

Customer Ref: 01716 Response Ref: ANON-KU2U-GWEF-G
Name: Holder Planning
Response Type: Developer / Landowner
On behalf of: CALA Homes

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

Choice 1 A

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

Short Response: Not Answered

Explanation: Not Answered

Choice 1 B

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

Short Response: Not Answered

Explanation: Not Answered

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Choice **1 C**

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

Short Response

Explanation

Choice **1 D**

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

Short Response

Explanation

Choice **1 E**

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

Short Response

Explanation

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Choice **1 F**

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

Short Response

Explanation

Choice **1 F**

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

Short Response

Explanation

Choice **1 G**

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

Short Response

Explanation

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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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On behalf of:

Choice **4 A**

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

Short Response

Explanation

Choice **4 B**

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

Short Response

Explanation

Choice **5 A**

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

Short Response

Explanation

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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

Explanation

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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

Choice **12 A**

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

Short Response

Explanation

Choice **12 B1**

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

Short Response

Explanation

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Choice **12 B2**

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

Short Response

Explanation

Choice **12 B3**

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

Short Response

Explanation

Choice **12 B4**

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

Short Response

Explanation

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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

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Choice **12 B8**

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

Short Response

Explanation

Choice **12 B9**

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

Short Response

Explanation

Choice **12 B10**

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

Short Response

Explanation

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Choice 12 BX

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

Short Response: Not Answered

Explanation

CALA Homes consider that additional greenfield housing allocations are required to assist in meeting Edinburgh’s housing need and demand. In particular there is almost a complete absence of smaller housing sites proposed on greenfield sites, which could make a significant contribution in the short-term. Although the allocation of large strategic sites is to be welcomed, past experience is that such large sites will have long lead-in times and will be dependent on significant infrastructure provision, which in many cases is not yet in place. In regard to brownfield site release, we seriously question the viability of the majority of these, particularly given the more onerous burden of developer contributions proposed in Choices 2030. With that in mind, CALA Homes are therefore seeking the allocation of a site for housing at known as Mounthooly Loan, within the Mortonhall Assessment Area in the Housing Study. OPEN has prepared a Development Strategy for the site, which is submitted in response to Q12C. This presents an analysis of the area and a high level landscape capacity exercise to identify areas suitable to accommodate development. The document concludes with an overall strategy for the area that not only identifies potential areas for development but also promotes the establishment of a long term landscape structure. The study, has considered the site location and context in developing the strategy, it has reviewed the current Policy and Designations that relate to the study area and also considered previous Planning Applications and Representations that relate to different parts of the site. The various Council and stakeholder responses to the Applications and Representations have been very useful in informing the proposed strategy, identifying key sensitivities and opportunities. In summary the strategy identifies potential development areas and describes a landscape structure that together could provide a long term growth strategy for this part of the city and which will not adversely affect the landscape character and setting within the city context. Respectfully, it appears to us that the non-identification of the site for potential housing development in Choices 2030 may be partly due to a number of incorrect assumptions and conclusions in the Area Assessment contained in the Choices 2030 Housing Study. We appreciate that the preparation of such assessments for so many sites is challenging, and can lead to broad brush conclusions which do not necessarily reflect the actual circumstances for a particular site within an assessment area. However, it is disappointing that the Council has drawn negative conclusions on some factual points which favour the allocation of the site. We have therefore listed below each of the assessment criteria for the Mortonhall area and provide comments (in capitals) on where we agree and disagree with the conclusions. Does the site fit within an area identified as a strategic development area? No – The site is not within an identified SDA. COMMENT: THIS IS CORRECT BUT SESPLAN 1 POLICY 7 DOES SUPPORT THE ALLOCATION OF SITES IN THE LDP WHICH ARE OUTWITH A STRATEGIC DEVELOPMENT AREA ON THE FOLLOWING CONDITIONS: A. THE DEVELOPMENT WILL BE IN KEEPING WITH THE CHARACTER OF THE SETTLEMENT AND LOCAL AREA; B. THE DEVELOPMENT WILL NOT UNDERMINE GREEN BELT OBJECTIVES; AND C. ANY ADDITIONAL INFRASTRUCTURE REQUIRED AS A RESULT OF THE DEVELOPMENT IS EITHER COMMITTED OR TO BE FUNDED BY THE DEVELOPER AS EXPLAINED IN COMMENTS BELOW, ALL OF THESE CONDITIONS CAN BE MET. IT SHOULD ALSO BE NOTED THAT IN LDP 1, A NUMBER OF SITES OUTWITH AN SDA WERE ALLOCATED IN PREFERENCE TO SITES WITHIN AN SDA. EACH SITE SHOULD BE CONSIDERED ON ITS INDIVIDUAL MERITS REGARDING THE CRITERIA IDENTIFIED IN SESPLAN POLICY 7, WHICH DOES NOT DISTINGUISH BETWEEN SITES WITHIN OR OUTWITH THE SDA IN TERMS OF ALLOCATION. Does the site support travel by foot to identified convenience services? No – The site is not within walking distance to local

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convenience services. It is unlikely that access can be improved and convenience services are unlikely to be provided on the site due to lack of scope for development nearby.COMMENT: THIS RESPONSE IS OUT-OF-DATE AS THERE IS A FARM SHOP AT MORTONHALL GARDEN CENTRE WHICH SELLS A RANGE OF CONVENIENCE ITEMS, SEVEN DAYS A WEEK.Does the site support travel by foot to identified employment clusters?Yes – The site is within walking distance to employment clusters. COMMENT - AGREEDDoes the site have access to the wider cycle network?No – The site does not have access to the wider cycle network and access is unlikely to be improved as no suitable potential cycle route interventions have been identified which could serve the site.COMMENT: THIS RESPONSE APPEARS INCORRECT. PAGE 21 OF THE COUNCIL'S ACTIVE TRAVEL ACTION PLAN (ATAP) SHOWS A QUIET ROUTE ON THE NORTHERN BOUNDARY OF THE MOUNTHOOLY LOAN SITE. Can the site support active travel overall through appropriate intervention?No – The site would not support active travel overall, as the site is not within walking distance of local convenience services and employment clusters. Access to the wider cycle network is poor and it is unlikely to be improved through an identified intervention.COMMENT: FOR THE REASONS GIVEN ABOVE, THIS CONCLUSION IS WRONG.Does the site support travel by public transport through existing public transport network accessibility and capacity?No – The site does not support travel by public transport based on existing or incrementally improved provision.COMMENT: PUBLIC TRANSPORT PROVISION IS GOOD, INCLUDING THE FREQUENT NO. 11 BUS ON FROGSTON ROAD WHICH LINKS TO THE CITY CENTRE AND SERVICE 400 WHICH DIRECTLY LINKS THE SITE WITH EDINBURGH PARK AND THE AIRPORT WITHOUT THE NEED TO CHANGE BUSES. Is the site potentially served by an identified public transport intervention project which is deliverable in the plan period to serve and accommodate development?No – The site has does not support travel by public transport based on identified intervention.COMMENT – THE SITE HAS GOOD PUBLIC TRANSPORT AS THINGS STAND.Does the site have sufficient primary school infrastructure capacity to accommodate the development without further intervention?No – The site does not have sufficient primary school infrastructure capacity.COMMENT: SEE COMMENT BELOWDoes the site have sufficient secondary school infrastructure capacity to accommodate the development without further intervention?No – The site does not have sufficient secondary school infrastructure capacity.COMMENT: SEE COMMENT BELOWIf either do not, can capacity be improved by an appropriate intervention deliverable in the plan period?No - The site does not have sufficient community infrastructure capacity to support development and no appropriate intervention has been identified to address this. A new primary school would be required. A new secondary school would be required. The Council's preference is to deliver new secondary schools with a capacity for 1200 pupils but this would require significant new housing development in the area to generate this number of pupils. A new secondary school would have to serve a wide catchment area so good active travel and transport links would be important. There is not enough scope for development on this and nearby sites to support this level of development.COMMENT: THIS RESPONSE APPEARS TO ASSUME THE DEVELOPMENT OF THE WHOLE OF THE MORTONHALL ASSESSMENT AREA WOULD BE DEVELOPED FOR HOUSING, WHICH IS NOT THE PROPOSAL HERE. ANY CONCLUSION ON EDUCATION CAPACITY SHOULD THEREFORE BE CONSIDERED IN THE CONTEXT OF THE SMALLER DEVELOPMENT AREA. AS INDICATED WITHIN THE SUBMITTED DEVELOPMENT STRATEGY, THE SITE CAN BE DEVELOPED INCREMENTALLY, AND THIS COULD BE MANAGED WITHIN EXISTING OR EXTENDED SCHOOL CAPACITY. AS WE HAVE EXPLAINED ABOVE, THE COUNCIL'S NEGATIVE CONCLUSIONS ON ACTIVE TRAVEL AND TRANSPORT LINKS ARE INCORRECT.Would development of the site maintain the identity, character and landscape setting of settlements and prevent coalescence?No – No scope is identified for development on this site due to its designation as a designed landscape and SLA.COMMENT: AS EXPLAINED IN THE DEVELOPMENT STRATEGY PREPARED BY OPEN, THE DEVELOPMENT AREAS ARE OF A SCALE THAT FIT WITHIN THE LANDSCAPE STRUCTURE AS A LOGICAL EXTENSION OF THE URBAN ENVIRONMENT, REFLECTIVE OF THE HISTORICAL PATTERN OF EXPANSION. AS SUCH THIS WOULD NOT HAVE A NEGATIVE IMPACT UPON THE LISTED BUILDINGS, THE DESIGNED LANDSCAPE AND SLA.Would development of the site avoid significant loss of landscape-scale land identified as being of existing or potential value for the strategic green network?No – The site is of value for the strategic green network, due to lying within an area identified as a green network opportunity in Edinburgh itself. The site is currently used as open space and

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contributes to the unbroken landscape scale multi-functional green network stretching from Midlothian to Blackford Hill.COMMENT: THE MOUNTHOOLY LOAN SITE CURRENTLY COMPRISES BROWNFIELD NON USEABLE AND AGRICULTURAL LAND WITH FOOTPATHS TRAVERSING MAINLY AROUND THE INDIVIDUAL FIELDS. IT IS NOT OPEN SPACE. DEVELOPMENT OF THE SITE WILL NOT RESULT IN ANY REDUCTION IN OPPORTUNITIES TO CONNECT TO THE STRATEGIC GREEN NETWORK.Would development of the site avoid identified areas of 'medium-high flood risk' (fluvial) or areas of importance for flood management?Yes – The site has no SEPA-identified areas of medium-high flood risk/for flood management.COMMENT: AGREEDIs the site suitable for development?No - The site is not suitable for development due to its poor accessibility, community infrastructure capacity, landscape constraints and contribution to the strategic green network.COMMENT: FOR THE REASONS GIVEN ABOVE WE DISAGREE WITH THIS CONCLUSIONS.

Choice 12 C

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

Short Response

Explanation

Choice 12 C

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

Short Response

Explanation

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Choice **12 C**

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

Short Response

Explanation

Choice **12 D**

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

Short Response

Explanation

Choice **13 A**

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

Short Response

Explanation

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Choice 14 A

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

Short Response

Explanation

Choice 14 B

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

Short Response

Explanation

Choice 14 C

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

Short Response

Explanation

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Choice 15 A

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

Short Response

Explanation

Choice 15 B

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

Short Response

Explanation

Choice 15 C

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

Short Response

Explanation

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Choice 15 D

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

Short Response

Explanation

Choice 15 E

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

Short Response

Explanation

Choice 15 G

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

Short Response

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Choice **16 A1**

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

Short Response

Explanation

Choice **16 A2**

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

Short Response

Explanation

Choice **16 A3**

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

Short Response

Explanation

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Choice **16 A4**

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

Short Response

Explanation

Choice **16 A5**

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

Short Response

Explanation

Choice **16 A5**

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

Short Response

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Choice **16 B**

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

Short Response

Explanation

Choice **16 C**

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

Short Response

Explanation

Choice **16 E1**

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

Short Response

Explanation

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Choice 16 E2

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

Short Response

Explanation

Choice 16 E3

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

Short Response

Explanation

Choice 16 E4

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

Short Response

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Choice 16 E5

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

Short Response

Explanation

Choice 16 E6

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

Short Response

Explanation

Choice 16 E7

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

Short Response

Explanation

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Choice 16 E8

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

Short Response

Explanation

Choice 16 EX

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

Short Response

Explanation

Choice 16 F

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

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Email robin@holderplanning.co.uk

Response Type Developer / Landowner

On behalf of: CALA Homes

Choice 16 G

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

Short Response Not Answered

Explanation Not Answered

Choice 16 H

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

Short Response Not Answered

Explanation Not Answered

Response ID ANON-KU2U-GWEF-G

Submitted to **Choices for City Plan 2030**

Submitted on **2020-04-22 10:21:13**

Your information and data

1 What is your name?

Name:

Holder Planning

2 What is your email address?

Email:

robin@holderplanning.co.uk

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

Full address including postcode:

4 I am responding as

Developer / Landowner

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

Agent on behalf of:

CALA Homes

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

Yes

Choice 5 - Delivering community infrastructure

5A 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?

Not Answered

Explain why:

5B 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?

Not Answered

Explain why:

5C 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?

Not Answered

Explain why:

5D.1 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?

Not Answered

Explain why:

5D.2 We want to use cumulative contribution zones to determine infrastructure actions, costs and delivery mechanisms. Do you agree with this?

Not Answered

Explain why:

5E 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?

Not Answered

Explain why:

Choice 9 - Protecting against the loss of Edinburgh's homes to other uses

9A 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?

Not Answered

Explain why:

9B 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?

Not Answered

Explain why:

Choice 10 - Ensuring the better use of land

10A. 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?

Not Answered

Explain why:

10B 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?

Not Answered

Explain why:

10C 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?

Not Answered

Explain why:

Choice 12 - Building our new homes and infrastructure

12A Which option do you support?

Not Answered

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

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

Support Greenfield - Support:

Support Greenfield - Object:

Explain why:

CALA Homes consider that additional greenfield housing allocations are required to assist in meeting Edinburgh's housing need and demand. In particular there is almost a complete absence of smaller housing sites proposed on greenfield sites, which could make a significant contribution in the short-term. Although the allocation of large strategic sites is to be welcomed, past experience is that such large sites will have long lead-in times and will be dependent on significant infrastructure provision, which in many cases is not yet in place. In regard to brownfield site release, we seriously question the viability of the majority of these, particularly given the more onerous burden of developer contributions proposed in Choices 2030.

With that in mind, CALA Homes are therefore seeking the allocation of a site for housing at known as Mounthooly Loan, within the Mortonhall Assessment Area in the Housing Study. OPEN has prepared a Development Strategy for the site, which is submitted in response to Q12C.

This presents an analysis of the area and a high level landscape capacity exercise to identify areas suitable to accommodate development. The document concludes with an overall strategy for the area that not only identifies potential areas for development but also promotes the establishment of a long term landscape structure. The study, has considered the site location and context in developing the strategy, it has reviewed the current Policy and Designations that relate to the study area and also considered previous Planning Applications and Representations that relate to different parts of the site. The various Council and stakeholder responses to the Applications and Representations have been very useful in informing the proposed strategy, identifying key sensitivities and opportunities. In summary the strategy identifies potential development areas and describes a landscape structure that together could provide a long term growth strategy for this part of the city and which will not adversely affect the landscape character and setting within the city context.

Respectfully, it appears to us that the non-identification of the site for potential housing development in Choices 2030 may be partly due to a number of incorrect assumptions and conclusions in the Area Assessment contained in the Choices 2030 Housing Study. We appreciate that the preparation of such assessments for so many sites is challenging, and can lead to broad brush conclusions which do not necessarily reflect the actual circumstances for a particular site within an assessment area. However, it is disappointing that the Council has drawn negative conclusions on some factual points which favour the allocation of the site.

We have therefore listed below each of the assessment criteria for the Mortonhall area and provide comments (in capitals) on where we agree and disagree with the conclusions.

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

No – The site is not within an identified SDA.

COMMENT: THIS IS CORRECT BUT SESPLAN 1 POLICY 7 DOES SUPPORT THE ALLOCATION OF SITES IN THE LDP WHICH ARE OUTWITH A STRATEGIC DEVELOPMENT AREA ON THE FOLLOWING CONDITIONS:

A. THE DEVELOPMENT WILL BE IN KEEPING WITH THE CHARACTER OF THE SETTLEMENT AND LOCAL AREA;

B. THE DEVELOPMENT WILL NOT UNDERMINE GREEN BELT OBJECTIVES; AND

C. ANY ADDITIONAL INFRASTRUCTURE REQUIRED AS A RESULT OF THE DEVELOPMENT IS EITHER COMMITTED OR TO BE FUNDED BY THE DEVELOPER

AS EXPLAINED IN COMMENTS BELOW, ALL OF THESE CONDITIONS CAN BE MET. IT SHOULD ALSO BE NOTED THAT IN LDP 1, A NUMBER OF SITES OUTWITH AN SDA WERE ALLOCATED IN PREFERENCE TO SITES WITHIN AN SDA. EACH SITE SHOULD BE CONSIDERED ON ITS INDIVIDUAL MERITS REGARDING THE CRITERIA IDENTIFIED IN SESPLAN POLICY 7, WHICH DOES NOT DISTINGUISH BETWEEN SITES WITHIN OR OUTWITH THE SDA IN TERMS OF ALLOCATION.

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

No – The site is not within walking distance to local convenience services. It is unlikely that access can be improved and convenience services are unlikely to be provided on the site due to lack of scope for development nearby.

COMMENT: THIS RESPONSE IS OUT-OF-DATE AS THERE IS A FARM SHOP AT MORTONHALL GARDEN CENTRE WHICH SELLS A RANGE OF CONVENIENCE ITEMS, SEVEN DAYS A WEEK.

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

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

COMMENT - AGREED

Does the site have access to the wider cycle network?

No – The site does not have access to the wider cycle network and access is unlikely to be improved as no suitable potential cycle route interventions have been identified which could serve the site.

COMMENT: THIS RESPONSE APPEARS INCORRECT. PAGE 21 OF THE COUNCIL'S ACTIVE TRAVEL ACTION PLAN (ATAP) SHOWS A QUIET ROUTE ON THE NORTHERN BOUNDARY OF THE MOUNTHOOLY LOAN SITE.

Can the site support active travel overall through appropriate intervention?

No – The site would not support active travel overall, as the site is not within walking distance of local convenience services and employment clusters. Access to the wider cycle network is poor and it is unlikely to be improved through an identified intervention.

COMMENT: FOR THE REASONS GIVEN ABOVE, THIS CONCLUSION IS WRONG.

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

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

COMMENT: PUBLIC TRANSPORT PROVISION IS GOOD, INCLUDING THE FREQUENT NO. 11 BUS ON FROGSTON ROAD WHICH LINKS TO THE CITY CENTRE AND SERVICE 400 WHICH DIRECTLY LINKS THE SITE WITH EDINBURGH PARK AND THE AIRPORT WITHOUT THE NEED TO CHANGE BUSES.

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

No – The site has does not support travel by public transport based on identified intervention.

COMMENT – THE SITE HAS GOOD PUBLIC TRANSPORT AS THINGS STAND.

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

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

COMMENT: SEE COMMENT BELOW

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

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

COMMENT: SEE COMMENT BELOW

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

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

COMMENT: THIS RESPONSE APPEARS TO ASSUME THE DEVELOPMENT OF THE WHOLE OF THE MORTONHALL ASSESSMENT AREA WOULD BE DEVELOPED FOR HOUSING, WHICH IS NOT THE PROPOSAL HERE. ANY CONCLUSION ON EDUCATION CAPACITY SHOULD THEREFORE BE CONSIDERED IN THE CONTEXT OF THE SMALLER DEVELOPMENT AREA. AS INDICATED WITHIN THE SUBMITTED DEVELOPMENT STRATEGY, THE SITE CAN BE DEVELOPED INCREMENTALLY, AND THIS COULD BE MANAGED WITHIN EXISTING OR EXTENDED SCHOOL CAPACITY. AS WE HAVE EXPLAINED ABOVE, THE COUNCIL'S NEGATIVE CONCLUSIONS ON ACTIVE TRAVEL AND TRANSPORT LINKS ARE INCORRECT.

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

No – No scope is identified for development on this site due to its designation as a designed landscape and SLA.

COMMENT: AS EXPLAINED IN THE DEVELOPMENT STRATEGY PREPARED BY OPEN, THE DEVELOPMENT AREAS ARE OF A SCALE THAT FIT WITHIN THE LANDSCAPE STRUCTURE AS A LOGICAL EXTENSION OF THE URBAN ENVIRONMENT, REFLECTIVE OF THE HISTORICAL PATTERN OF EXPANSION. AS SUCH THIS WOULD NOT HAVE A NEGATIVE IMPACT UPON THE LISTED BUILDINGS, THE DESIGNED LANDSCAPE AND SLA.

Would development of the site avoid significant loss of landscape■scale land identified as being of existing or potential value for the strategic green network?

No – The site is of value for the strategic green network, due to lying within an area identified as a green network opportunity in Edinburgh itself. The site is currently used as open space and contributes to the unbroken landscape scale multi-functional green network stretching from Midlothian to Blackford Hill.

COMMENT: THE MOUNTHOOLY LOAN SITE CURRENTLY COMPRISES BROWNFIELD NON USEABLE AND AGRICULTURAL LAND WITH FOOTPATHS TRAVERSING MAINLY AROUND THE INDIVIDUAL FIELDS. IT IS NOT OPEN SPACE. DEVELOPMENT OF THE SITE WILL NOT RESULT IN ANY REDUCTION IN OPPORTUNITIES TO CONNECT TO THE STRATEGIC GREEN NETWORK.

Would development of the site avoid identified areas of 'medium■high flood risk' (fluvial) or areas of importance for flood management?

Yes – The site has no SEPA-identified areas of medium-high flood risk/for flood management.

COMMENT: AGREED

Is the site suitable for development?

No - The site is not suitable for development due to its poor accessibility, community infrastructure capacity, landscape constraints and contribution to the strategic green network.

COMMENT: FOR THE REASONS GIVEN ABOVE WE DISAGREE WITH THIS CONCLUSIONS.

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

Greenfield file upload:

Mounthooly Development Strategy Part 1.pdf was uploaded

Greenfield file upload:

Mounthooly Development Strategy Part 2.pdf was uploaded

Greenfield file upload:

No file was uploaded

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

Brownfield sites upload:

No file was uploaded

Choice 15 - Protecting our city centre, town and local centres

15A 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?

Not Answered

Explain why:

15B 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?

Not Answered

Explain why:

15C 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?

Not Answered

Explain why:

15D 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?

Not Answered

Explain why:

15E 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?

Not Answered

Explain why:

15F 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?

Not Answered

Explain why:

Environmental Report

18 Do you have any comments on the environmental impacts set out in the Environmental Report arising from the Choices?

Not Answered

Please use the space below for comments.:

Land at Mounthooly Loan, Mortonhall, Edinburgh

Development Strategy

Client: CALA Homes

Revision: B

Date: 180516

> introduction

Development strategy

This document has been prepared by Optimised Environments (OPEN) on behalf of CALA Homes (CALA) to explore the potential of the land at Mounthooly Loan off Frogston Road to accommodate residential development.

This document has been prepared to demonstrate the rationale for locating development in this location, identify constraints, explain the landscape capacity opportunities, describe the proposed structure of development and provides an initial plan for how the site could be developed.

The document demonstrates that the landscape character and quality of the setting of Mortonhall Estate will not be compromised through careful sited and structured development and indeed that an opportunity exists to not only identify suitable development areas but also to enhance aspects such access to open space, access routes and access to Mortonhall Estate. Following a master planning approach, which considers the wider site area, this approach emphasises landscape capacity, site appraisal, design quality, innovation and sustainability as the key factors which can achieve this objective.

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1. Site Location





2. South Edinburgh Study 2017

2017 South Edinburgh Study

In 2017 OPEN carried out a landscape capacity study of the study area identified on the plan opposite to the south of Edinburgh. The study presented an analysis of the area and a high level landscape capacity exercise to identify areas suitable to accommodate development, the six areas are identified on the plan opposite.

The document concludes with an overall strategy for the area that not only identifies potential areas for development but also promotes the establishment of a long term landscape structure. The study, has considered the site location and context in developing the strategy, it has reviewed the current Policy and Designations that relate to the study area and also considered previous Planning Applications and Representations that relate to different parts of the site. The various Council and stakeholder responses to the Applications and Representations have been very useful in informing the proposed strategy, identifying key sensitivities and opportunities.

The potential for development was considered as part of the comprehensive strategy for the area, promoting the integration of development with the landscape strategy and not as piecemeal development as it could provide a long term strategy for housing supply within this area of the city. The development areas are of a scale that fit within the landscape structure and as such would not have negative impact upon the listed buildings, the Conservation Area or Designed Landscape and rural character of the area.

With the development strategy and potential for development identified, the strategy for promotion should in the first instance focus on establishing the principle of development on sites 4, 5 and 6 which already benefit from a well-established landscape setting, with clear boundaries provided by mature woodland. Through initially focusing on the sites to the north west this would allow time for the implementation and establishment of a more robust landscape framework for sites 1, 2 and 3 to the south of Frogston Road. As described these sites present a logical infill between the allocate site to the east and existing development boundary to the north. The landscape structure which would provide the framework for these sites requires time to mature and as such should be considered and implemented as soon as is feasible. This would follow and reinforce the existing field boundaries so would not sterilise the land, but would establish a more robust long term landscape structure following the strategy described.

In summary the strategy identified potential development areas and described a landscape structure that together could provide a long term growth strategy for this part of the city and which will not adversely affect the landscape character and setting within the city context.

Potential development capacity

The table below gives an indication of the potential development capacity for each of the proposed development areas north of Frogston Road as set out in the 2017 study. At this stage a variety of development densities were applied to give an indication of the range of what could be accommodated within each of the areas.

To fully understand the capacity of each of the areas an indicative test layout would need be carried out.

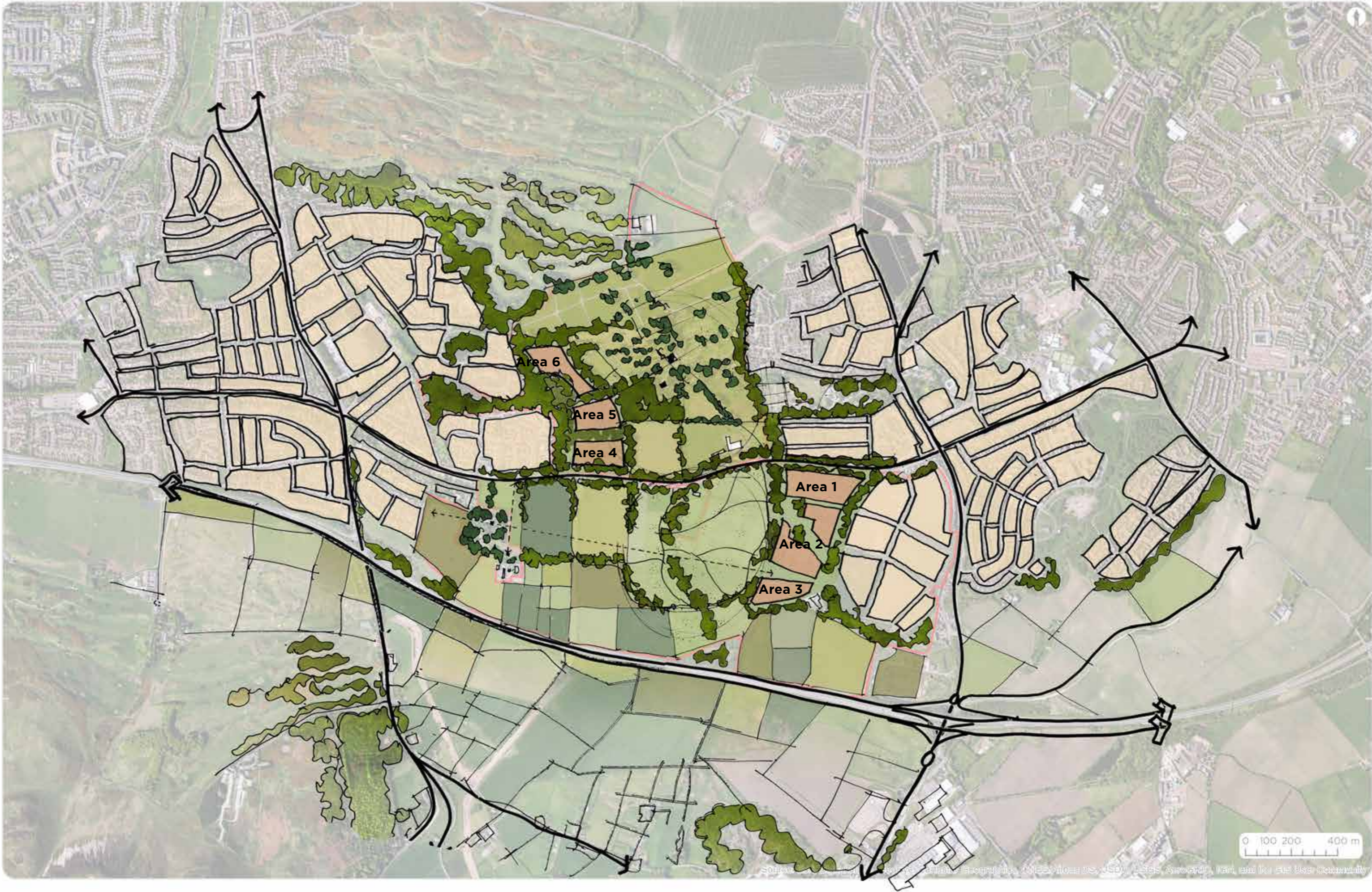
Block	Area		Approximate Number of Units		
	Ha	Acres	@ 20 units/ ha	@ 25 units/ ha	@ 30 units/ ha
4	3.20	7.91	64	80	96
5	2.50	6.18	50	63	75
6	1.90	4.69	38	38*	38*
Totals	7.60	18.77	152	181	209

Notes:

*Due to the topography within area 6 densities higher than 20units/ha were considered unlikely to be achievable.

2018 Mounthooly Development Strategy

The following sections of the document provide a more detailed review and study of the development capacity of the areas north of Frogston Road, identified as areas 4, 5 and 6 in the South Edinburgh Study. This concludes with a indicative layout to test the development capacity and provide more detailed information to take forward.



SOUTH EDINBURGH
Aerial Photograph

Site Boundary

3. Site Area



Mortonhall Golf Club

Buckstone Primary School

Buckstone Park

Mounthooly Loan

Galachlaw

King Malcolm Cl

TOTAL AREA
APPROX 14.6ha

Walled Garden

MORTONHALL ESTATE

Mortonhall Stables

Mortonhall House

Arboretum

Mortonhall Gate

Garden Centre

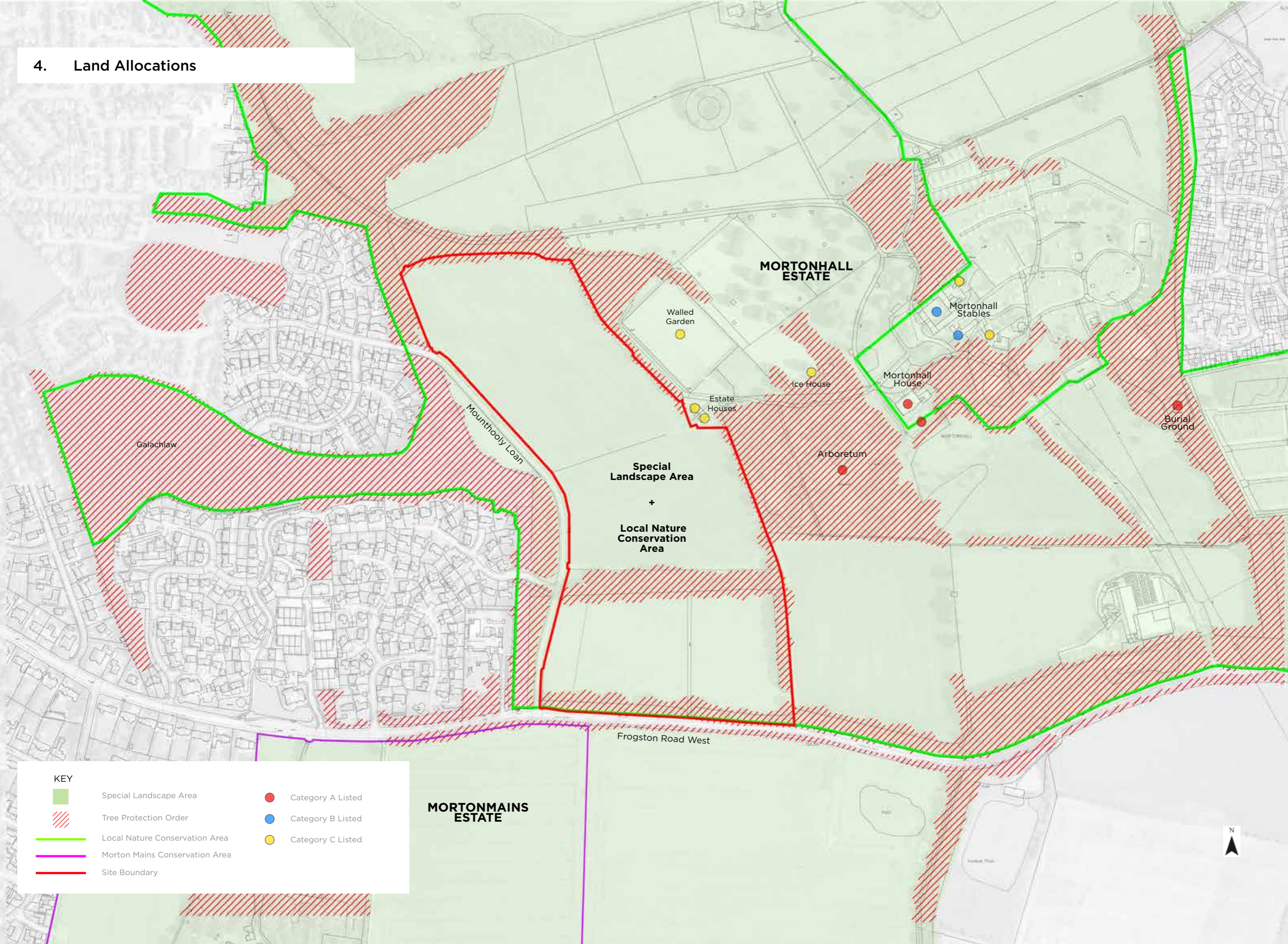
Frogston Road West

Frogston Road West

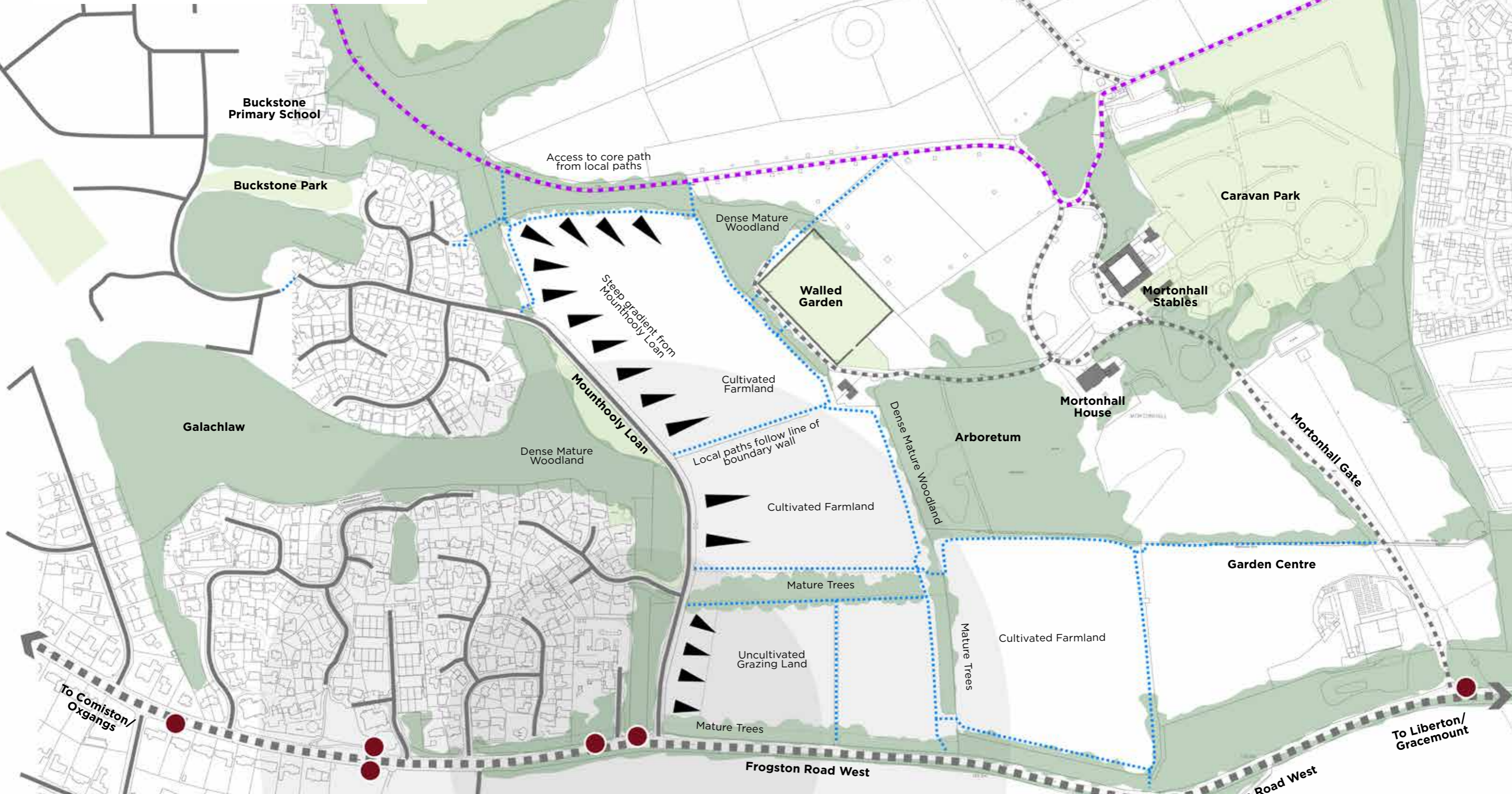
MORTONMAINS ESTATE



4. Land Allocations



5. Site Context



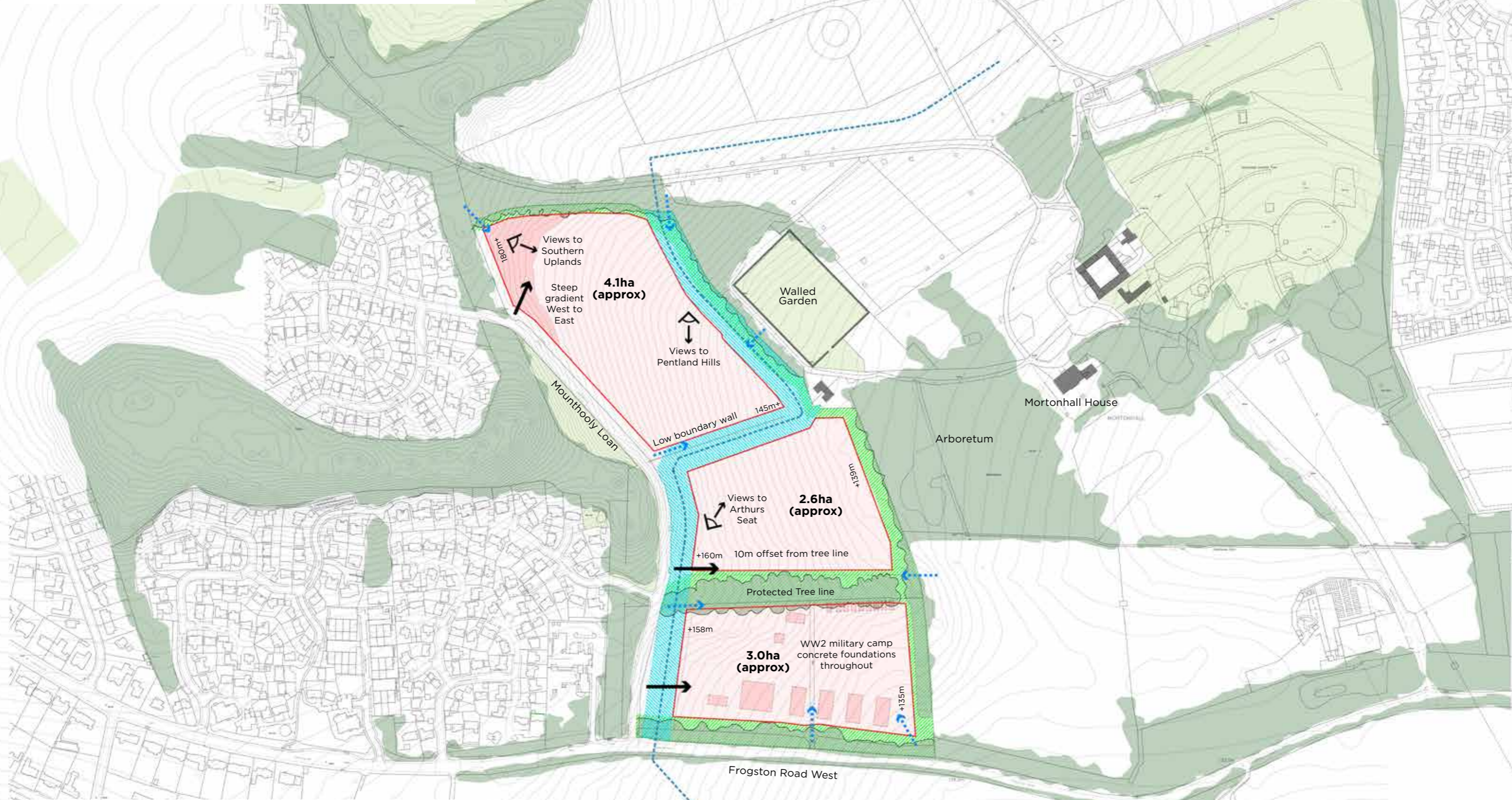
KEY			
	Primary Road		Site Boundary
	Local Road		Bus Stop
	Estate Track		Open Space
	Core Path		Woodland
	Local Path		Gradient Fall



200m

400m

6. Constraints and Opportunities



KEY					
	Existing Vehicle Access		Obstruction		Woodland
	Existing Pedestrian Access		Developable Area		Scottish Water pipeline offset
	Key Views		Open Space		Protected tree 10m safe zone
	Scottish Water Pipeline (subsurface)				



7. Historic Maps



fig. 2: Historic Map 1843



fig. 3: Historic Map 1898

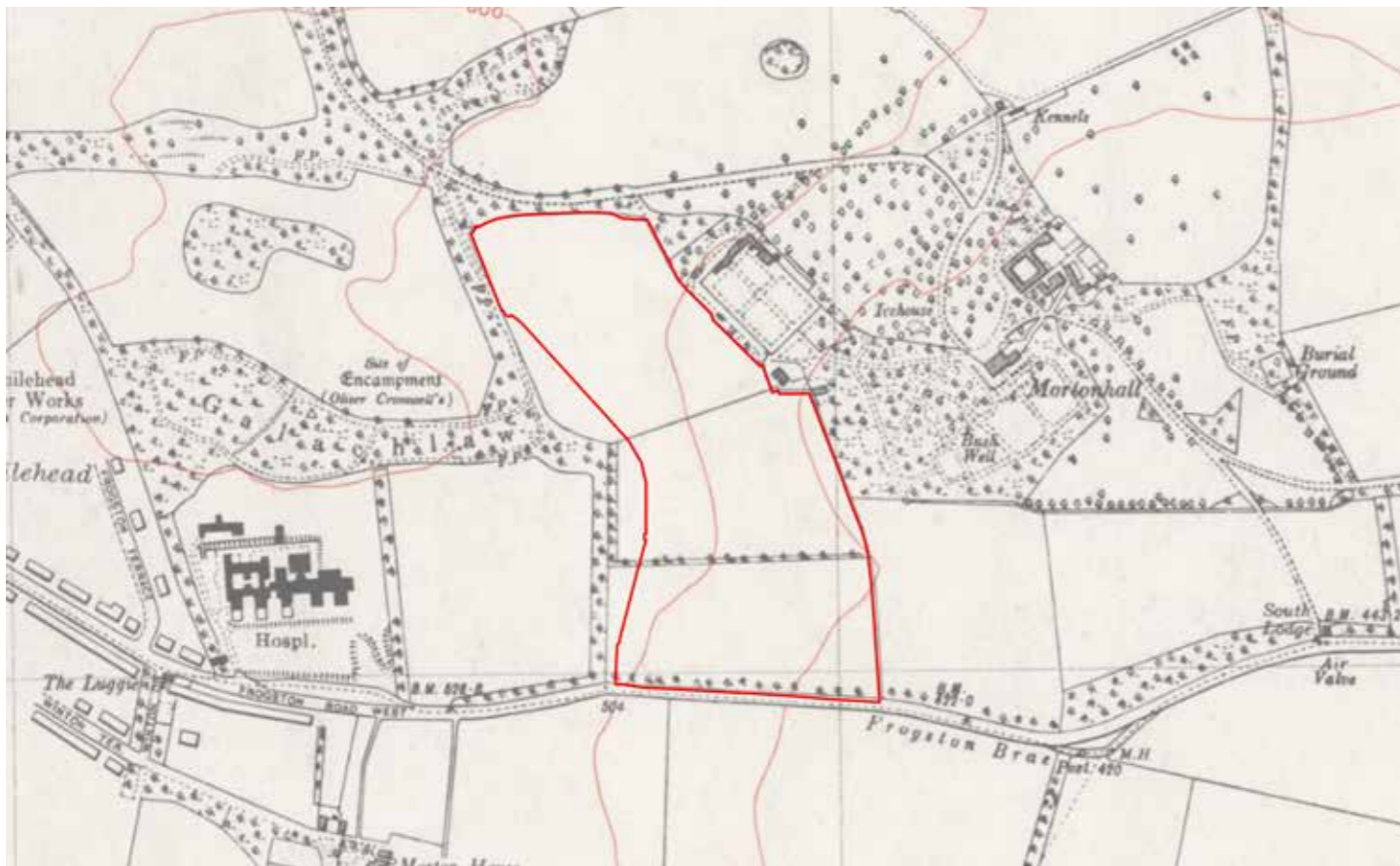
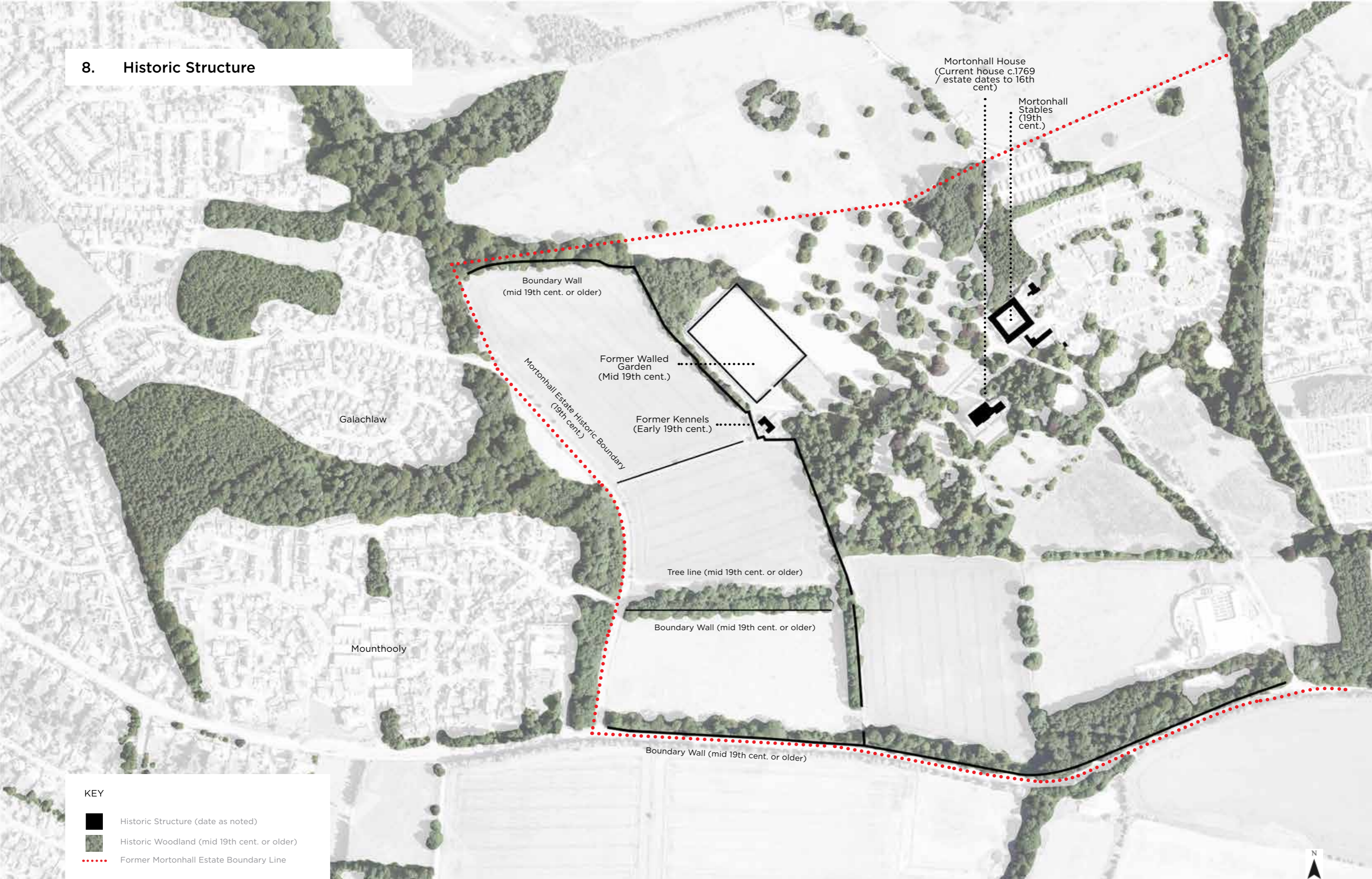


fig. 4: Historic Map 1928

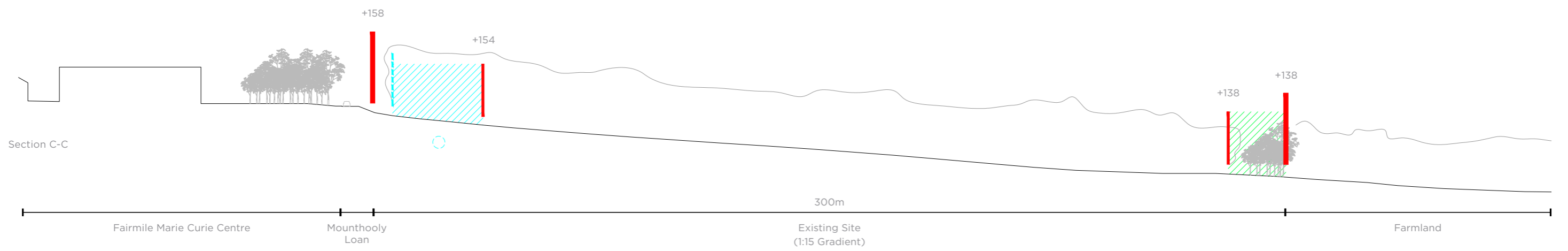
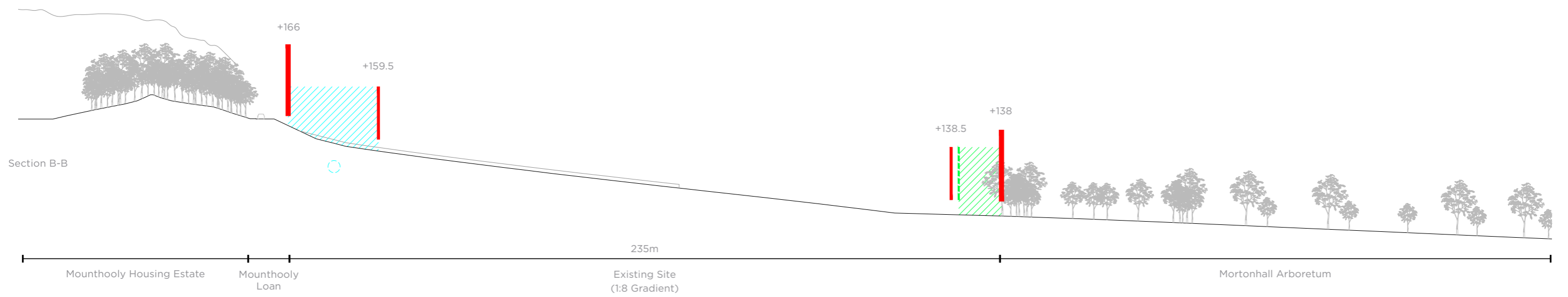
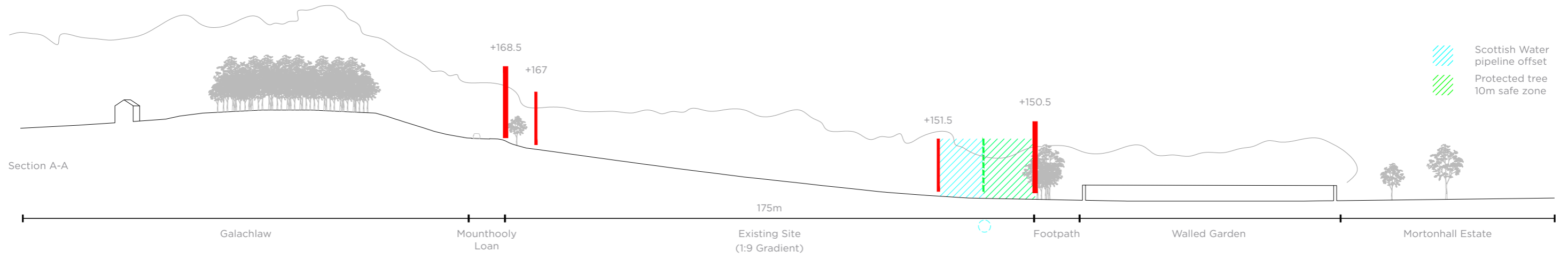


fig. 5: Current Ordnance Survey Map

8. Historic Structure



9. Site Sections



10. Viewpoint Location Plan



11. Site Panoramic Views



fig. 7: Site Panoramic 2 (Looking SW)



fig. 8: Site Panoramic 4 (Looking SE)





fig. 9: Site Panoramic 6 (Looking E)



fig. 10: Site Panoramic 7 (Looking NE)

Mounthooly, Edinburgh_181197

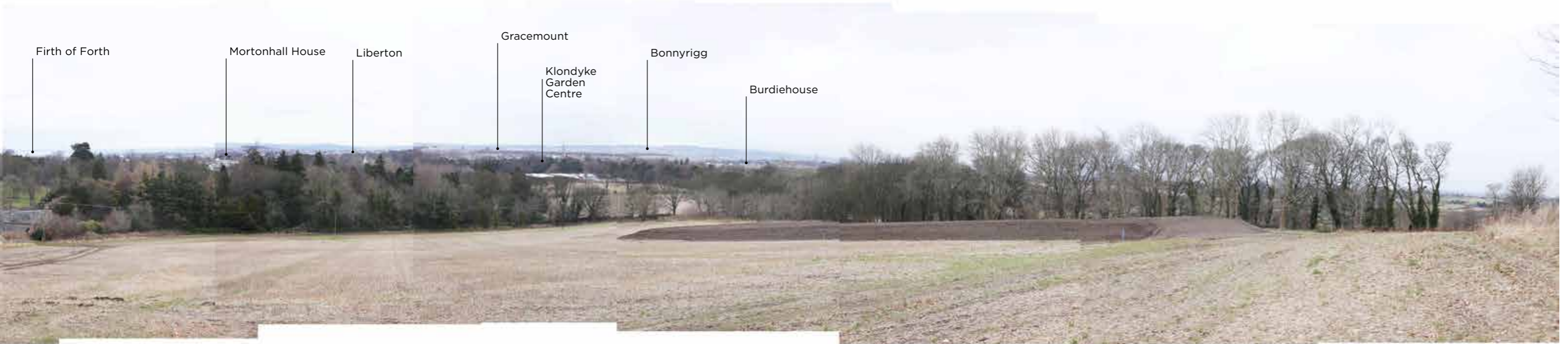




fig. 11: Site Panoramic 8 (Looking W)



fig. 12: Site Panoramic 9 (Looking NE)

Mounthooly, Edinburgh_181197



Klondyke Garden Centre



fig. 13: Site Panoramic 10 (Looking N)



fig. 14: Site Panoramic 11 (Looking SE)



Pentland Hills



fig. 15: Site Panoramic 12 (Looking SE)



fig. 16: Site Panoramic 13 (Looking NW)

Mounthooly, Edinburgh_181197



Mortonhall House

Extents of Site Area



11

fig. 17: Area Panoramic (Looking W from Mortonhall Estate)



Pentland Hills

12

fig. 18: Area Panoramic (Looking W from Mortonhall Estate)

Mortonhall Walled Garden

Existing Site (to rear)



Extents of Site Area

Mortonhall Arboretum

Mortonhall House





fig. 19: Area Panoramic (Looking N from Mortonmains)

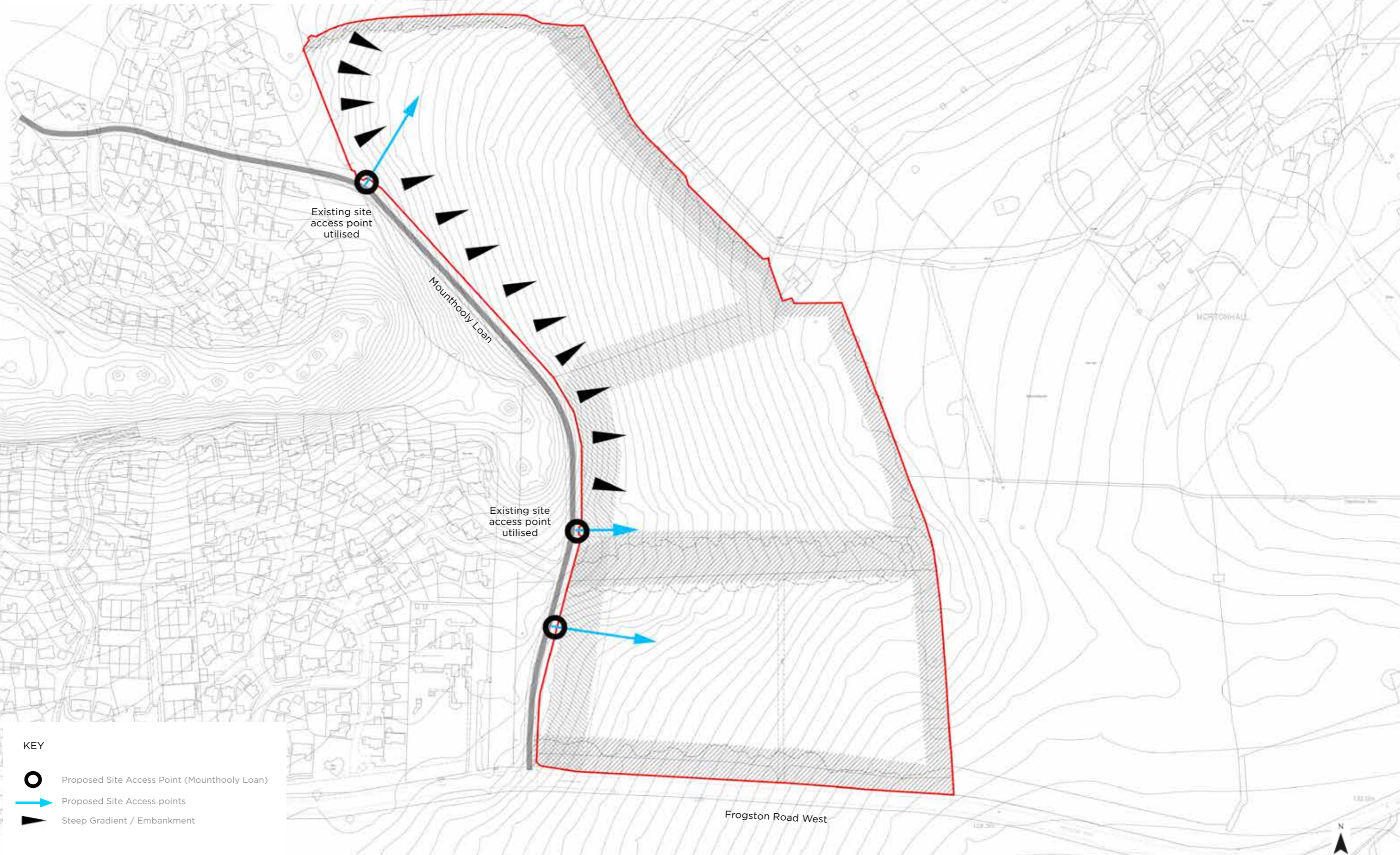
Extents of Site Area






12. Proposed Gross Development Areas



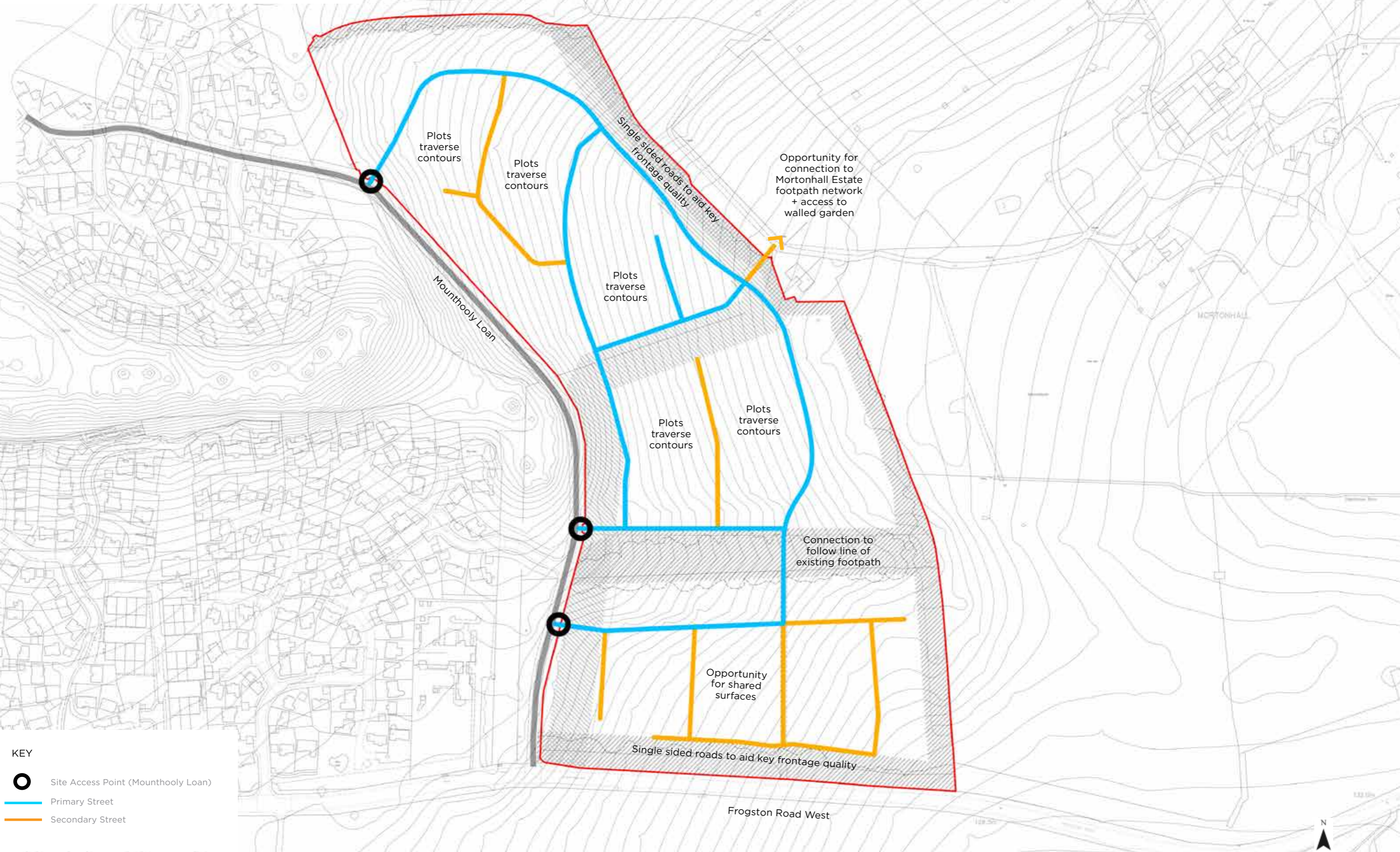
13. Proposed Access



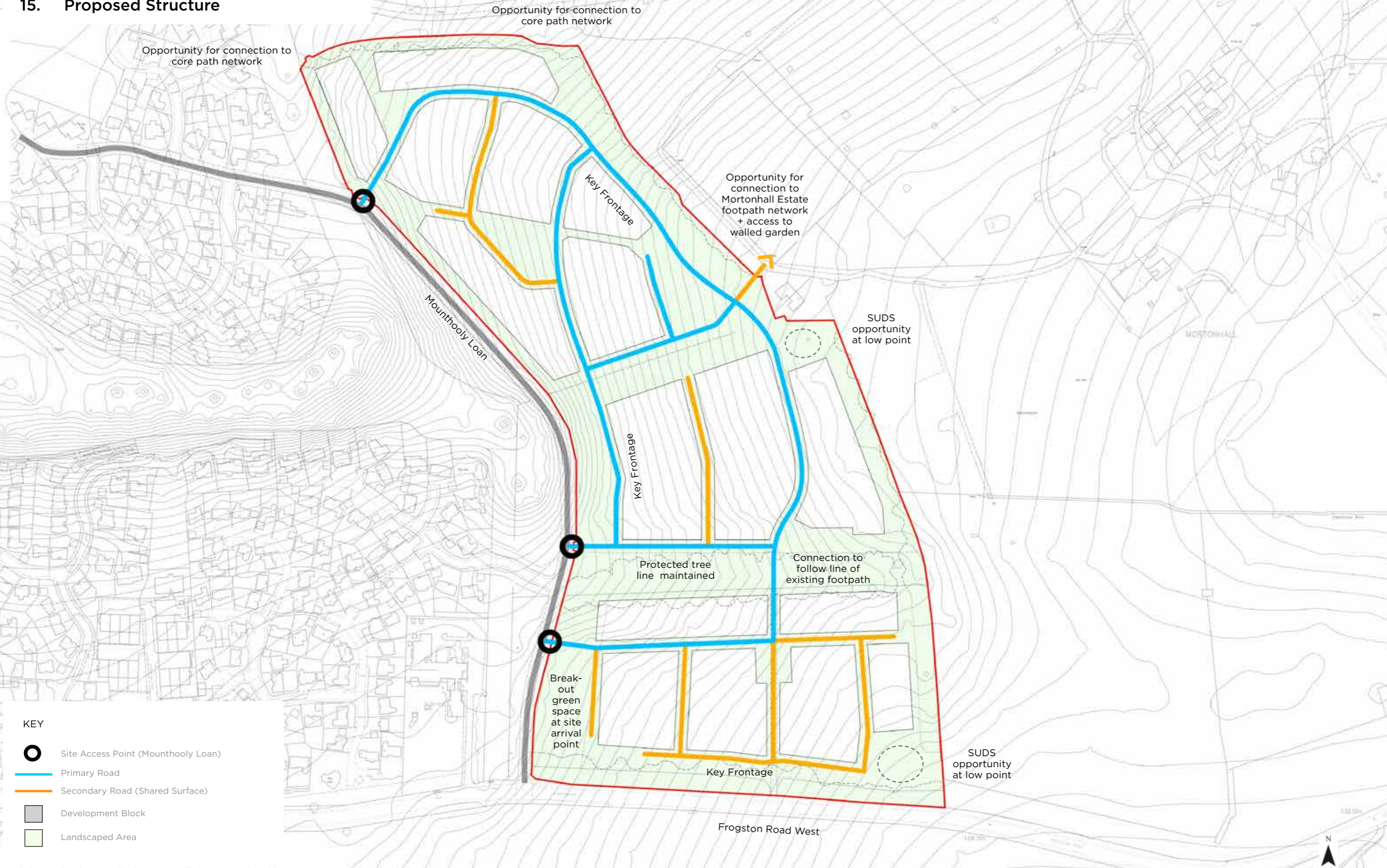
KEY

-  Proposed Site Access Point (Mounthooly Loan)
-  Proposed Site Access points
-  Steep Gradient / Embankment






14. Proposed Circulation



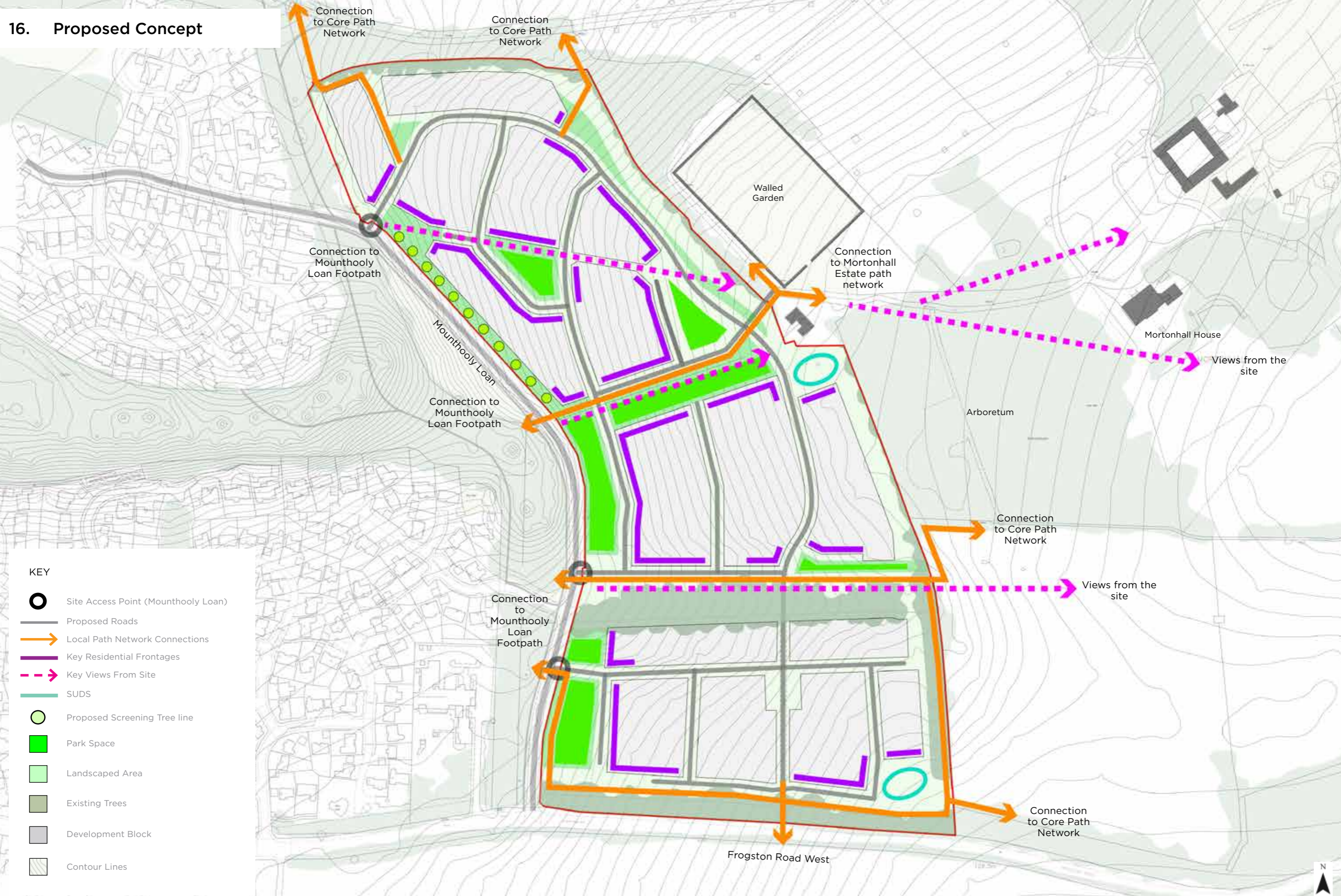
15. Proposed Structure



KEY

-  Site Access Point (Mounthooly Loan)
-  Primary Road
-  Secondary Road (Shared Surface)
-  Development Block
-  Landscaped Area

16. Proposed Concept



- KEY**
- Site Access Point (Mounthooly Loan)
 - Proposed Roads
 - Local Path Network Connections
 - Key Residential Frontages
 - Key Views From Site
 - SUDS
 - Proposed Screening Tree line
 - Park Space
 - Landscaped Area
 - Existing Trees
 - Development Block
 - Contour Lines

17. Proposed Illustrative Plan



Core Path Network

Mortonhall Stable Bar

Mortonhall Walled Garden

Mortonhall House

Mounthooly Loan

Core Path Network

Frogston Road West



18. Proposed development capacity

Proposed development capacity

The table and plan opposite describe and illustrate the development capacity of the sites identified through the study. This provides a more refined analysis of the general areas identified in the 2017 SE Study.

The total Gross Area for the site is 9.0ha, an increase from the 7.6ha identified in the 2017 study. The increase in area is a result of a more refined analysis of the area and in particular area 1 to the north. From the Gross Areas identified a more detail analysis of the net areas and development capacity has been carried out.

The illustrative plan was prepared to present the development concept and principles for the development of the site area. The plan also allowed the development capacity to be tested with the actual areas and number of properties identified on the plan included in the table opposite. The plan presents a layout for how the site could be developed at around the mid-range of the proposed density range to test the capacity. This could be tested further with higher or lower densities depending on the desired housing mix.

Area	Gross Area		Net Area		Proposed density range		Proposed range of units		Illustrative plan		
	ha	acres	ha	acres	units/ha	units/ha	lower	upper	units	(units/ha)	Affordable units
1 (north)	3.80	9.40	2.86	7.06	20	30	57	85	70	25	17
2 (middle)	2.40	5.90	2.05	5.06	20	30	41	61	50	25	12
3 (south)	2.80	6.90	2.38	5.88	25	35	59	83	72	30	19
Totals	9.00	22.00	7.29	18.01	na	na	157	229	192	na	48

Affordable housing

The illustrative plan identifies 25% affordable housing provision split between each of the three development areas in line with the Planning Policy. This could be further refined to include more affordable housing within any of the areas depending on the development strategy.



KEY
 - - - Gross Area
 Net Development Area

19. Illustrative Plan Design Principles

Key design principles

The illustrative plan opposite has been labelled to highlight some of the key features and design principles.

Proposed illustrative plan

The plan opposite illustrates how the site at Mounthooly Loan could be developed following the objectives and principles identified in the previous sections. The plan demonstrates how residential development could be accommodated within the development areas identified, allowing for all the existing trees and woodland areas to be retained, protecting the landscape setting and enriching the character of the area. The layout has been developed with specific consideration to the topography, aspect, views from the site and connections to the surrounding landscape with streets and public spaces located to ensure the site is set within the attractive landscape setting.

Proposed densities and development capacity

The suggested proposal is that the site would be suited to low density residential development of around 150-180 homes. The illustrative plan opposite presents a layout of 165 homes, with the majority detached properties with some terraced properties in key locations.

Analysis and conceptual consideration of the 14.6 hectare site suggests an approximate net developable area of 9 hectares. The net developable areas identified allow for all the existing woodland areas to be protected and retained, the SW pipeline corridor as well as providing areas for strategic areas of open space and SUDs.

The suggested density range for the site would be 16-20 units/hectare which would be consistent with the character of the residential areas to the west. The proposed plan opposite presents the mid-range at 18 units/ha (7.5 units/acre) although it is not considered the density should be uniform across the site. The topography of the southern site is more favourable for relatively higher densities (approx. 20 units/ha) with the sites to the north where the land is more steeply sloping better suited to larger plots and lower density development (approx. 15 units/ha).

Provision of public open space

The proposed layout shown opposite provides approximately 1.6ha of usable open space across the site, this does not include areas for SUDs or areas of existing woodland (including root protection area).

The areas of open space identified on the plan opposite will provide an enhanced setting for development and opportunities for outdoor recreation, landscape enhancement and will help define a sense of place and local distinctiveness.

The landscape setting of the site, and in particular the surrounding woodland areas and aspect, has been the key influence in defining the layout and realising the opportunity to implement an accessible green network and landscape proposals as mitigation to the impact upon the setting and views to Mortonhall Estate. Accordingly areas of open space are retained to the north and south of the site, connected and defined by the areas of existing woodland to the east and west of the site

The layout has been designed to use areas of open space to connect the site to the surrounding landscape resource and existing path network. Incorporating the aims of the Green Network Policy the public spaces to the north and south of the site connect to the site to the existing Core Path network. The layout will provide new and enhanced opportunities for access to the existing path network surrounding the site ensuring it provides an asset in bringing many environmental and recreational benefits to the community.

In line with the Edinburgh Design Guidance the key aims of the landscape strategy are to:

- Create a robust landscape structure which follows green infrastructure and green network principles.
- Meet the requirements of the Council's strategy for public open space.
- Protect trees and woodland and provide new tree planting.
- Integrate Sustainable Urban Drainage Systems into development so that their visual, landscape and biodiversity potential is maximised.

Edinburgh Council, Open Space 2021

An understanding of a site's current and potential contribution to the green network has informed decisions on scale, location and layout of open space within the site. The layout shown opposite has been carefully designed to contribute positively to development of green networks and in particular connectivity between green infrastructure components and the contribution to national and local green network and open space objectives.

Local Greenspace standard

Open Space 2021 requires all homes to be within 400 metres walking distance of a good quality, accessible Greenspace of at least 500 sq.m.

There are a number of areas of open space identified within the site area which exceed 500 sq.m and would therefore meet the requirements of a Local Area of Greenspace. These spaces should be designed to be accessible to all the residents of the site area with good connections to the wider area. The spaces should be designed to provide a variety of benefits to the community depending on the location within the site, including seating areas, play areas and recreation spaces.

Large Greenspace standard

Open Space 2021 requires all homes to be within 800m walking distance of an accessible large greenspace of at least 2 hectares.

The woodland areas to the west are identified as meeting the standard of an accessible large greenspace and are within 800m of the whole site area. In addition there are significant areas of accessible woodland and open space to the north and east of the site which provide publicly accessible areas of open space.

Play access standard

Open Space 2021 requires all homes to have access to at least one of the following: A play space of good play value (51 – 70) within 800 metres walking distance, A play space of very good play value (71 – 100) within 1200 metres walking distance or A play space of excellent play value (101 +) within 2000 metres direct distance

The site area is within 800m of both Buckstone Play Park to the west and Seven Acre Park to the east, both of which are rated as Play Spaces of Good Value.

In addition a play space could be provided within the site area as illustrated on the plan opposite.



Opportunity to connect to existing Core Path Network

Large detached properties located at the top of the hill to back onto woodland and enjoy southerly aspect

Proposed street connection to Mounthooly Loan

Opportunity for local area of open space including play area

Housing to overlook area of open space

New woodland planting to edge road where topography does not allow frontage

Streets aligned to follow the existing topography

Path connection to existing path network and public areas of open space

Housing to overlook area of open space

Proposed street connection to Mounthooly Loan

Proposed street connection to Mounthooly Loan

Arrival space to provide local open space and establish setting for development overlooked by adjacent housing

Existing trees protected and retained

Opportunity to connect to existing Core Path Network

Area of open space to protect existing trees and landscape setting of Mortonhall Estate

Opportunity for pedestrian route through site to connecting to Mortonhall Estate

Opportunity to connect to Mortonhall Estate path network

Location for SUDs

Existing stone wall retained

Landscape edge to protect existing trees and path network

Opportunity to connect to existing Core Path Network

Street connection through existing woodland aligned to follow existing access route

Streets aligned to provide views and path connections to open space and woodland

Location for SUDs



