it have to be in Edinburgh is there not enough going on in Shawfair and the new town in East Lothian? Cause what's being built in Edinburgh is not affordable compared to outside the town, just encourages commuting. Then you will bigger up travelling to work by personal vehicles, you can't have it all!!! It's important to protect the beach front as much as possible. "2 Joppa Road: is a small area in amongst houses so would be a very suitable place to build or convert to houses. Eastfield: is also an area close to houses and on bus routes so suitable for more houses Baileyfield Road: is next to an area of dense new housing. While I would not object to more housing there I think that consideration needs to be given first to whether a doctors surgery is needed or a new primary school - or other services. Westbank Street: I hope that the Powerleague, Tumbles etc can continue. If not then consideration needs to be given first to services that are needed such as a doctors surgery or new school - or open park/playground space. Any extra space could be used for housing. Seafield Road is not an attractive area at present and I think it still sometimes has a smell from the sewage works. I think that if the whole area were to be developed as a new attractive area for housing then that would be fine. It would definitely need a good bus service - extending the no 12 route through Portobello would be good. "There are very few sports facility's in Edinburgh. Power League and Tumbles are busy and shouldn't be taken away from the community because they provide vital exercise facility's and much needed parking for visitors using the beach. I only support new housing if it is built to last with 100% sustainable materials and to passivhaus standards. And then only when refurbishment of existing properties has been done first. This must be required of all new building from now on if Edinburgh is serious about reaching its 2030 target for carbon neutrality. We also need additional infrastructure (doctors, schools, buses) in Portobello to cater for the increased numbers. I am deeply opposed to Westbank being given over to housing. Please do not interpret my response as being in any way in favour of this. West Bank is crucial open space, which is in short supply in Portobello I appreciate the need for housing particularly so that "affordable" housing can be delivered. However to promote community we need a mixed development that still allows fir local community services including retail, recreational facilities and green active travel routes that retain and enhance bio diversity and carbon sinks. The stretch along Seafield Road is ideal for housing, preferably mixed tenure. But Westbank Street in particular should be kept as open space. Designating it in any other

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On behalf of:

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way would be a blow to the Council's and Scottish Government's policy of helping build an active and healthy community. The Tumbles/power league site should not be developed. It is open space, it should stay that way. Keep Westbank a public park/leisure area. Existing natural demarcation. However what about community services? Where do the primary / secondary schools, doctors go? Council just wants to build houses and doesn't consider the need for services...especially since existing ones are overloaded!!! It would improve the area to have houses compared to Evans Halshaw. Seafield could be a really good site for housing. The other sites are reasonable but wouldn't deliver much in terms of numbers. "Huge development already close to Aldi Local services already stretched GP in particular "I want to see relatively isolated areas brought to more life with people living there. In addition any brownfield land close to the prom but not hard by a main fast road thoroughfare should be favoured. Strongly object to the Joppa Rd location - once that location is "lost" to housing it will be gone forever! The community needs places for stores / shops! Traffic is a concern in Portobello - Seafield Road would balance this out and would drive development of the front so would enhance the city. Local amenities need to increase - schools, medical centres etc. Lots of space at Seafield Road. Would promote that area of the sea front "Seafield Road offers a chance to provide a new district by the sea - to de-industrialise what is currently a poor use of a potentially great site. A leisure facility might also be appropriate as part of this re-development. The other sites are basically small-scale and infill. "There are too many houses in / around Portobello already. Traffic management is appalling and will only get worse. West Bank is designated for leisure use and should remain so as promised when the swimming pool was taken away. Coastal erosion, over crowding already and lack of public amenities. Could also involve connecting the coast all the way from Musselburgh to Leith promoting active travel and outdoor activities, and support more 'prom' businesses by extending prom. There should be no further large scale developments (anything over 4 units) within Portobello itself, it is creaking at the seams with recent new housing built on the Baileyfield & other local sites. The current infrastructure does not support any further housing. The roads are overflowing with increasing traffics & delays, Towerbank school is filled to the brim, Doctors & local services are stretched to breaking point!

Seafield Road is a large piece of land in a good position which could be better developed and used for houses instead of car showrooms. They would be better positioned on outskirts of out of town. I would also suggest relocating the library (perhaps to refurbished town hall or above police station) and using the library land to build social housing

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

Customer Ref: 00984      Response Ref: ANON-KU2U-GW2Q-8  
Name: Lee Kindness  
Response Type: Community Council  
On behalf of: Portobello Community Council

Supporting Info:   
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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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

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

Supporting Info

Email

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

Customer Ref:

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Supporting Info

Name

Lee Kindness

Email

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Community Council

On behalf of:

Portobello Community Council

Choice

12 BX

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

Short Response

Not Answered

Explanation

Choice

12 C

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

Short Response

No

Explanation

Choice

12 C

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

Short Response

No

Explanation

Customer Ref:

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Supporting Info

Name

Lee Kindness

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Response Type

Community Council

On behalf of:

Portobello Community Council

Choice 12 C

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

Short Response

No

Explanation

Choice 12 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:

00984

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ANON-KU2U-GW2Q-8

Supporting Info

Name

Lee Kindness

Email

Response Type

Community Council

On behalf of:

Portobello Community Council

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

Not Answered

Explanation

Not Answered

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

Not Answered

Explanation

Not Answered

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

Not Answered

Explanation

Not Answered



Customer Ref:  Response Ref:

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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: 00984

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Supporting Info

Name: Lee Kindness

Email

Response Type: Community Council

On behalf of: Portobello Community Council

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

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   
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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:

00984

Response Ref:

ANON-KU2U-GW2Q-8

Supporting Info

Name

Lee Kindness

Email

Response Type

Community Council

On behalf of:

Portobello Community Council

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

Not Answered

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

Not Answered

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

Not Answered

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



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Name: Lee Kindness  
Response Type: Community Council  
On behalf of: Portobello Community Council

Supporting Info:

Email:

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: