

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

Supporting Info
Email

Choice **1 A**

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

Short Response

Explanation

Choice **1 B**

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **1 C**

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

Short Response

Explanation

Choice **1 D**

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

Short Response

Explanation

Choice **1 E**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 1 F

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

Short Response

Explanation

Choice 1 F

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

Short Response

Explanation

Choice 1 G

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 1 H

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

Short Response

Explanation

Choice 2 A

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

Short Response

Explanation

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 Calex believe that each site requires to be considered on its own merits and equating high density with the urban area is not always appropriate. Calex believe that low density development is required for a retirement village on Craigmook Road, to minimise the impact of development on the landscape character of this area and within the wider Corstorphine Hill.

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **2 C**

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

Short Response

Explanation

Choice **2 D**

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

Short Response

Explanation

Choice **3 A**

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 4 A

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

Short Response

Explanation

Choice 4 B

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

Short Response

Explanation

Choice 5 A

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 5 B

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

Short Response

Explanation

Choice 5 C

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

Short Response

Explanation

Choice 5 D1

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **6 B**

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

Short Response

Explanation

Choice **7 A**

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

Short Response

Explanation

Choice **7 B**

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

Short Response

Explanation

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

Supporting Info
Email

Choice **7 C**

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

Short Response

Explanation

Choice **7 D**

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

Short Response

Explanation

Choice **8 A**

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

Short Response

Explanation

Customer Ref:

01696

Response Ref:

ANON-KU2U-GPV5-9

Supporting Info

Name

Calex Group Ltd

Email

anthony.aitken@colliers.com

Response Type

Developer / Landowner

On behalf of:

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

Yes

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

Yes

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

No

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **9 A**

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

Short Response

Explanation

Choice **9 B**

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

Short Response

Explanation

Choice **10 A**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **10 B**

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

Short Response

Explanation

Choice **10 C**

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

Short Response

Explanation

Choice **11 A**

We want to amend our policy to increase the provision of affordable housing requirement from 25% to 35%. Do you agree with this approach? - Yes / No

Short Response

Explanation

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

Supporting Info
Email

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 B1**

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

Short Response

Explanation

Choice **12 B2**

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

Short Response

Explanation

Choice **12 B3**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 B4**

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

Short Response

Explanation

Choice **12 B5**

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

Short Response

Explanation

Choice **12 B6**

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

Short Response

Explanation

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

Supporting Info
Email

Choice **12 B7**

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

Short Response

Explanation

Choice **12 B8**

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

Short Response

Explanation

Choice **12 B9**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 B10**

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

Short Response

Explanation

Choice **12 BX**

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

Short Response

Explanation

Choice **12 C**

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

Short Response

Explanation

Customer Ref:

01696

Response Ref:

ANON-KU2U-GPV5-9

Supporting Info

Name

Calex Group Ltd

Email

anthony.aitken@colliers.com

Response Type

Developer / Landowner

On behalf of:

Choice 12 C

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

Short Response

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 D

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

Short Response

No

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **13 A**

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

Short Response

Explanation

Choice **14 A**

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

Short Response

Explanation

Choice **14 B**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 14 C

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

Short Response

Explanation

Choice 15 A

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

Short Response

Explanation

Choice 15 B

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 15 C

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

Short Response

Explanation

Choice 15 D

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

Short Response

Explanation

Choice 15 E

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

Short Response

Explanation

Customer Ref: 01696 Response Ref: ANON-KU2U-GPV5-9

Name Calex Group Ltd

Response Type Developer / Landowner

On behalf of:

Supporting Info

Email anthony.aitken@colliers.com

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 Not Answered

Explanation Not Answered

Choice 16 A1

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

Short Response Not Answered

Explanation Not Answered

Choice 16 A2

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

Short Response Not Answered

Explanation Not Answered

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

Supporting Info
Email

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

Supporting Info
Email

Choice 16 E1

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

Short Response

Explanation

Choice 16 E2

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

Short Response

Explanation

Choice 16 E3

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **16 E7**

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

Short Response

Explanation

Choice **16 E8**

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

Short Response

Explanation

Choice **16 EX**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 F

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

Short Response

Explanation

Choice 16 G

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

Short Response

Explanation

Choice 16 H

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

Short Response

Explanation

Customer Ref:

01696

Response Ref:

ANON-KU2U-GPV5-9

Supporting Info

Name

Calex Group Ltd

Email

anthony.aitken@colliers.com

Response Type

Developer / Landowner

On behalf of:

Choices for City Plan 2030 – City of Edinburgh Council

Main Issues Report

April 2020

Overview

Calex Group Ltd is a private limited company with a range of property interests in Scotland.

They wish to lodge comments and ideas, based on their property experience, for an emerging sector of the residential market, retirement villages, with regard to a specific site, where they believe this proposed use would prove to be suitable, as will be detailed in their representations below.

Retirement Villages

The concept of retirement villages differs from the more traditional sheltered housing or care home concept, where many of our elderly population currently reside. These are bespoke housing villages that allow for independent living and which offer an element of care and communal facilities (restaurant/wellness centre and services to residents). These are Use Class 8 – Residential Institutions, due to the care provided within a retirement village.

For the first time in a UK Planning Act, the needs of older people require to be expressly met, via the new Scottish Planning Act enacted in 2019. Bi-annually, the Scottish Government will require to update the Scottish Parliament on meeting the housing needs of our elderly population.

Craigcrook Road

Calex believe that it is imperative for the City of Edinburgh Council to positively plan to deliver elderly persons accommodation in the forthcoming LDP. In this regard they believe that a retirement village is an appropriate future use for a site Craigcrook Road, Blackhall, Edinburgh. This site lies to the south east of Craigcrook Road, north west of Craigcrook Castle and due south of Hillpark Road, in an area of open space that is currently utilised as a paddock.

It is considered that via a landscape led development proposal for 8-10 acres that a suitable retirement village could be developed in this highly sustainable and accessible location. Via a carefully considered development proposal, a retirement village could be built and which does not adversely impact on the setting of nearby Craigcrook Castle or detract from the landscape of Corstorphine Hill.

In the CEC Housing Study 2020 – Greenfield Site Assessment Study 2B, the Craigcrook land parcel was reviewed in sector 7 and pages 331-332 of this document. This study was undertaken as part of the MIR and the Council outlined their views in a matrix table format. Red denotes unacceptable 'No',

amber 'Partial acceptability and green 'Yes'. There is no evidence or reference to the potential for a retirement village being considered and it is thought that the assessment will relate to residential development, both market and affordable housing. It is not considered by Calnex, that the full site at Craigcrook Road, as considered by the City of Edinburgh Council, will be developed, merely an appropriate proportion, sensitively designed and located of 8-10 acres providing about 130-150 retirement homes with communal and care facilities.

The Craigcrook Road land parcel is considered as a whole in the fifth row of considered sites, below;

Assessment Matrix

Sector 7														
AREA NAME	SDP1 Strategic Development Areas	10 min walk to local convenience services	10 min walk to employment clusters	Access to wider cycle network	Active travel assessment overall	NEEDS to meeting public transport	Public transport assessment overall	Primary school capacity	Secondary school capacity	Community infrastructure assessment overall	Landmarks assessment	Green network assessment	Flood risk assessment	SUMMARY
Davidson's Mains Park	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red
Edinburgh Zoo	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red
Murrayfield Hospital	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red
Leith Court House	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red
Cherryhill Road	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red
Davidson Golf Course	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red
Murrayfield Golf Course	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red
Leith Court House	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red
Blackhall Road	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red
Cherryhill Road	Red	Green	Red	Yellow	Red	Yellow	Yellow	Red	Green	Red	Red	Red	Green	Red

Calnex wish to consider a retirement village proposal against each of the above criterion;

SDA Area

SDP1 SDA AREAS	
Does the site fit within an area identified as a strategic development area?	No – The site is not within an identified SDA.

Whilst it is agreed that the site does not specifically lie within a strategic development area, this is not a necessity for a retirement village, which is inherently different to market housing and its associated impact on infrastructure. Located within the west of the city, in an accessible and sustainable location, the site, based on its use should be minimally considered as partially suitable and the matrix changed to amber for this metric.

Active Travel

ACTIVE TRAVEL	
Does the site support travel by foot to identified convenience services?	Yes – The site is within walking distance of local convenience services.
Does the site support travel by foot to identified employment clusters?	Yes – The site is within walking distance of employment clusters.
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.
Can the site support active travel overall through appropriate intervention?	No – The site would not support active travel overall, as access to the wider cycle network is poor and it is unlikely to be improved through an identified intervention.

The site scores well in the initial active travel categories, with green denoting acceptable/yes, with walking access to convenience services nearby in Blackhall and Davidson's Mains. There is also a range of employers that can be accessed on foot in west Edinburgh, including education, retail and office employment opportunities, The site is also within walking and cycling distance of Edinburgh City

Centre, slightly over two miles away. Therefore to suggest the access to the wider cycle network is not possible and coloured red, unacceptable/no from this landholding is not considered to be accurate. In this regard this requires to change to amber - partially acceptable. Drawing these matters together it is considered that site can support active travel overall with minimal intervention and the red unacceptable/no to green acceptable/yes.

Public Transport

PUBLIC TRANSPORT	
<i>Does the site support travel by public transport through existing public transport network accessibility and capacity?</i>	No – The site does not support travel by public transport based on existing or incrementally improved provision.
<i>Is the site potentially served by an identified public transport intervention project which is deliverable in the plan period to serve and accommodate development?</i>	No – The site does not support travel by public transport based on an identified intervention.

It is outlined that this landholding on Craigcrook Road could not support travel by public transport, as detailed by the red unacceptable/no recorded. The site lies within the urban area of Blackhall, walking/cycling distance of Edinburgh City Centre and is a short walk to Queensferry Road, where there are a number of buses that offer good and frequent public transport. There is also a No. 13 service along Craigcrook Road, which provides an hourly service during the day. It is considered that this row requires to change from red unacceptable/no to amber partially acceptable, taking account of its public transport accessibility. This will in turn also change the following row in this section, as no public transport based intervention is needed for this sustainable location, from red unacceptable/no to amber partially acceptable.

Community Infrastructure

COMMUNITY INFRASTRUCTURE	
<i>Does the site have sufficient primary school infrastructure capacity to accommodate the development without further intervention?</i>	No – The site does not have sufficient primary school infrastructure capacity.
<i>Does the site have sufficient secondary school infrastructure capacity to accommodate the development without further intervention?</i>	No – The site does not have sufficient secondary school infrastructure capacity.
<i>If either do not, can capacity be improved by an appropriate intervention deliverable in the plan period?</i>	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 and no appropriate secondary school intervention has been identified on this site due to limited opportunities in this area.

The proposal for a retirement village, by its very nature, will not impact either primary or secondary school capacity/provision. In this regard these rows should be changed from red unacceptable/no to green acceptable/yes. The final row will also change from red unacceptable/no to green acceptable/yes for a retirement village at Craigcrook Road.

Landscape Character

LANDSCAPE CHARACTER	
<i>Would development of the site maintain the identity, character and landscape setting of settlements and prevent coalescence?</i>	No – No scope is identified for development on this site due to its distinctive parkland character which features mature trees covered by a TPO, its contribution to the scenic parkland character of Corstorphine Hill, its contribution to views to and from Corstorphine Hill, steeply sloping topography and designation as an SLA.

As outlined at the outset, it is recognised that to partially develop this landholding at Craigcrook Road, will require a landscape led approach from the outset to determine the landscape’s capacity to absorb development. It is considered that a sensitively designed development and the identity/character/setting of the landscape are not mutually exclusive or incompatible considerations. In this regard the parkland setting could be partially maintained and the retirement village accommodated, if developed sensitively, seeking to take account of views to and from Corstorphine Hill and its designation as a strategic landscape area. There would be no impact by the development upon protected trees. Drawing these considerations together the aim would be to alter the red unacceptable/no to amber partially acceptable. The development and its impact upon the landscape is the key consideration concerning the partial development of this landholding at Craigcrook Road.

Green Network

GREEN NETWORK	
<i>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?</i>	No – The site is of value for the strategic green network, due to lying within an area identified as a green network opportunity within Edinburgh itself and is designated as public open space.

It is considered that by partially developing this landholding at Craigcrook Road for a retirement village, that the impact to the overall Corstorphine Hill and its extensive area is minimised and that the green network is not, overall, adversely impacted and the strategic green network is maintained. Public accessibility will be improved by the development allowing and opening up access from this part of Craigcrook Road to Corstorphine Hill, which is currently not available for public access. On this basis it is considered that this row should change from red unacceptable/no to amber partially acceptable.

Flood Risk

FLOOD RISK	
<i>Would development of the site avoid identified areas of ‘medium-high flood risk’ (fluvial) or areas of importance for flood management?</i>	Yes – The site has no SEPA-identified areas of medium-high flood risk/for flood management.

There is no flood risk associated with this landholding at Craigcrook Road.

Updated Summary

Assessment Criteria	Craigcrook Road
SDP1 Strategic Development Areas	
10 minute walk to local convenience services	
30 minute walk to employment clusters	
Access to wider cycle network	
Access to existing public transport	
Public transport assessment overall	
Primary School capacity	
Secondary School capacity	
Community Infrastructure Assessment overall	
Landscape character assessment	
Green Network Assessment	
Flood Risk Assessment	
Summary	

In summary, the retirement village proposal scores a healthy number of green acceptable/yes and the balance being amber partially acceptable. There are none red unacceptable/no rows. It is recognised that the landscape character and green network are the two considerations that require the most careful scrutiny to allow a retirement village to be developed at the Craigcrook Road landholding.

It is kindly requested that City of Edinburgh Council allocate a retirement village for 8-10 acres at Craigcrook Road in the forthcoming Local Development Plan. This will provide a site for elderly living accommodation, as sought by the Scottish Government, as required by the new Planning Act 2019.