

Customer Ref: 00615 Response Ref: BHLF-KU2U-GPFP-M  
Name: Graham Low  
Response Type: Community Council  
On behalf of: Ratho and District Community Council

Supporting Info: Yes

Email: [REDACTED]

Choice 1 A

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

Short Response: Yes

**Explanation**  
Ratho & District Community Council covers a largely rural area situated in the West of Edinburgh which has seen significant population growth in recent years. Even after completion of some 250 houses, the village of Ratho is relatively poorly served by public transport. Other smaller communities in our area such as Cliftonhall, Roddinglaw and Overshiel have no public transport services at all. The removal of the city centre direct bus service from Ratho some five years ago has resulted in a poorly utilised part-service with many two-car households having little alternative to driving on narrow rural roads to meet their busy work and social needs. Without an improved direct bus service to the city centre Ratho residents will continue to drive to the Park & Ride facilities to catch speedier bus and tram services. During a recent survey conducted by the Community Council it was found that the vast majority of Ratho residents would prefer the reinstatement of a direct bus service. The recent decision, however, by the City of Edinburgh Council to accept a tender from First Bus (change from current Lothian Buses) to continue the part-service for the next four years is a huge disappointment to the Community Council and local residents and this surely presents a disincentive for further economic development in the village.

Choice 1 B

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

Short Response: Not Answered

**Explanation**

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Choice 1 C

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

Short Response

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** Ratho & District Community Council is currently experiencing a situation where road adjustment measures undertaken by your Council (Active Travel) to enhance a local cycle route is seriously undermining the safety of other road users. Whilst being generally supportive of your ambition to develop and maintain a city-wide network of multi-use green spaces to encourage more walking, cycling and sport, Ratho & District Community Council highlights the need for local consultation prior to such developments and for any agreed cost-effective measures to take account of the safety implications for all road users. It must be borne in mind that not every resident or visitor to Edinburgh can cycle or walk to their desired destinations because of disability or age.

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**

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Choice **3 A**

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

Short Response

Explanation

Choice **4 A**

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

Short Response

Explanation

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Choice **4 B**

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

Short Response

**Explanation** Ratho & District Council welcomes the ambition for improved local consultation and supports the idea of a more collaborative and inclusive approach to planning at local level. It should be borne in mind however that Community Councils have limited resources and time and that the introduction of Place Briefs, as a mandatory requirement, gives us some cause for concern. Effective consultation with local communities can be difficult to achieve and, in order to succeed, the process needs to be seen to be fair and open in terms of options and agreed outcomes.

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** (a) Transport Infrastructure  
It must be borne in mind that the needs of the motorist must to be considered and that road infrastructure improvements will be required and must be implemented before development starts in many rural areas. There is also a need for statutory guidance to ensure that developers adhere to their contribution commitments.

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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 (a) Public Transport  
From our experience in Ratho (see Choices 1 (a) above) it is important to understand that people will only refrain from use of their cars if the local bus service is frequent, direct and reliable.

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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

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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 (a) Cycle and Footpath Network  
Ratho & District Community Council supports the development of strategic walking and cycling routes across the city. Reference to the A71 as a potential cycling super highway, however, raises concerns for our Community Council as cyclists currently cause problems at peak travel hours due to the limited passing opportunities. It should be borne in mind in the development of such new infrastructure (evidenced by the increased traffic on the Union Canal Towpath) that the sharing of routes by cyclists and walkers can cause disharmony and safety challenges and that the needs of children and the mobility disadvantaged also need to be carefully addressed. Some of the existing routes require urgent attention to address these safety issues.

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

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Choice 8 C

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

Short Response

Explanation

Choice 8 C

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

Short Response

Explanation

Choice 9 A

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

Short Response

Explanation

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Choice **9 B**

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

Short Response

Explanation

Choice **10 A**

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

Short Response

Explanation

Choice **10 B**

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

Short Response

Explanation

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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

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

Explanation (a) Sustainable Delivery  
Ratho & District Community Council supports the Council's preferred 'Option 1- Delivery by the Council and its partners within the Urban Area' with the use of CPO as and when required. In determining suitable sites it is important that all infrastructure requirements associated with each site are identified and critical requirements delivered before commencement of house construction. The Community Council is also of the view that the use of green belt land should be avoided at all costs and should only be considered in exceptional circumstances.

Choice **12 B1**

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

Short Response

Explanation

Choice **12 B2**

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

Short Response

Explanation



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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

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

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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

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

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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

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 (b)Area 5 – Calderwood  
Ratho & District Community Council notes the proposal to develop this site adjacent to current development at West Lothian and prefers this proposal to 'new village' type developments in our area. It should be borne in mind however that this site lacks direct public transport options and the current active travel arrangements along the A71 are inadequate and considered unsafe.

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Yes

Name

Graham Low

Email

Response Type

Community Council

On behalf of:

Ratho and District 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 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

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Choice 12 D

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

Short Response

Explanation

Choice 13 A

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

Short Response

Explanation

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Choice 14 A

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

Short Response

**Explanation** Ratho & District Community Council recognises the significance of the area in transport and economic development terms. The successful tram services, the Gateway rail interchange and other good public transport facilities already provide good linkage to Edinburgh Airport and Royal Highland Centre and they clearly provide an opportunity for further growth in the local area. Ratho & District Community Council is supportive of the proposed new eastern road access arrangements to Edinburgh Airport and of the intention to maximise business growth opportunities at the International Business Gateway and at Crosswinds. The Community Council are also keen to see progress with planned housing developments at Ratho Station and at the former Continental Tyre Factory at Old Liston Road, Newbridge.

Choice 14 B

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

Short Response

**Explanation**

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Choice 14 C

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

Short Response

Explanation

Choice 15 A

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

Short Response

Explanation

Choice 15 B

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

Short Response

Explanation

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Choice 15 C

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

Short Response

Explanation

Choice 15 D

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

Short Response

Explanation

Choice 15 E

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

Short Response

Explanation



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Choice 15 G

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

Short Response

Explanation

Choice 16 A1

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

Short Response

Explanation

Choice 16 A2

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

Short Response

Explanation

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Choice 16 A3

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

Short Response

Explanation

Choice 16 A4

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

Short Response

Explanation

Choice 16 A5

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

Short Response

Explanation

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Choice 16 A5

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

Short Response

Explanation

Choice 16 B

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

Short Response

Explanation

Choice 16 C

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

Short Response

Explanation

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Choice 16 E1

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

Short Response

Explanation

Choice 16 E2

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

Short Response

Explanation

Choice 16 E3

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

Short Response

Explanation

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Choice 16 E4

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

Short Response:

Explanation

Choice 16 E5

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

Short Response:

Explanation

Choice 16 E6

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

Short Response:

Explanation

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Email

Choice 16 E7

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

Short Response

Explanation

Choice 16 E8

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

Short Response

Explanation

Choice 16 EX

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

Short Response

Explanation

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Choice 16 F

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

Short Response

Explanation

Choice 16 G

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

Short Response

Explanation

Choice 16 H

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

Short Response

Explanation

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**Name**

**Response Type**

**On behalf of:**

**Supporting Info**

**Email**

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[REDACTED]

[REDACTED]

[REDACTED]

## Choices for City Plan 2030

Ratho & District Community Council welcomes the opportunity to work with the City of Edinburgh Council, other community councils and the many other stakeholders to review the Edinburgh Local Development Plan. We offer the following initial comments about your preferred approach to changing policy in the new plan as set out in “Choices for City Plan 2030” document as follows:

It should be said from the outset that constructive comment at this time on the “Choices” and the future management of anticipated development needs in our city over the next ten years is difficult during a period of unprecedented pandemic emergency measures, coupled with ever emerging Climate Change and Brexit challenges, knowing that such influencing factors will inevitably create momentum for further review and change to the Plan. Having said that Ratho & District Community Council fully supports your ambitions to promote innovation, learning and culture and to maintain a sustainable, healthy and connected city with the right types and quality of development in the right locations and with the right infrastructure.

Our specific comments on the document are as follows:

### Choice 1 – Making Edinburgh a sustainable, active and connected city

#### (a) Connected Places

Ratho & District Community Council covers a largely rural area situated in the West of Edinburgh which has seen significant population growth in recent years. Even after completion of some 250 houses, the village of Ratho is relatively poorly served by public transport. Other smaller communities in our area such as Cliftonhall, Roddinglaw and Overshiel have no public transport services at all. The removal of the city centre direct bus service from Ratho some five years ago has resulted in a poorly utilised part-service with many two-car households having little alternative to driving on narrow rural roads to meet their busy work and social needs. Without an improved direct bus service to the city centre Ratho residents will continue to drive to the Park & Ride facilities to catch speedier bus and tram services. During a recent survey conducted by the Community Council it was found that the vast majority of Ratho residents would prefer the reinstatement of a direct bus service. The recent decision, however, by the City of Edinburgh Council to accept a tender from First Bus (change from current Lothian Buses) to continue the part-service for the next four years is a huge disappointment to the Community Council and local residents and this surely presents a disincentive for further economic development in the village.

#### (b) Brownfield Land

The Community Council supports the development of brownfield sites provided adequate infrastructure is in place first.

#### (c) Green and Blue Environment

The Community Council is supportive of green and blue infrastructure but highlights the need to address airport safety (attracting birds) and the need to protect public safety from nature/sustainable drainage and open water systems.

**(d) Management of Open Spaces**

The Community Council favours the option of adoption by the Council rather than private factoring arrangements.

**Choice 2 – Improving the quality, density and accessibility of development**

**(a) Development Density**

The Community Council supports the ambition to make best use of limited space in our city but, to maximise such benefits, recognises the need for sufficient infrastructure including public transport availability.

**(b) Active Travel**

Ratho & District Community Council is currently experiencing a situation where road adjustment measures undertaken by your Council (Active Travel) to enhance a local cycle route is seriously undermining the safety of other road users. Whilst being generally supportive of your ambition to develop and maintain a city-wide network of multi-use green spaces to encourage more walking, cycling and sport, Ratho & District Community Council highlights the need for local consultation prior to such developments and for any agreed cost-effective measures to take account of the safety implications for all road users. It must be borne in mind that not every resident or visitor to Edinburgh can cycle or walk to their desired destinations because of disability or age.

**Choice 3 – Delivering carbon neutral buildings**

(a) Ratho & District Community Council supports the Council's core vision and strategic objective to achieve carbon neutral status but finds it hard to see, realistically in the current environment, how this can be achieved by 2030.

**Choice 4 – Creating Place Briefs and supporting the use of Local Place Plans in our communities**

**(a) Place Briefs**

Ratho & District Council welcomes the ambition for improved local consultation and supports the idea of a more collaborative and inclusive approach to planning at local level. It should be borne in mind however that Community Councils have limited resources and time and that the introduction of Place Briefs, as a mandatory requirement, gives us some cause for concern. Effective consultation with local communities can be difficult to achieve and, in order to succeed, the process needs to be seen to be fair and open in terms of options and agreed outcomes.

**Choice 5 – Delivering Community Infrastructure**

**(a) Transport Infrastructure**

It must be borne in mind that the needs of the motorist must to be considered and that road infrastructure improvements will be required and must be implemented before development starts in many rural areas. There is also a need for statutory guidance to ensure that developers adhere to their contribution commitments.

**Choice 6 – Creating places that focus on people, not cars**

**(a) Public Transport**

From our experience in Ratho (see Choices 1 (a) above) it is important to understand that people will only refrain from use of their cars if the local bus service is frequent, direct and reliable.

**(b) Ingliston Park & Ride**

Due to the success of the Edinburgh tram services, the park & ride facilities at Ingliston are now extensively used by West Lothian commuters to the extent that local residents are regularly unable to find parking spaces. The regular over-utilisation of the present parking facilities acts as a disincentive to local residents to use the tram. Additional parking capacity is urgently needed to avoid the current problems which can also result in overspill random parking in and around the tram corridor.

**Choice 7 – Supporting the reduction in car use in Edinburgh.**

**(a) Mobility Challenges**

As stated above the key to achieving a reduction in car use in Edinburgh is the provision of effective and efficient public transport. Walking and cycling are not an option for most people who live in and around Edinburgh.

**(b) Parking controls**

It should be borne in mind that parking restrictions in the centre of the city tend to create parking congestion in the commuter areas.

**(c) Electric Vehicles**

The Community Council agrees that a need exists for electric car charging infrastructure throughout Edinburgh.

**Choice 8 – Delivering new walking and cycling routes**

**(a) Cycle and Footpath Network**

Ratho & District Community Council supports the development of strategic walking and cycling routes across the city. Reference to the A71 as a potential cycling super highway, however, raises concerns for our Community Council as cyclists currently cause problems at peak travel hours due to the limited passing opportunities. It should be borne in mind in the development of such new infrastructure (evidenced by the increased traffic on the Union Canal Towpath) that the sharing of routes by cyclists and walkers can cause disharmony and safety challenges and that the needs of children and the mobility disadvantaged also need to be carefully addressed. Some of the existing routes require urgent attention to address these safety issues.

**Choice 11 – Delivering more affordable homes**

Ratho & District Community Council supports the proposal to amend the policy requiring developers to increase the provision of affordable housing requirement from 25% to 35% provided such a move does not result in increased cost pressures on market housing in Edinburgh.

**Choice 12 – Building our new homes and infrastructure**

**(a) Sustainable Delivery**

Ratho & District Community Council supports the Council's preferred 'Option 1- Delivery by the Council and its partners within the Urban Area' with the use of CPO as and when required. In determining suitable sites it is important that all infrastructure requirements associated with each site are identified and critical requirements delivered before commencement of house construction. The Community Council is also of the view that the use of green belt land should be avoided at all costs and should only be considered in exceptional circumstances.

**(b) Area 5 – Calderwood**

Ratho & District Community Council notes the proposal to develop this site adjacent to current development at West Lothian and prefers this proposal to 'new village' type developments in our area. It should be borne in mind however that this site lacks direct public transport options and the current active travel arrangements along the A71 are inadequate and considered unsafe.

**Choice 14 – Delivering West Edinburgh**

Ratho & District Community Council recognises the significance of the area in transport and economic development terms. The successful tram services, the Gateway rail interchange and other good public transport facilities already provide good linkage to Edinburgh Airport and Royal Highland Centre and they clearly provide an opportunity for further growth in the local area. Ratho & District Community Council is supportive of the proposed new eastern road access arrangements to Edinburgh Airport and of the intention to maximise business growth opportunities at the International Business Gateway and at Crosswinds. The Community Council are also keen to see progress with planned housing developments at Ratho Station and at the former Continental Tyre Factory at Old Liston Road, Newbridge.

Ratho & District Community Council hopes that the above brief comments are helpful at this stage of the LDP Review and will be happy to provide clarification or further comment on any of the above matters if required.

Regards,

Graham Low  
Vice Chair,  
Ratho & District Community Council